

Bridgend Local Development Plan

Examination

<http://www.bridgend.gov.uk/ldpexamination>

Thursday 6 December 2012 10:00am

Session 8 – Bridgend Convenience Retailing

Inspector's Agenda with Matters and Issues

[Figures in brackets identify a Representor and their representation number eg 1258.1 refer to Representor 1258 and their Representation 1].

1. SOUTH WALES POLICE HEADQUARTERS, BRIDGEND

- 1.1 Waterstone Estates Ltd considers that the CACI retail needs report is flawed and that there is additional retail need in the Bridgend area. Reasons are given to support their view that convenience goods capacity has been underestimated by up to 7,417 sqm at 2021. They therefore consider that the South Wales Police Headquarters site should be allocated for retail development (1258.1). The representor also considers that Paragraph 5.2.21 should be revised to reflect the correct capacity position and a need confirmed in Policy REG5 for a further foodstore of a size comparable to existing stores (approximately 4,000 sq m net convenience goods floorspace and 9,000sq m gross). This will also leave capacity to support improvement to other convenience provision in Bridgend across the plan period (1258.3). The Representor does not consider that there is any sequentially preferable site with what they say is the minimum requirement of 3.5ha of land.
- 1.2 Waterstone Estates Ltd therefore considers that the South Wales Police Headquarters site should also be removed from COM1 where it is proposed for the development of 130 dwellings (1258.2). Consequential amendments are sought to the Proposals Map 27 (1258.4).
- 1.3 The Council refers to its response to Alternative Site AS053. The Council is confident that both the original 2007 and 2010 update retail needs reports undertaken by CACI Ltd (which form the evidence on which retail allocations are based) follow a well-established and robust procedure for assessing future retail need. Policy REG5 does allocate land for new local-convenience food shopping opportunities on a variety of its mixed-use regeneration sites. Policy REG9 allocates sites within and adjacent to town and district centres for retail and commercial developments. These will help to meet the day-to-day needs of residents of the area, enabling them to undertake a proportion of their shopping needs in a sustainable way. The Council maintains its position that, taking into account those sites allocated in Policy REG5 and REG10, and the application of the national retail planning policy tests, that there is no requirement to allocate this site for future retail development.

Qn6a. What is the Council's response to the Representor's specific criticisms of the Retail Report in relation to the need convenience provision in Bridgend?

Qn6b. Does the proposal accord with the sequential test?

Qn6c. Would the proposal have an adverse effect on the vitality and viability of any centre in the listed retail hierarchy?

Qn6d. Could what the Representor says is the identified need be met be several smaller store convenience stores in sequentially preferable locations?

19 October 2012