



Replacement Local Development Plan 2018-2033

Background Paper

February 2019

BP 26: Retail Hierarchy

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1 Introduction

- 1.1 This is one of a series of Background Papers accompanying the Replacement Local Development Plan (RLDP). When the Council publishes its Preferred Strategy and Deposit Plan, it must also explain how the policy has been formulated based on the evidence base available to the Council at the time.
- 1.2 The purpose of this background paper is to review the retail settlement hierarchy in the adopted LDP. Retail need, town centre health checks and a review of shopping zone boundaries are all in separate background papers.

2 National planning policy and guidance

- 2.1 National retail policy is currently found in Planning Policy Wales (PPW): Edition 10. Paragraph 4.3.2 states that retail and commercial centres should be identified in development plans. These should include: “established city, town, district, local, village and neighbourhood centres, which provide a range of shopping, commercial and leisure opportunities as well as places of employment, education, civic identity and social interaction”.
- 2.2 It identifies three overarching objectives for retail and commercial centres:
 - Promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business;
 - Sustain and enhance retail and commercial centres’ vibrancy, viability and attractiveness; and
 - Improve access to, and within, retail and commercial centres by all modes of transport, especially walking, cycling and public transport.
- 2.3 Paragraph 4.3.4 states that it is important to understand a retail centres function, role and relationships in order to plan for them effectively. Development plans should establish a clear strategy for retail development, supported by policies to deliver the three objectives outlined above.
- 2.4 Paragraph 4.3.10 states that planning authorities should establish a retail and commercial centre hierarchy. Boundaries for these should be identified on the proposals maps and will be looked at in more detail in Background Paper 27. Local definitions should be used to categorise centres by the functions that they fulfil now and in the future. Evidence base should underpin how each centre has been defined.
- 2.5 The size, scale, form, function and location of the centres should be taken into account when developing the hierarchy. The characteristics of each type of centre should be considered so that they are consistently categorised. This could be by the range of uses present or the extent of catchment areas. Higher order centres, which have a wider range of uses and larger catchment areas should be distinguished from

lower order centres which are more important in meeting day-to-day needs of a community.

- 2.6 Planning authorities should assess the performance of retail and commercial centres, by monitoring their health (please see background paper 25). The retail strategy in the development plan should be used to manage change and take action where necessary.
- 2.7 Technical Advice Note 4 provides further guidance. Development plan policies and supplementary guidance should develop their retail evidence base and plan positively to protect and enhance the vibrancy, viability and attractiveness of centres.
- 2.8 Paragraph 4.1 states that development plans should develop a locally defined hierarchy to classify their retail and commercial centres to guide development to the most appropriate location. Appropriate policies should be applied to the centres based on their characteristics.
- 2.9 Higher order retail and commercial centres should be highly accessible and offer a scale and diverse range of uses which serves a population greater than the local community. They have a combination of shops, offices, financial and professional services, food and drink establishments, hotels, education facilities, entertainment and leisure, non-residential institutions and residential.
- 2.10 Lower order centres have smaller scale provision and fewer uses which mainly serves the local community. They typically include shops, financial and professional services, food and drink and non-residential institutions of an appropriate scale. Centres may include other uses.
- 2.11 The likely future status of that centre should be taken into account. For example, any newly allocated sites for a centre identified for growth, or a centre being managed in decline. Once the retail hierarchy is established, appropriate policies can be developed for different types of retail and commercial centres.
- 2.12 Out of centre retail parks should not normally be included in the local hierarchy, however, they can be assessed against locally-set criteria to see if they have become retail centres in their own right.
- 2.13 The development plan should set a clear strategy for retail and commercial centres, detailing how they should develop over the plan period. It should be developed with regeneration, economic development, public protection, estates departments, community groups and local chambers of commerce. Other factors affecting the quality of retail and commercial centres lie outside of the planning system, but can help support or complement the development plan.

3 Neighbouring authorities

- 3.1 National policy outlines that local planning authorities should work together when establishing their retail evidence base and strategies. It helps to identify cross boundary issues and provides better understanding of how their retail hierarchies fit across the region.
- 3.2 Background paper 24 details the retail need for the Conwy RLDP area. This was produced by the Council's Corporate Research Unit, who also produced Denbighshire's study.
- 3.3 Gwynedd and Anglesey adopted their joint LDP in 2017. It categorises the settlements into Sub-Regional, Urban and Local centres. Bangor is designated as the only Sub-Regional centre, and its catchment area includes parts of Conwy County Borough. Their Retail Study also recognised the sub-regional role that Llandudno holds.

Table 1: Gwynedd adopted LDP retail hierarchy

Source: Anglesey and Gwynedd Joint LDP, Gwynedd County Council

Level in hierarchy	Settlements
Sub-regional shopping centre	Bangor
Urban retail centre	Caernarfon Porthmadog Pwllheli
Local retail centre	Abersoch Abermaw Bethesda Blaenau Ffestiniog Cricieth Llanberis Nefyn Penrhyndeudraeth Penygroes Tywyn

- 3.4 Denbighshire is in the early stages of reviewing their LDP. The retail hierarchy from their adopted LDP is below. The retail catchment of Rhyl impacts Conwy County Borough LDP area. Close working with Denbighshire will continue through the review process.

Table 2: Denbighshire adopted LDP retail hierarchy

Source: Denbighshire LDP, Denbighshire Council

Level in hierarchy	Settlements
Sub-regional shopping centre	Rhyl
Town centres	Prestatyn

	Denbigh Ruthin Llangollen
District centres	Rhuddlan St Asaph Corwen

- 3.5 Snowdonia National Park Authority has concluded that the Eryri LDP should be subject to a short form revision. Amendments are proposed for certain parts of the LDP only. Their retail hierarchy is detailed below.

Table 3: revised Eryri LDP retail hierarchy

Source: Eryri LDP, Snowdonia National Park Authority

Level in hierarchy	Settlements
Local service centres	Y Bala Dolgellau
Service settlements	Aberdyfi Betws y Coed Harlech

4 Annual Monitoring Report findings

- 4.1 There were no concerns raised in the Annual Monitoring Report for the performance of LDP policy CFS/2 Retail Hierarchy. Monitoring indicator 38 (number of applications for new non-bulky retail floor space outside of centres defined in the retail hierarchy) shows that there was no major retail development outside of the main centres. Other monitoring shows that there have been no major changes to the level of retail provision in each of the main retail centres.

5 Retail hierarchy methodology

- 5.1 Detailed surveys of the town centre uses were conducted by Officers for each retail centre. Uses found in the wider settlement were also considered, sourced from existing Council datasets.
- 5.2 Catchment maps have been provided by CCBC Corporate Research Unit, based on data provided by Experian plc using their supermarket flow model, Where Britain Shops Model, GOAD and ShopPoint data. It was not possible to provide maps for some of the smaller centres, as data was not available at this level. Convenience stores only have been used for some centres, as there is only limited data available.
- 5.3 Retail catchments cross administrative boundaries and depend upon drive times and the strength of nearby competing centres.

- The Primary catchment is where 50% of the trade comes from.
- The Secondary catchment is where 75% of the trade comes from (this includes the primary catchment area at 50% plus an additional 25%).
- The Tertiary catchment is where 90% of the trade comes from (this includes the primary and secondary catchment areas plus an additional 15%).

5.4 More detail is available in Background Paper 24: Retail Capacity Study.

6 Replacement LDP retail hierarchy

6.1 Definitions

6.1.1 **Sub-regional shopping centre:** These are large centres, with a significant number and range of uses including shops, offices, financial and professional services, food and drink establishments, hotels, education facilities, entertainment and leisure, non-residential institutions and residential. They serve a wide catchment, extending outside of the plan area.

6.1.2 **Town centres:** These are important centres on the County Borough, providing a range of facilities and services, similar to the sub-regional centres, but smaller in scale and serving a smaller catchment, but one that extends beyond the town itself.

6.1.3 **Local centres:** These are made up of small groups of shops and other services. They normally contain at least one convenience store, other shops, financial and professional services, food and drink and non-residential institutions of an appropriate scale. Centres may include other uses and serve a local catchment.

6.2 Summary

6.2.1 The table below shows a summary of the RLDP retail hierarchy.

Table 4: RLDP retail hierarchy

Source: Strategic Planning Policy, Conwy County Borough Council

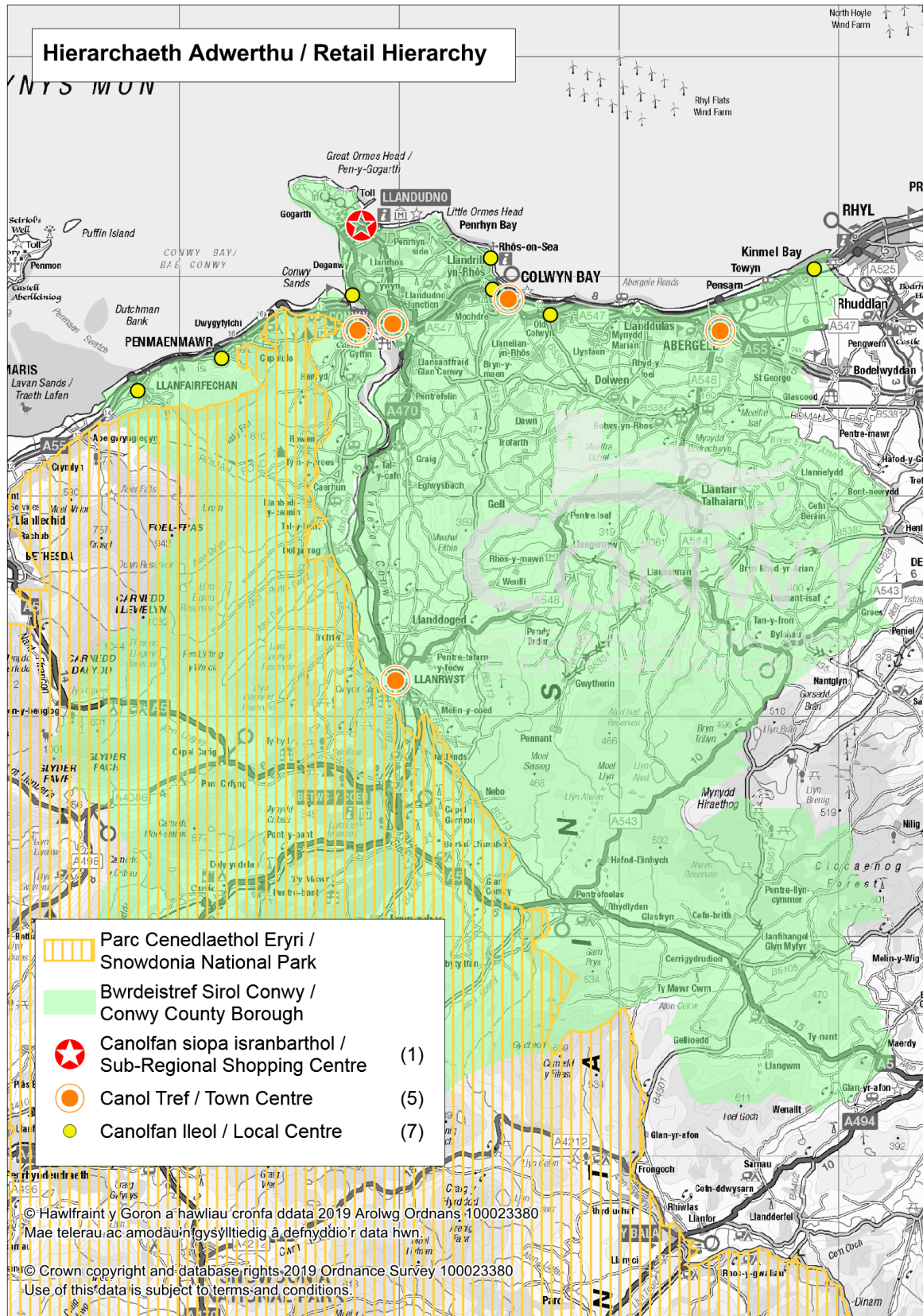
Level in hierarchy	Settlements
Sub-Regional Shopping Centre	Llandudno
Town Centres	Abergele Colwyn Bay Conwy Llandudno Junction Llanrwst
Local Centres	Deganwy Kinmel Bay

	Llanfairfechan Old Colwyn Penmaenmawr Rhos on Sea West End (Colwyn Bay)
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6.2.2 The map below shows the location of the centres and their place in the hierarchy.

Map 1: Retail centre locations

Source: Strategic Planning Policy, CCBC



6.3 Llandudno

- 6.3.1 Llandudno has been designated a Sub-Regional Shopping Centre in the RLDP.
- 6.3.2 Due to their close proximity to the centre of Llandudno, Mostyn Champneys and Parc Llandudno have been included as part of this retail centre. Their scale and catchments are not enough to have a retail hierarchy designation in their own right.
- 6.3.3 There is a large range of services and facilities available in Llandudno. This includes a broad range of retailers, including some local independent traders and larger well-known brand names. There is a wide range of health, leisure, community and educational services. It is a popular tourism destination, with a large number of hotels offering serviced accommodation.

Table 5: Provision of services and facilities in Llandudno

Source: Experian plc, Corporate Research Unit & Strategic Planning Policy, Conwy County Borough Council

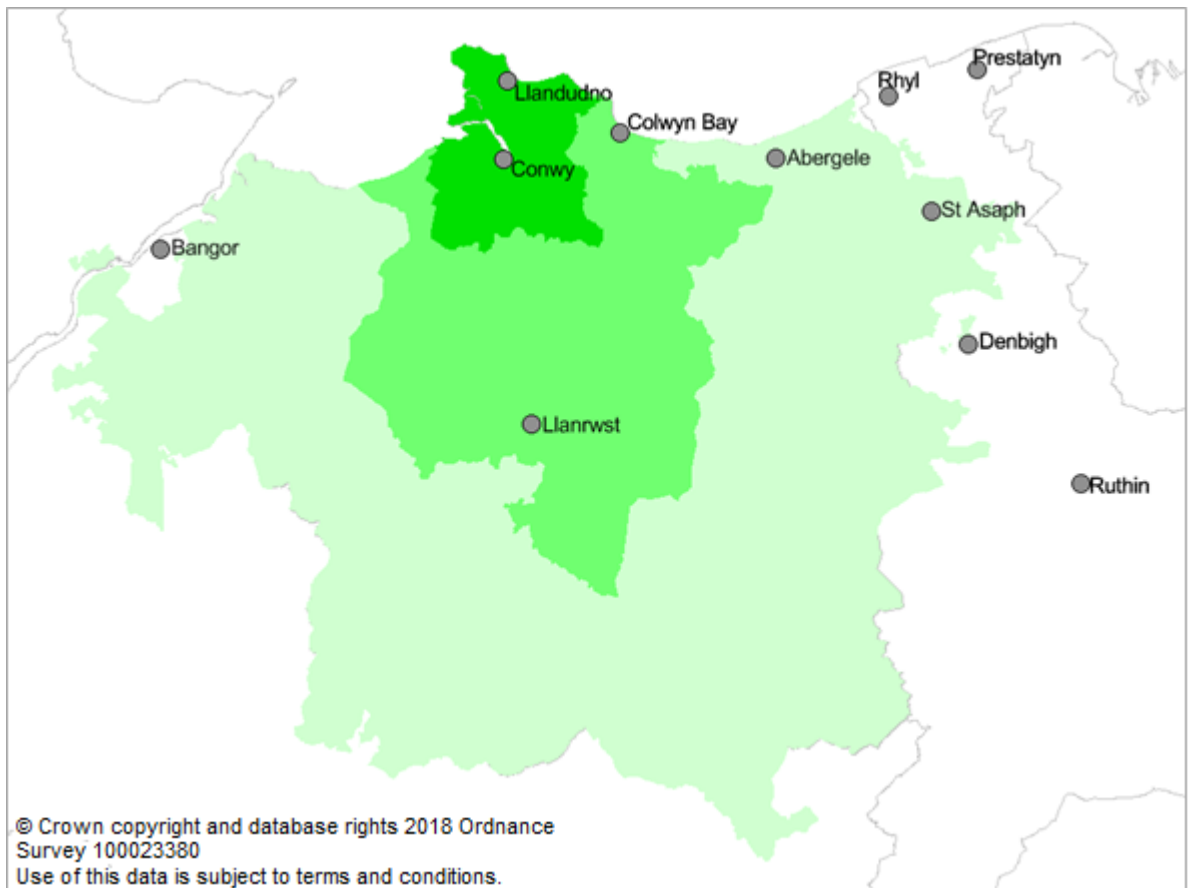
Services & facilities	Llandudno
Shops	255 retail units with 870,000 square feet of floorspace (including Parc Llandudno and Mostyn Champneys). Retailers include independent traders and well known national retailers. Includes large supermarkets and large format comparison stores. Broad range of goods sold. Uses include a post office, pharmacy, convenience and comparison units.
Financial & professional services	Range of banks, building societies, estate agents and solicitors.
Food & drink	Large range of all types of these units, including cafes, restaurants, public houses and hot food take aways.
Offices	Significant number of small offices.
Hotels	Prime tourism resort with large hotels, particularly along the Promenade and smaller units.
Education facilities	Six primary schools, one high school, one Additional Learning Needs School and one Education Centre.
Entertainment & leisure	Leisure centre and swimming pool, theatre, conference centre and arena.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Various health clinics including dentists, GP surgeries, a library, Llandudno museum, Mostyn Gallery, nursery provision, community centres, vets and places of worship.

Residential	Large number of dwellings (approx. 6,510). Also has care and nursing homes and a hospital.
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6.3.4 The map below shows that the retail catchment area for Llandudno extends outside of the Conwy RLDP area, across administrative boundaries into Denbighshire and Gwynedd. The estimated weighted population (those who do some of their shopping in Llandudno) from the catchment area is 65,000 people.

Map 2: Llandudno retail catchment area

Source: Experian plc & Corporate Research & Information Unit, Conwy County Borough Council



6.4 Abergele

6.4.1 Abergele has been designated a Town Centre in the RLDP.

6.4.2 A range of services and facilities can be found in Abergele. This includes retailers, some of which are local independent traders and a limited number of well-known brand names. There are health, leisure, community and educational services available.

Table 6: Provision of services and facilities in Abergele

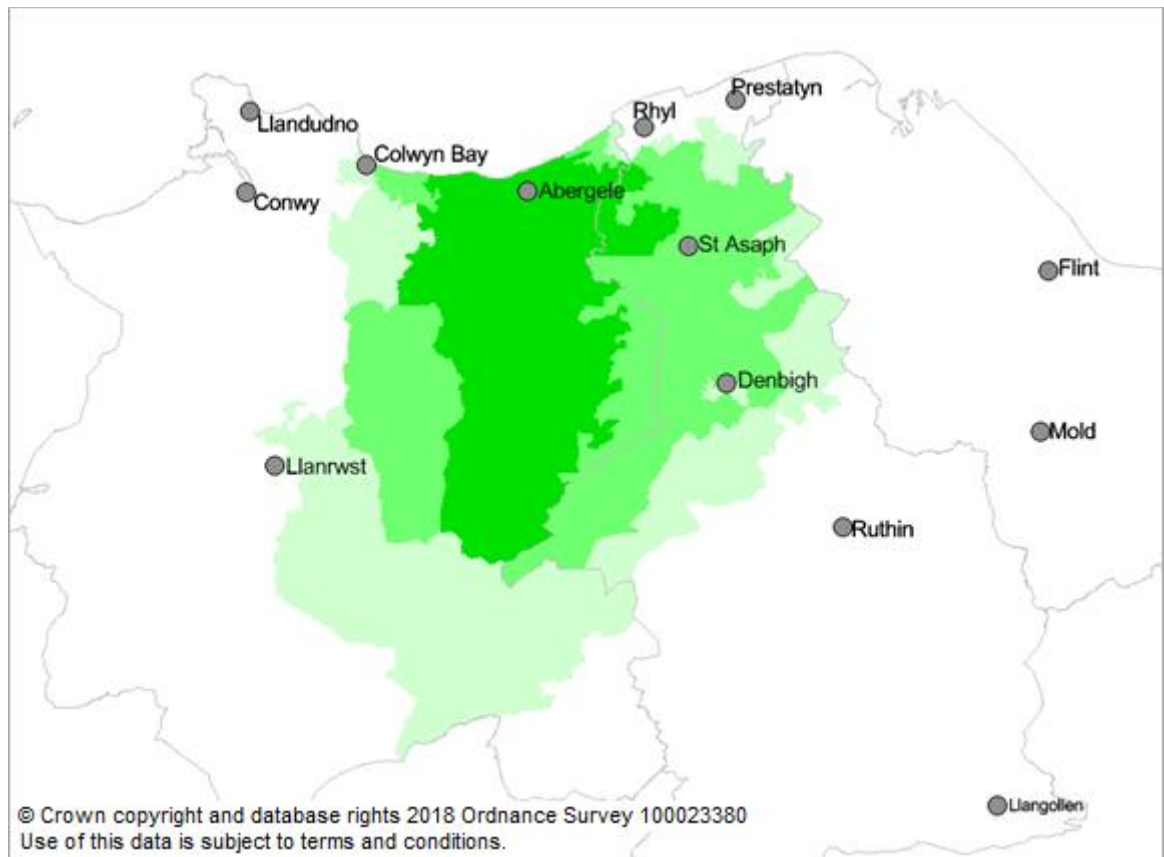
Source: Experian plc, Corporate Research Unit & Strategic Planning Policy, Conwy County Borough Council

Services & facilities	Abergele
Shops	55 retail units, with just over 122,000 square feet of floorspace. Retailers include independent traders and some well known national retailers. Includes a large supermarket. A range of goods sold. Uses include a post office, pharmacy, convenience and comparison units.
Financial & professional services	Estate agents and solicitors, but no bank or building society.
Food & drink	A range of all types of these units, including cafes, restaurants, public houses and hot food take aways.
Offices	Some small offices and some medium sized including Cartrefi Conwy office.
Hotels	Handful of small hotels.
Education facilities	Three primary schools (one Infants, one Junior, one Welsh), one high school and one Education Centre.
Entertainment & leisure	Leisure centre and swimming pool.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Health clinics including dentists, GP surgeries, a library, nursery provision, community centres and places of worship
Residential	Large number of dwellings (approx. 4,170). Also has care and nursing homes and a hospital.

6.4.3 The catchment area map below shows that the catchment area for Abergele extends well beyond the town and its locality, serving a large rural area in both Conwy and Denbighshire. The estimated weighted population (those who do some of their shopping in Abergele) from the catchment area is limited at 850 people.

Map 3: Abergele retail catchment area

Source: Experian plc & Corporate Research & Information Unit, Conwy County Borough Council



6.5 Colwyn Bay

6.5.1 Colwyn Bay has been designated a Town Centre in the RLDP.

6.5.2 There is a range of services and facilities available in Colwyn Bay. This includes a broad range of retailers, including some local independent traders and larger well-known brand names. There is a wide range of health, leisure, community and educational services.

Table 7: Provision of services and facilities in Colwyn Bay

Source: Experian plc, Corporate Research Unit & Strategic Planning Policy, Conwy County Borough Council

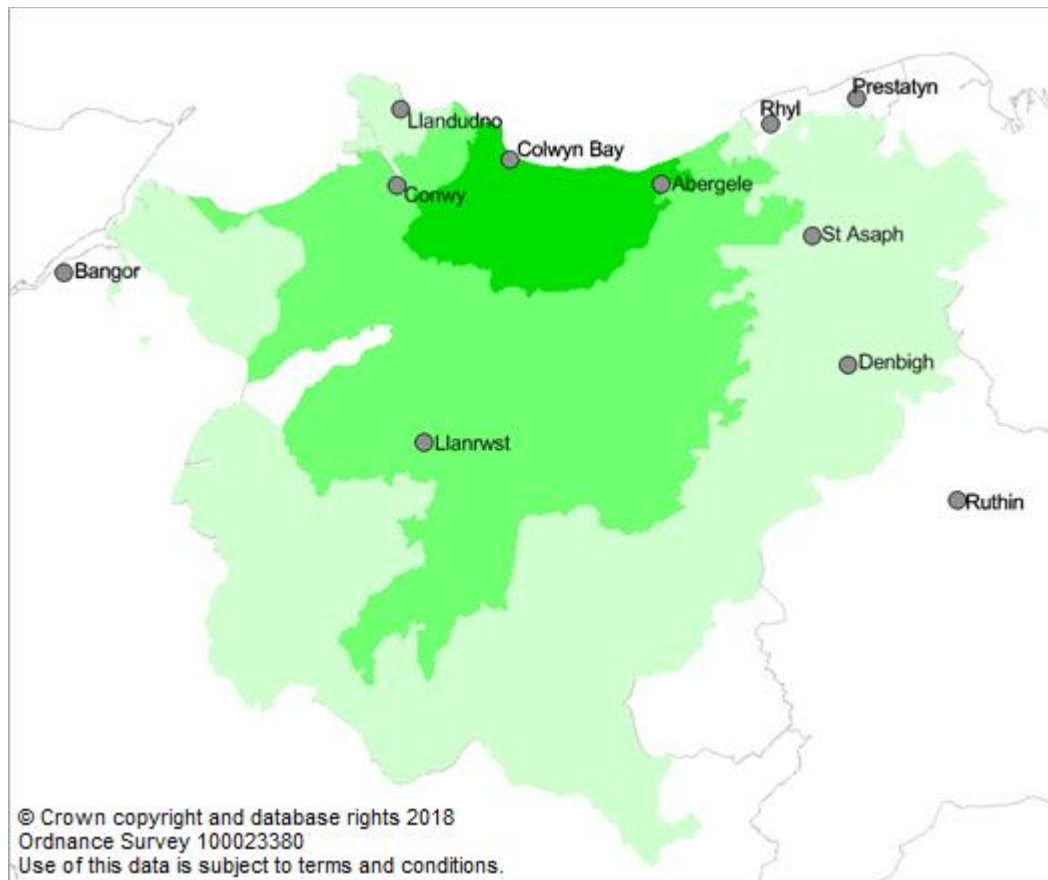
Services & facilities	Colwyn Bay
Shops	160 retail units with 322,000 square feet of floorspace. Retailers include independent traders and well known national retailers. Includes a large supermarket and other smaller convenience units.

	Broad range of goods sold. Uses include a post office, pharmacy, convenience and comparison units.
Financial & professional services	Range of banks, building societies, estate agents and solicitors.
Food & drink	Large range of all types of these units, including cafes, restaurants, public houses and hot food take aways.
Offices	Large Council offices, some medium sized offices and a number of smaller offices.
Hotels	Small number of hotels.
Education facilities	Four primary schools, one high school and one Education Centre.
Entertainment & leisure	Leisure centre and swimming pool and a small theatre.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Various health clinics including dentists, GP surgeries, a library, nursery provisions, community centres and places of worship.
Residential	Large number of dwellings (approx. 5,290). Also has care and nursing homes and a hospital.

6.5.3 Colwyn Bay has a large retail catchment area that extends into parts of Denbighshire and Gwynedd. The estimated weighted population (those who do some of their shopping in Colwyn Bay) from the catchment area is 30,000 people.

Map 4: Colwyn Bay retail catchment area

Source: Experian plc & Corporate Research & Information Unit, Conwy County Borough Council



6.6 Conwy

6.6.1 Conwy has been designated a Town Centre in the RLDP.

6.6.2 A range of services and facilities can be found in Conwy. This includes retailers, some of which are local independent traders and a small number of well-known brand names. It is popular with tourists, and the range of uses in the town centre reflects this. There are health, leisure, community and educational services available.

Table 8: Provision of services and facilities in Conwy

Source: Experian plc, Corporate Research Unit & Strategic Planning Policy, Conwy County Borough Council

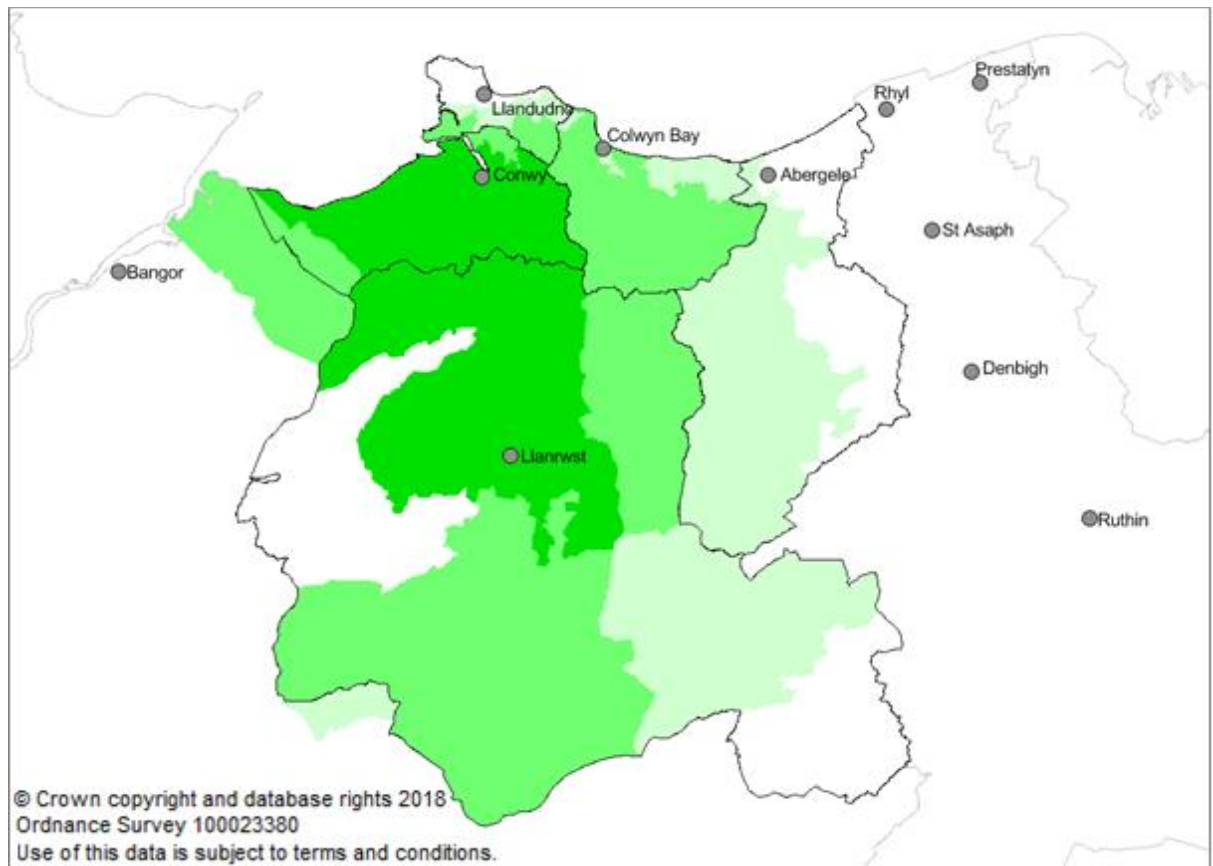
Services & facilities	Conwy
Shops	60 retail units with 50,000 square feet of floorspace. Retailers include independent traders and well known national retailers.

	Includes a convenience store and comparison units. Broad range of goods sold. Uses include a post office and a pharmacy.
Financial & professional services	Estate agents and solicitor, but no bank or building society.
Food & drink	Range of all types of these units, including cafes, restaurants, public houses and hot food take aways.
Offices	Large Council office, some medium sized offices and a number of smaller offices.
Hotels	Tourism destination with some small hotels and bed and breakfasts.
Education facilities	One primary school, one high school and one Education Centre.
Entertainment & leisure	Leisure centre.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Health clinics including dentists, GP surgeries, art gallery, library, nursery provision and places of worship.
Residential	2,210 dwellings.

6.6.3 Conwy has a large retail catchment area, which mostly remains within the County Borough boundary. The estimated weighted population (those who do some of their shopping in Conwy) from the catchment area is 1,000 people.

Map 5: Conwy retail catchment area

Source: Experian plc & Corporate Research & Information Unit, Conwy County Borough Council



6.7 Llandudno Junction

6.7.1 Llandudno Junction has been designated a Town Centre in the RLDP.

6.7.2 A range of services and facilities can be found in Llandudno Junction. This includes small local independent retailers, some large scale supermarkets, a cinema and well-known fast food outlets, branded car sales centres and a large Welsh Government office building. There are some health, community, leisure and educational services available.

Table 9: Provision of services and facilities in Llandudno Junction

Source: Experian plc, Corporate Research Unit & Strategic Planning Policy, Conwy County Borough Council

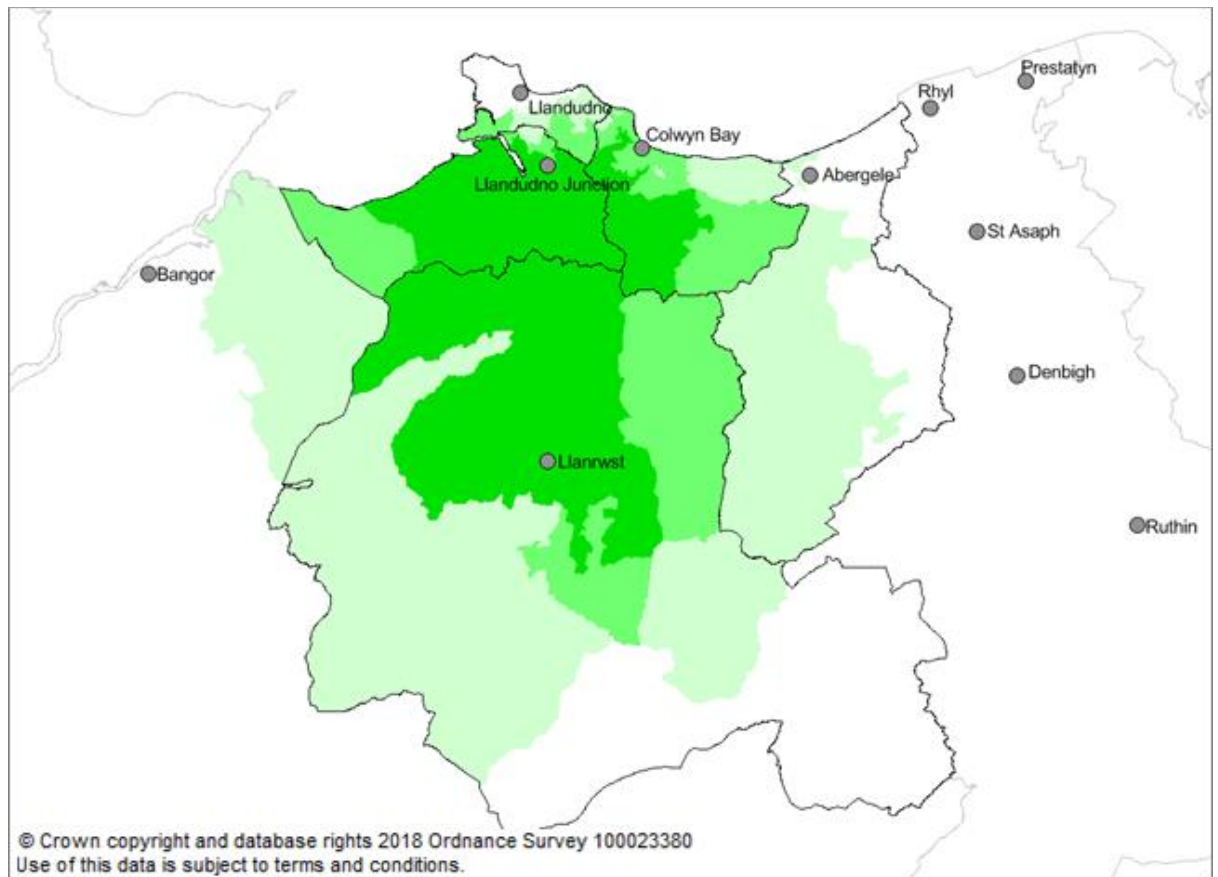
Services & facilities	Llandudno Junction
Shops	35 retail units, mostly independent traders. Includes large supermarkets on the edge of the centre and smaller convenience store in the centre. Limited range of goods sold.

	Uses include a post office, pharmacy, convenience and comparison units.
Financial & professional services	Estate agents and a Credit Union, but no banks, building societies or solicitors.
Food & drink	Small range of all types of these units, including cafes, public houses and hot food take aways.
Offices	Large Welsh Government offices and some smaller offices.
Hotels	One small hotel.
Education facilities	One primary schools.
Entertainment & leisure	Leisure centre and Cinema.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Health clinics including a dentist, GP surgeries, nursery provision, community centres and places of worship.
Residential	3,430 dwellings, one nursing home

6.7.3 Llandudno Junction has a significant catchment area, serving a large portion of the County Borough. The estimated weighted population (those who do some of their shopping in Llandudno Junction) from the catchment area is 20,000 people. This includes a large Tesco store, which is likely to have skewed the size of catchment area, making it appear larger than it actually is.

Map 6: Llandudno Junction retail catchment area

Source: Experian plc & Corporate Research & Information Unit, Conwy County Borough Council



6.8 Llanrwst

6.8.1 Llanrwst has been designated a Town Centre in the RLDP.

6.8.2 A small range of services and facilities can be found in Llanrwst. This includes a number of retailers, most of which are local independent traders. There are health, leisure, community and educational services available.

Table 10: Provision of services and facilities in Llanrwst

Source: Experian plc, Corporate Research Unit & Strategic Planning Policy, Conwy County Borough Council

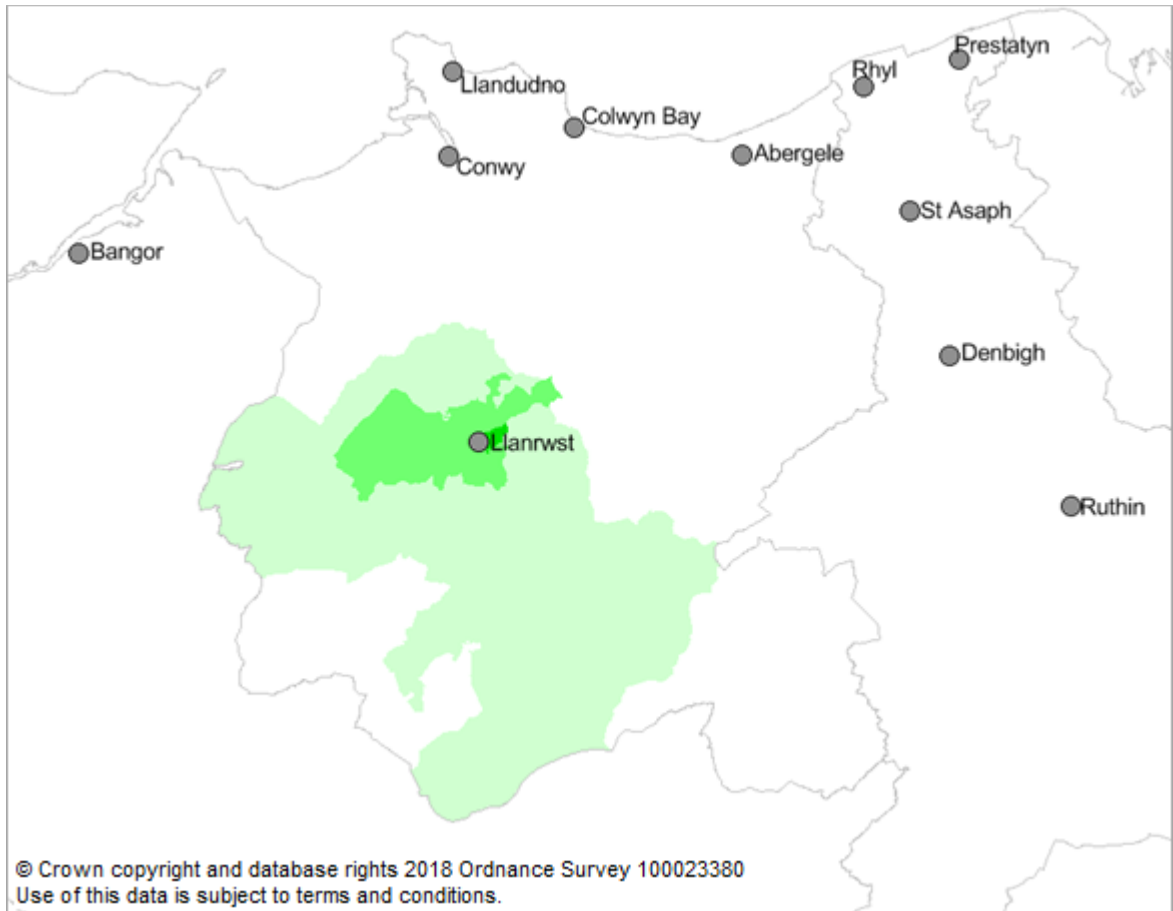
Services & facilities	Llanrwst
Shops	97 retail units, mostly independent traders and a larger Co-Op convenience store. Limited range of goods sold. Uses include a post office, pharmacy, convenience and comparison units.

Financial & professional services	Estate agents and solicitors, but no bank or building society.
Food & drink	A small number of cafes, restaurants, public houses and hot food take aways.
Offices	Small Council offices and other local offices.
Hotels	Small number of hotels.
Education facilities	One primary school and one high school.
Entertainment & leisure	Leisure centre and swimming pool.
Non-residential institutions (e.g. clinics, libraries, places of worship)	A medical centre, dentist, nursery provision, library, community centres and places of worship.
Residential	1,570 dwellings, three nursing/care homes.

6.8.3 Llanrwst has a medium sized catchment area, serving the rural parts of the County Borough. It is not part of the Experian GOAD database, and so convenience stores only in Llanrwst have been used to estimate the catchment area.

Map 7: Llanrwst retail catchment area

Source: Experian plc & Corporate Research & Information Unit, Conwy County Borough Council



6.9 Colwyn Bay West End

6.9.1 Colwyn Bay West End has been designated a Local Centre in the RLDP.

6.9.2 A limited range of services and facilities can be found in the West End of Colwyn Bay. Most retailers are local independent traders operating from small scale units, but there is a larger Lidl store. There are limited health and community uses available.

Table 11: Provision of services and facilities in Colwyn Bay West End

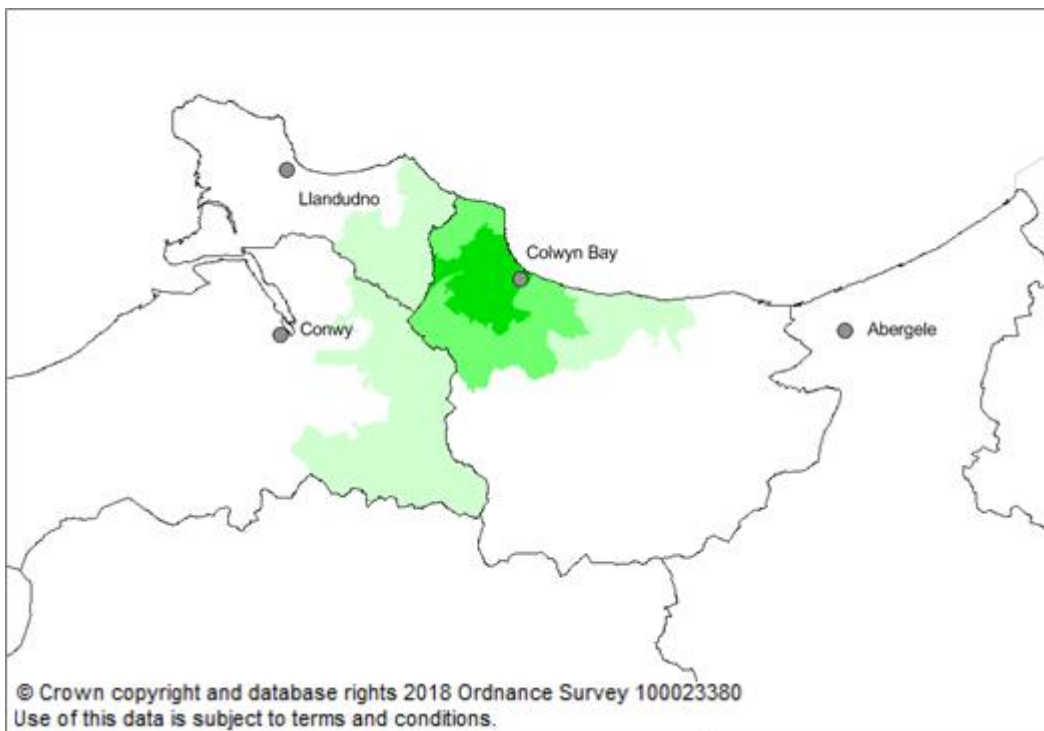
Source: Experian plc, Conwy LLPG, Corporate Research Unit and Strategic Planning Policy, Conwy County Borough Council

Services & facilities	Colwyn Bay West End
Shops	19 retail units, mostly independent traders and Lidl convenience store. Limited range of goods sold, including a post office, pharmacy, convenience and comparison units.

Financial & professional services	None.
Food & drink	Small range of these units, including cafes, restaurants and hot food take aways.
Offices	Small number of local offices
Hotels	None.
Education facilities	None.
Entertainment & leisure	None.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Some health clinics including a GP surgery and dentist and nursery provision.
Residential	800 dwellings, one nursing home.

Map 8: Colwyn Bay West End retail catchment area

Source: Experian plc & Corporate Research & Information Unit, Conwy County Borough Council



6.9.3 Colwyn Bay West End has a fairly small catchment area, mostly serving the locality and some rural parts of the County Borough. It is not part of the Experian GOAD database, and so convenience stores only have been used to estimate the catchment area. This includes the Lidl store, which is likely to have skewed the size of catchment area, making it appear larger than it actually is.

6.10 Craig y Don

6.10.1 Craig y Don has been designated a Local Centre in the RLDP.

6.10.2 There is a limited range of services and facilities in Craig y Don. Most retailers are local independent traders, operating from small scale units. There are some health, community and educational services available.

Table 12: Provision of services and facilities in Craig y Don

Source: Experian plc, Corporate Research Unit & Strategic Planning Policy, Conwy County Borough Council

Services & facilities	Craig y Don
Shops	37 retail units, made up of independent traders and a small Co-Op convenience store. Limited range of goods sold. Uses include a post office, pharmacy, convenience and comparison units.
Financial & professional services	No banks, building societies, estate agents or solicitors.
Food & drink	A range of all types of these units, including cafes, restaurants, public houses and hot food take aways.
Offices	Small number of local offices.
Hotels	Tourism resort with many hotels, particularly along the Promenade.
Education facilities	One primary school.
Entertainment & leisure	None.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Some health clinics including a dentist, medical centre, nursery provision, community centres and places of worship.
Residential	1,830 dwellings.

6.10.3 There is no data available to estimate the catchment area of Craig y Don, however, given the range and size of retail units in the centre and close proximity to larger retail centres, it is likely to be small.

6.11 Deganwy

6.11.1 Deganwy has been designated a Local Centre in the RLDP.

6.11.2 There is a small range of services and facilities in Deganwy. Most retailers are local independent traders, operating from small units. A small Co-Op store has opened since the adoption of the LDP. There are health, community and educational services available.

Table 13: Provision of services and facilities in Deganwy

Source: Experian plc, Corporate Research Unit and Strategic Planning Policy, Conwy County Borough Council

Services & facilities	Deganwy
Shops	8 retail units, mostly local in nature owned by independent traders and a small Co-Op store. Limited range of goods sold. Uses include a post office and a pharmacy.
Financial & professional services	None.
Food & drink	Small number of cafes, restaurants, public houses and hot food take aways.
Offices	Small number of local offices.
Hotels	Two hotels.
Education facilities	One primary school.
Entertainment & leisure	None.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Some health clinics including a dentist, medical centre, community centre and places of worship.
Residential	2,150 dwellings, two nursing/care homes.

6.11.3 There is no data available to estimate the catchment area of Deganwy, however, given the range and size of retail units in the centre and close proximity to larger retail centres, it is likely to be small.

6.12 Kinmel Bay

6.12.1 Kinmel Bay has been designated a Local Centre in the RLDP.

6.12.2 A limited range of services and facilities can be found in Kinmel Bay. There is a small number of local independent traders. There are some health, community and educational services available. There are also a number of holiday parks in the area, which accommodate a significant number of self-catering tourists.

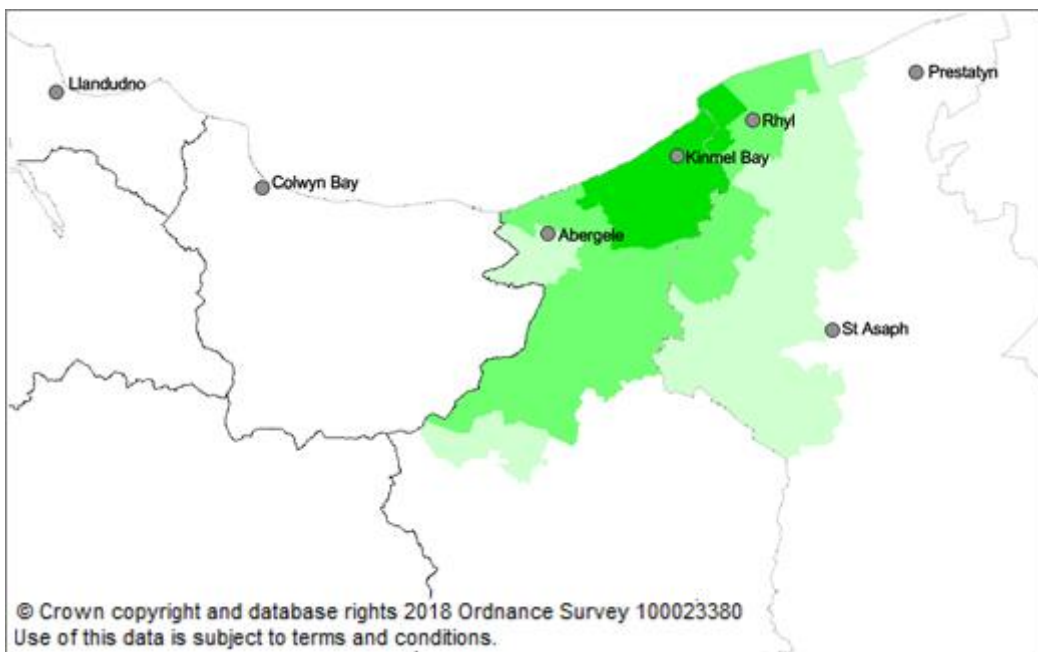
Table 14: Provision of services and facilities in Kinmel Bay

Source: Experian plc, Corporate Research Unit and Strategic Planning Policy, Conwy County Borough Council

Services & facilities	Kinmel Bay
Shops	9 retail units, mostly local in nature owned by independent traders and a large supermarket. Limited range of goods sold. Uses include a post office and a pharmacy.
Financial & professional services	None.
Food & drink	Small number of cafes, public houses and hot food take aways.
Offices	Small number of local offices.
Hotels	None.
Education facilities	One primary school.
Entertainment & leisure	None.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Medical centre, nursery provision, library, a community centre and places of worship.
Residential	2,720 dwellings.

Map 9: Kinmel Bay retail catchment area

Source: Experian plc and Corporate Research and Information Unit, Conwy County Borough Council



6.12.3 Kinmel Bay has a fairly large catchment area, mostly serving the locality and some rural parts. It is not part of the Experian GOAD database, and so convenience stores only have been used to estimate the catchment area. This includes the Asda store, which is likely to have skewed the size of catchment area, making it appear larger than it actually is.

6.13 Llanfairfechan

6.13.1 Llanfairfechan has been designated as a Local Centre in the RLDP.

6.13.2 A limited range of services and facilities can be found in Llanfairfechan. Most retailers are local independent traders. There are health, community and educational services available.

Table 15: Provision of services and facilities in Llanfairfechan

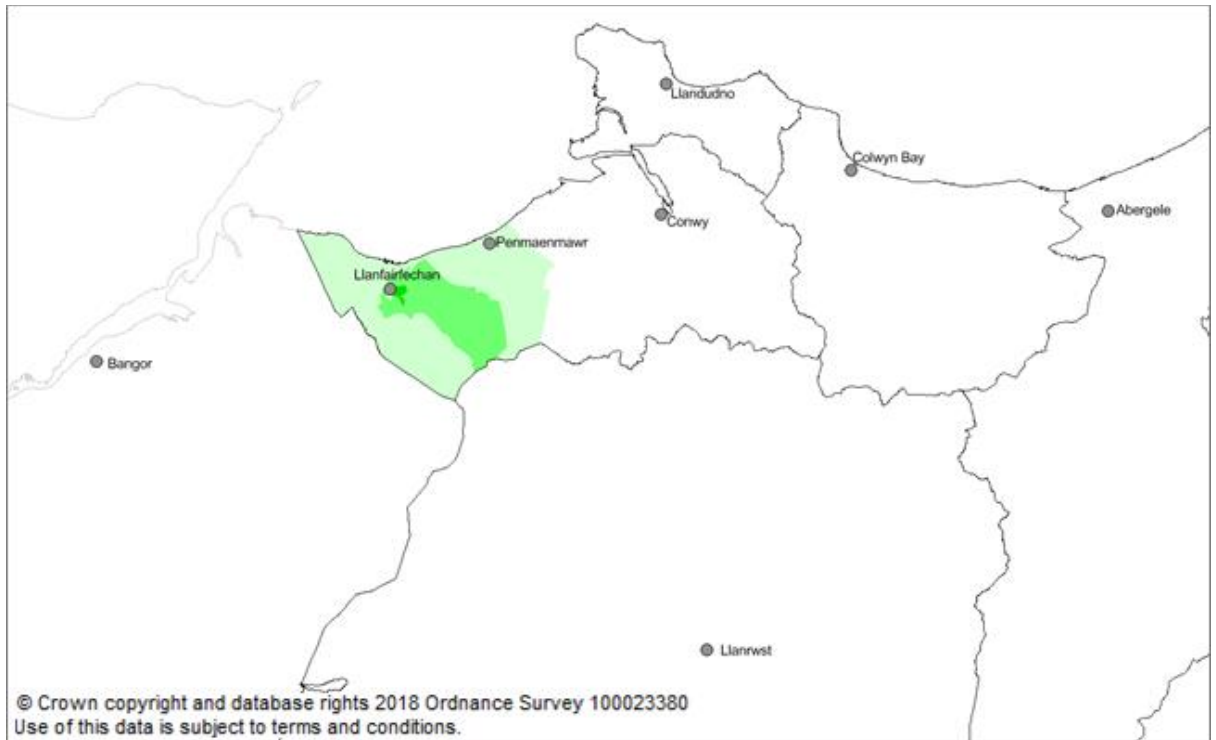
Source: Experian plc, Corporate Research Unit and Strategic Planning Policy, Conwy County Borough Council

Services & facilities	Llanfairfechan
Shops	26 retail units, mostly independent traders. Includes a small Co-Op store. Limited range of goods sold. Uses include a post office and pharmacy.
Financial & professional services	Two estate agents, an accountant, but no banks, building societies or solicitors.
Food & drink	Small number of cafes, public houses and hot food take aways.
Offices	Small number of local offices.
Hotels	Small number of hotels.
Education facilities	Two primary schools.
Entertainment & leisure	None.
Non-residential institutions (e.g. clinics, libraries, places of worship)	GP surgery, library, nursery provision, community centre and places of worship.
Residential	1,770 dwellings.

6.13.3 Llanfairfechan has a small catchment area, serving the locality. It is not part of the Experian GOAD database, and so convenience stores only have been used to estimate the catchment area.

Map 10: Llanfairfechan retail catchment area

Source: Experian plc and Corporate Research and Information Unit, Conwy County Borough Council



6.14 Old Colwyn

6.14.1 Old Colwyn has been designated a Local Centre in the RLDP.

6.14.2 There is a range of services and facilities in Old Colwyn. The majority of retailers, are local independent traders, but there is also an Aldi store. There are health, community and educational services available.

Table 16: Provision of services and facilities in Old Colwyn

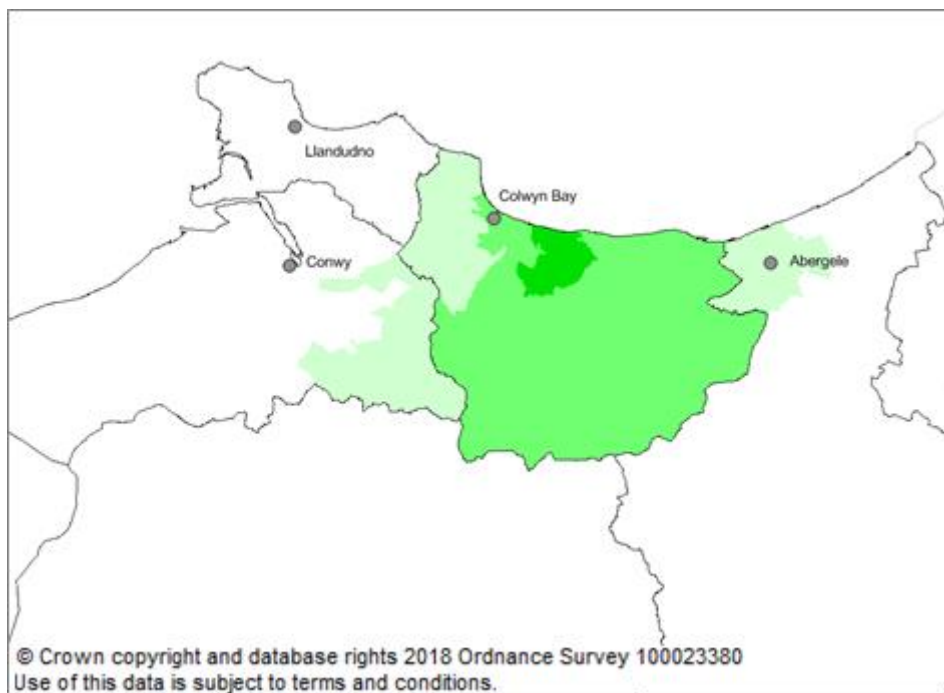
Source: Experian plc, Corporate Research Unit and Strategic Planning Policy, Conwy County Borough Council

Services & facilities	Old Colwyn
Shops	33 retail units, mostly independent traders and well known supermarket brands of Co-Op and Aldi. A range of goods sold, including convenience and comparison and services such as a post office and pharmacy.
Financial & professional services	A solicitors, but no bank or building society or estate agents.

Food & drink	Small range of all types of these units, including cafes, public houses and hot food take aways.
Offices	Large North Wales Police office, some medium sized offices and a small number of local offices.
Hotels	Some small hotels.
Education facilities	Two primary schools, one high school and one Education Centre.
Entertainment & leisure	None.
Non-residential institutions (e.g. clinics, libraries, places of worship)	A GP surgery, nursery provision, community centres and places of worship.
Residential	3,750 dwellings.

Map 11: Old Colwyn retail catchment area

Source: Experian plc and Corporate Research and Information Unit, Conwy County Borough Council



6.14.3 Old Colwyn has a fairly small catchment area, mostly serving the locality and some rural parts of the County Borough. It is not part of the Experian GOAD database, and so convenience stores only have been used to estimate the catchment area. This includes the Aldi store, which is likely to have skewed the size of catchment area, making it appear larger than it actually is.

6.15 Penmaenmawr

6.15.1 Penmaenmawr has been designated a Local Centre in the RLDP.

6.15.2 There is a limited range of services and facilities in Penmaenmawr. The majority of retailers are local independent traders. There are health, leisure, community and educational services available.

Table 17: Provision of services and facilities in Penmaenmawr

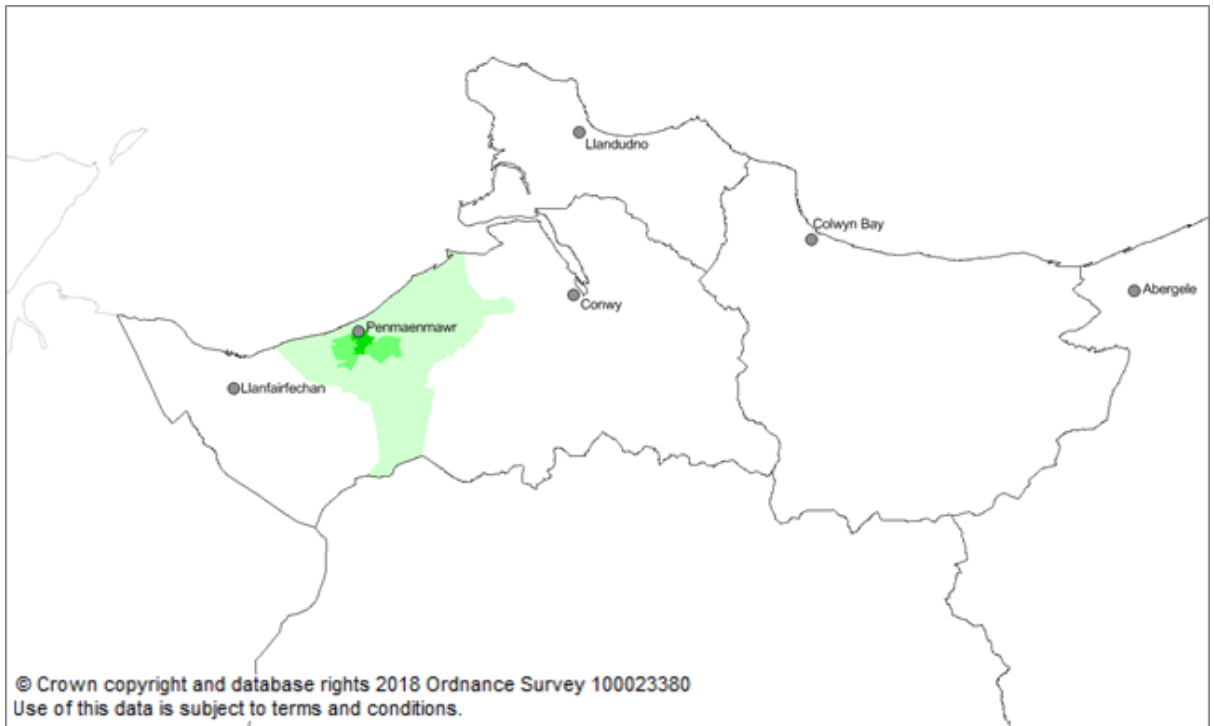
Source: Experian plc, Corporate Research Unit and Strategic Planning Policy, Conwy County Borough Council

Services & facilities	Penmaenmawr
Shops	22 retail units, mostly independent traders and a Spar convenience store. Limited range of goods sold. Uses include a post office, pharmacy, convenience and comparison units.
Financial & professional services	Estate agent and solicitor, but no bank or building society.
Food & drink	Small range of these units, including cafes, restaurants, public houses and hot food take aways.
Offices	Small number of local offices.
Hotels	One small hotel.
Education facilities	One primary school.
Entertainment & leisure	Small museum.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Dentist, nursery provision, library, a community centre and places of worship.
Residential	1,430 dwellings, two nursing/care homes.

6.15.3 Penmaenmawr has a small catchment area, which serves the locality only. It is not part of the Experian GOAD database, and so convenience stores only have been used to estimate the catchment area.

Map 12: Penmaenmawr retail catchment area

Source: Experian plc & Corporate Research & Information Unit, Conwy County Borough Council



6.16 Rhos on Sea

6.16.1 Rhos on Sea has been designated a Local Centre in the RLDP.

6.16.2 A small range of services and facilities can be found in Rhos on Sea. The majority of retailers are local independent traders, with a small Co-Op and Spar store present. There are some health, community and educational services available.

Table 18: Provision of services and facilities in Rhos on Sea

Source: Experian plc, Corporate Research Unit and Strategic Planning Policy, Conwy County Borough Council

Services & facilities	Rhos on Sea
Shops	56 retail units, mostly local in nature owned by independent traders, including a small Co-Op and Spar convenience stores. Also includes retailers selling comparison goods. Uses include a post office and a pharmacy.
Financial & professional services	Small number of estate agents and solicitors, but no bank or building society.

Food & drink	Small range of food and drink establishments, including cafes, restaurants, public houses and hot food take aways.
Offices	Small number of local offices.
Hotels	Some small hotels.
Education facilities	One primary school and Further Education college.
Entertainment & leisure	None.
Non-residential institutions (e.g. clinics, libraries, places of worship)	Small number of health clinics including a dentist, nursery provision, community centre and places of worship.
Residential	3,970 dwellings.

6.16.3 There is no data available to estimate the catchment area of Rhos on Sea, however, given the range and size of retail units in the centre and close proximity to larger retail centres, it is likely to be small.

6.17 Other centres

6.17.4 The following settlements have not been included as a retail centre, because the number of retail units and other facilities and services is too small. Their catchment areas are also likely to be too small.

- Betws yn Rhos
- Dolgarrog
- Eglwysbach
- Groes
- Llanddulas
- Llangernyw
- Llansannan
- Mochdre
- Pensarn
- Tal-y-Bont
- Towyn
- Upper Colwyn Bay
- Cerrigydrudion
- Dwygyfylchi
- Glan Conwy
- Gyffin
- Llanfairtalhaiarn
- Llanrhos
- Llysfaen
- Penrhyn Bay
- Pentrefoelas
- Tal-y-Cafn
- Trefriw