



Replacement Local Development Plan 2018-2033

Topic Paper

July 2019

Topic Paper 3: Retail and Town Centres

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1 Introduction

The Local Development Plan (LDP) is first and foremost a land use plan that identifies site specific development opportunities in response to the needs of the community for more housing, jobs, services and facilities. It also seeks to preserve, protect and enhance where appropriate, those aspects of the built and natural environment which are important in defining the quality and sensitivity of the places we value, enjoy, move through, and live in. The ultimate aim of the LDP will be to deliver sustainable development.

The LDP is a vehicle for the Council to define its key growth and development priorities and will provide the ongoing framework of policies to guide decisions on planning applications.

2 Purpose of this Topic Paper

This is one of a series of 14 topic papers which have been put together to inform the production of the Conwy Replacement Local Development Plan (RLDP). Their aim is to interpret the relevant evidence and guidance in relation to the specific topic and identify the key issues that the Plan will need to address as well as possible policy approaches to be incorporated in the Plan. Each topic paper has been compiled from detailed evidence originating from LDP Background Papers (technical documents that form the evidence base for the RLDP.) Topic papers are designed to cover key subject areas currently covered in the adopted LDP and summarise technical data contained within the Background Papers to make the presentation of data more accessible to readers. Topic papers establish a baseline position and identify the key issues facing the County Borough which the RLDP will need to address.

The Topic Papers are intended to provide an early opportunity for stakeholders and the public to have an input into the Plan. This topic paper covers key issues relating to retail and town centres.

3 Key Changes to Legislation and Policy (since LDP adoption)

There have been a number of significant changes to government policy and changes in the political environment since adoption of the LDP. This section examines briefly the key points that are pertinent to this particular topic paper.

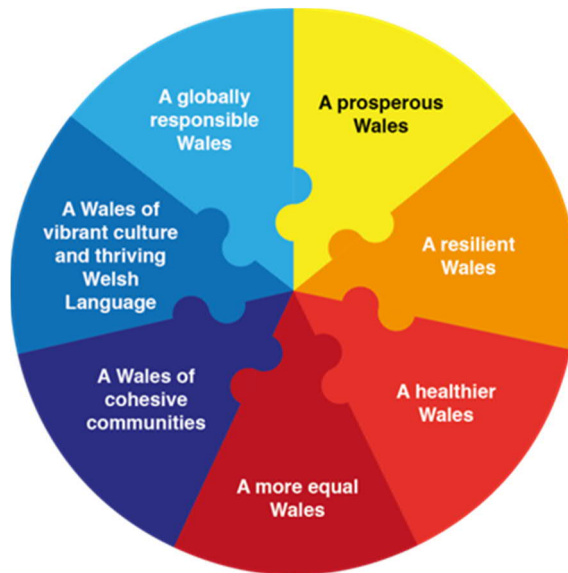
3.1 National

Well-being of Future Generations Act (2015)

The Well-being of Future Generations (Wales) Act is about improving the social, economic, environmental and cultural well-being of Wales.

It will make public bodies such as Councils think more about the long-term, work better with other organisations and communities to prevent problems and take a more joined-up approach.

The Act has seven well-being goals which are:



Each public body mentioned in the Well-being Act must carry out sustainable Development.

“The action a public body takes in carrying out must include:

- a. setting and publishing objectives (“well-being objectives”) that are designed to maximise its contribution to achieving each of the well-being goals, and
- b. taking all reasonable steps (in exercising its functions) to meet those objectives.”¹

In the Act “sustainable development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

The Act specifies five ways of working: long-term, integration, involvement, collaboration and prevention. Each of these will be incorporated into the RLDP process.

Planning policy

National planning policy can be found in Planning Policy Wales (10th edition, December 2018). It has been revised to deliver the Well-being of Future Generations Act and is based around four distinct themes that bring the requirements of the Act into context for planning policy. They show the inter-linkages between planning policies:

- Strategic and spatial choices
 - Creating sustainable places
 - Good design
 - Promoting healthier places
 - The Welsh language
 - Sustainable management of natural resources
 - Strategic planning
 -
 - Placemaking in rural areas
 - Managing settlement form
- Active and social places

¹ Part 2 ‘Improving Well-being section 3 ‘well-being duty on public bodies’ paragraphs (1) and (2)

- Housing
- Retail and commercial centres
- Community facilities
- Recreational spaces
- Transport
- Productive and enterprising places
 - Economic development
 - Tourism
 - The rural economy
 - Transportation infrastructure
 - Telecommunications
 - Energy
 - Minerals
 - Waste
- Distinctive and natural places
 - Landscape
 - Coastal areas
 - Historic environment
 - Green infrastructure
 - Biodiversity
 - Water, air, soundscape and light
 - Flooding
 - De-risking

Placemaking now forms the core of PPW and must be embraced in both plan making and development management decisions to achieve the creation of sustainable places in line with the Well-being of Future Generations Act objectives. Placemaking is a multi-dimensional approach to planning, designing and managing an areas protection and enhancement. It is about responding to the surroundings by understanding the history and development of a place, its function and most importantly its residents and their relationship with the locality. It is then about delivering change that works towards meeting its environmental, economic and social goals. It uses a local community's assets and needs as inspiration for creating good, functional places that promote people's health, happiness and well-being.

Retail falls under the Active and Social Places theme. PPW outlines that policies will enable sustainable access and transportation to facilities, including retail. Policies should capitalise on existing retail and commercial centres as hubs of social and economic activity, with a diverse range of services, which promotes and protects the Welsh language.

Retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of uses, such as shopping, commercial and leisure employment, education, civic identity and social interaction, which support their local catchment area. They should be highly accessible by a range of transport modes.

Three overarching objectives are identified, which should be delivered through the RLDP:

- 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.

The RLDP should establish a clear strategy for retail development, supported by policies to achieve vibrant, attractive and viable centres. This should be based on robust evidence base. Regard should be had to retail strategies of adjoining authorities. Masterplans, development briefs and place plans can complement the retail strategy. If a need is established, the most appropriate form, scale and location of the provision to best match the need should be considered. A criteria based policy should be included where no sites are allocated.

Development plans should establish a retail hierarchy and identify boundaries on the proposals map. Locally defined definitions should be used to categorise centres by the functions they fulfil and consider their future roles. The size, scale, form, function and location should be taken into account and centres should be consistently categorised, either by the range of uses present or the size of the catchment area. This should be informed by robust evidence.

Evidence should set out whether there is a need for new retail provision. Any need should be accommodated using the 'town centres first' approach. This applies to any site allocations. Rigid floorspace limits should not be set on allocated sites, so that the retail industry can respond to changing demand and opportunity. Allocated sites will also need to consider the impact on town centres should they be in edge or out-of-centre locations.

Existing edge and out-of-centre retail sites should have policies regarding their future development to protect them from inappropriate development and release of unwanted retail sites to other uses. Conditions should be used to limit the range of goods sold, to minimise the impact on town centres.

A1 shops should underpin retail centres, however, it is only one part of a vibrant centre. Policies should encourage a diversity of uses, which may require a flexible approach. Primary and secondary areas should be designated on the proposals map of the RLDP. Primary areas typically have high concentrations of A1 uses. Secondary areas typically have a broader range of uses, including cafes, restaurants, banks and other services and community facilities in addition to shops. Retail centre performance and the effectiveness of RLDP policies should be assessed by monitoring health.

Local and village shops and public houses provide an important role in the local community and their loss can be detrimental. Their economic and social function should be taken into consideration for applications for change of use to residential or other uses. A positive approach should be applied for new village shops and public houses or extensions to existing ones.

Leisure and entertainment and food and drink uses can benefit retail centres and contribute towards a vibrant and viable evening and night time economy. Where these incorporate night time activities, appropriate mitigation measure should be included.

Technical Advice Note 4 (November 2016) provides further advice on:

- retail strategies, masterplanning and Place Plans
- the tests of retail need and Sequential approach to development
- Retail Impact Assessments
- primary and secondary retail and commercial frontages in centres

- retail planning conditions
- Local Development Orders
- indicators of vitality and viability in retail and commercial areas.

Where applicable, this technical advice will inform the retail background papers.

The LDP Manual was last updated in 2015, which was after the Conwy LDP was adopted. It provides guidance and advice on LDP production. It suggests a list of relevant information for LDP evidence base. Relevant to this topic area is retail expenditure growth projections, retail land / floorspace availability and rate of take up. One core output indicator is also relevant: amount of major retail, office and leisure development (sq m) permitted within and outside established town and district centre boundaries.

The National Development Framework (NDF) will be a 20 year national spatial plan for Wales setting out high-level strategic issues including a vision for next 40 years and objectives focusing on, the strongest market areas, communities across all of Wales, decarbonisation and natural resources. The NDF issues and options paper has recently been out to consultation and Welsh Government are currently collating responses. The current timetable is for an NDF to be in place by September 2020.

National retail trends

National retail trends have changed significantly in recent years. There has been an increase in the level of convenience retailers found in town centres. Larger brand supermarkets are consolidating their position and focusing on key strategic locations. The level of comparison floorspace has, therefore, decreased in retail centres, as department stores and other high street retailers are occupying smaller units in established town centres. Book retailers have also been scaling back. The provision of food and drink uses in town centres has increased across the UK.

These trends are likely to continue, as eating out continues to be popular, continuing increase in online shopping trends, popularity of e-books, booksellers reducing floorspace and clothing and footwear retailers consolidating to larger town centres only.²

Brexit has had some impact on the high street. Wages in real terms, consumer confidence and spending have fallen, which has contributed towards a decline in high street spending in clothing and footwear, but also food and drink retailers. Footfall has been recorded as decreasing across Wales for high streets, but out-of-town retailers have not been as affected.³

Reorganisation and store closures of large high street retailers is still on-going. Recently there have also been more retailers collapsing into administration and announcing store closures.. High street banks have also been closing branches, particularly in the smaller rural towns. Supermarkets still retain a large share of spend. Aldi and Lidl in particular are growing.²

3.2 Regional

The Planning Act 2015, sets out that a region can consider preparing a Strategic Development Plan (SDP). For North Wales, this is the regional A55 Corridor Strategic Plan. Llandudno serves

² <https://lichfields.uk/blog/2017/august/21/we-all-knew-it-but-now-the-evidence-is-there-our-town-centres-are-changing/>

³ Retailing in Wales' largest towns and cities 2017 Wales Institute of Economic and Social Research Data and Methods and Dynamic Location Intelligence

as a sub-regional shopping centre, and so regard to this SDP will be required in the Conwy RLDP.

Retail catchment areas do not follow administrative areas. Retail and other development in Conwy County Borough RLDP area, can impact on other large retail centres such as Bangor, Rhyl and Prestatyn. Regard to these centres will be required.

3.3 Local

The purpose of the Corporate Plan is to present Conwy County Borough Council's Priorities for the five years from 2017 to 2022. The priorities are the areas that the Council want to focus special attention on in order to support the achievement of the citizen outcomes.

The outcomes are as follows:

- People are educated & skilled
- People are safe and feel safe
- People have access to affordable, appropriate, good quality accommodation that enhances the quality of their lives.
- People are healthy & active
- People live in a county that has a prosperous economy
- People value and look after the environment
- People live in a county where heritage, culture and the Welsh language thrive
- People in Conwy contribute to their community. They are informed, included and listened to.

Across all areas of work the Council is committed to ensuring that the needs of the present are met without compromising future generations, endeavouring to make the best decisions in light of financial restraints. In addition the Corporate Plan gives a commitment to consider the impact of policies on rural communities, those protected under Equalities legislation and people living in poverty. The Council will also promote the Welsh language, and build confidence to be progressive. Harnessing the potential of technology to improve performance, business processes and efficiencies is a strategic priority up until 2022.

Revised population projections have been released from Welsh Government (WG) which will influence the RLDP strategy, including retail. The current LDP was based on the latest available data at the time, which are different to those more recently released. The RLDP will use the same methodology and source data as the WG projections, but will be specific to Conwy and the RLDP. Please see Background Paper 1 and 2 for more details.

The Abergele Placemaking Plan (APP) is currently being prepared. It will be owned and delivered by the local community and once finalised will set out the issues which need tackling in Abergele with an Implementation and Monitoring plan produced to address those issues. It will be the local reference document to achieving an improved and more sustainable community.

The local economy of the County Borough is reliant on tourism. This in turn impacts retail provision and town centres, as tourists will spend not only in the shops, but in cafes, restaurants etc and convenience stores. Visitor numbers and their estimated spend has been included in the Retail Capacity Study.

The coastal part of the County Borough from Mochdre to Kinmel Bay has been established as a regeneration area. Work to improve this area is likely to continue during the RLDP period. Colwyn Bay is the second largest retailing centre in the Conwy LDP. Regeneration work is likely to include improvements to the town centre and retail provision. This will need taking into consideration when formulating retail policies and designations.

The 2013 Retail Capacity Study indicated a convenience need for 6,970m² by 2022 in the coastal area. This has been met by the granting of permission in Llandudno Junction for a superstore (8,687m²), with 70% of floorspace for convenience goods (Brickworks site, planning ref: 0/41731) in May 2015. This has, however, expired without being implemented. There have also been some smaller scale convenience stores granted permission, some of which have been constructed, including Co-Op stores in Deganwy, Rhos on Sea and Llanfairfechan and a Lidl in Llandudno Junction.

The wording of LDP policy CFS/6 has caused some uncertainty for applications for change of use from the facilities listed. The policy refers to “similar facilities”, which is open to interpretation. The LPA has been interpreting it as the same type or use class in planning terms. There was a Judicial Review on the Fair View Inn site in Llanddulas (ref 0/44621), where the community has interpreted the wording differently and feels that the policy should have applied, as the Fair View Inn differs to the other public house in the Llanddulas. It was considered that the “similar facilities” was the same type or use class in planning terms, as the LPA had interpreted it.

4 LDP Policy – Current position

The LDP was adopted in October 2013 and has to date been through the Annual Monitoring process four times. The next section of this topic paper addresses the key findings that have arisen from the Annual Monitoring Reports (AMRs). There are six policies on retail and town centres in the current LDP policies. These can be found at Appendix 1 for reference.

The following Supplementary Planning Guidance (SPG) relating to retail policies have been adopted:

- [LDP03 Shop front security](#)
- [LDP23 Change of use within town and neighbourhood centres](#)
- [LDP36 Shop Front Design](#)

5 LDP AMR findings and Review Report Conclusions

One LDP objective is relevant to retailing:

- SO6 Develop vibrant town centre destinations for shopping, business and commerce, culture, entertainment and leisure through the protection and enhancement of the vitality, viability and attractiveness of Llandudno as the strategic sub regional retail centre, and regeneration of Colwyn Bay town centre and other key shopping centres.

AMR findings show that the retail policies are generally operating effectively and delivering this objective. Vacancies in Colwyn Bay Shopping Zone is high and has hit a trigger point. A business survey into these closures show that they are for a variety of reasons; national trends and declines in high street sales, retiring owners and businesses being temporary in nature. Close working with regeneration initiatives in Colwyn Bay will help to improve the health of the town

centre. Further monitoring is also required in Llanfairfechan where vacancies are above the trigger limit.

Non-A1 use has been found to be in some continuous frontages of the designated Primary Shopping Area and Shopping Zones. SPG has been adopted to restrict the change of use above a certain threshold, however, national policy has been updated since this, which encourages a diversity of uses in town centres. This SPG will need reviewing to ensure that the right balance of uses is in place in our town centres; secondary retail areas in particular.

The 2015 AMR highlighted that one application was approved which resulted in the shop front having a negative impact on the surrounding area. Following this, work on SPG commenced. Since this, no applications have been approved which have had a negative impact. Similar SPG will be required as part of the RLDP.

The LDP Review Report concluded that the following action was required for retail and town centre policies:

Policy	Comment
CFS/1 – Community Facilities and Services	Review to incorporate latest evidence base, including any new allocations that are required and reflect change in national policy. Revise to remove sites that have been delivered.
CFS/2 – Retail Hierarchy	Review to incorporate findings of new Retail Study and to reflect changes to national policy.
CFS/3 – Primary Shopping Areas	Functioning effectively – minor amendments may be required. SPG may need amending to reflect changes in national policy.
CFS/4 – Shopping Zones	Functioning effectively – minor amendments may be required. SPG may need amending to reflect changes in national policy.
CFS/5 – Retail Parks	Revise to reflect changes in planning permission granted during plan period to date.
CFS/6 – Safeguarding of Community Facilities outside the Sub-Regional Centre and the Town Centres	Functioning effectively – minor amendments may be required.
CFS/7 – Shop Front Design	Functioning effectively – minor amendments may be required.
CFS/8 – Shopping Street Frontage Security	Functioning effectively – minor amendments may be required.

Following a subsequent review of evidence base, Section 8 of this paper addresses the above table again and makes recommendations as to how each policy should be changed to reflect updated evidence base to be taken forward in the RLDP.

6 Updated LDP Evidence Base

The following background papers will inform retail policies in the LDP:

6.1 Background Paper 24: Retail Capacity Study

This paper analysed retail trends and sets out estimated retail need, which will be required during the RLDP period. It has split this by distinct retail catchments. It includes an allowance for tourism spend.

The following need for convenience retailing has been identified:

- Conwy East: 35,000 sq ft
- Conwy Central: 20,000 sq ft
- Conwy North: 5,000 sq ft
- Conwy West: no further need for floorspace identified
- Conwy South: 15,000 sq ft

This need does not take account of the permission granted at the Brickworks site in Llandudno Junction, as the site has now expired without being implemented. An element of retail has been included on the Strategic Site allocation at Abergele. Further sites will be allocated at Deposit stage of the RLDP.

The following need for comparison retailing has been identified:

- Llandudno: no further need for floorspace identified
- Colwyn Bay: 25,000 sq ft

6.2 Background Paper 25: Retail Centre Health Checks

This Background Paper shows that our retail centres are generally performing well and are adapting to changes in retailing trends. The following points are relevant:

- The level of tourist visitors to some centres has impacted results, and uses differ to the average for similar towns because of this.
- The level of some uses is unbalanced in areas. National policy encourages a diversity of uses, but this should be balanced and deliver vibrant, viable and attractive centres.
- The number of key attractor retail brands is a little low in Llandudno, although this may have been addressed by more recent changes.
- Vacancies are high in some centres and need further monitoring. Colwyn Bay is one town of concern. Regeneration initiatives are underway to address this.
- The historic environment is a key part of our centres, and contributes to their unique sense of character. Safeguarding and maintaining these and key features will contribute towards vibrant, viable and attractive retail centres.
- Our centres are accessible by public transport routes and services.
- The findings indicate that there may be a problem with the level of parking provision in Llandudno.
- Crime is low and the town centre users generally feel safe.

6.3 Background Paper 26: Retail Hierarchy

This background paper reviewed retail centres in the plan area and categorised them according to the range of facilities and services on offer, and the size of their catchment areas. The retail hierarchy has been updated in line with new national policy. The following has been proposed:

- 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)

6.4 Background Paper 27: Primary & Secondary Areas Assessment

This background paper will review the boundaries of the LDP designated Primary Shopping Areas and Shopping Zones is to follow at LDP Deposit stage. .

7 Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

Work on the SA/SEA has commenced. The retail strategy and policies of the RLDP will have regard to it and will be progressed jointly.

The Sustainability Appraisal Scoping Report outlines the proposed approach to the RLDP's Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), to ensure that it meets social, economic and environmental objectives. The SA/SEA is an important process in identifying areas of change and mitigation measures to ensure the RLDP is sustainable and in compliance with the Planning (Wales) Act and the Well-being of Future Generations Act.

In relation to retail the relevant proposed SA objectives are:

- Access to services: Ensure access for all to facilities, goods and services in order to combat social exclusion and deprivation
- Community and Culture: Maintain and enhance community cohesion and identity
- Built Environment: Conserve and enhance the existing built form and design, and ensure new developments are built to high design standards

- Cultural heritage: Conserve and enhance the built and archaeological cultural heritage features of the area
- Land: Make the most efficient use of land through appropriate allocations and determination of need, and through ensuring the appropriate remediation of contaminated land where relevant

8 Potential Land Use Policies and Proposals

The RLDP will apply national policy at a local level. Retail and other complimentary development will be guided towards town centres by applying the sequential approach. This helps retain and encourage town centre users, which is key to delivering national retail objectives for vibrant, viable and attractive centres.

National policy also emphasises the need for a flexible approach to ensure that town centres can adapt to changing economic conditions.

It is suggested that the following policies will need amending as part of the LDP Review.

Policy	Comment
CFS/1 – Community Facilities and Services	Reference to community facilities and open space will need removing, as retail is now a separate LDP topic area. The policy will be updated to reflect changes to the retail policies below.
CFS/2 – Retail Hierarchy	This has been updated in Background Paper 26. A new Retail Hierarchy is proposed, which better reflects the level of services and facilities available in each centre, and their likely catchment area for shoppers.
CFS/3 – Primary Shopping Areas	National policy states that these areas should continue to be underpinned by A1 shops uses. The boundaries need reviewing to ensure that the concentration of this use is protected and will be changed if necessary.
CFS/4 – Shopping Zones	National policy has been updated to encourage flexibility of uses in these designated areas. Background Paper 25 Retail Centre Health Checks has identified that the levels of some uses are unbalanced in some retail centres. The SPG policy needs amending to separate out the non-A1 uses that are causing a problem. The boundaries need reviewing to ensure that there is sufficient A uses in the protected area. These will be changed if necessary.
CFS/5 – Retail Parks	Minimal change is required to this policy.

CFS/6 – Safeguarding of Community Facilities outside the Sub-Regional Centre and the Town Centres	Some change may be required to remove the reference to shops as national policy already covers this.
CFS/7 – Shop Front Design	Minimal change is required to this policy and SPG.
CFS/8 – Shopping Street Frontage Security	Minimal change is required to this policy and SPG.

In addition, new policies may be required to cover the following issues:

Theme	Justification
Allocated site	Retail need has been identified in Background Paper 24. Sites will need to be allocated to meet this need.
Leisure designation	There are A3 uses and a Cineworld located in close proximity to each other in Llandudno Junction. A designation will mean that these uses can be protected and controlled in future. This could be included as a sub-section of the policy regarding Parc Llandudno and Mostyn Champneys.
Policy for guiding proposals on unallocated sites	This is a new requirement in national planning policy.
Policy to support regeneration and Place Plans	Colwyn Bay has been designated a regeneration area. Retail changes may be required as a result of this. These may be able to be incorporate into the policies above, or may need its own policy. Place Plans are part of national planning policy. Retail impacts will need to be considered and allowed for in the RLDP, either via the policies above or its own policy.
Policy for hot food take away units near schools	Childhood obesity is an issue across all of Wales. Encouraging healthy eating in school children and limiting their access to unhealthy foods can help deliver national and local objectives for health and well-being.

The Annual Monitoring Report will include measures to assess the health of retail centres and whether policies are effective.

9 Further Evidence base needed

An update to the following evidence base is considered necessary:

- Review and update town centre uses and policy effectiveness.
- Masterplan and other regeneration strategies.

10 Conclusion

Retail policies have, on the whole, delivered the LDP Vision and objectives they set out to. There are some concerns with the balance of uses in some centres and some shop front designs were considered unsuitable. SPG has been drafted to address these concerns.

The update to national planning policy means that our retailing centres should become diverse, but a balance of these different uses is required. RLDP policies will need to be amended to reflect this. Additional need for retail floorspace has been identified and sites will be allocated to deliver this. A new Retail Hierarchy has been proposed, which better reflects the estimated catchment areas of each centre, and the level of facilities and services available at each one.

11 Appendix 1: Existing LDP Policies

STRATEGIC POLICY CFS/1 – COMMUNITY FACILITIES AND SERVICES

The Council will protect and, where possible, enhance community facilities and services by:

- a) Protecting and enhancing the vitality, attractiveness and viability of the retail centres in the Plan Area by locating appropriate retail developments in line with Policy CFS/2 – ‘Retail Hierarchy’;
- b) Applying a sequential approach in determining proposals for new retail development in the Plan Area in terms of site selection and the availability of suitable alternative sites in line with Policy DP/6 – ‘National Planning Policy and Guidance’;
- c) Protecting the retail offer in Llandudno, and the town centres, by designating primary shopping areas and/or shopping zones in line with Policies CFS/3 – ‘Primary Shopping Areas’ and CFS/4 – ‘Shopping Zones’;
- d) Protecting the retail centre of Llandudno by designating Parc Llandudno and Mostyn Champneys as retail parks where large format retailing will be concentrated and safeguarded in line with Policy CFS/5 – ‘Retail Parks’;
- e) Safeguarding essential community facilities outside Llandudno, Colwyn Bay and the District Centres in line with Policy CFS/6 – ‘Safeguarding of Community Facilities outside the Sub-Regional Centre and Town Centres’;
- f) Protecting and enhancing the attractiveness of shopping centres by only permitting appropriate shop fronts and appropriate shop front security measures in line with Policies CFS/7 – ‘Shop Front Design’ and CFS/8 – ‘Shopping Street Frontage Security’;
- g) Meeting the community’s need for allotments by safeguarding existing allotments in line with Policy CFS/9 – ‘Safeguarding Allotments’ and allocating land for new allotments in Abergele, Llandudno Junction, Llanrwst and Dwygyfylchi in line with Policy CFS/10 – ‘New Allotments’;
- h) Ensuring that new housing development makes adequate provision for the open space needs of its residents and safeguarding existing areas of open space in line with Policies CFS/11 – ‘Development and Open Space’ and CFS/12 – ‘Safeguarding Existing Open Space’;
- i) Allocating replacement playing fields and new areas of land for open space at Abergele and Glan Conwy in line with Policy CFS/13 – ‘New Open Space Allocations’;
- j) Allocating land for an extension to the cemeteries at Llanrwst and Penmaenmawr in line with Policy CFS/14 – ‘New Burial Ground Allocations’;
- k) Supporting development proposals for new education facilities in line with Policy CFS/15 – ‘Education Facilities’.

POLICY CFS/2 – RETAIL HIERARCHY

The Plan establishes a retail hierarchy for shopping centres within the Plan Area in accordance with national policy and guidance. The position of a shopping centre in the retail hierarchy will generally determine the level of new shopping provision. The larger the centre, the more likely it will be able to support new development. The retail hierarchy (below) is illustrated on the Diagram CFS/ 2a.

Sub Regional Centre: Llandudno

Town Centres

Colwyn Bay
Abergele
Conwy
Llandudno Junction
Llanfairfechan
Llanrwst
Penmaenmawr

District Centres

Colwyn Bay West End
Craig y Don
Kinmel Bay
Old Colwyn
Rhos on Sea

Local/Village Centres:

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

POLICY CFS/3 – PRIMARY SHOPPING AREAS

Primary Shopping Areas are designated in Llandudno and Colwyn Bay as shown on the proposals map. Changes of use of the ground floor of premises in these areas from class A1 shops to other uses will only be permitted where:

- a) It can be shown that the premises are no longer needed for A1 usage and the retention of A1 use at the premises have been fully explored, without success, by way of marketing at a reasonable market rate for a minimum of six months; and;
- b) The proposed change of use does not have an unacceptable impact on the retail function or attractiveness of the primary shopping area.

POLICY CFS/4 – SHOPPING ZONES

Shopping Zones are designated in Llandudno, Colwyn Bay, Abergele, Conwy, Llandudno Junction, Llanfairfechan, Llanrwst and Penmaenmawr as shown on the proposals map. Changes of use of the ground floor of premises in these areas from class A1 shops to other uses will only be permitted where the proposed change of use maintains or enhances the vitality, attractiveness and viability of the shopping centre and complies with the Development Principles.

POLICY CFS/5 – RETAIL PARKS

Mostyn Champneys Retail Park and Parc Llandudno Retail Park, as shown on the proposals map, will be safeguarded to retain their large format character to complement the historic Primary Shopping Area of Llandudno. Mostyn Champneys Retail Park will be safeguarded for large format stores selling bulky and in-bulk goods. Parc Llandudno Retail Park will be safeguarded for large format stores selling non-bulky goods.

POLICY CFS/6 – SAFEGUARDING OF COMMUNITY FACILITIES OUTSIDE THE SUB-REGIONAL CENTRE AND THE TOWN CENTRES

Where no similar facilities exist outside Llandudno, Colwyn Bay, Abergele, Conwy, Llandudno Junction, Llanfairfechan, Llanrwst and Penmaenmawr development which would lead to the loss of the following community facilities will only be permitted where it has been clearly demonstrated that the building is no longer viable for its existing use and that there is no continuing community need for those facilities:

- a) Shops selling convenience goods
- b) Post Offices
- c) Petrol stations
- d) Village/church halls
- e) Public houses

POLICY CFS/7 – SHOP FRONT DESIGN

The Council will only grant planning permission to proposals for new shop fronts or alterations to existing shop fronts where they are in keeping with the building and its surroundings.

POLICY CFS/8 – SHOPPING STREET FRONTAGE SECURITY

Planning permission or Listed Building Consent will not be granted for the installation of solid or perforated roller shutters on fronts of shops, or on other properties in shopping street frontages. The Council will normally grant planning permission or Listed Building Consent for external roller grilles and removable grilles on shop fronts and commercial properties where the grilles are integrated into the design of the shop front, have minimal visual impact and are compatible with the rest of the elevation of the building and the street scene.