

Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent
Local Development Plan Examination
Ymchwiliad Cynllun Datblygu Lleol

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Day 5: TUESDAY 3 JULY 2012 – 10.00 – 1.00

Session 10: RETAIL DEVELOPMENT INCLUDING PRINCIPAL & DISTRICT TOWN CENTRES

MATTERS ARISING FROM THE HEARING SESSION

Page number	PO Ref Number	Policy/ para/ figure reference	Suggested change/ action	Council response (agree/ disagree/ alternative)
	MA10.1		Review and clarify logic of retail allocations relative to MU2 and its implications.	Agree to clarify the logic of retail allocations. Refer to note attached at appendix 1.
	MA10.2	8.20	Review text, consider if retail allocation "R" sites should be added, include in SP3.	Agree. Refer to Session 10 Matters Arising Changes.
	MA10.3	DM6	Consider the following revisions: - Change "Restrictions" to "Management" - Apply a policy for A2 uses - Review how A3 uses should be considered in light of the use classes order. - Clarify the term "in close proximity".	Agree. Refer to Session 10 Matters Arising Changes.
	MA10.4	7.48	Consider inserting into Policy DM6 rather than in	Agree.

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			supporting text.	Refer to Session 10 Matters Arising Changes.

Session 10: Matters Arising Changes

PO Ref No.	Policy / paragraph.	Amendment
MA10.2	SP3	<p>Amend SP3 as follows:</p> <p>SP3 The Retail Hierarchy and Vitality and Viability of the Town Centres</p> <p>1. In order to deliver thriving town centres and protect local shopping facilities a retail hierarchy is defined as follows:</p> <p>Principal Town Centre</p> <p>a. Ebbw Vale will perform a sub regional retail role.</p> <p>District Town Centres</p> <p>b. Abertillery, Tredegar and Brynmawr will act as district shopping centres principally to serve the needs of their districts'. Brynmawr District Town Centre will be linked to the new retail provision at Lakeside Retail Park.</p> <p>Local Town Centre</p> <p>c. Blaina will act as a local shopping centre that will be protected and enhanced to provide facilities for the local communities.</p> <p>Neighbourhood Centres</p> <p>d. Local shops in neighbourhood centres will be protected to meet every day local shopping needs.</p> <p>2. In order to improve the vitality and viability of the town centres:</p> <p>a. Shops, offices and other commercial premises, where appropriate, will be upgraded by means of refurbishment and redevelopment;</p> <p>b. Opportunities to improve the retail offer will be implemented.</p> <p>c. The provision of better vehicular access and circulation arrangements, improved public transport facilities and provision of additional car parking spaces will be provided where necessary; and</p> <p>d. Disabled access and facilities will be improved.</p> <p>3. In order to address local retailing need, provision for 10,200 sq m of comparison and 2,445 sq m of convenience floorspace is required over the plan period.</p>
MA10.2	SP3	<p>Add an additional paragraph as supporting text to SP3 to supplement the above change:</p> <p>The LDP provides a framework for retail development in Blaenau Gwent over the Plan period. In order to address local retailing need, the Plan identifies land for 10,200 sq m of comparison and 2,445 sq m of convenience floorspace over the this period. Land is allocated for retail development under Policy R1. Full</p>

		details of these calculations are provided in the Retailing Background Paper.
MA10.3 & MA10.4	DM6	<p>Amend Policy DM6 as follows:</p> <p>DM6 Use Class Restrictions in Principal and District Town Centres Management</p> <p>Development proposals incorporating a change of use of ground floor premises in Principal and District Town Centres will be subject to the following management restrictions:</p> <p>a. Primary Retail Areas are identified within which Only A1 uses will be permitted. within the Primary Retail Area.</p> <p>b. A2, D1 and D2 uses will be encouraged outside the Primary Retail Area.</p> <p>b. Within the town centres, in order to minimise the impact on vitality and viability no more than 3 Hot Food Takeaways and/ or Public Houses should be located in close proximity. The number of Hot Food Takeaways, at street level, should be equal to or no greater than 7.0% and the number of public houses should be equal to or no greater than 4.0% of the total number of units in the town centre.</p> <p>c. A3 uses will not be permitted where they harm the vitality, and viability and retail mix of the area as a result of a proliferation of this type of use.</p> <p>c.d. Within the town centres, the change of use of the ground floor units to residential use will not be permitted.</p>
MA10.3	Paragraphs 7.51 – 7.52	<p>Amend paragraph 7.51 as follows:</p> <p>However, the number and concentration of hot food takeaways and public houses food and drink establishments should not dominate the town centre and therefore detract from the overall character and function of the centres. The Hot Food Takeaways and Public Houses Supplementary Planning Guidance is to be updated to provide further guidance to support this Policy.</p> <p>Delete paragraph 7.52 as follows:</p> <p>The significant increase in the number of hot food takeaways and public houses within the town centres has led to concern being expressed by local residents, local business and others in the area on the vitality of the shopping areas and residential amenity. This Policy aims to protect the character and function of the town centres through firstly controlling the percentage of hot food takeaways at ground floor level and public houses, and secondly the number of hot food takeaways and public houses located in close proximity within the town centres. The Retailing Background Paper sets out the reasoned justification to these approaches. Detailed guidance on Hot Food Takeaways and Public Houses in Town Centres is contained in the Supplementary Planning Guidance.</p>
MA10.3 MA11.2	Appendix 4	Amend Appendix 4 as follows: Supplementary Planning Guidance

	<ul style="list-style-type: none">• Residential Development - A Model Design Guide For Wales• Access, Car Parking and Design Supplementary Planning Guidance• A Design Guide for Householder Development• Shopfronts and Advertisements• Updated Hot Food Takeaways and Public Houses in Town Centres• Renewable and Low Carbon Energy• Planning Obligations• Biodiversity and Geodiversity• Trees and Development: A Guide to Incorporating Trees, Woodlands & Hedgerows into Development Proposals• Buildings and Structures of Local Importance• Tredegar Heritage Initiative
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MA10.1

MU2 'The Works' gained planning permission in 2007 for the redevelopment of the former Steelworks site. A masterplan has been prepared for the development of the site. The retail element for this site will consist of local convenience facilities including local shops and smaller commercial units.

Consideration was given to locating retail development on MU2, however it was considered that this would result in an adverse impact on Ebbw Vale town centre. There is a marked difference in the topography between Ebbw Vale town centre and 'The Works' site which would therefore result in the creation of two distinct retail centres.

A new southern gateway to Ebbw Vale town centre is proposed incorporating a commercial hub, direct, safe and convenient pedestrian connection between the town centre and 'The Works'. The development offers the opportunity to make a significant landmark statement at a key point where the mechanical link will bring people up from 'The Works' site.

With regard to allocation R1.1 Rhyd y Blew Retail Park, the site gained planning permission in 2006. The approval comprised of 13 retail units of varying sizes. The planning permission has been implemented through the undertaking of ground works, however no 'building' work has taken place.