

ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

PUBLIC EXAMINATION:

Hearing Session 5 – Economy – Employment, Retail and Tourism



Action Point 6 (S5/PG6) – Strategic Policy PS12

Matters Arising Change in order to:

Note when the new retail space should come forward to reflect the information in the Gwynedd and Anglesey Retail Assessment.

Councils' Response

7.3.83 The Retail Study (2013) undertaken to inform the Plan noted the strong influence of Bangor as a Sub-regional Retail Centre. The study also recognised that the area is serviced by a retail hierarchy which includes centres outside the Plan area, e.g. Llandudno and Chester. The study considered that there was limited quantitative need for some 372 sq. m. convenience floor space to be provided **at the latter stages of the Plan period** and distributed as set out below:

- ~~200 sq. m Caernarfon~~
- ~~172 sq. m Pwllheli~~

<u>Retail Centre</u>	<u>2011 – 2021</u>	<u>2022 - 2026</u>	<u>Total</u>
<u>Caernarfon</u>	<u>125 sq.m</u>	<u>75 sq.m</u>	<u>200 sq.m</u>
<u>Pwllheli</u>	<u>132 sq.m</u>	<u>40 sq.m</u>	<u>172 sq.m</u>

7.3.83a However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. floor space to be provided **during the latter stages of** ~~over~~ the Plan period **(apart from Bangor which requires a provision of 5,105 sq. m by 2021)** as set out below:

- ~~7,913 sq. m Bangor~~
- ~~176 sq. m Caernarfon~~
- ~~772 sq. m Pwllheli~~
- ~~492 sq. m Llangefni~~

<u>Retail Centre</u>	<u>2011 – 2021</u>	<u>2022 - 2026</u>	<u>Total</u>
<u>Bangor</u>	<u>7913 m.sg</u>		
<u>Caernarfon</u>	=	<u>176 sq.m</u>	<u>176 sq.m</u>
<u>Pwllheli</u>	<u>413 sq.m</u>	<u>359 sq.m</u>	<u>772 sq.m</u>
<u>Llangefni</u>	<u>44 sq.m</u>	<u>448 sq.m</u>	<u>492 sq.m</u>

7.3.84 Village shops and community services (e.g. post office, pubs) are important to rural communities as they can provide for people’s day to day needs, particularly for those who are isolated either by their location or circumstances. The Plan aims to safeguard and enhance such services and encourage the provision of multi-purpose community services where possible.

STRATEGIC POLICY PS12: TOWN CENTRE AND RETAIL DEVELOPMENTS

The Councils will work with partner organisations and the local community to protect and enhance the vitality and viability of town centres in the Plan area in recognition of their retail, service and social functions in accordance with the following retail hierarchy:

Gwynedd	Sub-regional Retail Centre	Bangor
	Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli
	Local Retail Centre	Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn
Anglesey	Urban Retail Centre	Holyhead, Llangefni
	Local Retail Centre	Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley

The Councils will promote the vitality and viability of city/ town centres in the Sub-regional Retail Centre, Urban Retail Centre and Local Retail Centre, by:

1. Encouraging a diverse mix of suitable uses (as defined in PPW and TAN4) in high quality environments that attract a wide range of people at different times of the day, and which are safe and accessible to all;
2. Ensuring that new investment will be consistent with the scale and function of the city/ town centre in accordance with the retail hierarchy;

3. ~~Facilitating the provision of 372 sq. m. net of new convenience floor space¹ and 9,353 sq. m. net of comparison floor space by 2026~~ **in accordance with the recommendations of the Retail Study (2013) in the appropriate locations in the following retail town centres;**

- 200 sq. m Caernarfon
- 172 sq. m Pwllheli

and, in respect of comparison goods², facilitating the provision of the potential for some 9,353 sq. m. of floor space by 2026 in accordance with the recommendations of the Retail Study (2013) in appropriate locations in the following retail centres:

- 7,913 sq. m Bangor
- 176 sq. m Caernarfon
- 772 sq. m Pwllheli
- 492 sq. m Llangefni

4. Resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Retail Areas, as shown on the proposal maps;
5. Maximising opportunities to re-use suitable buildings within town centres;
6. Restricting the expansion of out-of-centre retailing and leisure development
7. Encouraging sustainable links between the workplace, home and town centres.

Shops and services in Local Retail Centres and smaller villages that provide for the day to day needs of communities are safeguarded against their unnecessary loss and proposals for multi-purpose community services are supported.

Action Point 7 (S5/PG7) – Policy MAN1

Matters Arising Change in order to:

Submit a complete copy the proposed Matters Arising Change which relate to policy MAN1.

Councils' Response

¹ Convenience goods – Widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as petrol, newspapers and grocery items.

² Comparison goods – Relatively high value goods, such as shoes, electrical equipment furniture, clothes where the customer makes a comparison between different shops

POLICY MAN1: PROPOSED TOWN CENTRE DEVELOPMENTS

Proposals for new retail, commercial and leisure development will be directed towards town centres, as shown on the Proposals Maps, in the first instance, provided that they are of a scale and type appropriate to the size, character and function of the centre in the retail hierarchy set out in Policy PS12.

Proposals for new retail, commercial and leisure development proposals within town centres defined on the Proposals Maps will be granted provided they conform to the following criteria:

1. They enhance the attractiveness, vitality and viability of the town centre,
2. The proposal, either individually or cumulatively, does not undermine the retail role of the centre;
3. The proposal use is in keeping with adjacent uses;
4. The proposal does not create an excessive amount of dead frontages.

~~Within the Primary Retail Areas, designated in Bangor, Caernarfon, Porthmadog, Pwllheli, Holyhead and Llangefni as shown on the Proposals Map, the change of use of ground floor premises (A1 shops) to any other use will be resisted~~

~~Proposals that would lead to the loss of existing retail/leisure use (as defined by PPW) outside of the Primary Retail Area but within the defined town centre will be resisted unless it can be demonstrated that:-~~

- ~~1. The existing use is inappropriate or surplus to requirements, and~~
- ~~2. There is clear evidence that the current use has ceased to be financially viable, and~~
- ~~3. No other suitable retail/leisure use can be established, and~~
- ~~4. There is evidence of genuine attempts to market the facility, which have been unsuccessful.~~

Retail and commercial proposals outside the defined town centres will need to be supported by evidence of need for additional provision and satisfy the sequential approach set out in national planning policy and accord with other policies in the Plan.

Action Point 8 (S5/PG8) – Policy MAN1, para 7.3.87

Matters Arising Change in order to:

- (i) deletes “preferably” in order to provide guidance that is consistent with the wording of Policy MAN1, and
- (ii) refer to Urban Retail Centres rather than Urban Regional Centres.

Councils’ Response (i & ii)

7.3.87 Retail and commercial development should preferably be located within the defined town centres identified above. First preference will be given to developing sites within the Sub-Regional Centre, Urban Regional Retail Centres, followed by edge of centre sites and then Local Retail Centres. Proposals will be determined in accordance with the sequential approach set out in Planning Policy Wales and TAN 4.

Action Point 9 (S5/PG9) – Policy MAN3, para 7.3.98

Matters Arising Change in order to:

Correct paragraph 7.3.98 to refer to 2,500 sq. m. in relation to the need for a retail impact assessment.

Councils' Response

7.3.98 ~~Major retail proposals are considered to be any proposals above a net floor space of 500 sq. m. Any proposed additional floor space which would take an individual store to above 500 sq. m net will also be assessed under this policy.~~ National policy establishes that a retail impact assessment must be submitted for retail developments over 2,500 sq. m gross floor space. In the case of Anglesey and Gwynedd where many centres have small retail provisions, more modest scale development of less than 2,500 sq.m gross can have a significant adverse impact on the vitality and viability of existing town and local centres. ~~For this reason a retail impact assessment will generally be required for developments over 500 sq. m net.~~ In some instances a retail impact statement may be requested for smaller units where it is considered that the development either alone or in combination with other retail developments could harm nearby centres. The Councils offer a pre application advice service which is a means of receiving guidance in relation to the requirement for Retail Impact Assessment. Requiring a retail impact assessment will help the Council assess whether there is a need for the development, the justification for selecting the site and the likely impact of the proposed development on the attractiveness, viability and vitality of the town centre.