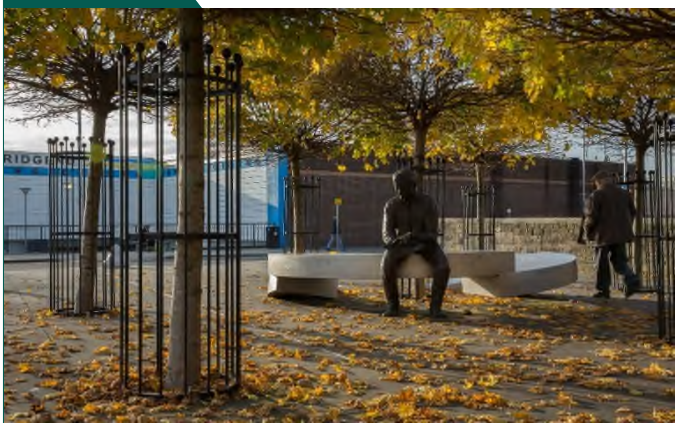
Bridgend Replacement Local Development Plan 2018-2033



Background Paper 6:

Retail

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BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

BACKGROUND PAPER 6: RETAIL

1. Purpose of the Report

1.1 This report provides an overview of the retail related evidence base to justify the retail hierarchy, definition of retail centre and primary shopping area boundaries and associated policies contained within the Replacement Bridgend Local Development Plan (LDP) 2018-33.

2. Introduction

2.1 The Council (BCBC) commissioned Stantec in December 2018 to prepare a Retail Study to inform the Replacement Local Development Plan.

2.2 The Study, which covers the 2018–2033 plan period, sets out evidence-based recommendations on retail need, the distribution of need and the definition of primary shopping areas to inform emerging policies and site allocations. The Study also addresses relevant policy changes since the adoption of the current LDP in 2013, in particular the implications of Planning Policy Wales Edition 10 published in December 2018 (11th edition since published in February 2021), as well as TAN 4 Retail and Commercial Development (2016) and TAN 23 Economic Development (2014).

2.3 Of particular relevance to the LDP, the Retail Study's specific terms of reference included the following:

- Review the existing hierarchy and network of centres and make recommendations including identifying any deficiencies and potential for growth to meet identified needs where appropriate
- Allied to the above, make recommendations on the appropriateness of retail centre boundaries including primary shopping areas
- Recommend appropriate retail planning policies for the LDP review.

3. Existing LDP Policy

3.1 The LDP identifies town and district centres as the primary focus for retailing, culture and leisure activities. The LDP directs new development to these centres in accordance with their role in a defined retail and commercial hierarchy. Policy SP10 defines the borough's retail and commercial hierarchy at the borough level. The hierarchy is defined as follows:

Table 1.1. Bridgend LDP Retail Hierarchy

Designation	Settlement(s)
Sub regional centre	Bridgend
Town centres	Maesteg and Porthcawl.
District centres	Aberkenfig (Valleys Gateway); Kenfig Hill; Ogmore Vale; Pencoed; Pontycymmer and Pyle.
Local service centres	Bettws North; Bettws South; Blackmill; Blaengarw; Brackla; Broadlands; Bryntirion; Caerau; Laleston; Nantymoel; North Cornelly; Nottage; Pontrhydycyff; Sarn; Verlands Court (Pencoed); Wildmill and Five Bells Road (Bridgend).

3.2 In terms of managing development within designed centres, Policy SP10 stipulates that new retail or other commercial development should provide active ground floor uses and be of a suitable scale for the centre within which it is located; having regard to its position in the retail hierarchy.

3.3 At a national level, PPW specifically provides guidance on retail and commercial development. Paragraph 4.3.1 emphasises the importance of commercial centres for creating a sustainable strategic plan, stating:

"Retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. They are highly accessible to different modes of transport and are the most sustainable locations for new development."

3.4 PPW states that planning authorities should establish a hierarchy of retail and commercial centres in their development plan strategy and identify boundaries for retail and commercial centres on the proposals map. Authorities should also consider making changes to retail and commercial centre boundaries where the right balance of uses is not being achieved or where the periphery of the centre is in decline and regeneration initiatives are unlikely to be successful.

3.5 PPW requires local authorities to identify which centres have primary and secondary shopping areas and define these on their proposals map. Changes to the acceptable uses in primary or secondary areas should be made where the right balance of uses is not being achieved.

4. Role and Function of Designated Retail and Commercial Centres

4.1 This section provides a review of the role and function of designated centres in BCBC that make up the retail hierarchy. The analysis is informed by health checks of the sub-regional, town, district and local centres undertaken by Stantec and BCBC in January 2019.

4.2 **Bridgend Sub-regional centre**

4.3 Bridgend is centrally located within the borough and is the only centre with a sub-regional function. This fits within a wider regional hierarchy which has Cardiff and Swansea as the highest order centres.

4.4 In line with its status, Bridgend provides a greater range of retail shops including a large number of independent retailers alongside multiple retailers. The main shopping streets in the pedestrianised core include Caroline Street and Adare Street, with Nolton Street outside. There are two shopping centres in Bridgend; the Rhiw Shopping Centre and Bridgend Shopping Centre.

4.5 The centre provides a good range of retail shops and complimentary services. The food and drink offer comprise mostly independent cafes, restaurants, public houses and takeaways with a few national operators (Costa and Domino's Pizza). Other leisure uses in the centre include gyms, an amusement arcade and nightclubs. However, there are some gaps in the leisure offer; the nearest multiplex cinema is the Odeon next to the McArthurGlen Designer Outlet, Bridgend.

4.6 The comparison shopping offer together with the presence of leisure uses enhance the attraction of Bridgend and contribute to its sub-regional function. A household survey carried out on behalf of PBA shows that residents travel from smaller centres to access a wider range of goods and services in Bridgend. The centre is highly accessible and is equipped with centrally located bus and rail stations with regular services to and from surrounding district and local centres.

4.7 Table 1.2 summarises the diversity of uses in Bridgend centre and the UK average.

Table 1.2 Diversity of uses in Bridgend

Category	No. units	% units	UK national average (% units)	Floorspace (sqm)	Floorspace (%)	UK national average (% floorspace)
Convenience	19	5	10	12,354	8	19
Comparison	84	22	37	19,563	13	43
Services	215	57	39	109,701	70	26
Vacant	60	16	13	9,280	6	12
Total	377	100	100	150,897	100	100
Source: GOAD/BCBC						

The proportion of units occupied by comparison and convenience shops combined in Bridgend is just 27% compared to a national average of 47% for centres across the UK.

4.8 Bridgend has around half the UK average level of convenience goods (5% of all units and 19% of overall floor space), this represents a small increase (three additional units) from the previous survey carried out in 2012 as part of the Retail and Commercial Centres Report prepared to support the existing LDP. This pattern is not consistent with the two defined town centres, Porthcawl and Maesteg, which show strong correlation to the UK average. The perception of a limited convenience offer in Bridgend's centre is skewed by the large edge-of-centre Tesco excluded from the figures in Table 1.1.

4.9 There has been a large reduction in the number of comparison retail units in Bridgend since the previous 2012 Retail Study. The proportion of comparison units has reduced from 25% in 2012 to 22% in 2019, representing a loss of 16 units. The proportion of comparison units in Bridgend is significantly below the UK average of 37% and this is a common trend across most of the borough's centres.

4.10 The proportion of service units in Bridgend has not changed notably since 2012. In 2019 services represent 57% of units and 70% of total floorspace in the centre. This exceeds the UK average figures of 39% of units and 26% of floorspace. The high proportion of services is also a common trend in the county borough's town centres where more than 50% of units are occupied by service retailers.

4.11 The number of vacant units in Bridgend has reduced since 2012. However, at 16% the vacancy rate in Bridgend is still above the Welsh and UK-wide average (13%) and higher than in Maesteg (6%) and Porthcawl (5%) town centres.

4.12 In terms of existing development opportunities, most allocated retail sites have now been fully or partially redeveloped except for the Embassy Cinema Site which has now been in long term use as a temporary carpark. It is not known whether this site will come forward for retail or complimentary use in the near future, however, the site plays a strategic function within the centre as a car park within an accessible gateway location.

4.13 **Town Centres**

4.14 Aside from Bridgend, the main towns in BCBC comprise Maesteg and Porthcawl. Maesteg town centre is in the north of the county borough and lies approximately 13km north east of Bridgend. Porthcawl is located on the South Wales coastline and lies approximately 9km to the west of Bridgend.

4.15 Maesteg is the principal settlement of the Llynfi Valley and benefits from a direct train route to Bridgend rail station which connects it to the wider national rail network. Maesteg has been the focus of regeneration efforts evidenced in its recently improved bus station and outdoor markets.

4.16 Porthcawl has been the focus of long-established plans for tourism-led regeneration focused along the waterfront. Porthcawl benefits from primary road connections to the wider strategic road network (the M4).

4.17 Table 1.3 shows the diversity of uses in each town centre.

Table 1.3 Diversity of uses in town centres

Town Centre	Convenience		Comparison		Service		Vacant		Total
	No. units	**% units**	**No. units**	**% units**	**No. units**	**% units**	**No. units**	**% units**	
Maesteg	15	9	49	29	96	56	10	6	170
Porthcawl	18	9	58	28	118	58	11	5	205
UK Average	-	10	-	37	-	39	-	13	-
Source: GOAD/BCBC									

4.18 Maesteg and Porthcawl contain a similar mix of uses. The proportion of convenience units in both centres is in line with the UK average figure (around 10%). Both centres also have a higher percentage of services, and a lower percentage of comparison retailers than the UK average. This trend is also found in Bridgend town centre.

4.19 The vacancy rate in both town centres is approximately half that of both the Welsh and UK wide average of 13%.

4.20 Maesteg has experienced a reduction in vacancy rates since 2012 and an associated increase in the number of convenience, comparison and service units. Between 2012 and 2019 the total number of vacant units decreased from 13 to 10. This improvement can be partially attributed to the regeneration of the town markets and bus station. The most significant change is the growth of the comparison offer; the number of comparison units increased by around 5% (12 units) since the previous 2012 study.

4.21 Porthcawl has also experienced a moderate increase in its convenience (5 additional units) and service offer (5 additional units) since 2012. However, unlike Maesteg, Porthcawl has seen a reduction in the number of comparison units and the vacancy rate has remained stable since 2012. Between 2012 and 2019 the total number of comparison units decreased by 9 units (15%). This suggests the loss of comparison units may have been absorbed into the service and convenience markets.

4.22 There is potential to diversify the range of services and enhance the night-time economy in Maesteg by expanding the food and drink offer. As part of the research behind the Retail Study, Stantec identified that a national brewery has an existing requirement for premises in Maesteg. In addition, the Original Factory Shop on Castle Street is expected to soon become vacant as part of a programme of national closures for the company and the Council has received a pre-application enquiry for the redevelopment of the site for residential use. The store could also provide a potential opportunity for a new retailer within the centre.

4.23 The wider Maesteg settlement is anticipated to be further served by the delivery of a small-scale new local retail centre at nearby Ewenny Road. Previous planning assessments on retail proposals in this location have concluded that this would not be detrimental to the vitality and viability of the main town centre.

4.24 The proposed regeneration of Porthcawl waterfront and existing interest from retailers means there is an opportunity to secure further investment in public realm improvements in Porthcawl.

4.25 Some substantial improvements to Porthcawl's waterfront leisure offer have already been delivered or received planning approval which have the potential to increase retail spending elsewhere in the centre by enhancing the attraction of Porthcawl to visitors and residents including:

- the restoration of the Jennings Building in September 2017 and now includes three restaurants and 14 live/work units
- the Porthcawl Maritime Centre was approved in November 2018 and will provide and will include a coastal science and discovery centre, cafe, wine bar, roof terrace and microbrewery
- the Watersports Centre was approved August 2017 and will provide a base for local water sports groups and clubs, a café/bistro, an ice cream kiosk, and toilet facilities, showers, changing cubicles, a function room and more.

4.26 **District centres**

4.27 Below the level of towns, the county borough has six smaller district centres: Aberkenfig, Kenfig Hill, Ogmore Vale, Pencoed, Pontycymer and Pyle. Table 1.4 below shows the diversity of uses in each district centre.

Table 1.4 Diversity of uses in district centres

District Centre	Convenience		Comparison		Service		Vacant		Total
	No. units	**% units**	**No. units**	**% units**	**No. units**	**% units**	**No. units**	**% units**	
Aberkenfig	5	9	14	25	30	35	7	8	86
Kenfig Hill	2	4	9	20	29	64	5	11	45
Ogmore Vale	1	3	3	8	25	66	9	24	80
Pencoed	6	8	10	14	49	69	6	8	71
Pontycymer	2	3	12	18	26	39	11	17	51
Pyle	3	9	14	42	16	48	0	0	33
UK Average	-	10	-	37	-	39	-	13	-
Source: GOAD/BCBC									

4.28 Table 1.4 shows that the size of the county borough's district centres varies considerably ranging from 33 units in the compact centre of Pyle to 86 units in Aberkenfig. This reflects the varying role and function of these centres as well as other factors including: the proximity to other centres, visibility on main arterial routes, the level of residential population locally and limitations of the built environment due to the historic layout and configuration of the shop units.

4.29 District centres in the Ogmore and Garw Valleys (Ogmore Vale and Pontycymer) and Kenfig Hill have a relatively limited convenience offer with less than half the UK average level of convenience units. This reflects the relatively low population density in the Ogmore and Garw Valleys and the location of a large supermarket nearby.

4.30 Pontycymer appears to be heavily reliant on the Cooperative Food Store as its anchor store. Similarly, Ogmore Vale has lost two convenience units since the previous 2012 study and is now dependent on a Nisa Convenience Store for the whole of its central offer. Kenfig Hill's level of convenience offer is likely affected by its proximity to the Asda supermarket located less than a mile away within Pyle District Centre.

4.31 Other centres all achieve just below the UK average proportion of convenience retailers, however, appear relatively healthy. Aberkenfig has a large proportion of national multiple convenience retailers grouped together to the west of the main high street. This is due partly to its strategic location at the edge of Bridgend which makes the centre accessible to the wider network via the M4, A4063, A4063 and A4046. Pencoed also has a strong national multiple presence, with Cooperative Food and Tesco Express stores both located within the centre. Pyle's centre is comparatively small, however has a large proportion of convenience floor space (29% compared to the UK average of 19%) due to the presence of a large Asda Supermarket at its core.

4.32 The comparison offer across district centres is lower than the UK average of 37%, this is generally counterbalanced by the proportion of service offer which, except for Pontycymer, is above the UK average of 39%. The provision of comparison goods has remained relatively stable since the previous 2012 study with minor increases at Ogmore Vale (1 unit) and Pencoed (1 unit). Similarly, the provision of services has generally remained stable or shown minor growth, except for Pontycymer which has lost three service units since the 2012 study.

4.33 The Ogmore and Garw Valley's district centres are noticeably struggling, with high vacancy rates above both the national average (13%) and the district centre average (11%). Of these two centres, Ogmore Vale is struggling the most with around one in four retail units being vacant. The level of vacant buildings has a noticeable effect on these centres which was picked up on in the health checks. Other centres perform above the national average, with vacancy rates varying from 11% at Kenfig Hill to 0% at Pyle.

4.34 Many of the centres suffer from the breaking up of retail areas, which leads to the lack of a distinct feeling of central space. This is most noticeably the case in Pontycymer and Ogmore Vale where some vacant units have begun to fall into disrepair. However, also noticeable in Aberkenfig and Kenfig Hill where there are large breaks in retail areas as a result of intermittent groupings of residential uses along main high streets.

4.35 Development opportunities within the district centres are generally more limited due to their proximity to established residential areas. Most opportunities are for the redevelopment of areas within the centre rather than potential expansion. Due to the lack of interest in some centres there is likely to be further contraction to avoid the possibility of long term-vacant units. In such instances there may be the opportunity to redevelop flexible mixed-use or residential units which would still allow for future retail conversion.

4.36 **Local centres**

4.37 BCBC prepared health checks to assess how the 17 local centres perform in terms of meeting the day to day shopping and service needs of local communities. Each centre was classified as either being in good health, as underperforming with some opportunities for further improvement or as being in poor health with more urgent need for improvement.

4.38 Only one local centre, Blaengarw, was assessed as being in poor health due to prevalence of vacant units with no clear opportunities for further investment. Most existing local centres are in good health which indicates that the designated network of local centres meets the needs of local communities across the county borough overall. Therefore, no changes are proposed to the current network of designated local centres.

4.39 Table 1.5 summarises the key findings of the health check assessments for designated centres in BCBC and identifies key opportunities for change in each centre.

Table 1.5 Summary of centre health checks and opportunities

Centre	Health check recommendation	Opportunities for change
Bridgend	Good health	Consolidate retail uses along primary frontages to improve environmental quality and footfall. Redevelop prominent vacant buildings (incl. the former York Café Bar on York Street / Wyndham Street). Expand the range of leisure uses to enhance the evening economy.
Maesteg	Good health	Provide additional leisure uses to enhance the evening economy.
Porthcawl	Good health	Improve pedestrian connectivity between New Road and John Street. Improve visitor facilities to attract increased tourist spending in the town centre. Increase consumer choice in the convenience sector, particularly for main food shopping. Provide new retail units and complementary commercial/tourism uses on vacant edge of centre development sites.
Aberkenfig	Good health	Provide additional pedestrian crossing points and signage to improve pedestrian linkages to Pentre Felin Retail Park and nearby open green space.
Kenfig Hill	Good health	Provide additional crossing points along Commercial Street to improve pedestrian linkages to Pisgah Car Park and nearby open green space.
Ogmore Vale	Underperforming	Redevelop vacant units/sites in the centre for retail or alternative uses. Improve visitor facilities to increase tourist spend in the centre.

Pencoed	Good health	Improve step free access for wheelchair and pushchair users.
Pontycymer	Underperforming	Redevelop vacant units along Oxford Street for retail or alternative uses.
Pyle	Good health	Improve pedestrian links to Asda from Ffald road.
Bettws North	Good health	Improve pedestrian crossing points on Y Wern to improve access from playground
Bettws South	Underperforming	Redevelop vacant unit & visual improvement of existing units
Blackmill	Good health	Environmental improvements to soften vehicular dominance Strengthen links to cycle routes and footpaths
Blaengarw	Poor health	Improve facilities to take advantage of growth in tourism sector
Brackla	Good health	Improve public realm, including amount of seating
Broadlands	Good health	Environmental improvements to periphery of centre
Bryntirion	Good health	Improve shop frontages
Caerau	Underperforming	Improve visitor facilities to take advantage of tourism proposals nearby.
Laleston	Good health	Improve pedestrian connectivity
Nantymoel	Good health	Improve visual appearance of units to benefit from tourism proposals in wider area
North Cornelly	Good health	Strengthen connectivity to train station
Nottage	Good health	Environmental improvements to the recreation space and aesthetic improvement to shop units
Pontrhydycyff	Good health	Village Hall development complements units / tourism
Sarn	Good health	Visually improve shop units to potentially include landscaping of grass verges
Verlands Court (Pencoed)	Good health	Planting scheme to break up urban form
Wildmill	Good health	Strengthen connectivity to rail station
Five Bells Road (Bridgend)	Good health	Environmental improvements to grass verge

4.40 The opportunities within existing centres are primarily focused on condensing or redeveloping existing retail building stock to regenerate or improve retail environments and increase connectivity through active travel measures

5. Retail Boundaries and Primary Shopping Areas

5.1 As part of the health check exercise, the adopted boundaries for all designated centres were reviewed against the existing distribution of uses.

5.2 In Bridgend, the Retail Study recommends that the primary shopping area is extended to include the Bridgend Shopping Centre, which has been redeveloped since 2012. It also recommends re-designating the adopted primary shopping area along Nolton Street and Wyndham Street as a secondary shopping area to reflect the current distribution of uses, which features a limited A1 retail offer and predominance of retail services. This will help to address long-term vacancy rates within the town centre and enhance a central feeling of place.

5.3 There is also the potential to consider greater flexibility outside of primary and secondary shopping areas at the periphery of the existing centre, where A1, A2 and A3 uses are unlikely to be forthcoming due to the form of existing building stock. Specific opportunities exist at Station Hill which benefits from close proximity to the railway station and may be more suitable for employment uses subject to residential amenity.

5.4 The Retail Study recommends condensing the primary shopping area in Maesteg to reflect the current distribution of uses. Specifically, the primary shopping area along Commercial Street should be re-designated as a secondary shopping area.

5.5 No changes are proposed to the primary shopping area in Porthcawl. Secondary Shopping Areas should be designated on the Esplanade, Lias Road, John St and New Road. Opportunities will be sought to improve the connectivity between John Street and New Road.

5.6 The study has identified that frontages on the periphery of Kenfig Hill, Ogmore Vale and Pontycymer district centre all show signs of decline. However, it is not recommended to remove these frontages from the boundary since they still contain a high proportion of units in commercial use at present. Instead, BCBC will monitor the health of these frontages closely over the plan period and will consider changing the boundaries if they experience further decline.

5.7 In summary, the Retail Study recommends that all existing retail centre boundaries are taken forward into the replacement LDP. Changes to primary and secondary shopping area boundaries will be tested and consulted upon through the LDP Review. Clear policy expectations about the type of uses acceptable in such locations will be set out in the Replacement LDP.

5.8 The proposed primary and secondary shopping area boundaries are shown for Bridgend, Maesteg and Porthcawl at Appendix 1.

6 Retail Need

6.1 The Retail Study has calculated comparison and convenience retail needs based on the constant market shares approach, which assumes that existing shopping patterns will remain stable over the LDP period (2018 – 2033). The Study identifies limited quantitative needs across the County Borough and qualitative retail needs in Bridgend (to improve comparison fashion, leisure and the general shopping environment) and Porthcawl (to improve main food shopping offer). This reflects market trends which are likely to influence demand for new retail and commercial leisure floorspace across the LDP period including the following:

- Polarisation to higher-order centres - National comparison retailers are increasingly rationalising their property portfolios with fewer large stores concentrated in in shopping malls and regional centres;

- Restructuring of the convenience sector - Major retailers have increased their network of small in-centre stores and invested in online shopping while discount food operators such as Aldi and Lidl have increased their market share;

- Growth of commercial leisure sector - Commercial leisure uses constitute a growing share of town centre floorspace driven in part by the increase in household leisure expenditure and reduced demand for retail space; and

- Effects of digital technology - Digital technologies facilitating online sales have altered the ways in which retailers operate physical floorspace.

5.4.54 These trends are likely to have become more pronounced as a result of the Coronavirus pandemic, when all but non-essential retail closed and online shopping becoming the norm.

5.4.55 In terms of location, as existing town centres, Bridgend and Porthcawl represent the most sustainable locations for new retail development from both an environmental and social perspective. The Deposit LDP will seek to encourage retail proposals to sites in town centres that are well served by existing public transport networks meaning they are best placed to serve residents (including those without access to a car). This strategy has clear social and environmental benefits in terms of reducing car dependency and making use of existing infrastructure. PPW acknowledges town centres as the best location for retail and leisure uses.

5.4.56 In terms of form and scale, the Retail Study confirms that the regeneration site designations in Bridgend (as indicated in the existing LDP) provide sufficient capacity to meet long-term comparison needs (9,890 sqm net). The Study also confirms that long-term convenience needs (810 sqm net) could be delivered early in the plan period to provide a new main food shopping facility in Porthcawl to meet evidenced qualitative needs. The forecasts that have informed the assessment of need include the following:

- Retail Spending Growth – Experian forecasts that comparison spending will grow on average by 3.4% per annum between 2018 and 2033. Convenience spending is expected to grow extremely modestly over the study period by 0.2% per annum.
- Growth in e-commerce – Experian forecast that growth in non-store retailing will exceed traditional retailing. The internet's share of total retail sales is forecast to increase from 12.1% to 17.3% between 2018 and 2033. Internet sales growth will be sustained by the increasing uptake of new technologies, such as purchasing through mobile devices.

5.4.57 In terms of economic benefits, an allocation in Porthcawl will help improve the economic performance of the town by alleviating the current lack of convenience goods provision and reducing convenience expenditure leakage outside the town. It will also increase consumer choice. Incorporating retail proposals within the regeneration of existing sites within Bridgend will help to consolidate the comparison shopping offer in the town and reduce comparison expenditure leakage outside the County Borough, whilst introducing complementary uses to increase footfall/expenditure in the town centre.

5.4.58 Since the publication of the Preferred Strategy, the Bridgend Masterplan has been published for consultation. This provides an update to the sites that should be the focus of regeneration efforts over the Plan period. The mixed-use regeneration of Southside is one of the projects in the Bridgend Masterplan, which together account for the provision of 23,000m² of reconfigured, refurbished and new retail and food & drink proposals. This includes 21,000m² of 'reconfigured' and refurbished existing space at:

- Bridgend Shopping Centre (9,990m²)
- The Rhiw (9,272m²)
- Wyndham St (1,500m²)
- Queen St (170m²)
- Cambrian House (430m²)
- Bridgend Station redevelopment (1,810m²)

5.4.59 These are complemented by other mixed-use regeneration proposals to stimulate footfall in the town centre, improve existing buildings and the redevelopment of underutilised sites. Alongside this the masterplan identifies town centre wide environmental improvements including green and blue infrastructure improvements, active travel links, new public spaces to facilitate social distancing, tree planting, heritage trails and building character and street art improvements.

6. Summary

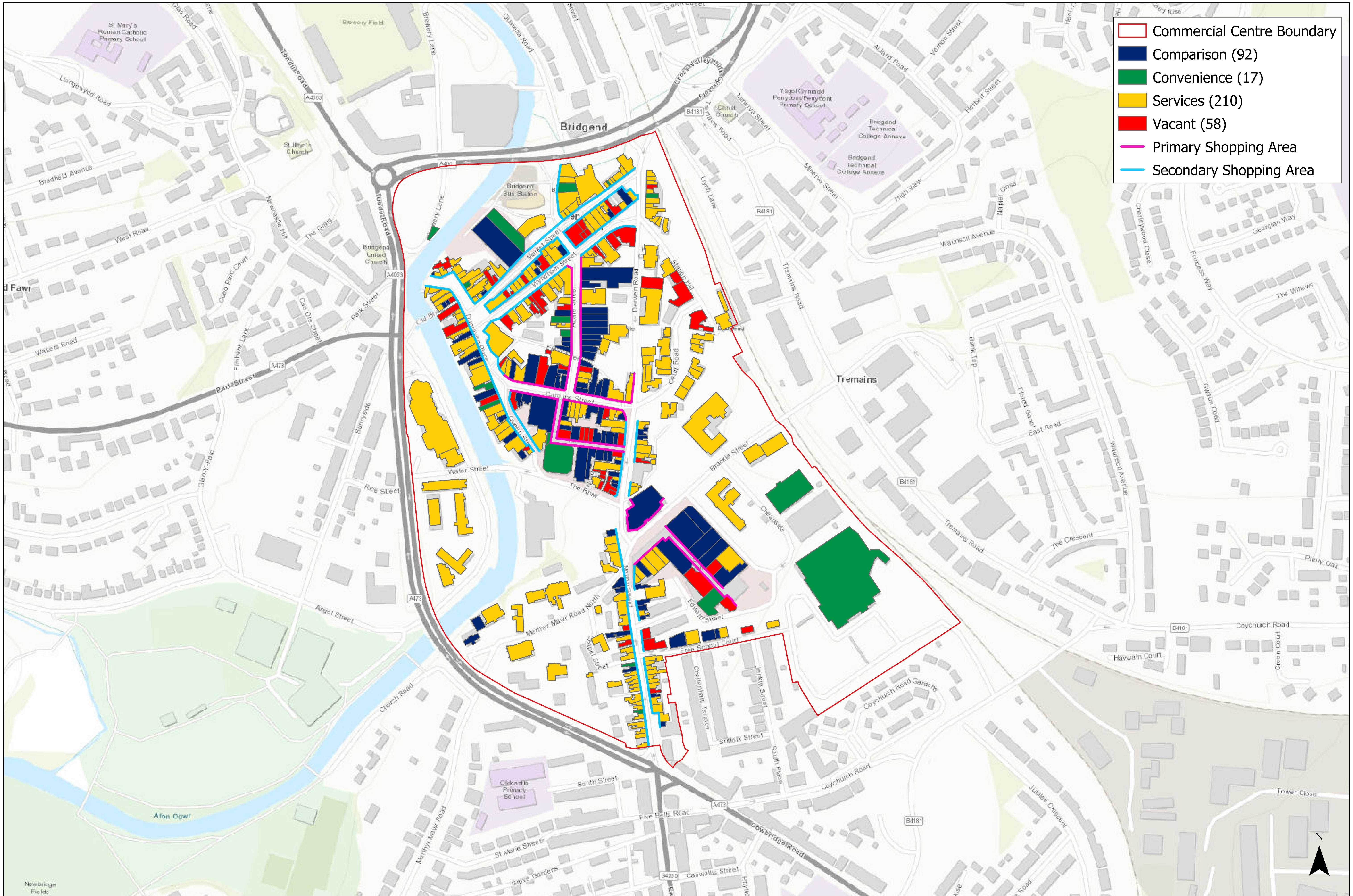
6.1 The health checks have shown that most of the designated retail and commercial centres within the retail hierarchy continue to fulfil their role in terms of meeting the needs of local communities and no changes are proposed to the existing network. The following retail hierarchy will therefore continue to be the focus of new retail, commercial, leisure and appropriate employment development within the replacement LDP:

Designation	Settlement(s)
Sub regional centre	Bridgend
Town centres	Maesteg and Porthcawl.
District centres	Aberkenfig (Valleys Gateway); Kenfig Hill; Ogmore Vale; Pencoed; Pontycymmer and Pyle.
Local service centres	Bettws North; Bettws South; Blackmill; Blaengarw; Brackla; Broadlands; Bryntirion; Caerau; Laleston; Nantymoel; North Cornelly; Nottage; Pontrhydycyff; Sarn; Verlands Court (Pencoed); Wildmill and Five Bells Road (Bridgend).

6.2 All existing retail centre boundaries are taken forward into the replacement LDP. Changes to primary and secondary shopping area boundaries will be tested and consulted upon through the LDP Review. Clear policy expectations about the type of uses acceptable in such locations have been incorporated within policies in the Deposit LDP, and reflect the need to provide greater flexibility, increase footfall and promote a greater range of suitable town centre uses.

6.3 The retail need identified will be met by the allocation of regeneration sites in or adjacent to Bridgend and Porthcawl Town Centres and on a smaller scale, the re-use and regeneration of vacant shop units and properties within the other retail and commercial centres within the hierarchy. This will be complemented by policies in the Deposit LDP which clearly highlight the circumstances where new retail developments outside the centres in the hierarchy will be acceptable. i.e. where they can demonstrate they will complement existing facilities and can be accessed by sustainable forms of transport.

Appendix 1 – Town Centre Retail Boundaries



Bridgend LDP Evidence Base Studies

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Bridgend LDP Evidence Base Studies

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Town Centre - Maesteg

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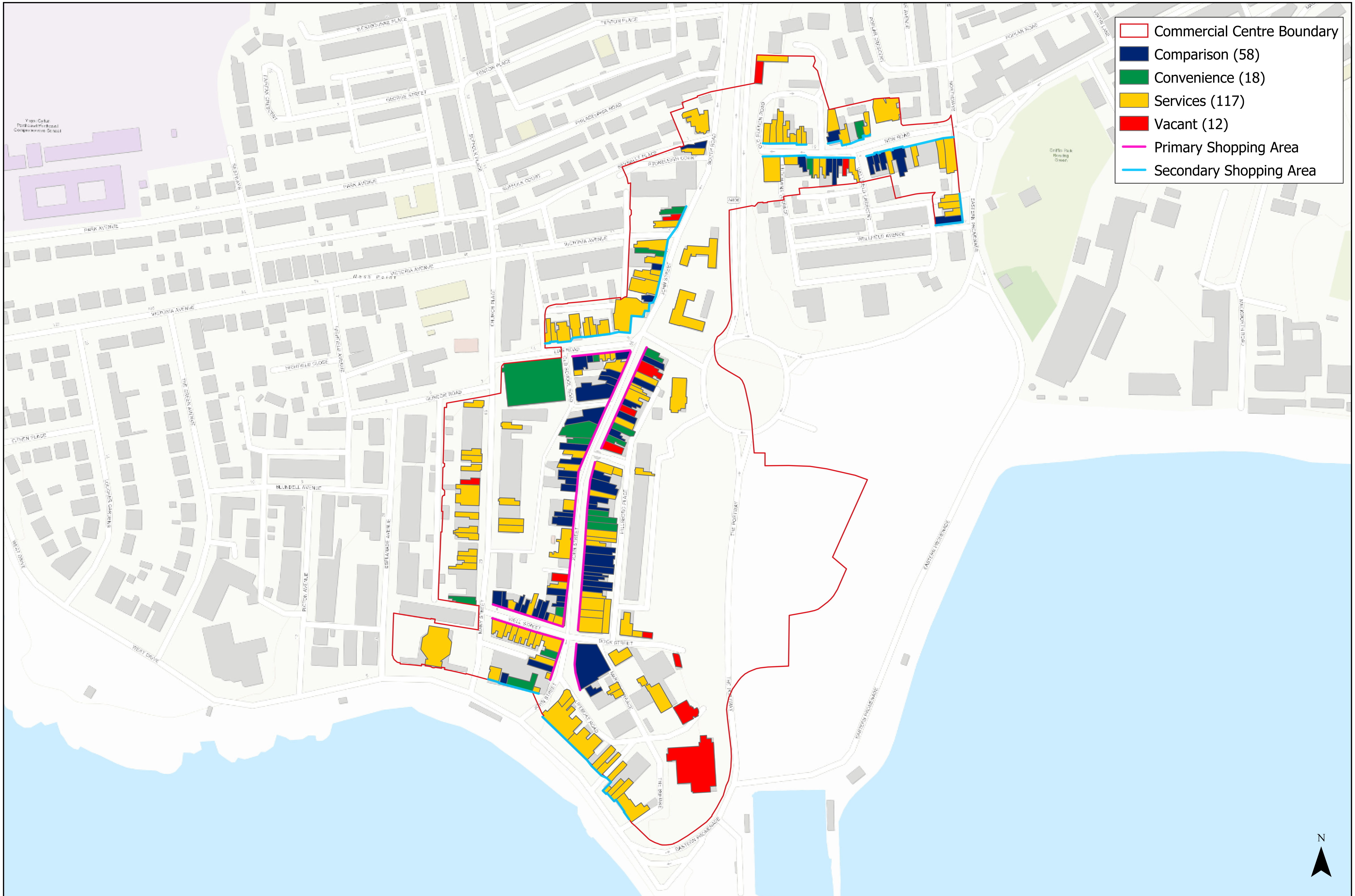

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