



*War Memorial*

### **War Memorial – Grade II**

The War memorial was dedicated in 1935 commemorating the dead of the First and (later) the Second World Wars. The memorial consists of coursed rock-faced stone on a wide plinth with an upper surface of random-set stone. Cast metal plaques record the names of the dead, surmounted by a metal wreath on the main South elevation.



*The Mount House*

### **The Mount House – Grade II**

The Mount House was originally a farmhouse called Mount Pleasant and occupied by the Hurst family who held the manor of Dinas Powys. The building was extended in the early 19<sup>th</sup> century by their successors the Lee family, and further modified in the Victorian period. The house is listed as a late Georgian villa retaining much of its architectural character.

### **Locally Listed County Treasures**

The County Treasures survey contains a unified list of historic built assets found within the Vale of Glamorgan. It contains listed buildings, Scheduled Ancient Monuments, as well as entries identified as being of 'local importance'.



*Holly Cottage (Right) and Mount Cottage (Left) are County Treasures.*

The listed buildings and Scheduled Ancient Monument noted above have been identified as County Treasures. In addition the following 14 buildings are identified as 'Locally Listed County Treasures':

### **Holly Cottage, Britway Road**

Holly Cottage is a 19<sup>th</sup> century semi-detached cottage with a pair of half dormers with decorative timber bargeboards. Of particular note is the stone stile leading off the footpath to the house's front door.

### **Mount Cottage, Britways Road**

One of a pair of 19<sup>th</sup> century semi-detached cottages. The name suggests a link with 'The Mount' which is located a short distance to the south.



*Cross Keys Public House*

### **Cross Keys Public House**

This public house has 18<sup>th</sup> century origins with small upper windows. Only the outline and plan of the building are preserved.



*Hill Croft, Heol y Cawl*

### **Hill Croft, Heol y Cawl**

Hill Croft is an early 19<sup>th</sup> century (possibly earlier) cottage directly fronting the road. The name Heol y Cawl (English 'Broth Lane') is derived from a soup kitchen provided for poor children.

### **North Cottages, Heol y Cawl**

Though altered, North Cottage is an early 19<sup>th</sup> century row of cottages. Together with Hillcroft the building has significant group value in Heol y Cawl and the conservation area.



*North Cottages, Heol y Cawl*

### **Terraced Cottages, Highwalls Road**

An 18<sup>th</sup> century row of cottages occupying a central location beside the Square. The row has long front gardens.

### **Ebenezer Chapel, Highwalls Road**

A typical late 19<sup>th</sup> century non-conformist Welsh chapel. The building was erected in 1895 on the same site as an earlier Calvinistic Methodist Chapel (1835). Its back windows are supposedly those of the earlier chapel.



*Terraced Cottages, Highwalls Road*



*Ebenezer Chapel, Highwalls Road*



*Methodist Chapel, Station Road*

### **Methodist Chapel, Station Road**

A late 19<sup>th</sup> century Methodist Chapel with pairs of lancet windows and main gable end roof. Kynance House, adjacent, was once the chapel manse.



*Star Public House, Station Road*

### **Star Public House, Station Road**

The Star is a large public house built in the late 19<sup>th</sup>/early 20<sup>th</sup> century during Dinas Powys' expansion. The building incorporates elements of an earlier house – see description of the adjoining grade II listed Old Court.

### **Barn at Rear of Star Public House, Station Road**

A late 18<sup>th</sup> century barn now a restaurant. The building has cross-inlet ventilation slits and segmentally headed arched openings. One of a number of converted old farm buildings in the village, formerly a local smithy.

### **The Mount**

The Mount is an integrated, well-designed 1970s residential estate by Hird and Brooks comprising single-storey houses with white painted brick elevations and stacks, projecting fin walls and enclosures. Deeply cantilevered flat roofs produce pronounced overhangs.



*Barn at rear of Star Public House*

### **The Mount Lodge, The Mount**

Mount Lodge is an early to mid 19<sup>th</sup> century two storey lodge appended to The Mount House. Rendered, slate roof hipped at one end, brick stacks.



*The Mount*



*The Mount Lodge, The Mount*



*Mill House, Mill Road*

### **Mill House, Mill Road**

An early 19<sup>th</sup> century house re-built in the 1930s. A millrace remains to the north of the house, which was in use until the 1920s. A mill on the same site was mentioned in the 15<sup>th</sup> century manorial accounts.



*Three Horse Shoes, The Square*

### **Three Horse Shoes, The Square**

The modern exterior of the Three Horseshoes Public House conceals a much older, possibly 16<sup>th</sup> century, building. The building holds an important position directly overlooking the Twyn

### **Positive Buildings - The Contribution of Key Unlisted Buildings**

A number of key unlisted buildings have been identified as 'positive buildings' and these are marked on the appraisal map. Positive buildings are those which make a positive contribution to the special architectural or historic interest of the conservation area. Criteria for selection is given in Appendix 1.



*Water fountain from the reign of King Edward VII*

Many of the buildings marked as 'positive' date from the late 19<sup>th</sup>/early 20<sup>th</sup> century but earlier buildings are included. The houses at the 1970s development of The Mount are also considered positive as they are part of a Locally Listed County Treasure.

### **Local Details**

Stone boundary walls are a distinctive feature of the conservation area and a reminder of the area's rural history even when associated farm buildings or cottages have been demolished. Stone and brick gate piers (e.g. in Highwalls Road and Elm Grove Road) and stone stiles (e.g. at no. 1 Highwalls Road and Holly Cottage, Britway Road) contribute further to the village's historic character.



*A well preserved and finely detailed early 20<sup>th</sup> century shopfront at no. 5 Elm Grove Road.*

In addition to the War Memorial, the water fountain at the north-east corner of the Twyn is of note. It was built in 1912 in memory of King Edward VII. Iron street name signs e.g. at Mill Road and Station Road are small but important local features of interest that add to local distinctiveness and help create a sense of place. Old 'traditional' shopfronts have mostly disappeared but the decorative timber shopfront to no. 5 Elm Grove Road is notable and should be retained.



*One of two old stone stiles in the conservation area.*



*The Twyn/Square is the focal point of the Conservation Area.*

### General Condition

Buildings are well maintained and in good condition with the exception of nos. 17-19 Station Road whose exterior, at least, is in need of routine maintenance.

### Green Spaces and Bio-Diversity

There is no *large* area of green open space within the conservation area but the area nevertheless supports a variety of plants and birds, mainly in private gardens. Dinas Powys Common lies to the south, just outside the area but has an influence on the area's overall character. The Twyn is notable for its mature trees. Dinas Powys Castle is wooded and host to a variety of flora and fauna. The short length of the River Cadoxton that passes through the north of the conservation area adds to the biodiversity of the area.

Trees within and around the area make a vital contribution towards the area's character and appearance. The two mature lime trees in the Square are a vital part of the area's local identity. The woods around the Castle, the band of trees on the ridge south of Lettons Way (outside the conservation area) and trees in St. Peter's churchyard provide a contrast to the openness of the Common in the south of the area. Large specimen trees in the former grounds of big houses add grandeur to the streetscene, notably close to The Mount House and Elm Grove Farm.



*This row of houses, built c. 1850, has been much altered and lost much of its historic interest.*



*Flat-roofed single storey shops are out of keeping with the historic character of the conservation area.*



*These buildings are in need of routine maintenance.*

## Negative Factors

There are a number of elements which detract from the special character of the area, and which offer potential for beneficial change. They are:

- Major alteration and extension to some historic buildings has resulted in a significant loss of historic character;
- Some modern development is out of character with the conservation area e.g. the telephone exchange in Mill Road and the pair of flat roofed shops in Elm Grove Road;
- Some shopfronts are garish and out of keeping with the village-like character of the area;
- Overhead wires spoil the historic streetscene;
- Off road parking has resulted in the loss of stone front boundary walls;
- Lack of external maintenance of nos. 17-19 Station Road.

## Summary of Issues

The following issues have been listed with regard to the 'negative factors' listed above and include the views of the local community as part of the preliminary public consultation exercise. They provide the basis for the Management Plan. These issues will be subject to regular review by the Council and new ones may be added in the future:

- Protection of significant views into and out of the Conservation Area;
- Building maintenance and repair;
- Design of new development;
- The care and management of important trees and tree groups;
- The protection and repair of stone boundary walls;
- Boundary review;
- Design of shopfronts;
- Monitoring and review.

## Management Plan

### Introduction

The Management Plan sets out proposals and policies which can enhance the character and appearance of the Conservation Area in the light of the issues identified in the preceding Appraisal.

For further details about the purpose and status of the Management Plan, please see the introduction to this document.

### Boundary Review

As part of the character appraisal process, a thorough survey and review of the existing boundaries of the Dinas Powys Conservation Area was undertaken. It was found that there are several small late 20<sup>th</sup> century developments on the periphery of the conservation area that do not contribute positively to the area's special historic interest. For this reason it is proposed to remove these from the conservation area, leaving a tightly drawn boundary in which almost every building contributes to historic character and appearance. The Mount, an exemplary 1970s residential estate and a County Treasure, should remain in the conservation area as an example of the best of the third phase of Dinas Powys' development.

#### **Recommendation:**

*Six amendments to the boundary of the Dinas Powys Conservation Area are proposed.*

- (1) The exclusion of 4 Britway Road;*
- (2) The exclusion of properties on Mount Road consisting of Windhover, Tregenna, Leigh Cottage, Mizpah, Arvika, 12 and 14 Station Road and Bees Knees, Station Road;*
- (3) The exclusion of Nos. 1 – 5 Old Malt House and the Council depot on Station Road;*
- (4) The exclusion of Nos. 1-4 Wesley Court, the Hall and Nos. 5-17 Cardiff Road;*
- (5) The exclusion of 1 – 10 Mill Close;*
- (6) The exclusion of Maesglas.*

*The proposed changes are shown on the Appraisal Map.*



## Landscape Setting

The landscape setting of the Conservation Area is very important and is especially notable for its location on the edge of Dinas Powys Common.

### **Recommendation:**

*Development which impacts in a detrimental way upon the immediate setting of the Conservation Area will be resisted. The Council will resist applications for change on the edges of the Conservation Area which would have a detrimental effect on the area's setting.*

## Views

There are many short and long views into, out of and through the Conservation Area which make a positive contribution to its special character. The most important views are identified on the Appraisal Map in the character appraisal.

### **Recommendation:**

*The Council will seek to ensure that all development respects the important views within, into and from the Conservation Area, as identified in the appraisal. The Council will seek to ensure that these views remain protected from inappropriate forms of development.*

## Protection of Important Open Spaces

Open areas between buildings and groups of buildings play an aesthetic part in forming the character of the village, in particular The Twyn, St Peter's forecourt and the adjacent Common.

### **Recommendation:**

*The development of open areas that contribute to the character of the Conservation Area will be opposed.*

## Management of Grass Verges

The appraisal has identified that unkerbed grass verges are a small but important element in the rural ambience of the Conservation Area.

### **Recommendation:**

*The Council will ensure that any highway works bring a positive improvement to the Conservation Area and that grass verges are protected. Where highway improvements are required, they should respect the character of the Conservation Area.*

### Protection and Repair of Stone Walls

Traditionally, most boundaries in the Conservation Area are defined by limestone rubble walls. There is a small loss of these walls where routine maintenance and rebuilding of fallen sections has been neglected. Stone boundary walls, hedges and railings which enhance the character of the Conservation Area should be retained.

**Recommendation:**

*The Council will seek to resist proposals to remove or significantly alter traditional boundary walls or for new boundary treatments which fail to respect the form and materials of traditional boundary treatments in the area. The Council will seek to secure the maintenance and repair of traditional stone walls.*

### Building Maintenance and Repair

Nos 17-19 Station Road (currently Dinas Powys Fish Bar and adjacent) are in need of routine maintenance and repair. External paintwork is peeling and there are plants growing from the brickwork on the upper floor.

**Recommendation:**

*The Council will seek to monitor the condition of all historic buildings in the Conservation Area and will report findings and advise action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the building, including the use of statutory powers.*

### Management of Trees

Trees make a vital contribution to the rural ambience of the Conservation Area and the setting of many of its historic buildings. The appraisal identifies a number of significant trees and groups of trees on verges or within areas of public open space and within private gardens. Because of the very large number of trees, and the difficulty of obtaining access onto private land, a full tree survey was not carried out at the time of the appraisal survey and the Appraisal map therefore only includes an indication of the most significant groups of trees.

**Recommendation:**

*The Council will seek to consider the use of Tree Preservation Orders in appropriate circumstances where a tree has significant amenity value and is considered to be potentially under threat. The felling of trees or development of woodland that contributes to the character of the Conservation Area will be opposed.*

## Loss of Architectural Detail and Minor Alterations to Historic Buildings

Many of the unlisted buildings in the Dinas Powys Conservation Area have been adversely affected by the replacement of original windows with uPVC or aluminium, the loss of original timber front doors, removal of render and painting of formerly exposed stonework. Most of these minor alterations are not currently subject of planning control. The incremental loss of original building materials and architectural detail is cumulatively eroding one of the characteristic features of the Conservation Area.

### **Recommendations:**

*The Council will encourage restoration of architectural detail/reversal of unsympathetic alterations especially timber windows, chimney stacks and original roof covering.*

*The Council will consider the future introduction of an 'Article 4' Direction in respect of buildings identified as 'County Treasures' and 'positive' buildings in the Appraisal.*

## Control of New Development

Some modern developments do not harmonise with the historic character and appearance of the Conservation Area. This applies to small extensions and garages as well as larger development schemes.

### **Recommendation:**

*Development proposals will be judged for their effect on the area's character and appearance as identified in the Dinas Powys Conservation Area Appraisal together with relevant Development Plan policies and any other material considerations.*

*The Council will continue to ensure that all new development accords with policies in the Unitary Development Plan and any other policies which supersede this in the emerging Local Development Plan (LDP).*

## Positive Buildings

'Positive' buildings have been identified as part of the appraisal process and these are marked on the Appraisal Map. Generally, these are individual or groups of buildings that retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the Conservation Area. The criteria for selection of positive buildings are identified in Appendix 1 of this document.

### **Recommendation:**

*In accordance with Government guidance contained within Circular 61/96, the Council will adopt a general presumption against the demolition of 'positive' buildings with proposals to demolish such buildings assessed against the same broad criteria as proposals to demolish listed buildings. Any application for the demolition of a positive building will therefore need to be justified as to why the building should not be retained.*

## Conservation Area Guidance

Consultation with the local community suggests that there is a need for additional design guidance and leaflets about conservation areas that build upon existing supplementary planning guidance and advisory leaflets.

### **Recommendation:**

*The Council will consider preparing advisory guidance and 'best practice' notes that would assist in retaining the area's prevalent historic character and appearance and promote awareness of the value and importance of the Conservation Area, e.g. written advice regarding (a) alterations to historic buildings, (b) development within conservation areas, (c) the use of traditional building materials, (d) appropriate boundary treatment in rural villages and (e) care and maintenance of trees and woodland.*

## Buildings and Land in Poor Condition

### **Recommendation:**

*Where sites or buildings are in a poor condition and the appearance of the property or land are detrimental to the surrounding area or neighbourhood, consideration will be given to the serving of a Section 215 Notice, sometimes called an Amenity Notice. This notice requires proper maintenance of the property or land in question, and specifies what steps are required to remedy the problem within a specific time period.*

## Shopfronts

As a commercial centre, the Dinas Powys Conservation Area contains a small number of shops one of which, no. 5 Elm Grove Road, has a historic shopfront. Well designed shopfronts should complement the traditional character of the streetscene in terms of scale, design and materials.

**Recommendation:**

*The Council will publish detailed guidance with regard to the treatment of shopfronts within conservation areas.*

## Monitoring and Review

**Recommendation:**

*This document should be reviewed every five years from the date of its formal adoption. A review should include the following:*

- *A survey of the Conservation Area including a full dated photographic survey to aid possible enforcement action;*
- *An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;*
- *The identification of any new issues which need to be addressed, requiring further actions or enhancements;*
- *The production of a short report detailing the findings of the survey and any necessary action;*
- *Publicity and advertising.*

## References and Useful Information

### Local Generic Guidance

Advice for owners of properties in Conservation Areas can be found in the leaflet *A Guide to Living and Working in Conservation Areas*, which is available on line on the Council website at [www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

Additional information, including design guidance and guidance on repairs and alteration is contained within the adopted supplementary planning guidance document – Conservation Areas in the Rural Vale.

### Bibliography

1. J Newman, Glamorgan (Pevsner 'The Buildings of Wales'), Yale University, 1995
2. Statutory List of Buildings of Special Historic or Architectural Interest
3. Vale of Glamorgan Council, County Treasures, 2007
4. C Tilney, Glimpses of Old Dinas Powys, Starling, 1982
5. C Tilney, Dinas Powys in Old Picture Postcards, European, 1983
6. G Thomas, Around Old Dinas Powys, Dinas Powys Civic Trust, 1993
7. C Tilney, Dinas Powys – Archive Series, Chalford, 1996

### Contact Details

For further advice and information please contact the Conservation and Design Team at:

Planning and Transportation Policy,  
Vale of Glamorgan Council,  
Dock Office,  
Barry Docks,  
CF63 4RT

Tel: 01446 704 626/8

Email: [planning&transport@valeofglamorgan.gov.uk](mailto:planning&transport@valeofglamorgan.gov.uk)

## Appendix 1

### Criteria for the Selection of 'Positive Buildings'.

For the purposes of this conservation area appraisal, a positive building is an unlisted building that makes a positive contribution to the special architectural or historic interest of the conservation area.

The criteria for assessing the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area are given below.

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special architectural or historic interest of a conservation area and is therefore identified as a 'positive building':










- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

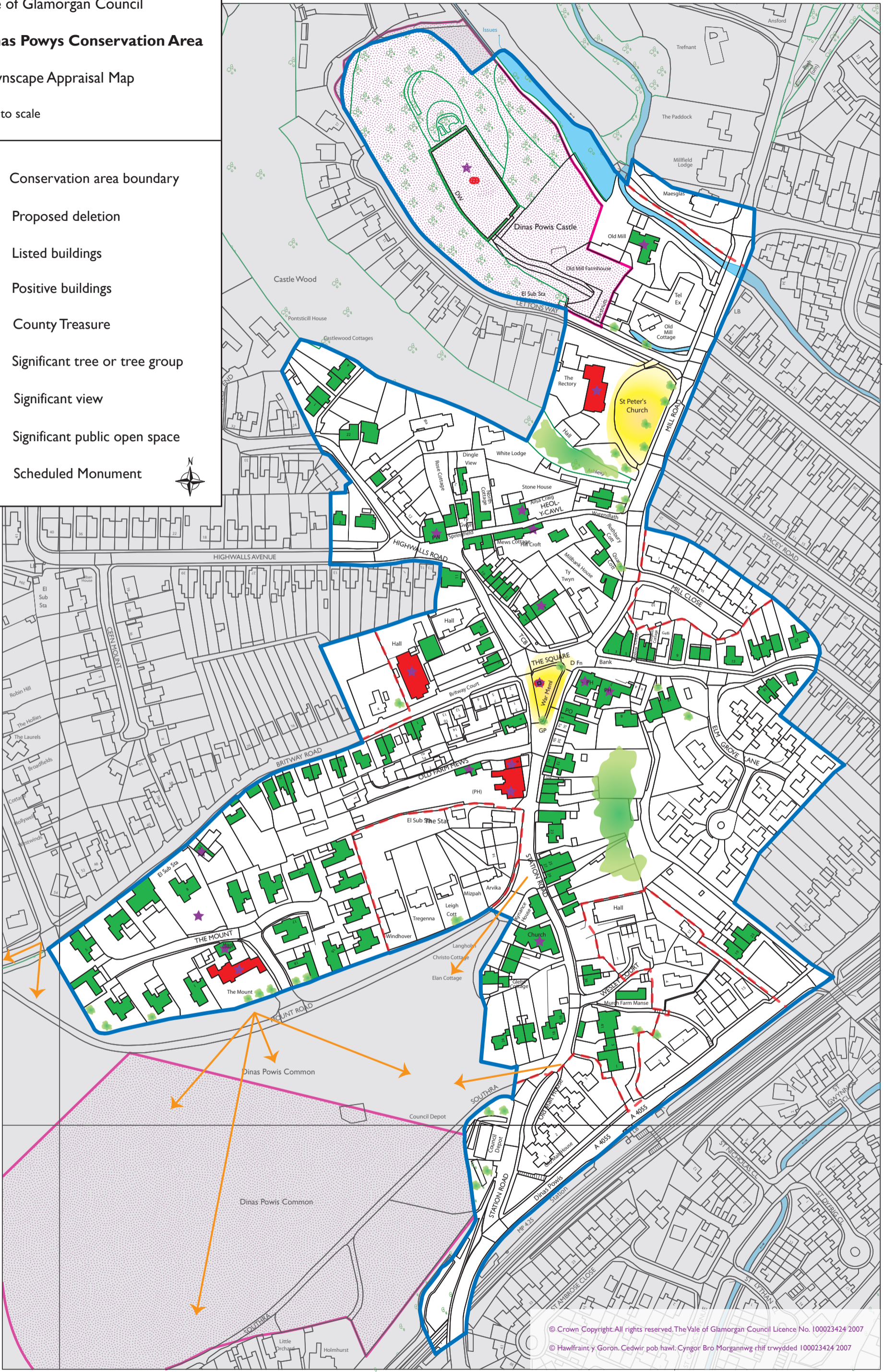
Vale of Glamorgan Council

### Dinas Powys Conservation Area

Townscape Appraisal Map

Not to scale

-  Conservation area boundary
-  Proposed deletion
-  Listed buildings
-  Positive buildings
-  County Treasure
-  Significant tree or tree group
-  Significant view
-  Significant public open space
-  Scheduled Monument





# APPENDIX 6

Vale of Glamorgan Local Development Plan 2011-2026

# Local and Neighbourhood Retail Centres Review



## Updated Background Paper

April 2015





## **Local and Neighbourhood Retail Centre Review Amendment April 2015**

The background paper is a technical study undertaken initially in September 2013. The following contains a summary of the amendments to the background paper in response to representations received on the LDP local and neighbourhood retail centres.

### **1. Camms Corner and Castle Court / The Parade Neighbourhood Centre Amendment:**

One representation sought to merge the Camms Corner and The Parade / Castle Court Neighbourhood Centres and designate as a combined local centre. The representation also considered the Castle Court / The Parade retail centre boundary should be amended to include No. 1 Castle Court.

The Council considers that historically Castle Court and Camms Corner have been identified within the Vale of Glamorgan Retail Hierarchy as separate neighbourhood centres which primarily provide a limited retail offer which nonetheless, can be essential to meeting everyday local needs. Local centres however provided a wider range of retail provision and services and draw people from a wider area. In recent years the two centres have experienced significantly differing fortunes and present substantially different retail characters.

The Council has not recommended the combination of the two neighbourhood centres as it is not considered necessary or appropriate, given Murch Road serves as a major impediment to the combination of the two centres. However, it is recommended that the boundary of the Castle Court / The Parade Neighbourhood Centre should be amended to include No.1 Castle Court due to the existing D1 Dental Surgery use.

Paragraph 4.34 should be amended to identify the amendment to The Castle Court / The Parade Neighbourhood Centre boundary and Appendix 3A is amended including the updated Plan.

### **2. Updates to the Floorspace Surveys**

A number of boundaries to the Local and Neighbourhood Retail Centres have been recommended to be changed within the Background Paper (September 2013). Appendices 2 and 3 have been updated with the Retail Floorspace Survey 2013 results in accordance with the amended Local and Neighbourhood Retail Centre boundaries proposed for the LDP.

### **3. Thresholds for Non-A1 uses in Local and Neighbourhood Retail Centres**

One representation sought proposals for non-A1 retail use under Policy MG15 (Non A1 Retail Uses within Local and Neighbourhood Retail Centres) to be assessed against the vitality and viability of individual retail centres rather than the 50% threshold.

Policy MG15 seeks to prevent the over concentration of non-A1 retail frontages within local and neighbourhood retail centres, to ensure the primary retail role and attractiveness of the retail offer available is not undermined.

A review of the floorspace survey 2013 has been undertaken (as shown Appendix 6). This review highlights that only 3 (Park Crescent, St Athan and Rhoose) of the 10 local centres currently have over 50% of their units in A1 use (refer to Appendix 3). The 7 remaining Local Centres (Main Street, Vere Street, Dinas Powys Village, Barry Road, Cornerswell Road, Cardiff Road and Upper Holton Road) have less than 50% and therefore any applications for a change of use from A1 would be resisted. It is considered to be an appropriate response to ensure the primary retail role is retained. Therefore, no changes are proposed to LDP Policy MG 15.

It is proposed to prepare a new Retail Supplementary Planning Guidance which will clarify the assessment of non-retail development and the assessment criteria for the vitality and viability of centres.

## Contents

	Page
1. Introduction	2
• Background	2
• Aims of Study	3
2. Planning Policy and Guidance	3
• National Planning Policy	3
• Regional Planning Policy	5
• Local Planning Policy	5
3. Methodology	7
4. Assessment	7
• Local Retail Centres	7
• Neighbourhood Retail Centres	14
5. Conclusions	18
6. Further Monitoring and Review	20

### Appendices

**Appendix 1:** Existing Local and Neighbourhood Retail Centres

**Appendix 2:** (A-J) Local Retail Centres: Survey information and existing and proposed retail centre boundary plans

**Appendix 3:** (A-K) Neighbourhood Retail Centres: Survey information and existing and proposed retail centre boundary plans

**Appendix 4:** Shop-type Code Definitions

**Appendix 5:** Revised Local and Neighbourhood Retail Centres

**Appendix 6:** Local and Neighbourhood Centres Use Class Orders by Unit

## 1. Introduction

---

- 1.1 This topic paper is one of a series produced by the Vale of Glamorgan Council and forms part of the evidence base used to inform the policies and site allocations in the Deposit Local Development Plan (LDP). Each topic paper can be read in isolation or together with other topic papers to gain a wider understanding of the land use issues facing the Vale of Glamorgan.
- 1.2 This paper considers the impact of Policy **SHOP 9 – PROTECTION OF RETAIL USES** of the Vale of Glamorgan Council's Adopted Unitary Development Plan 1996 – 2011 which has been the primary mechanism for controlling and managing the use of local and neighbourhood retail centres within the Vale of Glamorgan. The paper considers the role and function of each of the local and neighbourhood retail centres within the identified retail hierarchy and proposes appropriate amendments to the retail centre boundaries which reflect their current extent and composition.

### Background

- 1.3 The Vale of Glamorgan is located on the south east coast of Wales, to the west of Cardiff and is bounded to the north by the M4 motorway. It has a population of approximately 119,290 residents, occupying 48,878 households and is a relatively affluent borough. The Vale's retail economy is supported by a strong resident demand for convenience and comparison goods and resident spend within the Vale of Glamorgan has been assessed at £256 million annually for convenience goods (including food, drink, medical and other personal care items) and £298 million annually for comparison goods (including clothing, household appliances, furniture and other such personal items) (CACI Vale of Glamorgan Retail Planning Study, 2011) of which £218 million and £88 million respectively is retained within the Vale of Glamorgan.
- 1.4 The CACI Retail Planning Study (September 2008) updated (October 2011) indicates that the authority as a whole is currently well catered for in terms of convenience provision but that comparison goods provision is under represented with particularly low numbers of certain kinds of provision e.g. soft furnishings, DIY and giftware stores. Additionally, there is an under representation of ladies and men's wear stores in the Vale, while there is an over representation of children's wear and baby wear/maternity outlets.
- 1.5 Shopping provision within the Vale is largely concentrated within the town centres of the four principal towns of Barry, Penarth, Cowbridge and Llantwit Major and these retail centres are characterised by a range of local and national retailers that predominately serve local catchment areas.
- 1.6 Outside of these areas, additional retail facilities are offered within the smaller local and neighbourhood centres of the four main towns and also within the smaller settlements of Dinas Powys, Rhoose and St Athan. These smaller local and neighbourhood centres play an important role within local communities and are characterised by independent retailers that provide important services and facilities for their immediate catchment areas. They reduce the need to travel for everyday items and are important providers for those members of the community that are less mobile.

## Aims of Study

- 1.7 The paper considers the success of UDP Policy SHOP 9 in maintaining the vitality and viability of local and neighbourhood retail centres within the Vale of Glamorgan. It considers the existing local and neighbourhood retail centre boundaries as defined within the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011 and assesses whether these remain relevant and appropriate to the current retail provision within the retail centres.

Specifically, the paper seeks to:

- Identify relevant national, regional and local planning policy in respect of local and neighbourhood retail centres;
- Consider the effectiveness of the existing UDP Policy SHOP 9 (Protection of Retail Centres) in protecting A1 retail uses in local and neighbourhood centres;
- Review the composition of the existing local and neighbourhood retail centres as identified within the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011;
- Amend the existing retail boundaries where appropriate and necessary to reflect the changing uses within existing local and neighbourhood centres;
- Investigate whether any of the previously identified and defined local and neighbourhood retail centres should be reclassified or removed from the identified retail hierarchy.

- 1.8 As a result of the assessment a list of local and neighbourhood centres will be compiled with recommendations for amendments to the existing retail centre boundaries, where appropriate for inclusion within the emerging LDP retail hierarchy.

## 2. Planning Policy and Guidance

---

### National Planning Policy

- 2.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs). Procedural advice is given in National Assembly for Wales / Welsh Office Circulars. PPW,, TANs and the Circulars together comprise national planning policy to which local planning authorities in Wales must have regard in the preparation of development plans.

### Planning Policy Wales (5th Edition, November 2012) (PPW)

- 2.2 Chapter 10 of PPW outlines policies for retail and town centres with specific reference to development plans. The objectives of the Welsh Government for retailing and town centres are to:

- Secure accessible, efficient, competitive and innovative retail provision for all the communities of Wales, in both urban and rural areas;



- Promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions;
- Enhance the vitality, attractiveness and viability of town, district, local and village centres; and to
- Promote access to these centres by public transport, walking and cycling.

2.3 PPW states that town, district, local and village centres are the best locations for the provision of business, retail, leisure and community facilities. It stresses the importance of a complimentary mix of uses within such centres, in order to sustain and enhance their attractiveness, vitality and viability, whilst also reducing the need to travel long distances to other centres, hence contributing to sustainable travel patterns.

2.4 PPW states that Local Planning Authorities should develop a clear strategy and policies for retail development which seek to achieve vital, attractive and viable centres. It also states that they should set out a framework for the future of town, district, local and village centres in their area which promotes a successful retailing sector supporting existing communities and centres. Development plans should identify the existing hierarchy of centres, including those that fulfil specialist roles. The LDP should identify changing pressures and opportunities and devise appropriate responses to them. Dealing with change may mean redefining the boundaries of centres or identifying acceptable changes of use.

#### **Technical Advice Note 4 – Retailing and Town Centres (1996)**

2.5 Technical Advice Note (TAN) 4 is read in conjunction with PPW and should be taken into account by local planning authorities in the preparation of development plans.

2.6 TAN 4 provides background on planning issues that could affect the vitality and viability of town centres. It requires Local Planning Authorities to collect area wide information and data on population change, retail provision and shopping expenditure. This information will assist with the preparation of development plans and the consideration of planning applications. Additional information of value in measuring vitality include turnover in relation to floor space, yields and rents, customer and retailer views, pedestrian access movement, environmental quality and perception of crime.

2.7 Finally, the importance of change of use, car parking standards and management are emphasised. These factors will help in the accurate assessment of retail proposals and will aid the enhancement of different centres based on the clear appreciation and practicability of different objectives.

*TAN 4 Annex A defines Local Centres as:*

*“Local Centre: Small grouping, usually comprising a newsagent, general grocery store, sub Post-Office and occasionally a pharmacy, hairdresser and other small shops of a local nature.”*

## Regional Planning Policy

### Strategic Planning Guidance for South East Wales Volume 1 (2000)

- 2.8 This document provided a strategic context for the preparation, consideration and review of development plans by identifying strategic spatial policy and common issues. Strategic planning guidance paragraph 4.1 indicated that the existing distribution of shopping facilities in the area was based on a traditional hierarchy of city, town, district and local shopping centres and stated that development plan policies should seek to preserve and enhance retail provision in these centres. The guidance also recognised that in recent years this hierarchy had come under increasing pressure from out-of-town-centre retail development.
- 2.9 Strategic Planning Guidance paragraph 4.2 indicated that a basic objective of PPW is to sustain and enhance the vitality, attractiveness and viability of retail centres. Development should be focused in sustainable locations, to ensure there are a wide range of shops, employment facilities and service opportunities and to maintain an efficient, competitive and innovative retail sector.
- 2.10 Strategic Planning Guidance Recommendation R2 stated that development plans should define the retail hierarchy of shopping centres to identify, protect and enhance existing shopping centres that can contribute to national government aims and objectives.

## Local Planning Policy

### The Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011

- 2.11 The current Adopted UDP indicates that investment in existing town centres within the Vale has suffered as a result of out-of-town-centre retail development and the attraction of Cardiff City Centre, and that these centres must be protected as they play important social and economic roles.
- 2.12 The adopted UDP identifies a retail hierarchy which includes the following Local and Neighbourhood centres:

Local Centres - (*With more than 10 retail outlets but of less than 3,500m<sup>2</sup>*)

- Main Street, Cadoxton, Barry
- Vere Street, Cadoxton, Barry
- Park Crescent, Barry
- Station Approach, Penarth
- Dinas Powys Village
- St Athan
- Barry Road, near Cadoxton, Barry
- Cornerswell Road, Penarth
- Rhoose
- Cardiff Road, Dinas Powys

Neighbourhood Centres - (*between 3 and 10 units*)

- Castle Court/The Parade, Dinas Powys
- Boverton
- Cwm Talwg Centre, Barry
- Gibbonsdown Centre, Barry
- Dochdwy Road, Llandough
- Camms Corner, Dinas Powys
- Tennyson Road, Penarth
- Bron-y-Mor, Barry
- Pill Street, Penarth
- Park Road, Barry
- Crawshay Drive, Llantwit Major
- Font-y-Gary

2.13 A map showing the distribution of these centres is contained at Appendix 1 and the existing and revised local and neighbourhood retail centre boundaries (along with the 1997, 2009 and updated 2013 retail floorspace survey data) are contained at Appendices on plans 2A – 2I and 3A – 3K respectively.

2.14 Local and neighbourhood centres perform an important social function and many of the stores within them remain open late at night. Other stores perform the lower order functions for their immediate catchment areas. Within the Vale of Glamorgan Adopted Unitary Development Plan 1996 – 2011, Policy SHOP 9 is the primary mechanism for controlling change and maintaining the viability of the local and neighbourhood retail centres within the Vale of Glamorgan.

**POLICY SHOP 9 – PROTECTION OF RETAIL USES**

**THE RETENTION OF CLASS A1\* USES, AS DEFINED BY THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 (AS AMENDED), IN LOCAL AND NEIGHBOURHOOD CENTRES WILL BE FAVOURED.**

\* A1 shops as defined by the Town and Country Planning (Use Classes) Order

2.15 Despite this policy, the Council has and continues to receive an increasing number of planning applications for non A1 uses within the Vale of Glamorgan's local and neighbourhood retail centres with uses such as hot food takeaways and residential use predominating. This tendency towards non retail uses within these smaller centres is in many cases having an adverse impact upon their continued viability and attractiveness. In many cases where vacant retail units predominate and have an adverse impact upon a retail centre, a balanced judgement is often required as to whether an alternative use would be more advantageous than the continuation of redundant premises which detract from the attractiveness and vitality of a retail centre.

### The Vale of Glamorgan Local Development Plan 2011 – 2026

- 2.16 In accordance with the objectives of the Welsh Government the emerging Vale of Glamorgan Local Development Plan (LDP) seeks to maintain viable and attractive retail centres that serve the needs of the local population and reduce their need to travel to obtain the goods and services that they require on a daily basis.
- 2.17 The LDP will contain Policies which define a retail hierarchy within the Vale of Glamorgan and which seek to protect the viability, vitality and character of the district, local and neighbourhood retail centres. A Policy relating specifically to the local and neighbourhood retail centres within the Vale of Glamorgan will also be included, informed by this background paper.

## 3. Methodology

---

- 3.1 In order to assess how the composition of the local and neighbourhood retail centres has changed in recent years two data sets containing information on the available retail provision within each centre have been compared. These are:
- The Vale of Glamorgan Council's Retail and Floor Space Vitality Study (1997);
  - 2009 local and neighbourhood retail centre surveys, and
  - 2013 local and neighbourhood retail centre surveys.
- 3.2 As a result of the assessment, appropriate changes have been recommended to the local and neighbourhood retail centre boundaries. The following section provides a summary of the survey information and outlines where changes to boundaries are considered necessary.

## 4. Assessment

---

- 4.1 This section provides an assessment summary of each of the local and neighbourhood centres, based on the 1997, 2009 and updated 2013 retail centre surveys. Detailed information in respect of the number and types of retail floorspace within each centre for each of the survey periods is available within the relevant appendices.

### **Local Retail Centres - (With more than 10 retail outlets but of less than 3,500m<sup>2</sup>)**

- 4.2 Although local centres generally serve local residents, this is not exclusively the case. These centres usually have a good range of convenience shops, including newsagents, general stores, butchers, green grocer's, bakers and so forth and also service shops including hairdressers and fast food takeaways. They also contain the majority of doctors and dentists found in shopping centres in the Vale.

### **Main Street, Cadoxton, Barry**

- 4.3 This local retail centre is located at the western end of Main Street at the junction to Barry Road and Church Road and is within a highly built up area. The centre serves the needs of the local population within the Cadoxton area and is easily accessible by local transport services.
- 4.4 The 2013 survey results indicate that the existing retail centre boundary included 59 separate units. Since 1997 it is evident that the centre has experienced a marked decline in the scale and range of retail provision that is available and many of the units within the local centre boundary are either vacant or have been converted to residential uses. The main body of retail premises is now centred on the Main Street/Barry Road junction and while there remains a reasonable number of shops and services which would be expected within a local retail centre, there has been a decline in the proportion of A1 retail uses when compared with the 1997 survey results, which constitutes a reduction from 20 units to 14. A corresponding rise in the level of comparison and service categories e.g. toy shop, double glazing, hairdressers and takeaways is also evident whereas the level of vacant units remains stable at 12%. Notwithstanding these changes, the centre maintains what is considered to be a viable core of retail premises. This has been further enhanced by the recent development of a Tesco Express store on the ground floor of the Royal Hotel Public House.
- 4.5 It is therefore recommended that the local retail centre designation is maintained and that the existing retail boundary is revised to more accurately reflect the extent of the current retail centre. The new boundary would largely exclude a number of conversions to C3 (residential) use and vacant units along Main Street, and would be centred on the Main Street/Barry Road junction. The revised local centre boundary and the survey analysis for Main Street are shown at Appendix 2A.

### **Vere Street, Cadoxton, Barry**

- 4.6 Vere Street is a local retail centre located in the south of Cadoxton, on the southern end of Main Street. The centre encompasses Weston Square and runs the length of Vere Street and is located within a largely residential area and is easily accessible by public transport. The centre serves primarily the surrounding local population.
- 4.7 The existing local retail centre boundary included 55 separate units and the 1997 data indicated that in excess of 50% of the available premises were vacant or occupied by non retail uses. The 2013 survey illustrates that while the centre maintains a variety of retail premises that provide a range of products and services that would be expected within a local retail centre it has suffered a gradual decline and the number and range of retail outlets has significantly reduced. The centre has a relatively low proportion of premises in the comparison and convenience use categories and the dominant uses are in the service categories such as public houses, takeaways, hairdressers and laundrettes. The proportion of A1 retail uses in 2013 has decreased by 1 unit when compared with the 1997 survey results, from 11 to 10 units. Similarly, the number of vacant units has also increased from the 1997 survey data, from 9 to 10 units. Notwithstanding these apparent minor changes in the composition of the retail centre, the impact has been significant. While the average number of retail premises remains largely the same, these are now widely dispersed throughout the local centre.

Similarly, the number of vacant units is largely the same as in 1997; however these are generally located to the southern part of Vere Street and are interspersed with residential properties and combined, have had an adverse impact upon the local retail centre which has contracted and is now centred upon the Main Street/Vere Street junction.

- 4.8 This decline has been further exacerbated by the gradual conversion of previous retail premises and vacant properties to residential use and the demolition of other properties and their replacement with new flatted developments. While these developments have improved the overall visual appearance of Vere Street, they have not contributed to the range and choice of the retail offer that is available.
- 4.9 It is therefore recommended that the core of the local retail centre is consolidated to more accurately reflect the main body of the remaining retail centre. The revised boundary line would exclude a large number of properties along the main southerly section of Vere Street where the primary changes affecting the local retail centre have taken place. The revised local retail centre would comprise 11 retail units, a tattoo studio, laundrette and 4 vacant units. The revised local centre boundary and the survey analysis for Vere Street is shown at Appendix 2B.

#### **Park Crescent, Barry**

- 4.10 Park Crescent local retail centre is located in the west of Barry between Harbour Road and Pontypridd Road in a primarily residential area. The centre is located on a local bus route and is generally easily accessible to the local population in the vicinity of Jenner Road, Park Road and the Barry Garden Suburb.
- 4.11 The existing retail centre comprises 61 separate units dispersed along both sides of Park Crescent. The 2013 survey results illustrate that the centre hosts a diverse and extensive range of local convenience and comparison premises ranging from butchers and newsagents to craft, angling and clothes shops. The variety and range of services available within the centre is further enhanced by a public house, a doctor's surgery and a podiatric surgery. While there have been some changes in the composition of the retail centre these have generally been minor and have contributed to the variety of retail premises on offer. Notwithstanding the strength of the local centre the existing retail centre boundary extends towards Pontypridd Road and included premises which are separated from the main body of the retail centre by a number of residential properties. Although two of these premises have been redeveloped into a local convenience supermarket, they remain divorced from the main local centre and cannot be considered as integral to it.
- 4.12 It is therefore recommended that the Park Crescent local retail centre be maintained as a local centre and consolidated with its boundary redefined to reflect the changes detailed above, the most significant being the retraction of the northern boundary adjoining the Pontypridd Road junction closer towards the retail centre. The revised local centre boundary and the survey analysis for Park Crescent are shown at Appendix 2C.

### Station Approach, Penarth

- 4.13 As a part of the evidence base for the emerging Local Development Plan, the Vale of Glamorgan Council commissioned consultants to undertake an assessment of the vitality and viability of the main district retail centres within the Vale of Glamorgan. This study recommended that the Council should consider incorporating Station Approach into the Penarth Town District Centre. This recommendation has been accepted and no assessment has therefore been made of this retail centre as a part of this study.

### Dinas Powys Village

- 4.14 Dinas Powys Village local retail centre is located in the historic core of the village of Dinas Powys and is a well-established retail centre that is relatively easily accessible by a large proportion of the local population. The original retail centre boundary was defined around the village square and war memorial.
- 4.15 The 2013 survey indicates that the centre contained a range of A1, A2 and A3 uses including a newsagent, clothing shop, florist and health and beauty shop. The centre also exhibited a relatively high proportion of service uses including 3 large public houses, banks, betting offices, hairdressers and hot food takeaways. While there has been a general decrease in the proportion of "A" class units within the centre, these have been replaced with additional service class uses which have largely maintained the viability of the centre. A small number of units within the local centre have been converted to residential but these changes have been limited and have not had a major detrimental impact upon the viability of the centre. Whereas the earlier 1997 survey indicated a number of vacant premises within the centre, the 2013 survey shows that these are now occupied and this is considered to reflect the continued popularity of this retail centre within the local area. An identified amendment of the retail centre boundary has been recommended which seeks to remove a number of premises which have been converted to residential use and which are detached from the main retail core of the centre. These excluded properties are to the south of the retail centre and opposite the war memorial along Station Road. The revised local centre boundary and the survey analysis for Dinas Powys Village Square are shown at Appendix 2D.

### St Athan

- 4.16 The St Athan local retail centre is a traditional local shopping area located at the heart of the old village of St Athan between the junctions to Rectory Drive and Church Lane. The original local retail centre boundary enclosed 17 premises located within a residential area and served the local population, the RAF base and local villages and hamlets. The local retail centre offers a range of shops and services including a newsagents, food shop, hairdressers, hot food takeaway and public house.
- 4.17 The 2013 survey results illustrate that the St Athan centre comprises mainly A class uses located around a public house. A small number of residential properties are interspersed within the centre but these do not affect the centres viability being long established uses within the centre. With only a limited number of premises making up the local centre it is encouraging that in excess of 50% of the units offer A class

facilities and the popularity of the centre is no doubt aided by the close proximity of the local school, church and library. The 2013 survey indicates that there has been an increase of 25% in A1 retail uses between the survey dates. Similarly, there are now no vacant facilities again indicating the continued attractiveness of this local centre. It is evident from the 2013 survey data that the retail centre continues to provide for the local population and its retention as a local service centre is therefore recommended. One minor boundary amendment is however proposed to exclude two residential properties that fall within the local retail centre boundary to the south east of the centre. The revised local centre boundary and the survey analysis for St Athan village are shown at Appendix 2E.

#### **Barry Road, near Cadoxton, Barry**

- 4.18 Barry Road local centre is located at the junctions of Herbert Street, Davies Street and Commercial Road, south of Gibbonsdown and west of Cadoxton. It is a relatively small and compact centre situated on a minor road junction within a residential area. The centre is in close proximity to a local primary school and a small area of informal recreation space provides local amenity value and enhances the appearance of the centre.
- 4.19 While the surveys do not illustrate significant changes in the overall level of retail provision within the centre, it is apparent that the structure of the centre has changed between the 1997 and 2013 surveys. While the centre retains a viable number of A1 uses these are now dispersed across the defined centre boundary and are interspersed with a residential and vacant properties which have an adverse impact upon the centre. The appearance of the centre is further affected by the large frontage of the Witchell public house, residential properties and a number of vacant retail premises however the vacant premises still retain retail frontages and have not been lost to alternative uses. Notwithstanding this, the centre hosts two convenience stores and a number of service outlets including importantly a post office.
- 4.20 It is therefore recommended that the centre be retained as a local retail centre within the retail hierarchy and that the existing boundary is amended to more accurately reflect the changes that have occurred within the retail centre since the 1997 survey. In this regard it is proposed to redefine the boundary to exclude a number of vacant and residential properties which no longer contribute to the local retail provision to the east and west of the local centre. The revised local centre boundary and the survey analysis for Barry Road are shown at Appendix 2F.

#### **Cornerswell Road, Penarth**

- 4.21 This is an extensive local retail centre situated in the heart of Penarth on one of the main highway thoroughfares within the town. The centre is located less than 600 metres from the main Penarth District shopping centre and being located within a residential area is easily accessible to large elements of the local population. The centre extends along both sides of Cornerswell Road and contains a variety of different use classes that serve the local population.



- 4.22 The 2013 survey result indicates that in excess of 40% of the retail uses within the centre are within the "A" use class. While these include such uses as newsagents and green grocers, the majority of "A" class uses within the centre are service centre uses and include health studios, betting shops and veterinary surgeries. It is likely that the proximity of the local centre to the main district centre strongly influences the nature of the uses that are found within the local centre. A small number of residential and vacant properties were evident within the centre but these do not detract from the overall retail character of the centre. In general there has been a marked decline in the proportion of A1 uses within the centre between the 1997 and the 2013 surveys and this decline is mirrored by a corresponding increase in uses within other categories.
- 4.23 Notwithstanding the apparent decline in the composition of the local centre, it maintains a viable and attractive mix of uses that warrant its designation as a local retail centre and only minor amendments have been recommended to the identified retail centre boundary to reflect the limited changes that have taken place since the original designation. These changes exclude two residential properties from the local centre. The revised local centre boundary and the survey analysis for Cornerswell Road are shown at Appendix 2G.

#### Rhose

- 4.24 The Rhose local retail centre is located on the southern side of Fontygary Road, between the junctions with Stewart Road and Station Road, and is an established local retail centre that serves the village of Rhose. The defined local centre is complemented by additional retail provision approximately 550 metres away along Fontygary Road which includes a post office, pharmacy and medical centre. The reopening of the Vale of Glamorgan Line to passenger traffic in 2006 is likely to have increased footfall within the local centre and had a beneficial impact upon the centres viability. The retail provision with the village of Rhose has been further augmented by the recent conversion of a public house to a supermarket operated by Tesco.
- 4.25 This is a long established local retail centre that provides local services for the immediate population of Rhose. The 2013 survey indicates that the majority of the uses within the centre are within the A1, A2 or A3 use class with the largest proportion of uses being in the service category and include an estate agents, hairdressers, takeaway, doctors and dentists. In addition the centre provides a number of convenience outlets including a newsagent, minimart and a butcher. Comparison of the survey data indicates that overall there has been a decrease in the proportion of A1 retail uses within the centre dropping from 11 units to 8. As with many of the other retail centres this decrease is mirrored by a corresponding increase in other uses which is reflected in the current composition of the centre. As in the earlier floorspace survey, there are no vacant properties within the centre which is considered to reflect its continued viability and attractiveness to local users. Based on the above, it is recommended that only a minor amendment to the local retail centre boundary for Rhose is made. The new boundary would exclude the two residential properties at Mills Court behind the Doctors Surgery. The revised local centre boundary and the survey analysis for the Rhose local retail centre are shown at Appendix 2H.

### Cardiff Road, Dinas Powys

- 4.26 This local centre is located on the A4055 Cardiff Road one of the main transport corridors within the Vale of Glamorgan which connects Barry to Penarth and Cardiff via the village of Dinas Powys. The centre straddles the highway between the junctions of Elm Grove Road and Greenfield Avenue. As well as serving the immediate population within Dinas Powys, the location of the centre on a major commuter route means that it benefits from high numbers of passing trade.
- 4.27 This is a relatively small retail centre interspersed with a number of residential properties. The centre benefits from a large convenience store and a pharmacy and additional but limited convenience provision is also available within the local garage. The remaining retail offer is largely within the service category and comprises hairdressers, accountants, estate agents and a hot food takeaway. While there has been a variation in the range of provision within the centre between the floorspace surveys, this variation has occurred within the "A" use class and the centre exhibits a consistent and level of occupation with no vacant units.
- 4.28 It is therefore recommended that the existing retail boundary is revised to exclude the residential properties that front Cardiff Road. In addition, a redundant filling station on the south side of Cardiff Road which was previously only used as a vehicle repair centre and was excluded from the retail centre, now also houses a florist business and a small cafe. It is therefore proposed that the boundary of the centre be extended to include these businesses. The revised local centre boundary and the survey analysis for Cardiff Road, Dinas Powys are shown at Appendix 2I.

### Upper Holton Road, Barry

- 4.29 As well as defining the local and neighbourhood retail centres, the Vale of Glamorgan Council Adopted Unitary Development Plan 1996 – 2011 (UDP) also identifies larger District retail centres which provide a much broader range of retail provision. One of these centres, Upper Holton Road, has experienced significant change since the adoption of the UDP and the Council has re-evaluated the role and function of this centre in relation to the range of retail provision that it offers. The findings of the Martin Tonks Town and District Retail Centre Appraisal concluded that the Upper Holton Road District Centre has experienced a marked decline in recent years and that many of the retail premises that were once present within the centre have either been converted to residential uses or now lie vacant and only a small retail core remains viable.

In order to try and sustain this retail core, the Council has prepared Development Guidelines as Supplementary Planning Guidance (SPG) which seeks to encourage improvements to the retail centre to improve its attractiveness and viability. Given the changes that have taken place within the upper Holton Road District Centre it has been redefined as a local retail centre within the retail hierarchy for the Local Development Plan. The SPG identified a small retail core to the east of the former district centre including properties 254 to 300 (even numbers only) and the Tadross Hotel public house, within which changes of use to residential would be restricted. Following the 2013 retail floorspace survey a number of retail uses have been identified opposite this identified retail core (i.e. the remainder of the street). This includes seven A1 and five

other service and associated retail uses along numbers 235 to 269 (odd numbers) and two further A1 uses at the corner units of numbers 252-250. Therefore, it is considered there is merit in including this side of the street, together with the retail uses in the cornering properties, in a revised local retail centre boundary. Although there are five dwellings in this proposed boundary extension it is considered this revision is a logical amendment given the extent of active retail and service uses. Furthermore, the frontages and general environment of this side of the street complements the identified retail core. The 2013 retail floorspace survey results and revised local retail centre boundary is shown at appendix 2J.

### **Neighbourhood Centres - (between 3 and 10 units)**

- 4.30 The purpose of a neighbourhood centre is to serve the local residents, usually offering 'top up food' retail or small every day items as well as serving a social function for the local community. Therefore the most common shops are newsagents, post offices, general stores, takeaways and hairdressers.

#### **Castle Court / The Parade, Dinas Powys**

- 4.31 Castle Court is a neighbourhood retail centre located in the heart of Dinas Powys and comprises of a single parade of shops with associated car parking. The centre serves the immediate local population of the Murch area of Dinas Powys and is complemented by another neighbourhood retail centre located at Camms Corner.
- 4.32 This is a compact and relatively modern retail centre comprising two large retail units at either end of smaller retail premises. The 2009 and 2013 survey results indicate that the centre shows full occupancy with a relatively good mix of retail uses comprising smaller convenience and service providers. The centre benefits from dedicated car parking areas which likely contributes to its continued vitality and attractiveness. The proximity of Camms Corner to the south further enhances the attractiveness of this centre and extends the range of retail provision.
- 4.33 Since the 2009 survey was undertaken the public house has closed and has been converted to a Tesco Express convenience store which further enhances the attraction and viability of the neighbourhood centre.
- 4.34 Notwithstanding the above, it is recommended that the neighbourhood centre boundary be amended to exclude a number of residential properties opposite the main retail premises which were previously included. The revised neighbourhood centre boundary and the survey analysis for Castle Court/The Parade are shown at Appendix 3A.

### **Boverton**

- 4.35 Boverton neighbourhood centre is located on the eastern side of Llantwit Major at the junction of Boverton Road and Eagleswell Road. The main core of the centre comprises a small and established parade of retail premises and a post office to the south of Boverton Road however the retail centre boundary also includes a public house and gentleman's hairdressers to the north.
- 4.36 The centre contains a relatively high proportion of premises in the service use categories including a public house, takeaway and an animal health centre however the centre is anchored by a local sub post office and dedicated off road car parking contributes significantly to its attractiveness. The absence of any vacant retail premises in the historic and 2013 surveys illustrate the continued popularity and viability of this neighbourhood centre. No changes are proposed to the existing neighbourhood centre boundary. The neighbourhood centre retail boundary and the survey analysis for Boverton are shown at Appendix 3B.

### **Cwm Talwg Centre, Barry**

- 4.37 This is a small and modern neighbourhood retail centre located within the centre of a relatively modern housing estate on the western edge of Barry. The centre is located adjacent to a public house and comprises 9 retail units with dedicated car parking close to a local community centre and playground.
- 4.38 Although the 2013 survey indicates that there are 1 vacant unit within the retail centre, the centre offers a reasonable range of uses including a small supermarket and pharmacy. The remaining units are occupied by service uses and comprise hot food takeaways, a hair salon and a unisex beauty parlour. While the mix of retail uses present within the centre is limited, the level of occupation within the neighbourhood centre has substantially increased from the 1997 retail floorspace survey. This indicated 7 vacant units and this change reflects favourably on the attractiveness and viability of the neighbourhood centre. Therefore, it is recommended that the neighbourhood retail centre boundary is retained and amended to include the public house for consistency with other retail centres. The neighbourhood centre retail boundary and the survey analysis for Cwm Talwg Centre are shown at Appendix 3C.

### **Gibbonsdown Centre, Barry**

- 4.39 This neighbourhood centre is located on the south side of Skomer Road opposite the Holm View leisure centre. The centre comprises 5 retail units including a local public house. Although a small retail centre the presence of a small local supermarket and the centres location adjacent to a well patronised leisure and business centre, has maintained its viability. The retail units within the neighbourhood centre are fully taken with the remaining units being occupied by a public house and two hot food takeaways. A minor boundary amendment has been proposed to correct a previous drafting error which excluded two of the five retail units from the retail centre. The revised neighbourhood centre retail boundary and the survey analysis for the Gibbonsdown centre are shown at Appendix 3D.

#### **Dochdwy Road, Llandough**

- 4.40 This neighbourhood retail centre has now been demolished as part of a local redevelopment.

#### **Camms Corner, Dinas Powys**

- 4.41 The Camms Corner neighbourhood retail centre is located within the village of Dinas Powys at the junction of Murch Road and Plas Essyllt and is in close proximity to and complements the Castle Court/Parade neighbourhood retail centre to the north. The centre comprises 7 retail units situated either side of Plas Essyllt.
- 4.42 The 2013 survey illustrates that the centre is fully occupied and while a large proportion of the uses are within the service category of uses, long standing uses within the centre include a post office, pharmacy and local butcher. Dedicated car parking in front of the shops increases the attractiveness of the centre as does its proximity to the Castle Court/Parade neighbourhood centre. No changes are proposed to the Camms Corner neighbourhood retail centre boundary. The neighbourhood retail centre boundary and survey analysis for Camms Corner are shown at Appendix 3E.

#### **Tennyson Road, Penarth**

- 4.43 The Tennyson Road neighbourhood retail centre is located in the "Poets" area of Penarth less than 1 kilometre from the main Penarth town centre. The centre contains 7 retail units and provides a limited range of retail provision that serves the immediate local community. This provision comprises two small convenience stores, a small mini market and a newsagent, a hairdresser, takeaways and a community arts project. This is a long established neighbourhood centre that is well located to serve the local community. No amendments to the retail centre boundary are proposed. The neighbourhood centre retail boundary and the survey analysis for the Tennyson Road centre are shown at Appendix 3F.

#### **Bron-y-Mor, Barry**

- 4.44 This neighbourhood centre is located within the Cold Knap area of Barry and comprises six retail units, with numbers 1 – 2 and 3 – 4 converted into separate units. Given the centres location close to one of the main tourism areas of Barry it is unsurprising that a number of the uses within the centre are now directly related to the tourist/service industry.
- 4.45 The 2013 survey results illustrate that most of the units within the neighbourhood centre fall within the A3 use category however the centre still maintains a small general store which benefits from both local and summer trade. No amendments are proposed to the existing neighbourhood retail centre boundary. The neighbourhood centre retail boundary and survey analysis for the Bron-Y-Mor centre are shown at Appendix 3G.

### **Pill Street, Penarth**

- 4.46 The Pill Street neighbourhood centre is located within the Cogan area of Penarth at the junction of Pill Street and Dock Street. A traditional neighbourhood centre that previously offered a variety of retail provision, like many small centres it has suffered a decline in recent years as a direct result of alternative retail provision elsewhere within Penarth. As a result many of the retail units have been converted to residential properties and now only a handful of active units remain. The 2013 survey showed that these comprised a small local general store/newsagent, a bakery, sandwich shop and a takeaway.
- 4.47 Given the level of decline within this neighbourhood centre, a revision of the retail boundary is necessary to more accurately reflect the extent of the remaining retail units within the neighbourhood centre. The previous retail boundary incorporated a working mans club however this is now divorced from the remaining retail units and it is not considered appropriate to extend the revised boundary to again include this facility. The neighbourhood centre retail boundary and the survey analysis for the Pill Street centre are shown at Appendix 3H.

### **Park Road, Barry**

- 4.48 This neighbourhood centre is located on Park Road within the Barry Garden Suburb area of Barry and comprises a small collection of five retail outlets. This is a long established centre that previously centred on a small sub post office. The 2013 survey shows that the neighbourhood centre comprises a vacant hairdresser, motoring school office, a sui generis clairvoyants place, and an air conditioning contracts office. The general store, which operated from number 29, was vacant at time of surveying.
- 4.49 There has been a decrease in retail uses when compared with the 1997 survey results, from 3 A1 units to there being one A2 use and no active A1 uses with two vacant units. The other uses include a B1 and sui generis use. Given the retail related nature of the other uses in providing services, retaining the vitality of the centre, and the possibility of vacant units coming back into beneficial use it is considered that this retail centre should be retained. No changes are proposed to the neighbourhood retail centre boundary. The neighbourhood centre retail boundary and the survey analysis for the Park Road centre are shown at Appendix 3I.

### **Crawshay Drive, Llantwit Major**

- 4.50 This neighbourhood centre is located on Crawshay Drive within Llantwit Major to the west of Eagleswell Road. The centre serves its immediate local catchment area and comprises only two retail units. The 2013 survey shows that two units have been combined and are now occupied by a general convenience store/newsagent and the other is used as an office base for mental health care work under the B1 use class. No boundary amendment is proposed at this retail centre. The neighbourhood centre retail boundary and the survey analysis for the Crawshay Drive centre are shown at Appendix 3J.

### Font-y-Gary, Rhoose

- 4.51 This small neighbourhood centre serves the residential estate of Fontygary on the west of Rhoose. The centre comprises three retail units comprising a small general store, hairdressers and a garden supplies store.
- 4.52 The 2013 survey results indicate that this centre offers units in the convenience category and one in the service category. The proportion of A1 units has remained constant since 1997. No changes are therefore proposed to the neighbourhood retail centre boundary. The neighbourhood centre retail boundary and the survey analysis for the Font-y-Gary centre are shown at Appendix 3K.

### Stirling Road, Highlight Park, Barry

- 4.53 This potential retail centre is located in the residential estate of Highlight Park in North Barry. Although not previously identified as a retail centre it was included in the 1997 retail survey and has again been reviewed as part of this study. It is comprised of two retail units as part of the Tesco development and lies within close proximity to other non-retail services such as a community centre, playground, dentist and health centre. One of the two smaller retail units attached to the supermarket is currently being used as a combined post office and pharmacy providing for the needs of the local area. However, given the out of town nature of the primary Tesco development and the required thresholds for retail centres it is considered this area should not be formally designated as a neighbourhood retail centre.

## 5. Conclusions

---

- 5.1 It is evident from the retail floorspace surveys that changes have occurred to local and neighbourhood retail centres within the Vale of Glamorgan between the 1997, 2009 and 2013 surveys. A number of factors have influenced these changes not least increased competition from large retailers, changes in shopping habits and the wider availability of goods and services. While some retail centres have suffered a marked decline in fortunes and have seen changes not only the level of retail provision available but also in the overall composition of the centres, others have seen little or no change and have maintained a mix and level of provision that is sustainable and serves the needs of their local catchment areas.
- 5.2 A key objective of the Vale of Glamorgan Local Development Plan is to maintain viable levels of retail provision that provide for and are accessible to the local population. The changes proposed to the local and neighbourhood retail boundaries represent rational amendments that maintain local retail provision and provide a robust basis for the application of a specific LDP Policy in respect of 'Non A1 Retail Uses within Local and Neighbourhood Shopping Centres' (see below).
- 5.3 The revised local and neighbourhood retail centres are listed below and their location within the Vale of Glamorgan is illustrated on the plan at Appendix 5.

**Local Centres** - (*With more than 10 retail outlets but of less than 3,500m<sup>2</sup>*)

- Main Street, Cadoxton, Barry
- Vere Street, Cadoxton, Barry
- Park Crescent, Barry
- Dinas Powys Village
- St Athan
- Barry Road, near Cadoxton, Barry
- Cornerswell Road, Penarth
- Rhoose
- Cardiff Road, Dinas Powys
- Upper Holton Road, Barry

**Neighbourhood Centres** - (*between 3 and 10 units*)

- Castle Court / The Parade. Dinas Powys
- Boverton
- Cwm Talwg Centre, Barry
- Gibbonsdown Centre, Barry
- Camms Corner, Dinas Powys
- Tennyson Road, Penarth
- Bron-y-Mor, Barry
- Pill Street, Penarth
- Park Road, Barry
- Crawshay Drive, Llantwit Major
- Font-y-Gary

5.4 Within these centres a mix of retail, retail related services uses, and non-retail uses can be found. In order to maintain the vitality and viability of these local and neighbourhood centres it is considered that, where possible, the majority of uses should be A1 retail uses. Where a mix of uses exist the majority of other uses should be 'quasi' retail, other commercial or service related uses which add to the attractiveness and overall offer of the centre. These uses can include those which fall under use classes A2 (financial and professional services), A3 (food and drink), D1 (non-residential institutions), D2 (assembly and leisure), B1 (office uses) and sui generis uses where considered appropriate. In order to protect the viability of these retail centres, changes of use to residential should only be considered where appropriate marketing efforts have been made for other service and retail-related uses.

5.5 Accordingly, it is considered that a Policy relating specifically to the local and neighbourhood retail centres within the Vale of Glamorgan should seek to maintain and manage retail provision within the local and neighbourhood retail centres along the following lines: -



## NON A1 RETAIL USES WITHIN LOCAL AND NEIGHBOURHOOD RETAIL CENTRES

WITHIN LOCAL RETAIL CENTRES PROPOSALS FOR NON A1 RETAIL USES WILL BE PERMITTED WHERE THEY WOULD NOT RESULT IN EXCESS OF 50% NON A1 RETAIL USES.

WITHIN NEIGHBOURHOOD RETAIL CENTRES PROPOSALS FOR NON A1 RETAIL USES WILL BE PERMITTED WHERE IT IS DEMONSTRATED THAT THE ALTERNATIVE USE WOULD NOT HAVE AN UNACCEPTABLE IMPACT ON THE VIABILITY AND VITALITY OF THE CENTRE AND, IN THE CASE OF CONVERSION OF AN EXISTING A1 USE, IT HAS BEEN APPROPRIATELY MARKETED AND DEMONSTRATED TO BE NO LONGER VIABLE.

PROPOSALS FOR RESIDENTIAL DEVELOPMENT IN LOCAL AND NEIGHBOURHOOD RETAIL CENTRES WILL ONLY BE PERMITTED WHERE IT HAS BEEN DEMONSTRATED THAT OTHER ALTERNATIVE USES HAVE BEEN APPROPRIATELY MARKETED AND WHERE THEY WOULD NOT SINGULARLY OR CUMULATIVELY HAVE AN UNACCEPTABLE IMPACT ON THE VITALITY, VIABILITY AND RETAIL CHARACTER OF THE CENTRE.

## 6. Further Monitoring and Review

---

- 6.1 Monitoring is a key aspect of the Welsh Government's approach to the planning system and is considered to be crucial to the successful delivery of the LDP. The Vale of Glamorgan Council has developed a detailed monitoring framework that will seek to measure the effectiveness of the Plan's policies and allocations against a series of indicators and targets. These will be used to produce an Annual Monitoring Report (AMR) that reviews the Plan's progress and to ascertain how effective the policies are at achieving their objectives.
- 6.2 The Vale of Glamorgan Council proposes to maintain its annual retail floorspace surveys for each of the local and neighbourhood retail shopping centres to inform the effectiveness of LDP and to inform the AMR.

# Appendix 1: Vale of Glamorgan Unitary Development Plan 1996 - 2011

## Existing Local and Neighbourhood Retail Centres

**Local Centres**  
(more than 10 retail outlets but of less than 3,500 sq.m)

1. Main Street, Cadoxton
2. Vere Street, Cadoxton
3. Park Crescent, Barry
4. Station Approach, Penarth
5. Dinas Powys Village
6. St. Athan
7. Barry Road, near Cadoxton, Barry
8. Cornerswell Road, Penarth
9. Rhoose
10. Cardiff Road, Dinas Powys

**Neighbourhood Centres**  
(between 3 and 10 units)

1. Castle Court/The Parade, Dinas Powys
2. Boverton
3. Cwm Talwg Centre, Barry
4. Gibbonsdown Centre, Barry
5. Dochdwy Road, Llandough
6. Camms Corner, Dinas Powys
7. Tennyson Road, Penarth
8. Bron-y-Mor, Barry
9. Pill Street, Penarth
10. Park Road, Barry
11. Crawshay Drive, Llantwit Major
12. Fontygary



— Main Roads

0 5 10km



© Crown Copyright. All rights reserved. 2011.  
The Vale of Glamorgan Council. Licence No. 100023424  
© Hawlfraint y Goron. Cedwir pob hawl. 2011.  
Cyngor Bro Morgannwg rhif trwydded 100023424

Planning Policy & Transportation,  
Directorate of Environmental & Economic Development,  
© The Vale of Glamorgan Council.



## Appendix 2A: Main Street, Cadoxton, Barry

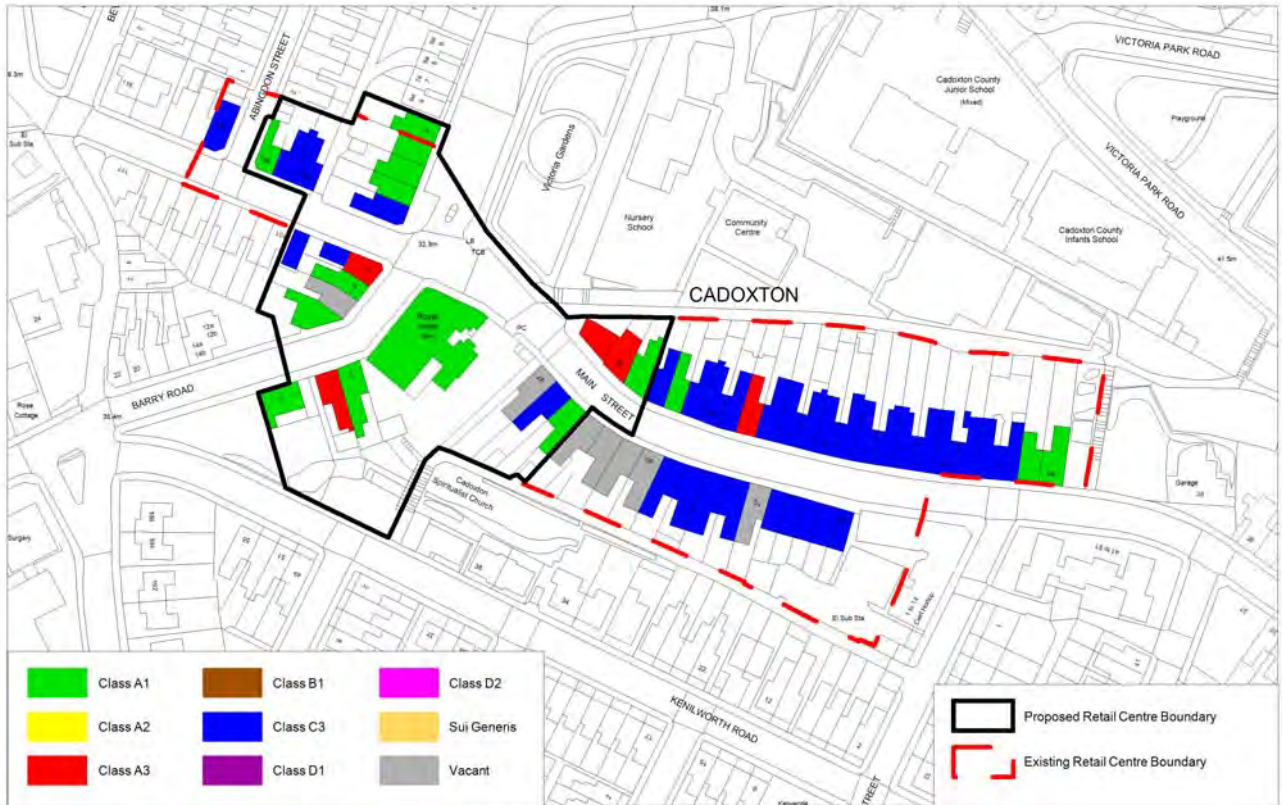
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	8	A1	20	32	Convenience	5	8
Clothing/Footwear	0	0	A2	1	2	Comparison	12	19
Furniture/Carpets	3	5	A3	2	3	Service	10	16
Electrical	3	5	B1	3	5	Non Retail	28	45
DIY	1	2	D1	0	0	Vacant	7	11
Other	43	69	Other	29	47			
Vacant	7	11	Vacant	7	11			
Totals	62	100		62	100		62	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	9	16	A1	13	24	Convenience	4	7
Clothing/Footwear	0	0	A2	0	0	Comparison	4	7
Furniture/Carpets	2	4	A3	5	9	Service	11	20
Electrical	0	0	B1	0	0	Non Retail	22	42
DIY	0	0	D1	0	0	Vacant	13	24
Other	30	56	Other	23	43			
Vacant	13	24	Vacant	13	24			
Totals	54	100		54	100		54	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	10	A1	14	24	Convenience	5	8.5
Clothing/Footwear	0	0	A2	0	0	Comparison	3	5
Furniture/Carpets	1	2	A3	3	5	Service	5	8.5
Electrical	0	0	B1	0	0	Non Retail	39	66
DIY	0	0	D1	0	0	Vacant	7	12
Other	45	76	Other	35	59			
Vacant	7	12	Vacant	7	12			
Totals	59	100		59	100		59	100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	23	A1	10	45	Convenience	5	23
Clothing/Footwear	0	0	A2	0	0	Comparison	3	14
Furniture/Carpets	1	5	A3	4	18	Service	4	18
Electrical	0	0	B1	0	0	Non Retail	8	36
DIY	0	0	D1	0	0	Vacant	2	9
Other	14	64	Other	6	27			
Vacant	2	9	Vacant	2	9			
Totals	22	100		22	100		22	100

Appendix 2A : Main Street, Cadoxton - Existing and Proposed Retail Centre Boundary



Appendix 2B: Vere Street, Cadoxton, Barry

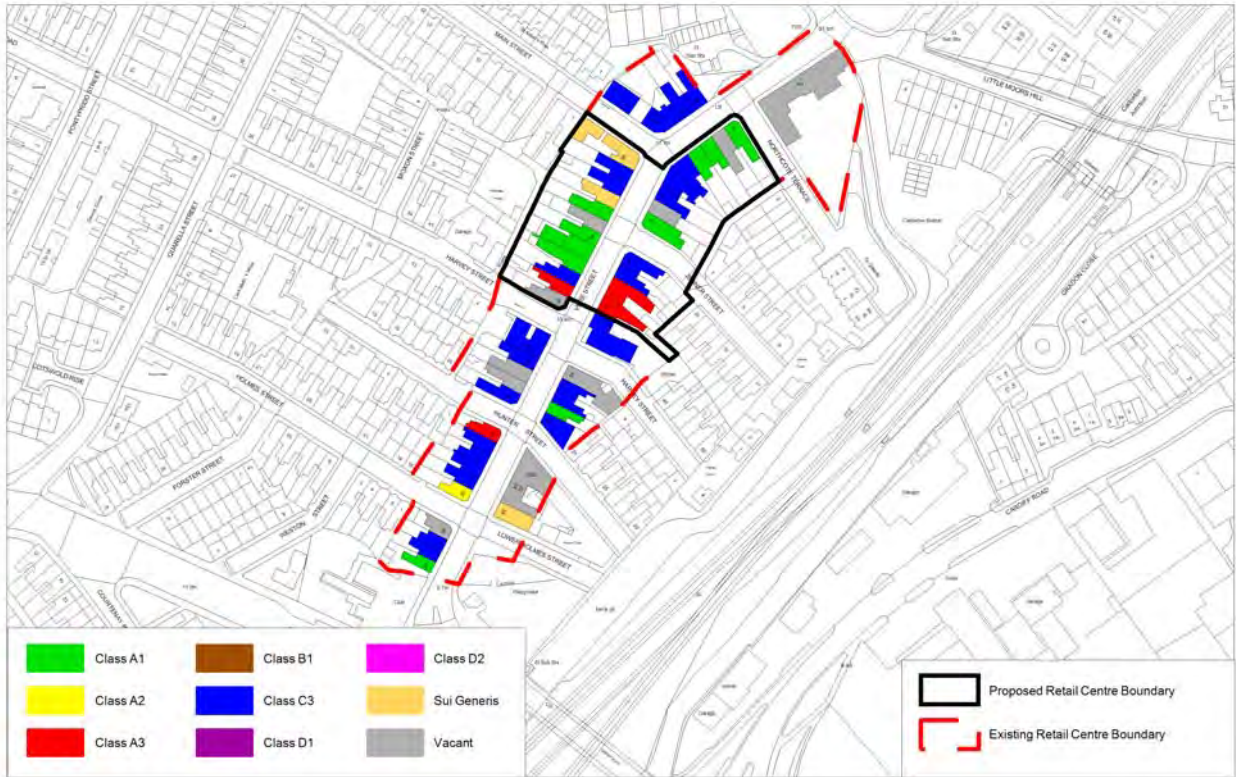
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	11	A1	11	20	Convenience	4	7
Clothing/Footwear	0	0	A2	1	2	Comparison	5	9
Furniture/Carpets	1	2	A3	6	11	Service	12	22
Electrical	1	2	B1	1	2	Non Retail	25	45
DIY	0	0	D1	0	0	Vacant	9	16
Other	38	69	Other	27	49			
Vacant	9	16	Vacant	9	16			
Totals	55	100		55	100		55	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	8	15	A1	12	22	Convenience	4	7
Clothing/Footwear	0	0	A2	1	2	Comparison	2	4
Furniture/Carpets	0	0	A3	5	9	Service	13	24
Electrical	0	0	B1	0	0	Non Retail	26	47
DIY	0	0	D1	0	0	Vacant	10	18
Other	37	67	Other	27	49			
Vacant	10	18	Vacant	10	18			
Totals	55	100		55	100		55	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	7	13	A1	10	18.5	Convenience	3	6
Clothing/Footwear	0	0	A2	1	2	Comparison	3	6
Furniture/Carpets	0	0	A3	4	7	Service	6	11
Electrical	0	0	B1	0	0	Non Retail	32	59
DIY	0	0	D1	0	0	Vacant	10	18
Other	37	69	Other	29	54			
Vacant	10	18	Vacant	10	18.5			
Totals	54	100		54	100		54	100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	23	A1	8	31	Convenience	2	8
Clothing/Footwear	0	0	A2	0	0	Comparison	3	12
Furniture/Carpets	0	0	A3	3	12	Service	4	15
Electrical	0	0	B1	0	0	Non Retail	13	50
DIY	0	0	D1	0	0	Vacant	4	15
Other	16	62	Other	11	42			
Vacant	4	15	Vacant	4	15			
Totals	26	100		26	100		26	100

Appendix 2B : Vere Street, Cadoxton, Barry - Existing and Proposed Retail Centre Boundary



Appendix 2C: Park Crescent, Barry

1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	9	15	A1	29	48	Convenience	10	16
Clothing/Footwear	2	3	A2	2	3	Comparison	14	23
Furniture/Carpets	1	2	A3	3	5	Service	12	20
Electrical	2	3	B1	0	0	Non Retail	19	31
DIY	2	3	D1	2	3	Vacant	6	10
Other	39	64	Other	19	31			
Vacant	6	10	Vacant	6	10			
Totals	61	100		61	100		61	100

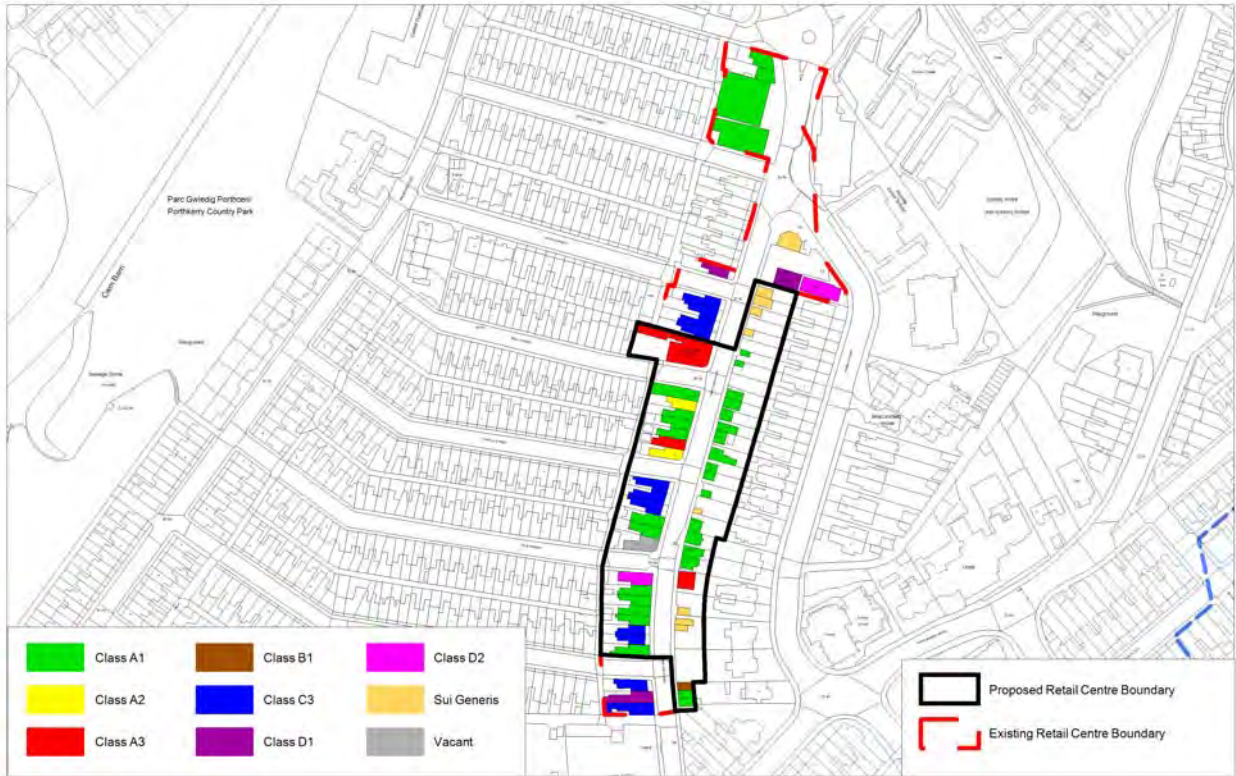
2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	10	16	A1	28	46	Convenience	5	8
Clothing/Footwear	4	7	A2	2	3	Comparison	14	23
Furniture/Carpets	1	2	A3	4	7	Service	17	28
Electrical	0	0	B1	2	3	Non Retail	21	34
DIY	1	2	D1	5	8	Vacant	4	7
Other	41	66	Other	16	26			
Vacant	4	7	Vacant	4	7			
Totals	61	100		61	100		61	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	9	15	A1	31	51	Convenience	5	8
Clothing/Footwear	2	3	A2	2	3	Comparison	7	11
Furniture/Carpets	1	2	A3	2	3	Service	15	25
Electrical	0	0	B1	1	2	Non Retail	33	54
DIY	1	2	D1	3	5	Vacant	1	2
Other	47	77	Other	21	34			
Vacant	1	2	Vacant	1	2			
Totals	61	100		61	100		61	100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	7	14	A1	29	59	Convenience	3	6
Clothing/Footwear	2	4	A2	2	4	Comparison	6	12
Furniture/Carpets	1	2	A3	3	6	Service	16	33
Electrical	0	0	B1	1	2	Non Retail	23	47
DIY	1	2	D1	1	2	Vacant	1	2
Other	37	76	Other	12	24			
Vacant	1	2	Vacant	1	2			
Totals	49	100		49	100		49	100



Appendix 2C : Park Crescent, Barry - Existing and Proposed Retail Centre Boundary



Appendix 2D: Dinas Powys Village

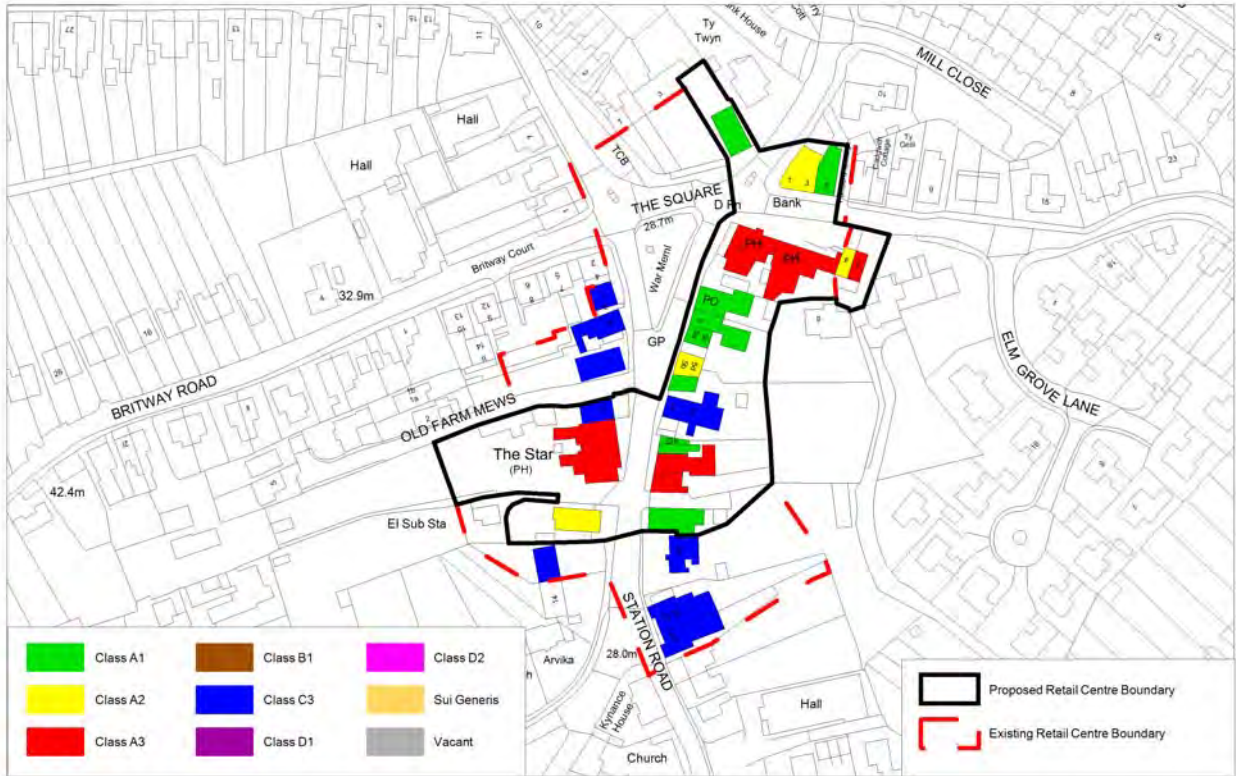
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	14	A1	10	35	Convenience	2	7
Clothing/Footwear	0	0	A2	3	10	Comparison	5	17
Furniture/Carpets	0	0	A3	6	21	Service	15	52
Electrical	0	0	B1	2	7	Non Retail	4	14
DIY	0	0	D1	1	3	Vacant	3	10
Other	22	76	Other	4	14			
Vacant	3	10	Vacant	3	10			
Totals	29	100		29	100		29	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	8	28	A1	9	31	Convenience	1	3
Clothing/Footwear	1	3	A2	4	14	Comparison	3	10
Furniture/Carpets	0	0	A3	7	24	Service	17	59
Electrical	0	0	B1	0	0	Non Retail	8	28
DIY	0	0	D1	0	0	Vacant	0	0
Other	20	69	Other	9	31			
Vacant	0	0	Vacant	0	0			
Totals	29	100		29	100		29	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	21	A1	7	24	Convenience	2	7
Clothing/Footwear	1	3	A2	4	14	Comparison	3	10
Furniture/Carpets	0	0	A3	5	17	Service	15	52
Electrical	0	0	B1	0	0	Non Retail	9	31
DIY	0	0	D1	0	0	Vacant	0	0
Other	22	76	Other	13	45			
Vacant	0	0	Vacant	0	0			
Totals	29	100		29	100		29	100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	25	A1	8	40	Convenience	2	10
Clothing/Footwear	1	5	A2	3	15	Comparison	3	15
Furniture/Carpets	0	0	A3	4	20	Service	13	65
Electrical	0	0	B1	0	0	Non Retail	2	10
DIY	0	0	D1	0	0	Vacant	0	0
Other	14	70	Other	5	25			
Vacant	0	0	Vacant	0	0			
Totals	20	100		20	100		20	100

Appendix 2D : Dinas Powys Village - Existing and Proposed Retail Centre Boundary



Appendix 2E: St Athan

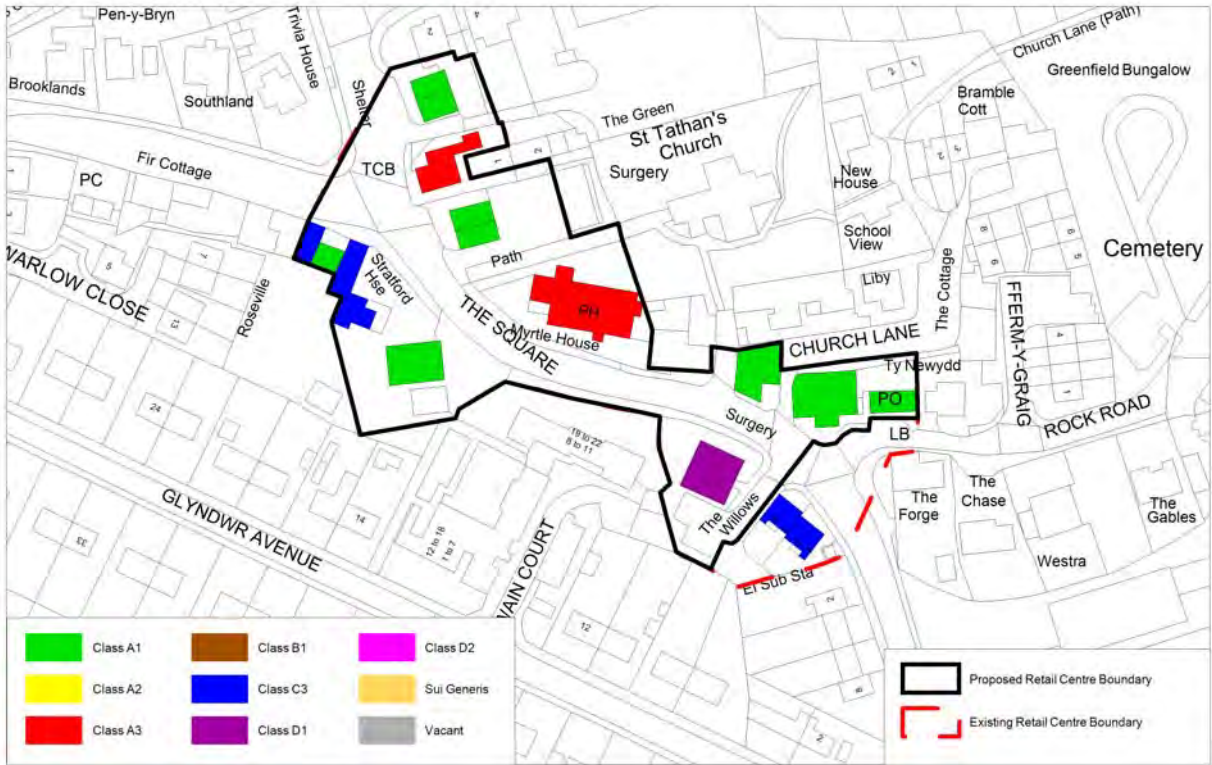
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	2	12	A1	5	28	Convenience	1	6
Clothing/Footwear	0	0	A2	1	6	Comparison	3	18
Furniture/Carpets	0	0	A3	2	12	Service	4	24
Electrical	1	6	B1	1	6	Non Retail	5	28
DIY	0	0	D1	0	0	Vacant	4	24
Other	10	58	Other	4	24			
Vacant	4	24	Vacant	4	24			
Totals	17	100		17	100		17	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	24	A1	8	47	Convenience	2	12
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	2	12	Service	9	53
Electrical	0	0	B1	0	0	Non Retail	5	29
DIY	0	0	D1	1	6	Vacant	1	6
Other	12	70	Other	5	29			
Vacant	1	6	Vacant	1	6			
Totals	17	100		17	100		17	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	29	A1	9	53	Convenience	3	18
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	2	12	Service	9	53
Electrical	0	0	B1	0	0	Non Retail	5	29
DIY	0	0	D1	1	6	Vacant	0	0
Other	12	71	Other	5	29			
Vacant	0	0	Vacant	0	0			
Totals	17	100		17	100		17	100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	33	A1	9	60	Convenience	3	20
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	2	13	Service	9	60
Electrical	0	0	B1	0	0	Non Retail	3	20
DIY	0	0	D1	1	7	Vacant	0	0
Other	10	67	Other	3	20			
Vacant	0	0	Vacant	0	0			
Totals	15	100		15	100		15	100

Appendix 2E : St. Athan - Existing and Proposed Retail Centre Boundary



Appendix 2F: Barry Road, Cadoxton

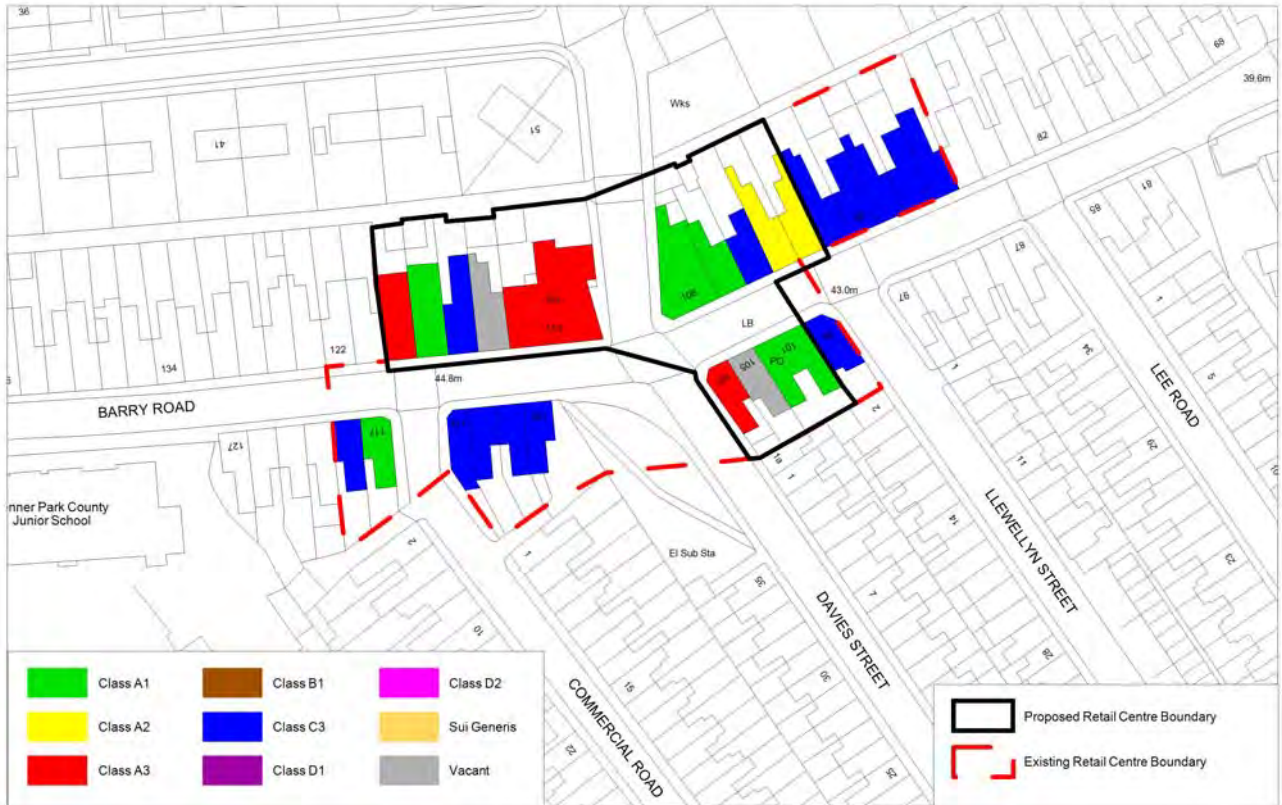
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	17	A1	6	25	Convenience	4	17
Clothing/Footwear	0	0	A2	1	4	Comparison	2	8
Furniture/Carpets	0	0	A3	2	8	Service	4	17
Electrical	0	0	B1	1	4	Non Retail	10	41
DIY	0	0	D1	0	0	Vacant	4	17
Other	16	66	Other	10	42			
Vacant	4	17	Vacant	4	17			
Totals	24	100		24	100		24	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	21	A1	4	17	Convenience	3	13
Clothing/Footwear	0	0	A2	2	8	Comparison	0	0
Furniture/Carpets	0	0	A3	2	8	Service	4	17
Electrical	0	0	B1	0	0	Non Retail	11	45
DIY	0	0	D1	0	0	Vacant	6	25
Other	13	54	Other	10	42			
Vacant	6	25	Vacant	6	25			
Totals	24	100		24	100		24	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	25	A1	4	17	Convenience	3	13
Clothing/Footwear	0	0	A2	2	8	Comparison	0	0
Furniture/Carpets	0	0	A3	3	13	Service	5	21
Electrical	0	0	B1	0	0	Non Retail	14	58
DIY	0	0	D1	0	0	Vacant	2	8
Other	16	67	Other	13	54			
Vacant	2	8	Vacant	2	8			
Totals	24	100		24	100		24	100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	50	A1	3	25	Convenience	3	25
Clothing/Footwear	0	0	A2	2	17	Comparison	0	0
Furniture/Carpets	0	0	A3	3	25	Service	5	42
Electrical	0	0	B1	0	0	Non Retail	2	17
DIY	0	0	D1	0	0	Vacant	2	17
Other	4	33	Other	2	17			
Vacant	2	17	Vacant	2	17			
Totals	12	100		12	100		12	100

Appendix 2F : Barry Road, Cadoxton, Barry - Existing and Proposed Retail Centre Boundary



## Appendix 2G: Cornerswell Road, Penarth

1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	19	A1	17	55	Convenience	5	16
Clothing/Footwear	0	0	A2	0	0	Comparison	7	22
Furniture/Carpets	2	6	A3	2	6	Service	9	28
Electrical	1	3	B1	0	0	Non Retail	8	25
DIY	0	0	D1	2	6	Vacant	3	9
Other	20	63	Other	8	24			
Vacant	3	9	Vacant	3	9			
Totals	32	100		32	100		32	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	13	A1	12	38	Convenience	2	6
Clothing/Footwear	0	0	A2	0	0	Comparison	4	13
Furniture/Carpets	1	3	A3	2	6	Service	14	44
Electrical	0	0	B1	0	0	Non Retail	10	31
DIY	0	0	D1	5	16	Vacant	2	6
Other	25	78	Other	11	34			
Vacant	2	6	Vacant	2	6			
Totals	32	100		32	100		32	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	19	A1	12	38	Convenience	3	9.5
Clothing/Footwear	1	3	A2	1	3	Comparison	2	6
Furniture/Carpets	1	3	A3	2	6	Service	15	47
Electrical	0	0	B1	0	0	Non Retail	11	34.5
DIY	0	0	D1	5	16	Vacant	1	3
Other	23	72	Other	11	34			
Vacant	1	3	Vacant	1	3			
Totals	32	100		32	100		32	100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	20	A1	12	40	Convenience	3	10
Clothing/Footwear	1	3	A2	1	3	Comparison	2	7
Furniture/Carpets	1	3	A3	2	7	Service	15	50
Electrical	0	0	B1	0	0	Non Retail	9	30
DIY	0	0	D1	6	20	Vacant	1	3
Other	21	70	Other	8	27			
Vacant	1	3	Vacant	1	3			
Totals	30	100		30	100		30	100



Appendix 2G : Cornerswell Road, Penarth - Existing and Proposed Retail Centre Boundary



Appendix 2H: Rhoose

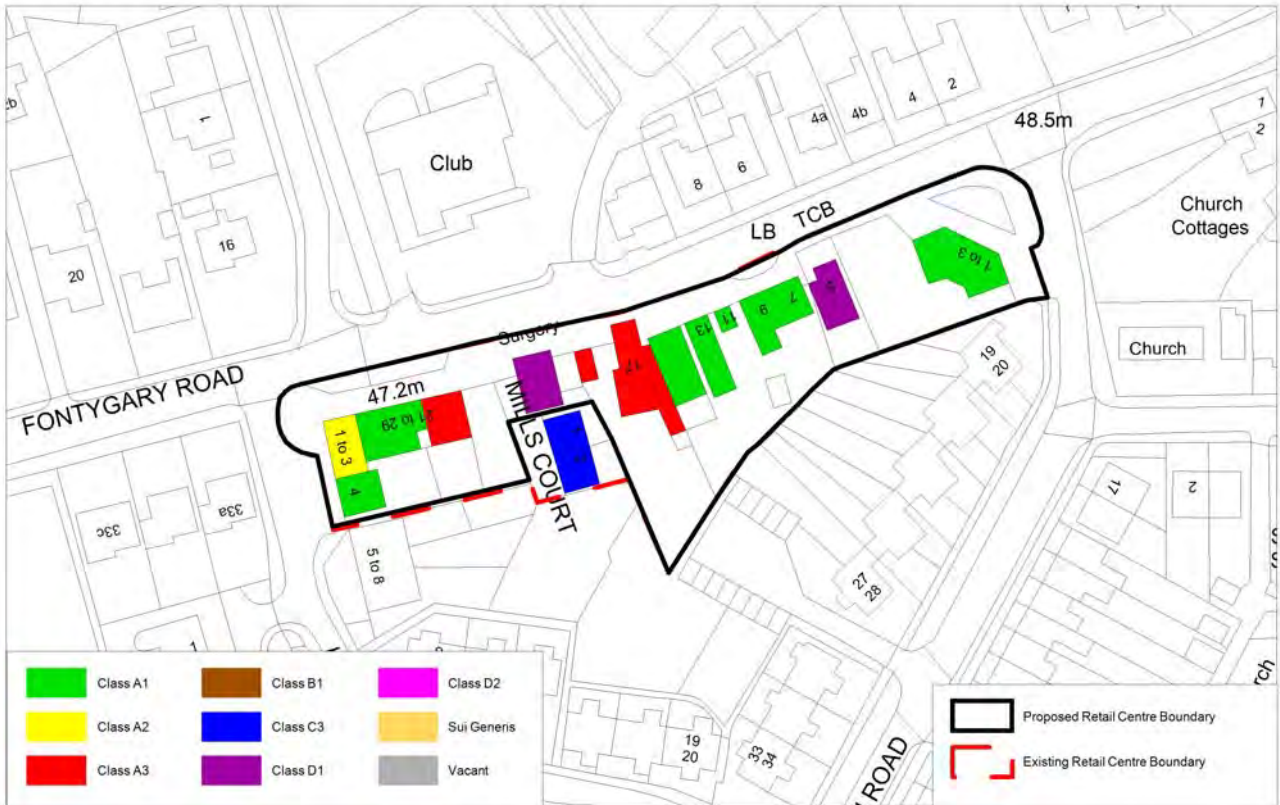
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	38	A1	11	69	Convenience	6	38
Clothing/Footwear	0	0	A2	2	13	Comparison	3	19
Furniture/Carpets	0	0	A3	1	6	Service	7	44
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	1	6	D1	2	13	Vacant	0	0
Other	9	56	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	16	100		16	100		16	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	31	A1	7	43	Convenience	4	25
Clothing/Footwear	0	0	A2	2	13	Comparison	1	6
Furniture/Carpets	0	0	A3	2	13	Service	9	56
Electrical	0	0	B1	0	0	Non Retail	2	13
DIY	0	0	D1	3	19	Vacant	0	0
Other	11	69	Other	2	13			
Vacant	0	0	Vacant	0	0			
Totals	16	100		16	100		16	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	31	A1	8	61	Convenience	4	31
Clothing/Footwear	0	0	A2	1	8	Comparison	0	0
Furniture/Carpets	0	0	A3	1	8	Service	9	69
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	1	8	Vacant	0	0
Other	9	69	Other	2	15			
Vacant	0	0	Vacant	0	0			
Totals	13	100		13	100		13	100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	50	A1	8	67	Convenience	6	50
Clothing/Footwear	0	0	A2	1	8	Comparison	0	0
Furniture/Carpets	0	0	A3	2	17	Service	6	50
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	1	8	Vacant	0	0
Other	6	50	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	12	100		12	100		12	100

Appendix 2H : Rhoose - Existing and Proposed Retail Centre Boundary



## Appendix 2I Cardiff Road, Dinas Powys

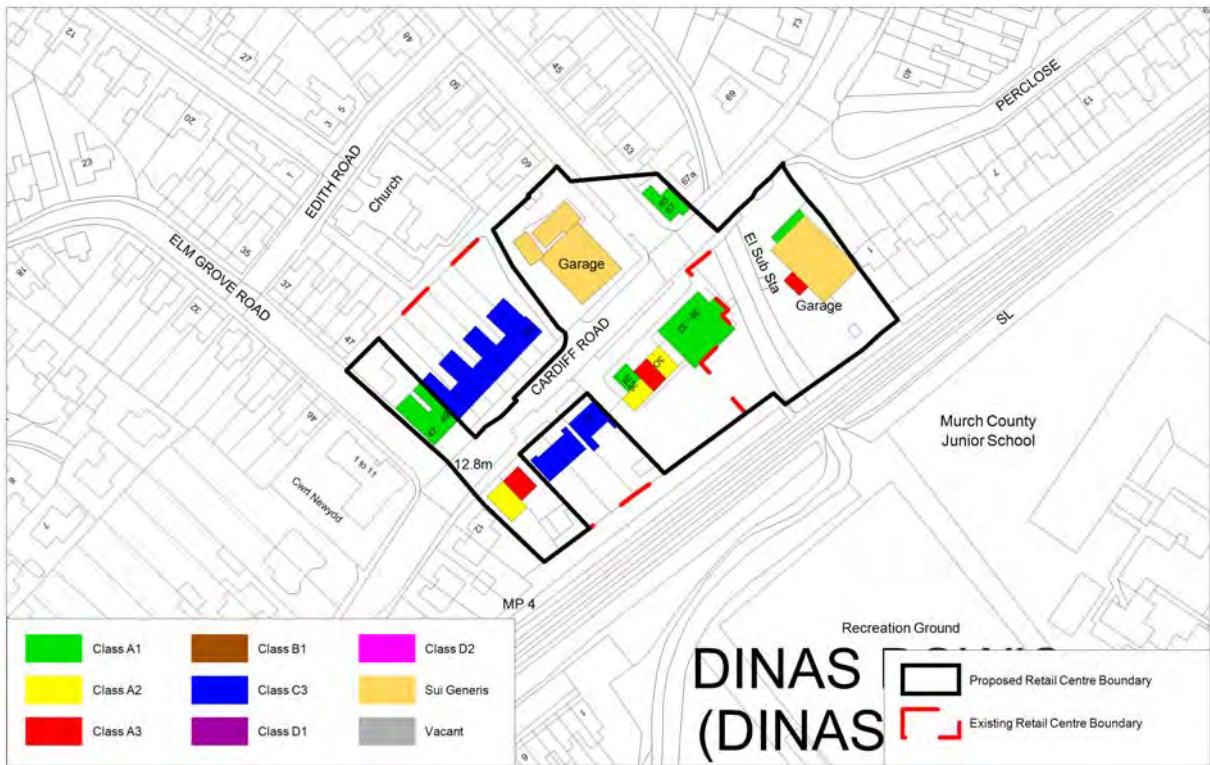
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	2	8	A1	7	29	Convenience	2	8
Clothing/Footwear	0	0	A2	3	13	Comparison	2	8
Furniture/Carpets	0	0	A3	1	4	Service	11	46
Electrical	1	4	B1	0	0	Non Retail	8	33
DIY	0	0	D1	2	8	Vacant	1	4
Other	20	83	Other	10	42			
Vacant	1	4	Vacant	1	4			
Totals	24	100		24	100		24	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	17	A1	5	20	Convenience	1	4
Clothing/Footwear	0	0	A2	3	13	Comparison	2	8
Furniture/Carpets	1	4	A3	3	13	Service	10	42
Electrical	0	0	B1	0	0	Non Retail	11	46
DIY	0	0	D1	0	0	Vacant	0	0
Other	19	79	Other	13	54			
Vacant	0	0	Vacant	0	0			
Totals	24	100		24	100		24	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	17	A1	5	20	Convenience	1	4
Clothing/Footwear	0	0	A2	3	13	Comparison	2	8
Furniture/Carpets	1	4	A3	3	13	Service	10	42
Electrical	0	0	B1	0	0	Non Retail	11	46
DIY	0	0	D1	0	0	Vacant	0	0
Other	19	79	Other	13	54			
Vacant	0	0	Vacant	0	0			
Totals	24	100		24	100			100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	29	A1	5	36	Convenience	1	7
Clothing/Footwear	0	0	A2	3	21	Comparison	2	14
Furniture/Carpets	1	7	A3	3	21	Service	10	71
Electrical	0	0	B1	0	0	Non Retail	1	7
DIY	0	0	D1	0	0	Vacant	0	0
Other	9	64	Other	3	21			
Vacant	0	0	Vacant	0	0			
Totals	14	100		14	100		14	100

Appendix 21 : Cardiff Road, Dinas Powys - Existing and Proposed Retail Centre Boundary



Appendix 2J – Upper Holton Road, Barry (previously identified as a District Centre no historic data available)

Upper Holton Road SPG Retail Core – 2013 Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	24	A1	8	32	Convenience	2	8
Clothing/Footwear	1	4	A2	0	0	Comparison	4	16
Furniture/Carpets	2	8	A3	4	16	Service	8	32
Electrical	1	4	B1	0	0	Non Retail	4	16
DIY	0	0	D1	0	0	Vacant	7	28
Other	8	32	Other	6	24			
Vacant	7	28	Vacant	7	28			
Totals	25	100		25	100		25	100

Remaining Local Centre – 2013 Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	11	14	A1	22	28	Convenience	2	3
Clothing/Footwear	3	4	A2	4	5	Comparison	11	14
Furniture/Carpets	2	3	A3	9	11	Service	30	38
Electrical	0	0	B1	3	4	Non Retail	25	31
DIY	1	1	D1	5	6	Vacant	11	14
Other	51	64	Other	25	32			
Vacant	11	14	Vacant	11	14			
Totals	79	100		79	100		79	100

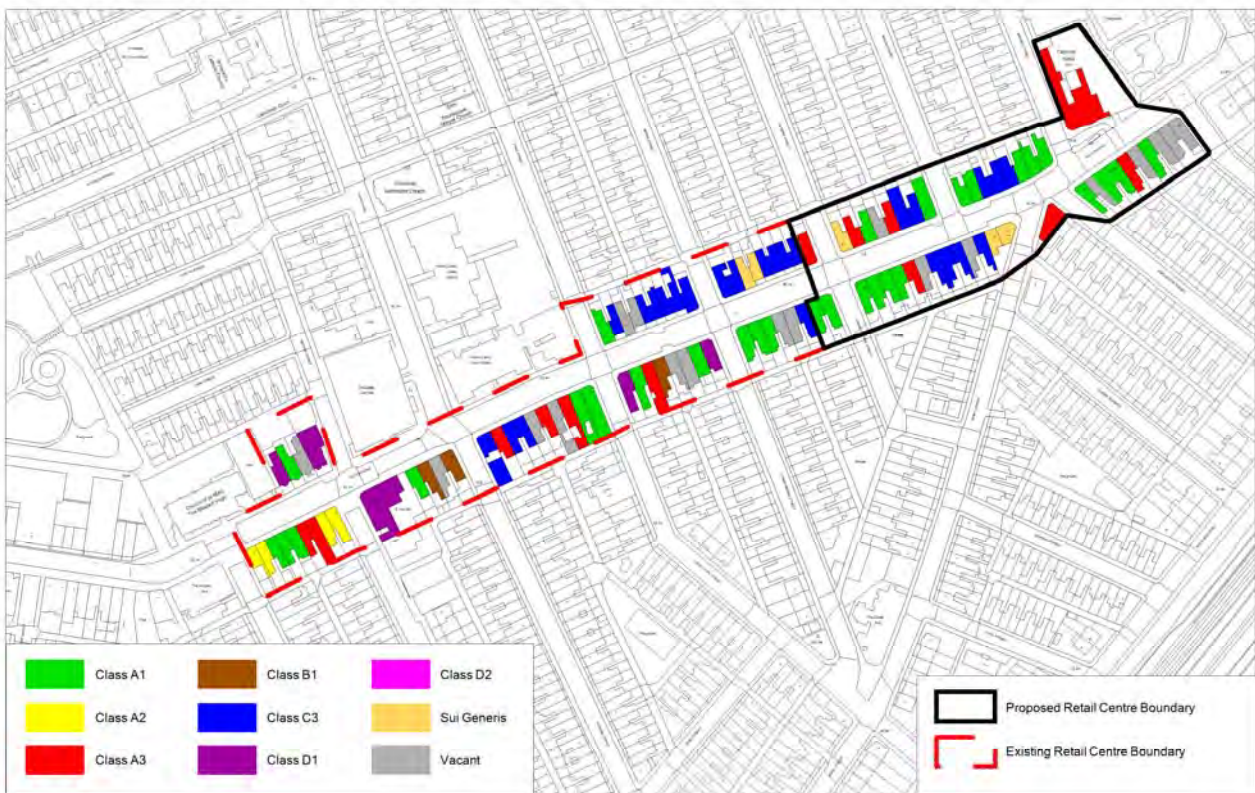
Proposed Local Retail Centre Boundary – 2013 Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	10	23	A1	17	39	Convenience	3	7
Clothing/Footwear	1	2	A2	0	0	Comparison	9	20.5
Furniture/Carpets	2	5	A3	7	16	Service	15	34
Electrical	1	2	B1	0	0	Non Retail	9	20.5
DIY	1	2	D1	0	0	Vacant	8	18
Other	21	48	Other	12	27			
Vacant	8	18	Vacant	8	18			
Totals	44	100		44	100		44	100

2013 Retail Floorspace Survey (LDP Proposed Boundary)								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	9	A1	16	35	Convenience	4	9
Clothing/Footwear	1	2	A2	0	0	Comparison	13	28
Furniture/Carpets	2	4	A3	8	17	Service	12	26
Electrical	3	7	B1	1	2	Non Retail	8	17
DIY	5	11	D1	0	0	Vacant	9	20
Other	22	48	Other	12	26			
Vacant	9	20	Vacant	9	20			
Totals	46	100		46	100		46	100

Appendix 2J : Upper Holton Road, Barry - Proposed Retail Centre Boundary



Appendix 2J : Upper Holton Road, Barry - Existing and Proposed Retail Centre Boundary



Appendix 3A: Castle Court/The Parade, Dinas Powys

1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	31	A1	4	31	Convenience	3	23
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	3	22	Service	5	38
Electrical	0	0	B1	0	0	Non Retail	4	31
DIY	0	0	D1	1	8	Vacant	1	8
Other	8	62	Other	4	31			
Vacant	1	8	Vacant	1	8			
Totals	13	100		13	100		13	100

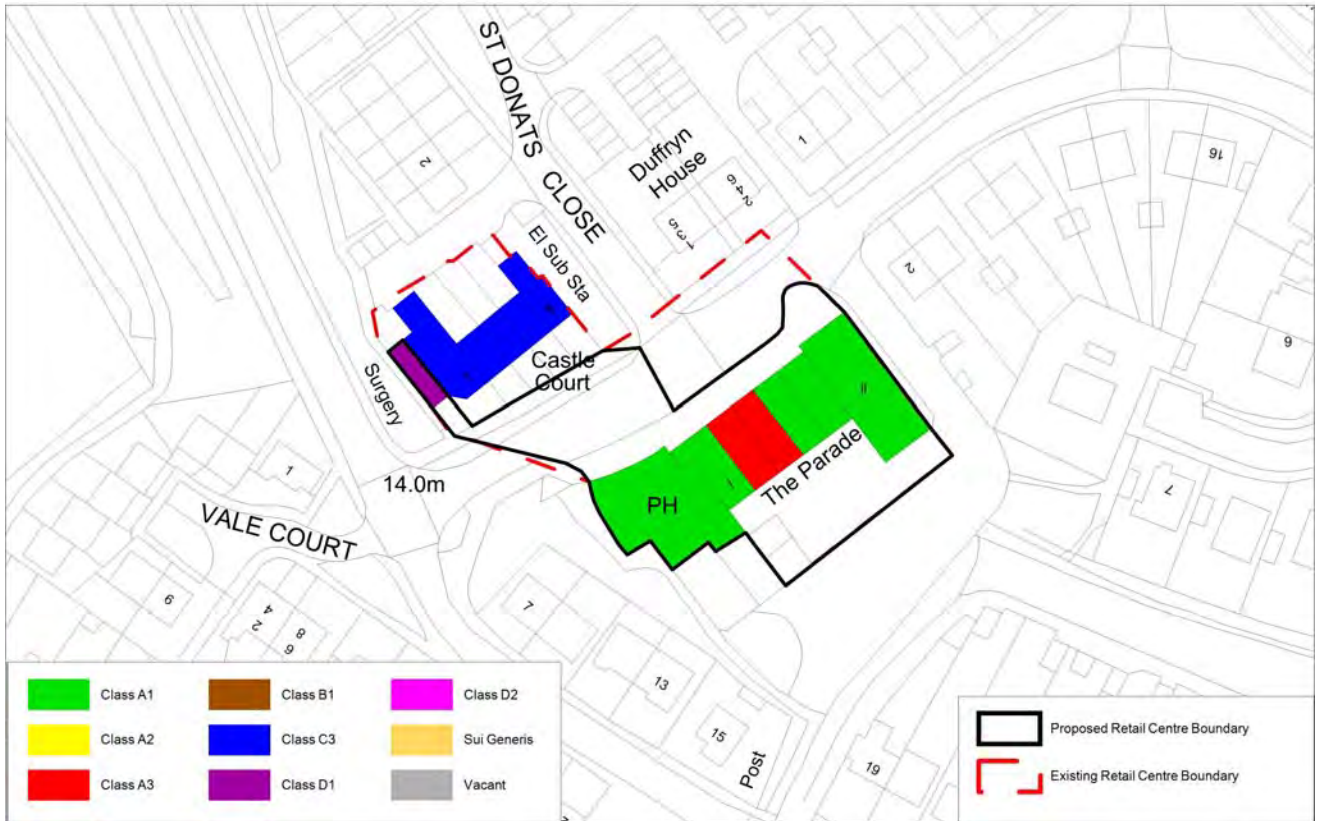
2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	46	A1	4	31	Convenience	3	23
Clothing/Footwear	1	8	A2	0	0	Comparison	1	8
Furniture/Carpets	0	0	A3	3	23	Service	4	31
Electrical	0	0	B1	0	0	Non Retail	5	38
DIY	0	0	D1	1	8	Vacant	0	0
Other	6	46	Other	5	38			
Vacant	0	0	Vacant	0	0			
Totals	13	100		13	100		13	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	46	A1	5	38.5	Convenience	4	31
Clothing/Footwear	1	8	A2	0	0	Comparison	1	8
Furniture/Carpets	0	0	A3	2	15	Service	4	31
Electrical	0	0	B1	0	0	Non Retail	4	31
DIY	0	0	D1	1	8	Vacant	0	0
Other	6	46	Other	5	38.5			
Vacant	0	0	Vacant	0	0			
Totals	13	100		13	100		13	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	6	75	A1	5	63	Convenience	4	50
Clothing/Footwear	1	13	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	2	25	Service	4	50
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	1	13	Vacant	0	0
Other	1	13	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	8	100		8	100		8	100



Appendix 3A : Castle Court / The Parade, Dinas Powys - Existing and Proposed Retail Centre Boundary



Appendix 3B: Boverton

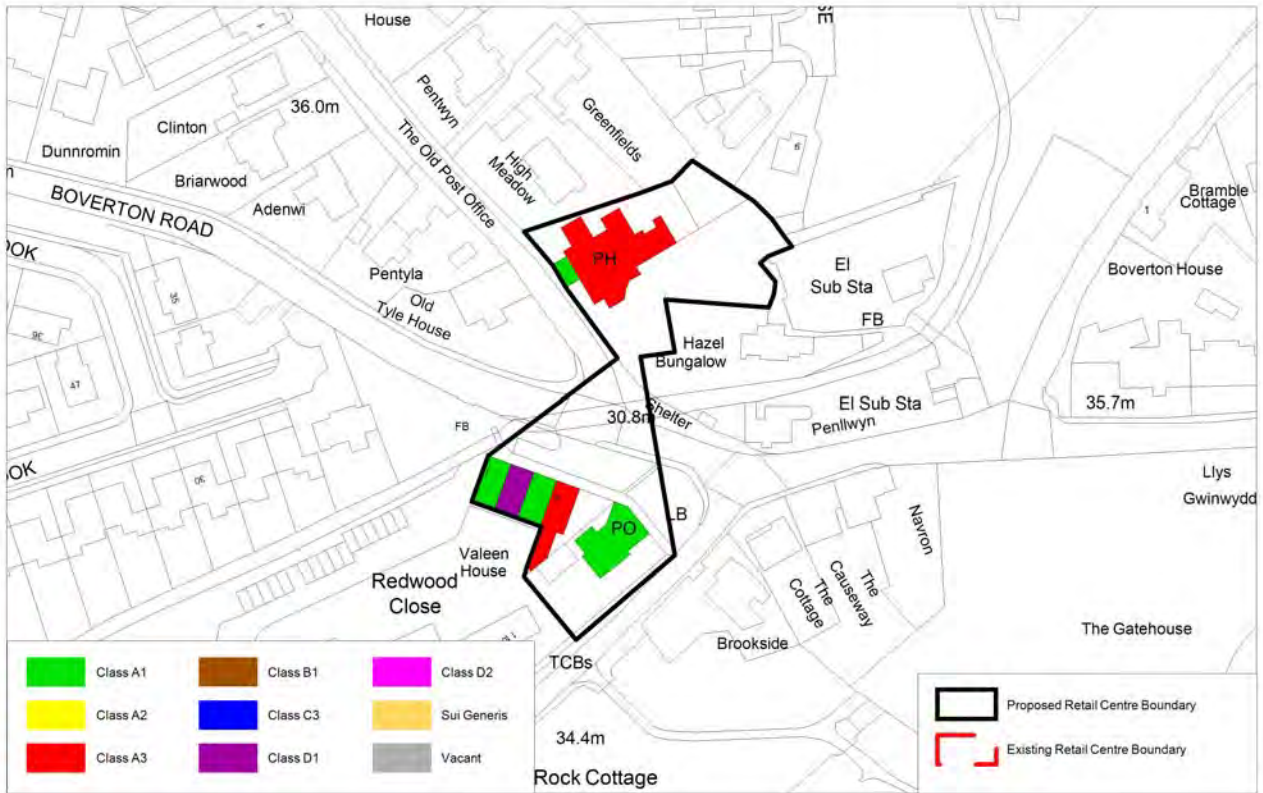
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	1	14	A1	5	72	Convenience	0	0
Clothing/Footwear	1	14	A2	0	0	Comparison	3	43
Furniture/Carpets	0	0	A3	2	28	Service	4	57
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	5	72	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	7	100		7	100		7	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	2	29	A1	4	57	Convenience	0	0
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	2	29	Service	7	100
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	1	14	Vacant	0	0
Other	5	71	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	7	100		7	100		7	100

2013 Retail Floorspace Survey - No change from previous survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	2	29	A1	4	57	Convenience	0	0
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	2	29	Service	7	100
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	1	14	Vacant	0	0
Other	5	71	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	7	100		7	100		7	100

No boundary change

Appendix 3B : Boverton - Proposed Retail Centre Boundary



Appendix 3C: Cwm Talwg Centre, Barry

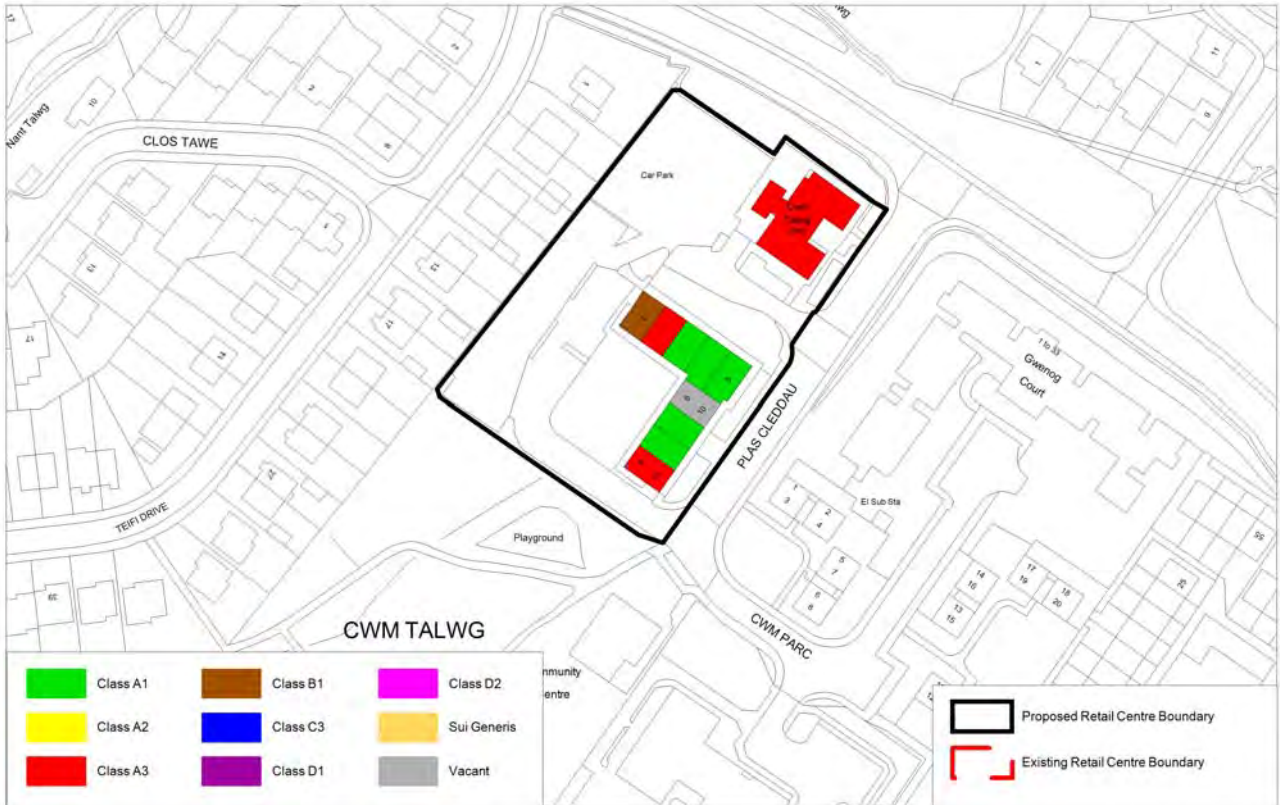
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	1	11	A1	1	11	Convenience	0	0
Clothing/Footwear	0	0	A2	0	0	Comparison	1	11
Furniture/Carpets	0	0	A3	1	11	Service	1	11
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	7	78
Other	1	11	Other	0	0			
Vacant	7	78	Vacant	7	78			
Totals	9	100		9	100		7	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	3	34	A1	6	67	Convenience	1	11
Clothing/Footwear	0	0	A2	0	0	Comparison	1	11
Furniture/Carpets	0	0	A3	1	11	Service	5	56
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	2	22
Other	4	44	Other	0	0			
Vacant	2	22	Vacant	2	22			
Totals	9	100		9	100		9	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	50	A1	5	50	Convenience	1	10
Clothing/Footwear	0	0	A2	0	0	Comparison	1	10
Furniture/Carpets	0	0	A3	3	30	Service	6	60
Electrical	0	0	B1	1	10	Non Retail	1	10
DIY	0	0	D1	0	0	Vacant	1	10
Other	4	40	Other	0	0			
Vacant	1	10	Vacant	1	10			
Totals	10	100		10	100		10	100

No boundary change

Appendix 3C : Cwm Talwg Centre, Barry - Proposed Retail Centre Boundary



Appendix 3D: Gibbonsdown Centre, Barry

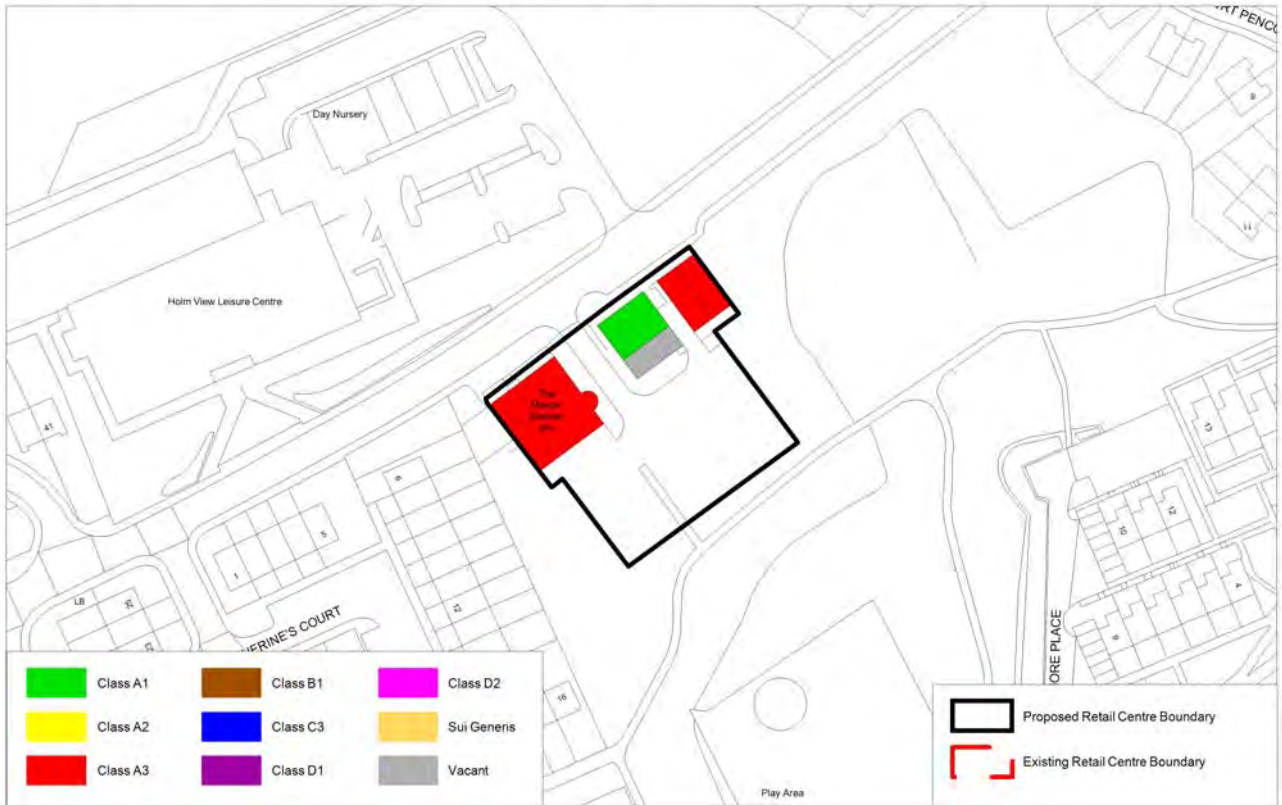
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	80	A1	1	20	Convenience	1	20
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	3	60	Service	3	60
Electrical	0	0	B1	0	0	Non Retail	1	20
DIY	0	0	D1	0	0	Vacant	0	0
Other	1	20	Other	1	20			
Vacant	0	0	Vacant	0	0			
Totals	5	100		5	100		5	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	100	A1	2	40	Convenience	2	40
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	3	60	Service	3	60
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	0	0	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	5	100		5	100		5	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	80	A1	1	20	Convenience	1	20
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	3	60	Service	3	60
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	1	20
Other	0	0	Other	0	0			
Vacant	1	20	Vacant	1	20			
Totals	5	100		5	100		5	100

No boundary change

Appendix 3D : Gibbonsdown Centre, Barry - Proposed Retail Centre Boundary



Appendix 3E: Camms Corner, Dinas Powys

1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	3	38	A1	7	88	Convenience	3	38
Clothing/Footwear	0	0	A2	0	0	Comparison	3	38
Furniture/Carpets	0	0	A3	0	0	Service	1	13
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	1	13	D1	0	0	Vacant	1	13
Other	3	38	Other	0	0			
Vacant	1	13	Vacant	1	13			
Totals	8	100		8	100		8	100

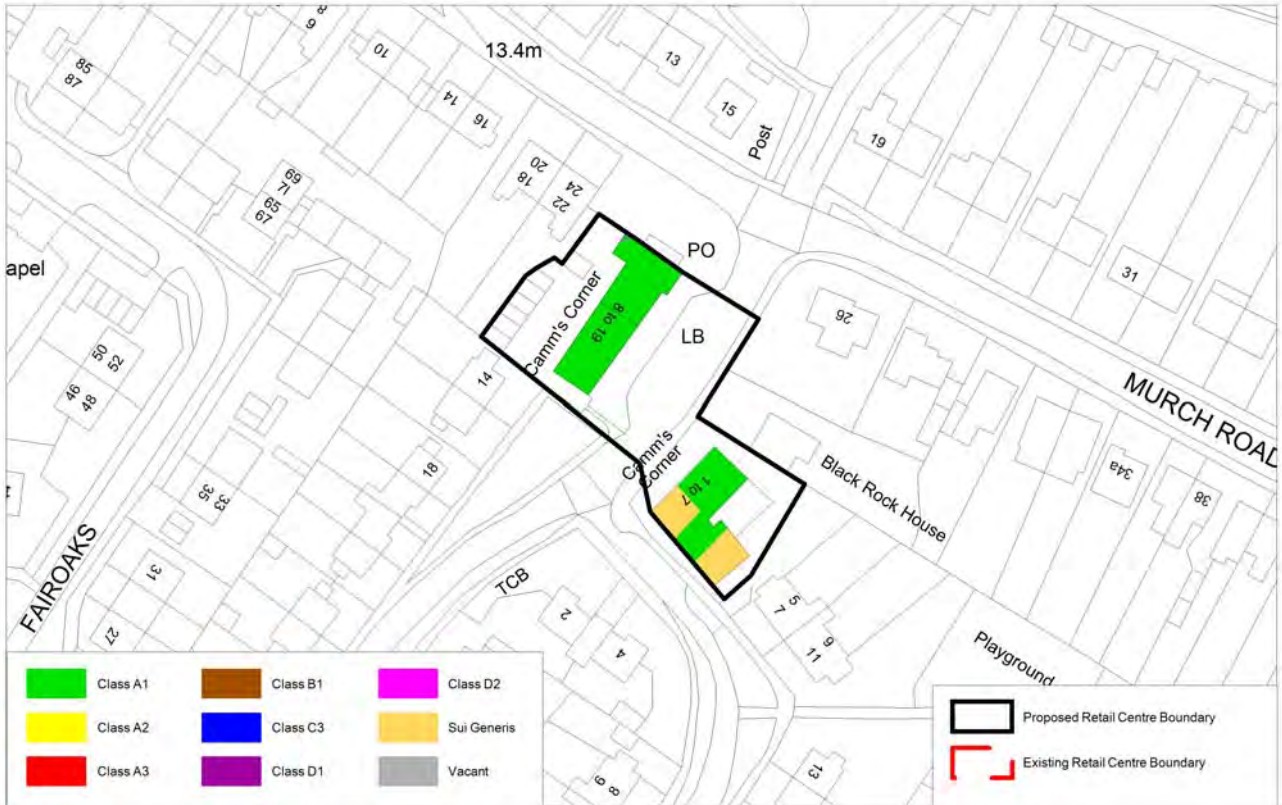
2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	1	13	A1	7	88	Convenience	1	13
Clothing/Footwear	0	0	A2	0	0	Comparison	1	13
Furniture/Carpets	0	0	A3	0	0	Service	6	75
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	7	87	Other	1	13			
Vacant	0	0	Vacant	0	0			
Totals	8	100		8	100		8	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	1	13	A1	6	75	Convenience	1	13
Clothing/Footwear	0	0	A2	0	0	Comparison	1	13
Furniture/Carpets	0	0	A3	0	0	Service	6	75
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	7	87	Other	2	25			
Vacant	0	0	Vacant	0	0			
Totals	8	100		8	100		8	100

No boundary change



Appendix 3E : Camm's Corner, Dinas Powys - Proposed Retail Centre Boundary



Appendix 3F: Tennyson Road, Penarth

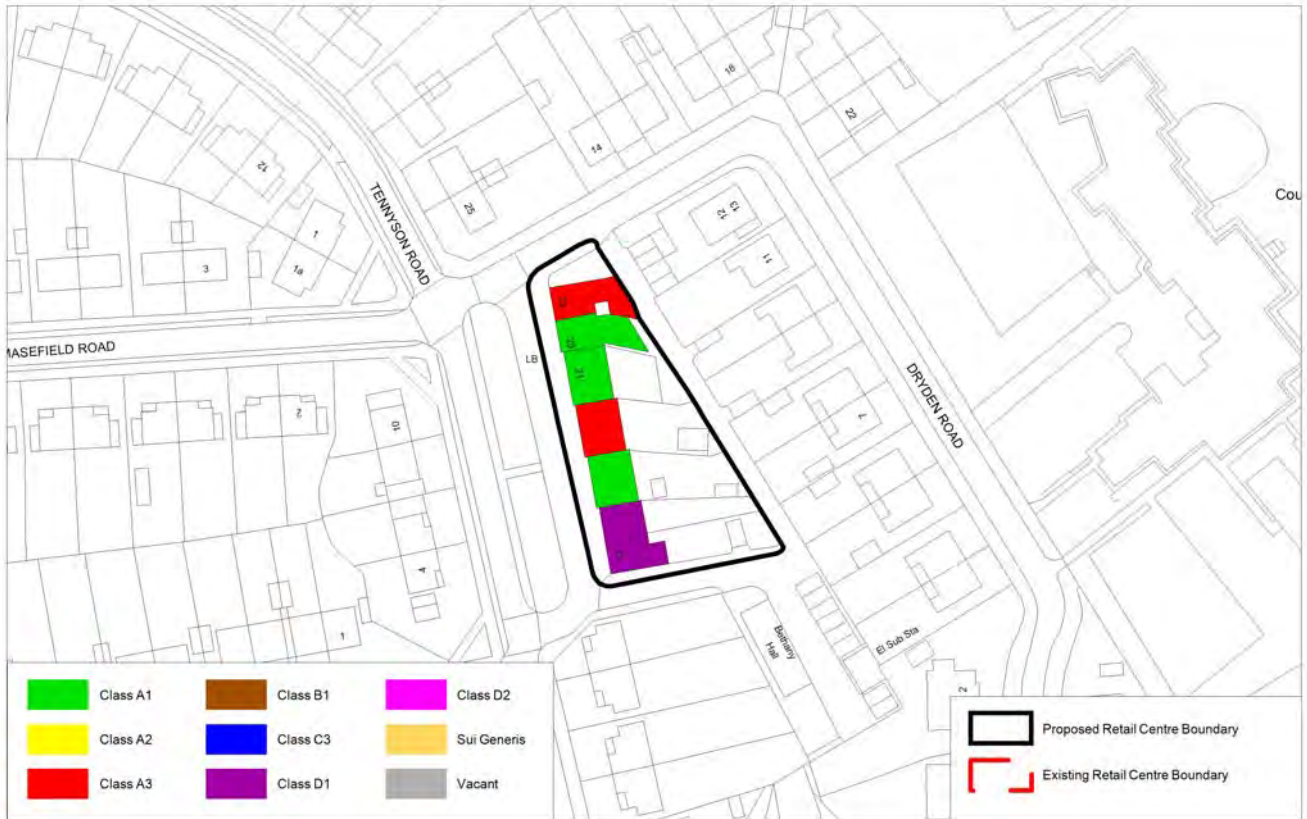
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	2	29	A1	3	43	Convenience	1	14
Clothing/Footwear	0	0	A2	0	0	Comparison	1	14
Furniture/Carpets	0	0	A3	1	14	Service	2	28
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	3	43
Other	2	29	Other	0	0			
Vacant	3	43	Vacant	3	43			
Totals	7	100		7	100		7	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	3	43	A1	2	28	Convenience	1	14
Clothing/Footwear	0	0	A2	0	0	Comparison	1	14
Furniture/Carpets	0	0	A3	2	28	Service	4	57
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	2	28	Vacant	1	14
Other	3	43	Other	0	0			
Vacant	1	14	Vacant	1	14			
Totals	7	100		7	100		7	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	3	43	A1	2	28	Convenience	2	29
Clothing/Footwear	0	0	A2	0	0	Comparison	1	14
Furniture/Carpets	0	0	A3	2	28	Service	4	57
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	2	28	Vacant	0	0
Other	3	43	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	7	100		7	100		7	100

No boundary change

Appendix 3F : Tennyson Road, Penarth - Proposed Retail Centre Boundary



Appendix 3G: Bron Y Mor, Barry

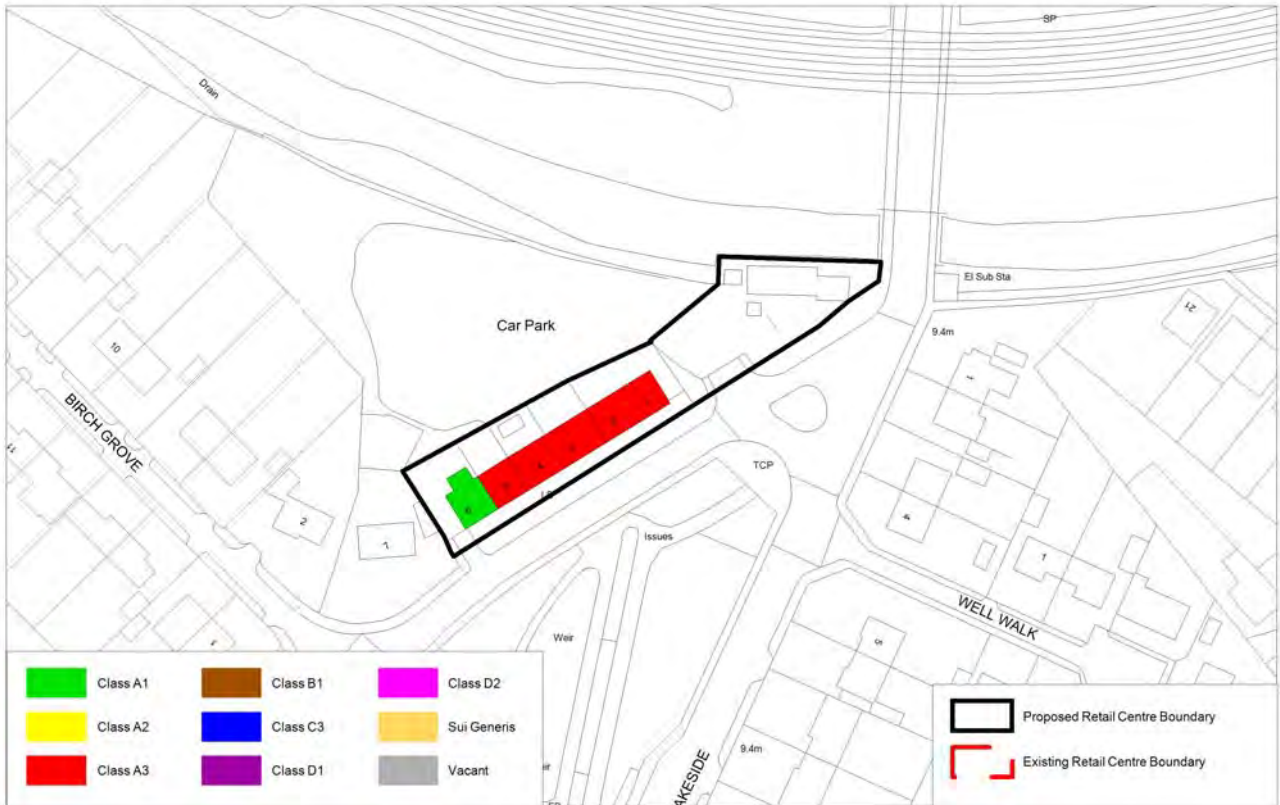
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	80	A1	2	40	Convenience	1	20
Clothing/Footwear	0	0	A2	0	0	Comparison	1	20
Furniture/Carpets	0	0	A3	3	60	Service	3	60
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	1	20	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	5	100		5	100		5	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	100	A1	0	0	Convenience	0	0
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	5	100	Service	5	100
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	0	0	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	5	100		5	100		5	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	100	A1	1	25	Convenience	1	25
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	3	75	Service	3	75
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	0	0	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	4	100		4	100		4	100

**No boundary change**

Appendix 3G : Bron y Mor, The Knap, Barry - Proposed Retail Centre Boundary



Appendix 3H: Pill Street, Cogan

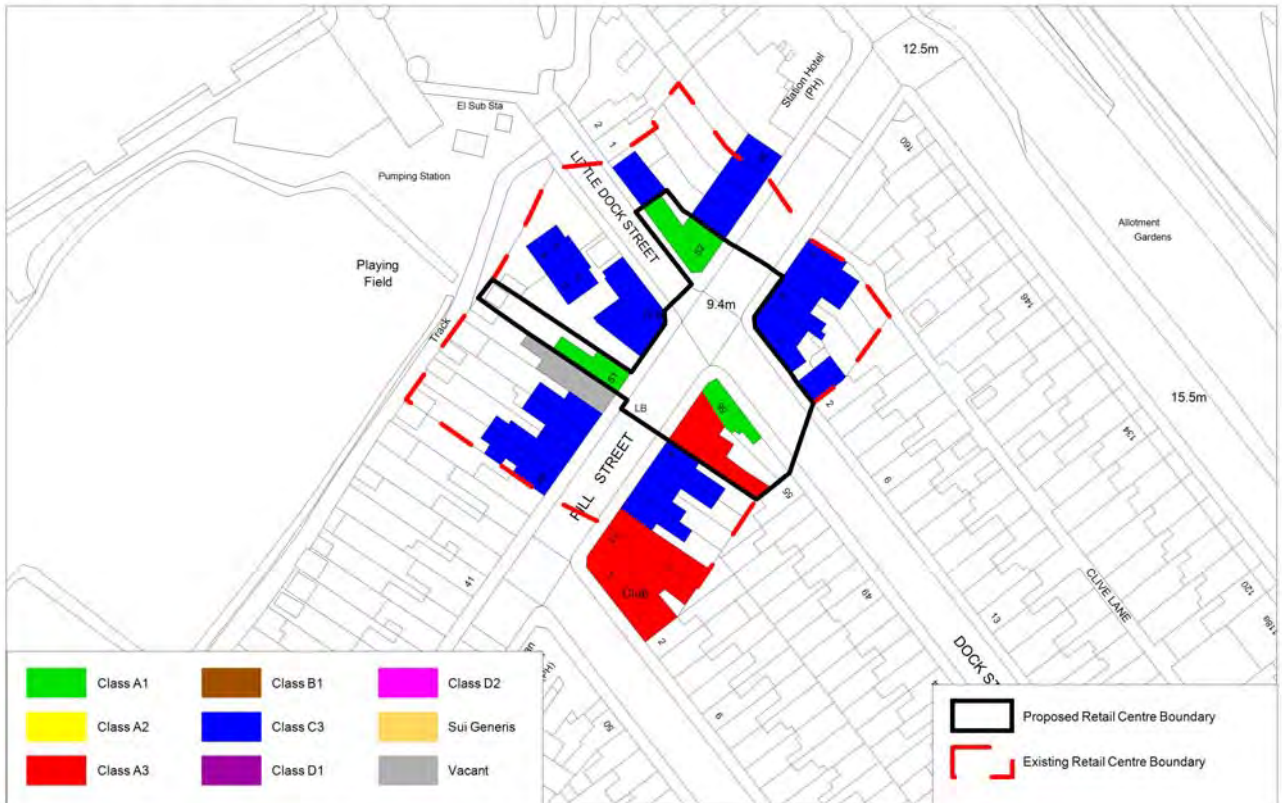
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	14	A1	6	21	Convenience	4	14
Clothing/Footwear	0	0	A2	0	0	Comparison	2	7
Furniture/Carpets	0	0	A3	1	4	Service	1	4
Electrical	1	4	B1	0	0	Non Retail	20	71
DIY	0	0	D1	0	0	Vacant	1	4
Other	22	79	Other	20	71			
Vacant	1	4	Vacant	2	4			
Totals	28	100		28	100		28	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	14	A1	2	7	Convenience	2	7
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	2	7	Service	4	14
Electrical	0	0	B1	0	0	Non Retail	19	68
DIY	0	0	D1	0	0	Vacant	3	11
Other	21	75	Other	21	75			
Vacant	3	11	Vacant	3	11			
Totals	28	100		28	100		28	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	5	18	A1	3	11	Convenience	2	7
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	2	7	Service	5	18
Electrical	0	0	B1	0	0	Non Retail	21	75
DIY	0	0	D1	0	0	Vacant	0	0
Other	23	82	Other	23	82			
Vacant	0	0	Vacant	0	0			
Totals	28	100		28	100		28	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	4	100	A1	3	75	Convenience	2	50
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	1	25	Service	2	50
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	0	0	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	4	100		4	100		4	100

Appendix 3H : Pill Street, Penarth - Existing and Proposed Retail Centre Boundary



Appendix 3I: Park Road, Barry

1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	0	0	A1	3	60	Convenience	1	20
Clothing/Footwear	1	20	A2	0	0	Comparison	1	20
Furniture/Carpets	0	0	A3	0	0	Service	2	40
Electrical	0	0	B1	1	20	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	1	20
Other	3	60	Other	0	0			
Vacant	1	20	Vacant	1	20			
Totals	5	100		5	100		5	100

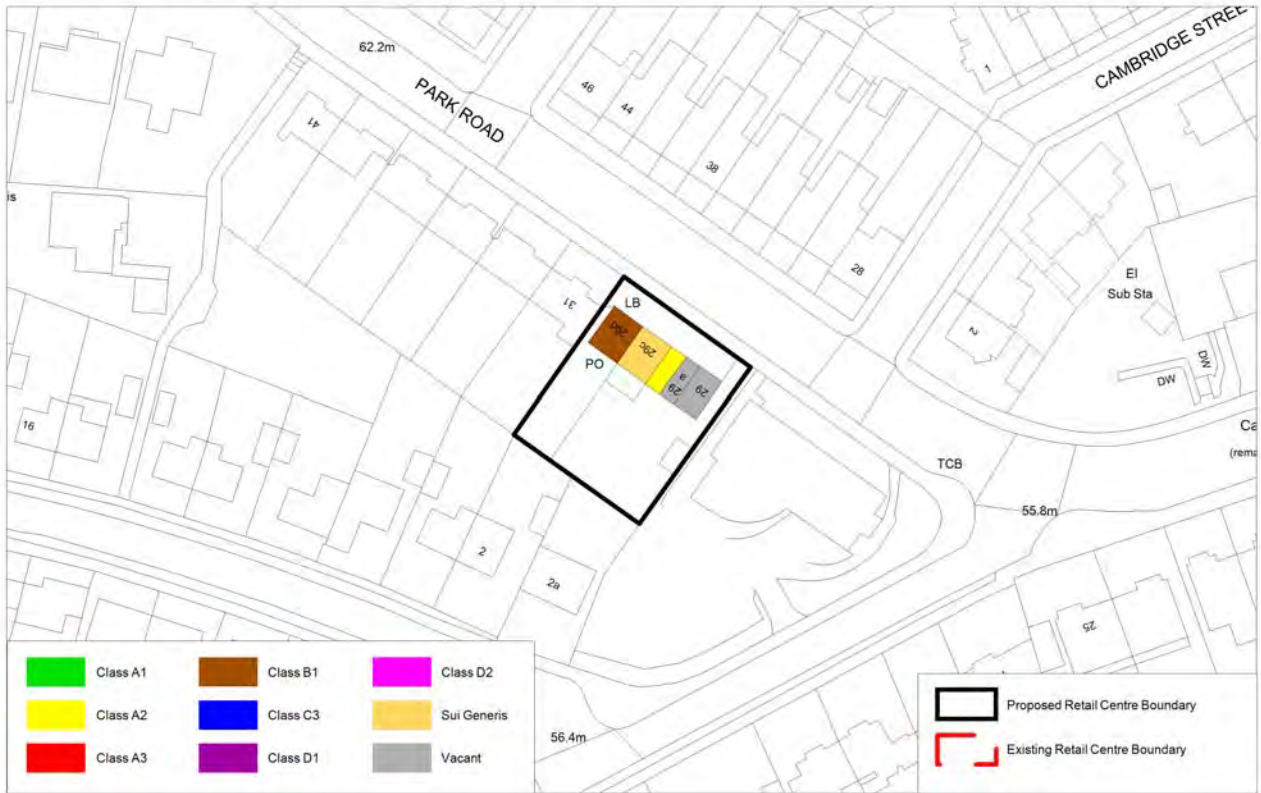
2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	1	20	A1	4	80	Convenience	1	20
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	0	0	Service	4	80
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	4	80	Other	1	20			
Vacant	0	0	Vacant	0	0			
Totals	5	100		5	100		5	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	0	0	A1	1	20	Convenience	0	0
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	0	0	Service	4	60
Electrical	0	0	B1	2	40	Non Retail	1	20
DIY	0	0	D1	0	0	Vacant	1	20
Other	4	80	Other	1	20			
Vacant	1	20	Vacant	1	20			
Totals	5	100		5	100		5	100

**No boundary change**



Appendix 31 : Park Road, Barry - Proposed Retail Centre Boundary



Appendix 3J: Crawshay Drive, Llantwit Major

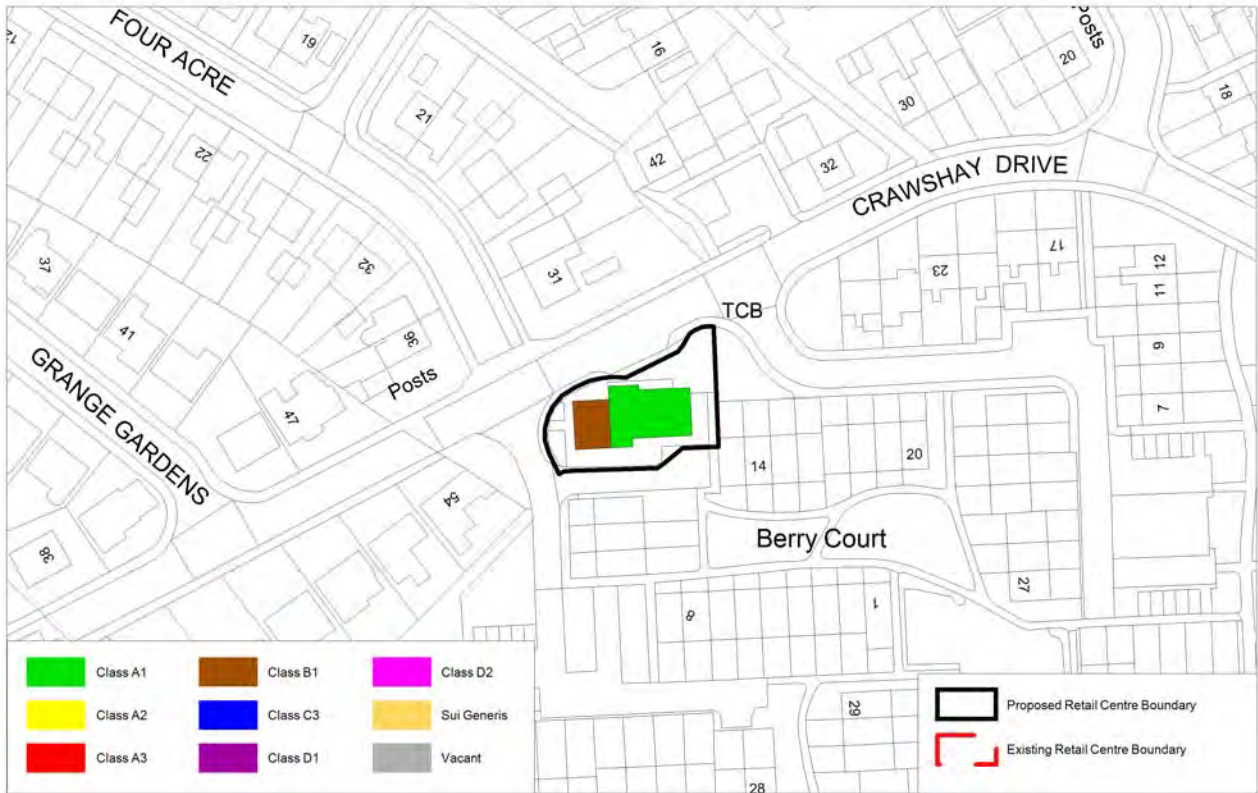
1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	1	33	A1	2	66	Convenience	2	66
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	0	0	Service	0	0
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	1	33
Other	1	33	Other	0	0			
Vacant	1	33	Vacant	1	33			
Totals	3	100		3	100		3	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	1	50	A1	1	50	Convenience	1	50
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	0	0	Service	1	50
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	1	50	Other	1	50			
Vacant	0	0	Vacant	0	0			
Totals	2	100		2	100		2	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	1	50	A1	1	50	Convenience	1	50
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	0	0	Service	0	0
Electrical	0	0	B1	1	50	Non Retail	1	50
DIY	0	0	D1	0	0	Vacant	0	0
Other	1	50	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	2	100		2	100		2	100

**No boundary change**

Appendix 3J : Crawshay Drive, Llantwit Major - Proposed Retail Centre Boundary



Appendix 3K: Font Y Gary, Rhoose

1997 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	1	33	A1	3	100	Convenience	2	67
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	0	0	Service	1	33
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	2	67	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	3	100		3	100		3	100

2009 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	3	33	A1	3	100	Convenience	2	67
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	0	0	Service	1	33
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	2	67	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	3	100		3	100		3	100

2013 Retail Floorspace Survey								
Product Category			Use Class Order			Shop Classification		
	Units	%		Units	%		Units	%
Food	3	100	A1	3	100	Convenience	2	67
Clothing/Footwear	0	0	A2	0	0	Comparison	0	0
Furniture/Carpets	0	0	A3	0	0	Service	1	33
Electrical	0	0	B1	0	0	Non Retail	0	0
DIY	0	0	D1	0	0	Vacant	0	0
Other	0	0	Other	0	0			
Vacant	0	0	Vacant	0	0			
Totals	3	100		3	100		3	100

**No boundary change**

Appendix 3K - Fontygary, Rhoose



## Appendix 4: Shop-type Code Definitions

### CONVENIENCE - Categories 1 - 3

#### Category 1

- 1A Grocers
- 1B Delicatessens and cooked meat shops
- 1C Supermarkets
- 1D General store
- 1E Health food shops

#### Category 2

- 2A Dairymen and milkmen
- 2B Butchers
- 2C Fishmongers
- 2D Greengrocers and fruiterers
- 2E Bakers and cake shops
- 2F Off licences

#### Category 3

- 3A Newsagents, Tobacconists, confectioners

### DURABLE - Categories 4 - 7

#### Category 4

- 4A Shoe shops
- 4B Clothes shops
- 4D Drapers and wool shops
- 4E Second hand clothes shops
- 4F Clothes hire shops
- 4H Soft furnishing and household textile shops

#### Category 5

- 5A Furniture and carpet shops
- 5B Antique and art dealers
- 5C Second hand furniture dealers
- 5D Furniture repairers
- 5E Radio and electrical goods
- 5F Musical instruments, records and music shops
- 5G Radio, TV, video and games hire
- 5H Hardware and ironmongers
- 5I China, glass and cutlery shops
- 5J D.I.Y. and decorating suppliers
- 5K Tools and garden implement suppliers
- 5L Gas and electricity

### Category 6

- 6A Book shops, stationers, art supplies shops
- 6B Chemists and photographic shops
- 6C Bicycle and motorcycle shops
- 6D Pram and nursery furniture
- 6E Jewellers
- 6H Toys and fancy goods
- 6I Florists and horticultural shops
- 6J Sub post office
- 6K General second-hand goods
- 6L Handicrafts, scientific goods and miscellaneous shops
- 6M Travel agents
- 6N Pet and pet food shops

### Category 7

- 7A Department stores
- 7B General household and variety stores
- 7C General mail order firms

### SERVICES - Categories 8 - 9

#### Category 8

- 8A Shoe repairers
- 8B Men's and women's hairdressers and beauty salons
- 8C Launderette and dry cleaners
- 8D Hirers of linen and industrial clothing
- 8E Clothes repair and alteration shops
- 8F Undertakers

#### Category 9

- 9A Estate Agents, Banks, Insurance, Building Societies, Solicitors etc.
- 9B Local Government.
- 9C Entertainment services: pubs, sports facilities, cinemas, art galleries
- 9D Health services: doctors, dentist, opticians, chiropodist, clinics, vets.
- 9E Hot food sales: restaurants, fish and chips, take-aways etc.
- 9F Betting offices
- 9G Services: garages, exhaust centres, car hire centres etc.
- 9H Other professional and technical services: surveyors, architects, planners, engineers etc.

#### EXCLUDED

- (a) Hotels, boarding houses etc.
- (b) Hospitals, schools, colleges etc.
- (c) Churches, funeral homes, old peoples homes etc.
- (d) Police stations, ambulance stations, fire stations
- (e) Employment offices/job centres

## **USE CLASS ORDERS**

Every single unit recorded has been categorised into a number of broad classes of use as laid down by the Town and Country Planning (Use Classes) Order 1987 (as amended). In Wales, there are sixteen in total however only a limited number are found in shopping areas and high streets as shown below.

### **Class A1\* - Shops**

For the retail of goods other than hot food  
Post Offices  
Travel Agents  
Sandwich Bars (cold food served off premises)  
Hairdressers  
Hire Shops  
Dry Cleaners

*\* where the sale, display or service is to visiting members of the public*

### **Class A2\* - Financial and Professional Services**

Banks  
Building Societies  
Betting Offices  
Estate Agents  
Solicitor's Office  
Financial Services

*\* where the services provided are principally to visiting members of the public*

### **Class A3\* - Food and Drink**

Takeaways  
Restaurants  
Pubs  
Wine Bars  
Cafes

*\* for the sale of food or drink for consumption on the premises or of hot food for consumption on and off the premises*

### **B1 - Business**

Office use other than class A2

### **D1 - Non - residential institutions**

Doctors  
Dentists  
Crèche  
Library  
Museum



## TYPES OF CENTRE DEFINITIONS

### Local Centres

Shopping centres of more than ten retail units, usually containing a newsagent, Post Office and occasionally a chemist, hairdresser and other small shops of a local nature e.g. Rhoose, Park Crescent - Barry, Cornerswell Road, Village Centre - Dinas Powys.

### Neighbourhood Centres

Groups of between three and ten shops offering convenience shopping in local areas e.g. Park Road - Barry, Cardiff Road - Dinas Powys, Boverton, Tennyson Road - Penarth.

## SHOP GROUP DEFINITIONS

### Convenience Goods Shops

Mainly food shops - supermarkets, grocers, general stores, butchers, bakers but includes tobacconists, newsagents and off licences.

### Durable Goods

Usually any non-food retail - clothing and footwear shops, household goods, jewellers, but also includes chemists, post offices and pet shops.

### Services

Usually services available in shopping centres - hairdressers, dry cleaners, shoe repairers, travel agents, banks, building societies, cafes, hot food take-aways, restaurants and betting offices.

# Appendix 5: Proposed Vale of Glamorgan Local Development Plan 2011-2026

## Local and Neighbourhood Retail Centres

**Local Centres**  
(more than 10 retail outlets but of less than 3,500 sq.m)

1. Main Street, Cadoxton, Barry
2. Vere Street, Cadoxton, Barry
3. Park Crescent, Barry
4. Dinas Powys Village
5. St. Athan
6. Barry Road, near Cadoxton, Barry
7. Cornerswell Road, Penarth
8. Rhoose
9. Cardiff Road, Dinas Powys
10. Upper Holton Road, Barry

**Neighbourhood Centres**  
(between 3 and 10 units)

1. Castle Court/The Parade, Dinas Powys
2. Boverton
3. Cwm Talwg Centre, Barry
4. Gibbonsdown Centre, Barry
5. Camms Corner, Dinas Powys
6. Tennyson Road, Penarth
7. Bron-y-Mor, Barry
8. Pill Street, Penarth
9. Park Road, Barry
10. Crawshay Drive, Llantwit Major
11. Fontygary



 Main Roads

0 5 10km



© Crown Copyright. All rights reserved. 2015.  
The Vale of Glamorgan Council. Licence No. 100023424  
© Hawlfraint y Goron. Cedwir pob hawl. 2015.  
Cyngor Bro Morgannwg rhif trwydded 100023424

Planning Policy & Transportation,  
Directorate of Development Services.  
© The Vale of Glamorgan Council 2015.

## Appendix 6: Local and Neighbourhood Centres Use Class Orders by Unit

### Proposed New Boundaries Using Data from 2013 Retail Floorspace Survey

Local Centres *All boundaries amended	A1	A2	A3	B1	C3	D1	Other	Vacant	Total	
<b>2A Main Street, Cadoxton</b>	45%	0%	18%	0%	27%	0%	0%	9%	100%	Boundary amended
<b>2B Vere Street, Cadoxton, Barry</b>	31%	0%	12%	0%	31%	0%	12%	15%	100%	Boundary amended
<b>2C Park Crescent, Barry</b>	59%	4%	6%	2%	10%	2%	14%	2%	100%	Boundary amended
<b>2D Dinas Powys Village</b>	40%	15%	20%	0%	25%	0%	0%	0%	100%	Boundary amended
<b>2E St Athan</b>	60%	0%	13%	0%	20%	7%	0%	0%	100%	Boundary amended
<b>2F Barry Road, Cadoxton</b>	25%	17%	25%	0%	17%	0%	0%	17%	100%	Boundary amended
<b>2G Cornerswell Road, Penarth</b>	40%	3%	7%	0%	17%	20%	10%	3%	100%	Boundary amended
<b>2H Rhoose</b>	67%	8%	17%	0%		8%	0%	0%	100%	Boundary amended
<b>2I Cardiff Road, Dinas Powys</b>	36%	21%	21%	0%	0%	0%	21%	0%	100%	Boundary amended
<b>2J Upper Holton Road, Barry</b>	35%	0%	17%	2%	20%	0%	7%	20%	100%	Boundary amended

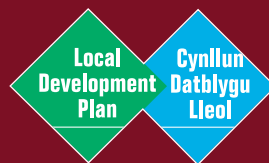
#### Summary

	Number	%
Local Centres with over 50% A1	3	30%
Local Centres with under 50% A1	7	70%
	10	100%

Neighbourhood Centres	A1	A2	A3	B1	D1	Other	Vacant	Total	
3A Castle Court / The Parade, Dinas Powys	63%	0%	25%	0%	13%	0%	0%	100%	Boundary amended
3B Boverton	57%	0%	29%	0%	14%	0%	0%	100%	Boundary not amended
3C Cwm Talwg Centre	50%	0%	30%	10%	0%	0%	10%	100%	Boundary not amended
3D Gibbonsdown Centre, Barry	20%	0%	60%	0%	0%	0%	20%	100%	Boundary not amended
3E Camms Corner, Dinas Powys	75%	0%	0%	0%	0%	25%	0%	100%	Boundary not amended
3F Tennyson Road, Penath	33%	0%	33%	0%	33%	0%	0%	100%	Boundary not amended
3G Bron Y Mor, Barry	25%	0%	75%	0%	0%	0%	0%	100%	Boundary not amended
3H Pill Street, Cogan	75%	0%	25%	0%	0%	0%	0%	100%	Boundary amended
3Park Road, Barry	20%	0%	0%	40%	0%	20%	20%	100%	Boundary not amended
3J Crawshay Drive, Llantwit Major	50%	0%	0%	50%	0%	0%	0%	100%	Boundary not amended
3K Fontygary, Rhoose	100%	0%	0%	0%	0%	0%	0%	100%	Boundary not amended

Summary	Number	%
Neighbourhood with over 50% A1	5	45%
Neighbourhood with 50% A1	2	18%
Neighbourhood Centres with under 50% A1	4	36%
	11	100%





The Vale of Glamorgan Council  
**Directorate of Development Services**

Dock Office  
Barry Docks  
Barry CF63 4RT

[LDP@valeofglamorgan.gov.uk](mailto:LDP@valeofglamorgan.gov.uk)  
[www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)