

Retailing  
and  
Commercial  
Centres  
2009



Comparison



Convenience



Residential



Service



# RETAILING AND COMMERCIAL CENTRES IN BRIDGEND COUNTY BOROUGH

2009

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# **1. RETAILING IN BRIDGEND COUNTY BOROUGH 2009**

## **1.1 INTRODUCTION**

- 1.1.1 The protection and enhancement of the viability, attractiveness and vitality of the town and district centres in the County Borough is one of the key objectives of the Bridgend Unitary Development Plan (UDP) which was adopted by the Council on the 12<sup>th</sup> May 2005. This is additionally highlighted in the objectives of the emerging Local Development Plan (LDP) which will supersede the UDP. To ensure that these objectives are realised however, an effective monitoring programme is in place to examine how the Established Commercial Centres (ECCs) of the County Borough are performing on an annual basis.
- 1.1.2 Town, district and local centres can provide a broad range of facilities and serve as a focus for the community and public transport. They have a range of functions including: market places, business centres and meeting places, as well as providing educational, health, fitness, arts, cultural and entertainment facilities.
- 1.1.3 Their continuing health depends on them being able to draw enough people to spend time and money in the centre. However, growing competition between centres and the impact of large-scale out-of-centre developments can have a detrimental impact on the function of the centre, calling into question their future economic viability.

## **1.2 TOWN CENTRE HEALTH CHECKS**

- 1.2.1 Health Checks have been carried out in Bridgend Town Centre for the past decade and for the last 8 years in Porthcawl and Maesteg Town Centres. The Health Checks are a vital component in assessing the effectiveness of the regeneration of these towns and the vitality, viability and attractiveness of their respective town centres.
- 1.2.2 The Health Checks (introduced in section 2) illustrate a variety of data from different sources to assess against various 'indicators' as suggested by central Government. Conducted on an annual basis, the quality and attractiveness of all three town centres can be assessed and, where necessary, compared to other centres outside the County Borough, national statistics and trends.

## **1.3 ESTABLISHED COMMERCIAL CENTRE SURVEY**

- 1.3.1 There are thirteen ECCs within Bridgend County Borough as defined in the adopted Bridgend Unitary Development Plan (UDP). These are within the settlements of: Aberkenfig, Blaengarw, Brackla, Caerau, Nantyffyllon, Nantymoel, Ogmores Vale, Pencoed, Pontycymmer and Pyle/Kenfig Hill, as well as the town centres of Bridgend, Maesteg and Porthcawl.
- 1.3.2 There are almost 1,900 individual properties within the ECCs of the County Borough, and by monitoring their occupancy both the vitality and viability of those Centres and the effectiveness of Development

Plan policies can be assessed. By use of the Council's Geographical Information System (GIS) this data has been plotted onto an Ordnance Survey base, giving an effective visual tool of the performance of the ECC over time. This data (along with the Health Checks) will be particularly useful to Planning Consultants in the course of their submissions of major retail planning applications, and will also aid the Local Planning Authority in its decisions on smaller scale retail developments and regeneration initiatives.

- 1.3.3 The use of this data will enable the Local Planning Authority to effectively review the Unitary Development Plan policies when they are evaluated and updated in the Local Development Plan (LDP).
- 1.3.4 In formulating LDP policies, this annual survey will enable the LPA to effectively re-asses town centre boundaries by identifying areas where retailing activity has been permanently lost (i.e. through the demolition or change-of-use of former retail units) and therefore require the boundary of the ECC to be amended, or removed to reflect its change in status in the next review of the Development Plan. Alternatively, whilst surveying, additional buildings and/or land may be identified which could be suitable for retail and/or leisure uses and therefore require the boundary to be amended to include new areas and protect them from alternative uses.
- 1.3.5 In Section 6, the data for each ECC is given in alphabetical order by centre, immediately followed by a plan of each centre showing property occupiers.

## **2. TOWN CENTRE HEALTH CHECKS IN BRIDGEND COUNTY BOROUGH**

### **2.1 PLANNING POLICY BASIS OF TOWN CENTRE HEALTH CHECKS**

- 2.1.1 It is an objective of both the Welsh Assembly Government and Bridgend County Borough Council (through the Unitary Development Plan and other regeneration activities), that the vitality, viability and attractiveness of town, district, local and village centres are enhanced. The current Unitary Development Plan has specific policies to help achieve this through the protection and enhancement (through regeneration activities) of these areas.
- 2.1.2 Additionally, the LDP Pre-Deposit Proposals proposed a specific objective focussing investment towards the promotion of the town centres, so they act as hubs for growth in retailing and employment opportunities.
- 2.1.3 This position is reinforced in Ministerial Interim Planning Policy Statement (MIPPS) 2005 on *Planning for Retailing and Town Centres*. The MIPPS confirms the Government's commitment to focusing retail, commercial and leisure developments on town and, at an appropriate scale, district centres.
- 2.1.4 *Planning Policy Wales 2002* (paragraph 10.1.3 as amended by the MIPPS) defines vitality, viability and attractiveness as follows:
- "Vitality is reflected in how busy a centre is at different times and in different parts, attractiveness in the facilities and character which draw in trade. Viability, on the other hand, refers to the ability of the centre to attract investment, not only to maintain the fabric, but also to allow for improvement and adaptation to changing needs".*
- 2.1.5 *Technical Advice Note (Wales) Number 4: Retailing and Town Centres* (1996) expands on this concept by giving advice on the kinds of indicators which can be used to assess the vitality, viability and attractiveness of town centres; these are reproduced in Figure 1 below. Collectively compiled and analysed, this data can be used to assess the performance of the town centre on a regular basis.
- 2.1.6 Some of the information suggested will not be available. In other circumstances data may be available but its purchase may not be cost-effective to the Council. However, retail information submitted to support relevant planning applications will be used as a substitute for this.
- 2.1.7 Town centre Health Checks were initiated in Bridgend by the former Bridgend Town Centre Regeneration Sub-Committee in May 1998, and have been undertaken annually ever since.
- 2.1.8 In recent years the format of the Health Checks has been altered so they have become compendiums of statistics from a number of sources most notable being the County Borough's annual retail survey.

These statistics are complemented by a short narrative at the end of each section which, whilst highlighting significant changes in the statistics over the last year, also includes information on significant regeneration and development activities which have occurred over that time. This format enables the key messages and findings of the assessment to be conveyed.

**Information for Measuring Vitality, Viability and Attractiveness**

**Turnover in relation to floorspace:** turnover figures vary greatly and can be of assistance as an indication of the relative activity of different shopping areas and centres.

**Commercial yield on non-domestic property:** (i.e. the capital value in relation to the expected market rental) may be of assistance in demonstrating the confidence of investors in the long-term profitability of the centre.

**Shopping rents:** pattern of movement in primary shopping area rents (i.e. the frontage which attracts the highest rental value);

**Retailer representation and change:** present representation and demand from the retailers wanting to come into the town, or to change their representation in the town, or to contract or close their representation.

**The diversity of uses:** how much space is in use for different functions, such as: offices; shopping; other commercial; cultural and entertainment activities; restaurants; hotels; educational uses; housing, and how that balance has been changing;

**Accessibility:** the ease and convenience of access by a choice of means of travel, including the quality, quantity and type of car parking, the availability of public transport services and the quality of provision for pedestrians and cyclists;

**Pedestrian flow:** the numbers and movement of people on the streets, in different parts of the centre at different times of the day and evening, and changes over time;

**The proportion of vacant street level property:** vacancies can arise even in the strongest town centres, and this indicator must be used with care;

**Customer views:** regular surveys of customer views will assist authorities in monitoring and evaluating the effectiveness of town centre improvements and of town centre management;

**Environmental quality:** this should include information on air quality, noise, trees, landscaping, open spaces, litter and graffiti;

**Perception of safety/occurrence of crime:** this should include information on safety and security.

**Figure 1 Suggested Town Centre Indicators**

Source: Technical Advice Note (Wales) Number 4: Retailing and Town Centres



### 3. BRIDGEND TOWN CENTRE 2009

#### 3.1 INTRODUCTION

3.1.1 The 2008 Health Check concluded that it had been a difficult year for Bridgend. Primary and secondary retail rents all remained static in 2008, this had been comparable with other town centres throughout South Wales. Office rents saw a decrease and the number of vacant properties rose quite significantly at just over 11%, these were likely to be attributed to the economic downturn. There were successes in regeneration activities and THI schemes which had contributed to the attractiveness of the town centre. The retail offer had been boosted by the opening of the Asda store early 2008, and a range of town centre events helped increase visitor numbers.

#### 3.2 RETAIL AND OFFICE FLOORSPACE RENTAL VALUES AND INVESTMENT YIELD

##### Primary Retail Rents

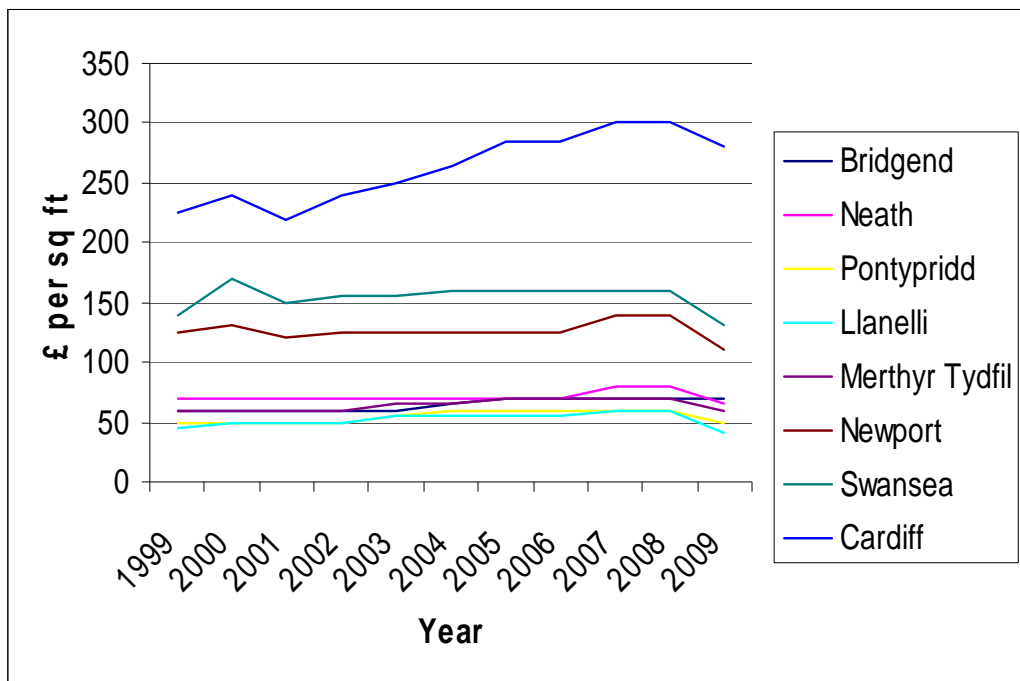


Figure 2 Primary Retail Rental Values

Source: DTZ (Promis)

## Retail Yield<sup>1</sup>

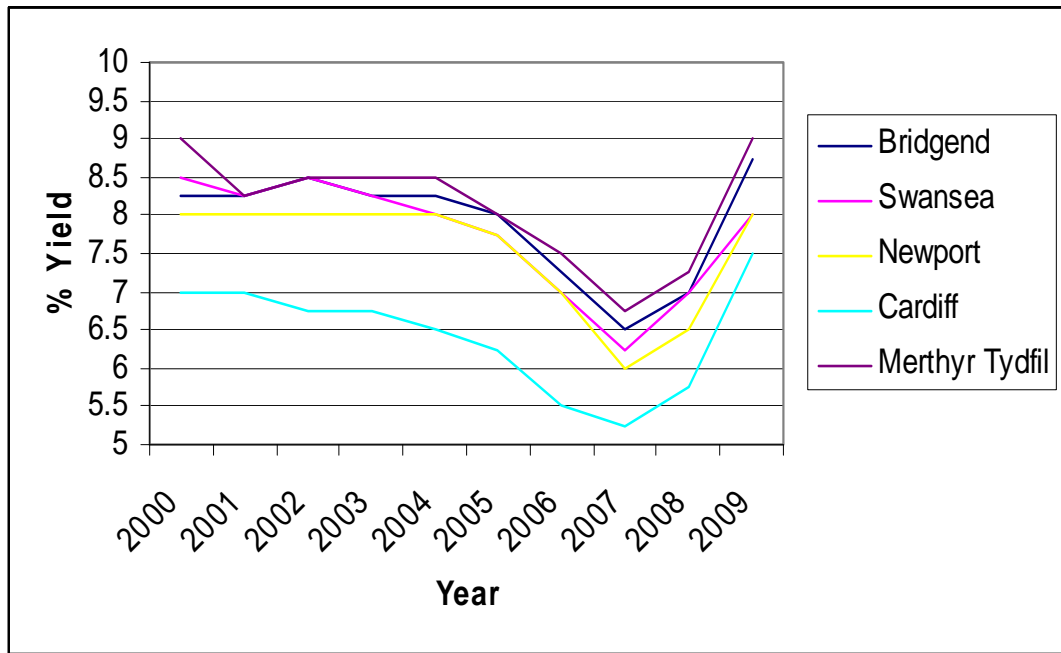


Figure 3 Retail Yields

Source: King Sturge

## Office Rents

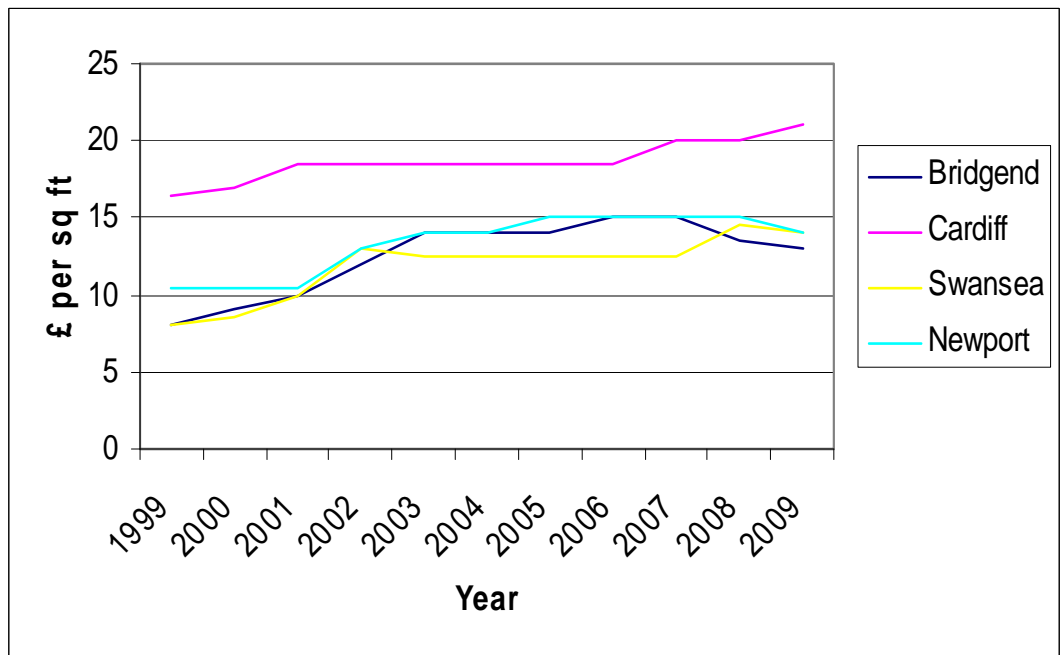


Figure 4 Office Rents

Source: Cooke & Arkwright

<sup>1</sup> Yield indicates investor confidence in a town centre. It is the ratio of rental income to capital value and is expressed in terms of the market rents of a property as a percentage of the capital value. The lower the yield, the higher the capital values resulting from a given rental income therefore greater investor confidence. The level of yield broadly represents the market's evaluation of the risk attached to the income from shop rents.

### 3.2 RETAILER REPRESENTATION, CHANGE AND DIVERSITY OF USES

<b>Convenience Goods</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Bakers & Confectioners	5	5	4	4	3
Butchers & Poulterers	1	1	1	1	1
Grocery	5	5	5	7	7
Off licences / Confectioners / Tobacconists / Newsagents	2	2	2	2	1
<b>Total</b>	<b>13</b>	<b>13</b>	<b>12</b>	<b>14</b>	<b>12</b>
<b>Comparison Goods</b>					
Footwear and Repair	5	5	5	5	5
Mens and Boys Wear	6	6	6	5	5
Womens, Girls, Children and General Wear	30	29	28	27	31
Furniture, carpets & textiles	12	10	11	9	8
Booksellers, arts, crafts, stationers, copy bureaux	9	9	9	9	8
Electrical, gas, music & photographic	21	19	19	17	14
DIY, hardware & housewares	4	3	3	1	0
China, glass, fancy & leather goods	5	3	3	2	3
Cars, motorcycles & motor accessories	2	2	2	2	4
Chemists, drug stores & opticians	14	15	15	15	14
Variety, department & catalogue	7	7	6	7	7
Florists, nurserymen & seedsmen	3	2	2	3	2
Toys, hobby, cycle & sports	9	8	4	2	3
Jewellers & repair	8	8	7	7	7
Other	14	9	13	13	6
<b>Total</b>	<b>149</b>	<b>135</b>	<b>132</b>	<b>124</b>	<b>117</b>
<b>Service</b>					
Restaurants, coffee bars, fast food & takeaways	39	39	40	41	37
Pub / Club	18	19	19	19	16
Hairdressers, beauty parlours & health centres	25	24	23	24	26
Laundries and Dry Cleaners	1	1	1	1	1
Travel Agents	7	7	7	6	6
Banks, Building Societies and Financial Services	24	22	24	22	20
Estate Agents and Valuers	11	11	12	12	12
Professional Services	35	40	37	33	37
Other	26	30	33	32	32
<b>Total</b>	<b>186</b>	<b>193</b>	<b>196</b>	<b>190</b>	<b>187</b>
<b>Total comparison / convenience / service</b>	<b>348</b>	<b>341</b>	<b>340</b>	<b>328</b>	<b>316</b>
<b>Vacant units</b>	<b>42</b>	<b>44</b>	<b>40</b>	<b>53</b>	<b>61</b>
Vacant units (% of total)	8.86	9.19	8.68	11.5	13.35
Vacant units (% of commercial units)	10.77	11.43	11.8	13.91	16.18
Residential properties	<b>59</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>61</b>
Total other properties	<b>35</b>	<b>87</b>	<b>21</b>	<b>80</b>	<b>80</b>
<b>TOTAL</b>	<b>484</b>	<b>532</b>	<b>461</b>	<b>521</b>	<b>518</b>

**Table 1 Retail and Service Provision**

**Source: Bridgend CBC**

Ground Floor Size of Property	Number	%
Distribution of Outlets by Size		
Under 1,000 sq ft.	216	47.26%
Between 1,000 and 2,999 sq. ft.	171	37.42%
Between 3,000 and 9,999 sq. ft.	55	12.04%
Between 10,000 and 14,999 sq. ft.	10	2.19%
Between 15,000 and 19,999 sq. ft.	3	0.66%
Between 20,000 and 29,999 sq. ft.	1	0.22%
30,000 sq. ft. and above	1	0.22%
<b>Total</b>	<b>457</b>	<b>100.00%</b>

Table 2 Property Size Distribution

Source: Bridgend CBC

### 3.3 PEDESTRIAN FLOW

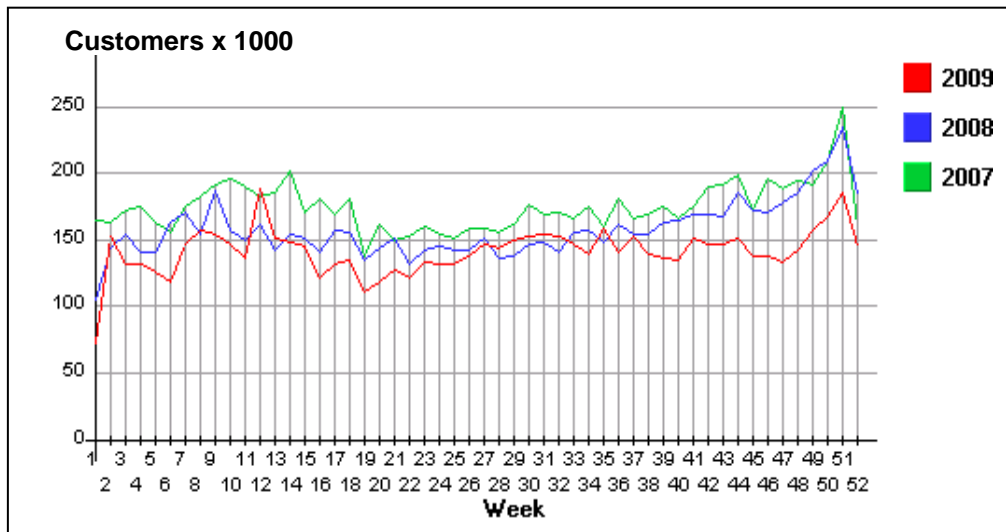


Figure 7 Bridgend Town Centre automated footfall data

Source: Bridgend CBC c/o Springboard

### 3.4 BRIDGEND TOWN CENTRE NEWS AND HIGHLIGHTS 2009

- Primary retail rents remained static at £70 per sq ft, with only the major centre of Cardiff, Swansea and Newport achieving more rents. Although rents in other areas throughout South Wales have also witnessed a drop.
- There was a rise in the primary retail yield for 2009. However, this is also comparable with other retail centres in South Wales.
- Office rental rates witnessed a decrease in 2009 to £13.00 per square foot, which remains consistent with areas in South Wales, including Swansea and Newport.
- The total number of vacant properties increased in 2009, but still remains comparable with the national average.
- The overall levels of convenience, comparison and service provision in the town centre has dropped, with the biggest change being the number of comparison provisions available in the town centre.
- The free car parking initiative was re-introduced in 2009 leading up to the Christmas period which supported local businesses and helped to attract

an increasing number of visitors to the town centre during this period, although the numbers were lower than in previous years.

- A range of town centre located events, such as 'Midsummer Madness', the 'Bridgend Festival of Wales' the 'South Wales Model and Craft Show', the 'Valentine's Fayre' and a range of specialist markets also helped to attract visitors to the centre.
- In general footfall for the majority of the other weeks throughout 2009 remained comparable with the previous year.
- Bridgend Town Centre continues to benefit from the Town Improvement Grants scheme.
- Work on the £2.5 million River Ogmore Walkway and Bridge was completed.



**River Ogmore Walkway and Bridge**

- Work continued on the reinstatement of architectural features and wider refurbishment of buildings throughout the town centre under the Bridgend Townscape Heritage Initiative.



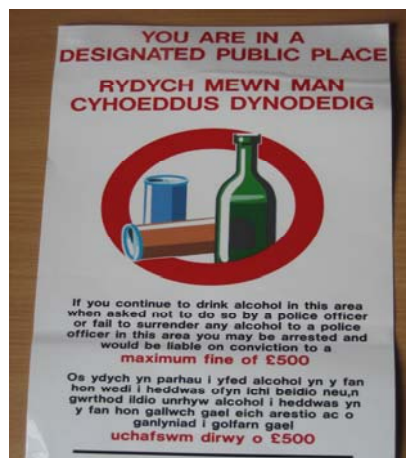
**30 Dunraven Place, before and after worked supported by THI**

- Works on the Elder Street critical project are now underway where funding has been ring fenced from the Heritage Lottery Fund, BCBC and CADW.



**Elder Street proposals phase I and II**

- In late 2009, the Council commissioned consultants to produce a Masterplan for Bridgend Town Centre. This study will involve an assessment of the future role and function of the town, recognising the Council's aspirations to promote Bridgend as a family destination. The Vision and Masterplan will need to transform the perception of Bridgend as a low quality shopping area to a vibrant and busy family friendly destination. This work will involve a review of the existing town centre boundary and primary frontages, and will also assess existing, and suggest new, retail and commercial development sites for inclusion within the Local Development Plan. This visionary work also needs to be realistic to ensure that development takes place, so the Masterplan will also be founded on an understanding of what needs to be put in place to encourage private sector activity in the town.
- The Community Safety Partnership has been undertaking initiatives to reduce Crime, Disorder and Anti Social Behaviour throughout the Borough, and a number of publicity events promoting the partnership have been held. One important initiative has been the implementation of a Designated Public Places Order for Bridgend Town Centre, which aims to combat alcohol related disorder.



**Public Order Notice**

## 4. PORTHCAWL TOWN CENTRE 2009

### 4.1 INTRODUCTION

4.1.1 2008 witnessed a relatively successful year for Porthcawl with a significant reduction in the number of vacant units in the town centre and an increase in its overall retail offer. Town Improvement Grants continued to improve the town aesthetically and an exciting milestone was reached with the submission of an outline planning application for the first phase of the Porthcawl Waterfront development.

### 4.2 RETAILER REPRESENTATION, CHANGE AND DIVERSITY OF USES

<b>Convenience Goods</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Bakers & Confectioners	2	2	2	2	1
Butchers & Poulterers	1	2	2	1	1
Grocery	4	5	6	6	7
Off licence / Confectioners / Tobacconists / Newsagents	3	3	3	3	2
<b>Total</b>	<b>10</b>	<b>12</b>	<b>13</b>	<b>12</b>	<b>11</b>
<b>Comparison Goods</b>					
Footwear and Repair	4	4	4	5	5
Mens and Boys Wear	0	0	0	0	0
Womens, Girls, Children and General Wear	14	14	14	16	14
Furniture, carpets and textiles	7	7	8	8	8
Booksellers, arts, crafts, stationers, copy bureaux	7	6	5	8	5
Electrical, gas, music & photographic	4	5	5	3	4
DIY, hardware & housewares	2	0	1	1	0
China, glass, fancy & leather goods	3	3	3	2	3
Cars, motorcycles & motor accessories	2	1	2	2	3
Chemists, drug stores & opticians	7	7	6	6	6
Variety, department & catalogue	4	4	4	5	5
Florists, nurserymen & seedsmen	2	1	1	1	1
Toys, hobby, cycle & sports	4	7	4	4	5
Jewellers & repair	3	3	2	3	3
Other	10	10	9	7	4
<b>Total</b>	<b>73</b>	<b>72</b>	<b>68</b>	<b>71</b>	<b>66</b>
<b>Service</b>					
Restaurants, coffee bars, fast food & takeaways	23	21	23	27	27
Pub /Club	9	9	9	9	9
Hairdressers, beauty parlours & health centres	9	10	9	10	12
Laundries and Dry Cleaners	1	1	1	1	1
Travel Agents	3	3	3	4	4
Banks, Building Societies and Financial Services	8	8	9	9	8
Estate Agents and Valuers	6	7	5	5	6
Professional Services	10	10	12	10	10
Other	27	28	27	26	27
<b>Total</b>	<b>96</b>	<b>97</b>	<b>98</b>	<b>101</b>	<b>104</b>
<b>TOTAL</b>	<b>179</b>	<b>181</b>	<b>179</b>	<b>184</b>	<b>181</b>



	2005	2006	2007	2008	2009
<b>VACANT UNITS</b>	<b>23</b>	<b>16</b>	<b>19</b>	<b>10</b>	<b>13</b>
<b>VACANT UNITS (% OF TOTAL)</b>	<b>8.07%</b>	<b>5.65%</b>	<b>6.71%</b>	<b>3.55%</b>	<b>4.63%</b>
<b>TOTAL OTHER PROPERTIES</b>	<b>83</b>	<b>86</b>	<b>85</b>	<b>88</b>	<b>88</b>
<b>TOTAL PROPERTIES SURVEYED</b>	<b>285</b>	<b>283</b>	<b>283</b>	<b>282</b>	<b>282</b>

**Table 3: Retail and Service Provision**

**Source: Bridgend CBC**

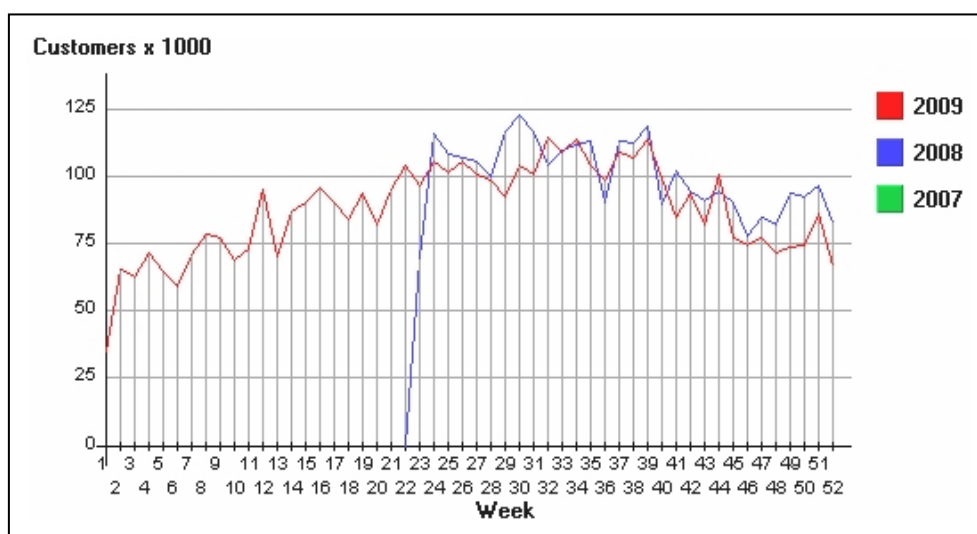
Distribution of Outlets by Size			
Under 1,000 sq. ft.	138	48.94%	
Between 1,000 and 2,999 sq. ft.	117	41.49%	
Between 3,000 and 9,999 sq. ft.	24	8.51%	
Between 10,000 and 14,999 sq. ft.	1	0.35%	
Between 15,000 and 19,999 sq. ft.	1	0.35%	
Between 20,000 and 29,999 sq. ft.	1	0.35%	
30,000 sq. ft. and above	0	0.00%	
<b>Total</b>	<b>282</b>	<b>100.00%</b>	

**Table 4: Property Size Distribution**

**Source: Bridgend CBC**

### 4.3 PEDESTRIAN FLOW – PORTHCAWL TOWN CENTRE

4.3.1 In 2008, footfall counters were installed in Porthcawl Town Centre which has enabled the monitoring of pedestrian-based statistics for the first time.



**Figure 8 Porthcawl Town Centre automated footfall data**

Source: Bridgend CBC c/o Springboard

### 4.4 PORTHCAWL TOWN CENTRE NEWS AND HIGHLIGHTS 2009

- Vacancy rates in Porthcawl Town Centre have witnessed a slight increase in 2009 compared to 2008, however, this is nearly a 60% decrease on the 2005 figure. The overall level of convenience, comparison and service provision in the town has remained comparable with previous years, although there has been a slight



decrease in the levels of comparison and convenience outlets for 2009 and the service industry witnessed further annual increases.

- There is no official data available on retail rents, however professional opinion suggest rents of £30 - £33 per square foot for Porthcawl can be achieved.
- The footfall figures for 2009 remained comparable to 2008, but overall were higher during the summer months.
- The free car parking initiative was re-introduced in 2009 for Porthcawl Town Centre leading up to the Christmas Period which supported local businesses and helped attract increasing numbers of visitors to the town centre.
- Town Centre events such as 'Fun in the Sun' and the 'Elvis Festival' also helped to attract increased visitors to Porthcawl during 2009.
- The Town Improvement Grant (TIG) continues to operate with grants available for commercial property owners to improve the exteriors of their buildings. 1 scheme was supported in 2009 amounting to £50k of grant being awarded, generating in excess of £120k of private sector investment.
- Substantial progress has been made in the marketing of the first phase of the waterfront. By the close of 2009 a shortlist of developers had been invited to submit their final tenders. Selection of the successful developer is projected to take place in Spring 2010. The first phase will focus on new retail provision, public open spaces and strengthened links with the town centre. The scheme will also involve a new highway system and car parking to serve the town centre. The selection of the successful developer will strengthen marketing opportunities for the next phases of the waterfront.
- As part of the regeneration proposals for the waterfront a bid was submitted in December 2009 under the European Convergence programme for a scheme at Porthcawl Harbour, which, if successful, would not only improve the environment and leisure offer of the waterfront but also bring potential benefits to the town centre through increased visitor numbers and footfall. The decision on grant is expected in Spring 2010.
- A Development Brief has been produced by Bridgend County Borough Council and the Welsh Assembly Government to guide the future marketing and development of the Harbour View site adjacent to the Glamorgan Holiday Hotel.

## 5. MAESTEG TOWN CENTRE 2009

### 5.1 INTRODUCTION

5.1.1 2008 saw the completion of Phase III of the public realm work and the WH Thomas Memorial fully restored. Local schools were involved in producing artwork for Talbot Street contributing to the aesthetics of the Town Centre. The overall levels in convenience, comparison and service provision remained relatively the same in 2008 compared to 2007.

### 5.2 RETAILER REPRESENTATION, CHANGE AND DIVERSITY OF USES

	2005	2006	2007	2008	2009
<b>Convenience Goods</b>					
Bakers & Confectioners	3	2	2	3	2
Butchers & Poulters	2	2	1	1	0
Grocery	5	5	4	5	5
Off licences / Confectioners / Tobacconists / Newsagents	2	1	1	1	1
<b>Total</b>	<b>12</b>	<b>10</b>	<b>8</b>	<b>10</b>	<b>8</b>
<b>Comparison Goods</b>					
Footwear and Repair	4	4	4	3	1
Men's and Boys Wear	1	1	1	1	1
Women's, Girls, Children and General Wear	11	12	11	10	11
Furniture, carpets & textiles	3	2	2	1	1
Booksellers, arts, crafts, stationers, copy bureaux	2	3	3	3	2
Electrical, gas, music & photographic	3	3	4	4	2
DIY, hardware & housewares	4	4	4	5	6
China, glass, fancy & leather goods	0	0	1	1	0
Cars, motorcycles & motor accessories	0	0	1	1	1
Chemists, drug stores & opticians	9	9	8	8	8
Variety, department & catalogue	6	5	7	6	6
Florists, nurserymen & seedsmen	2	2	2	3	2
Toys, hobby, cycle & sports	4	0	2	1	7
Jewellers & repair	2	2	3	3	2
Other	9	13	8	6	2
<b>Total</b>	<b>60</b>	<b>60</b>	<b>61</b>	<b>56</b>	<b>52</b>
<b>Service</b>					
Restaurants, coffee bars, fast food & takeaways	17	16	21	17	17
Pub / Club	9	9	9	9	9
Hairdressers, beauty parlours & health centres	6	6	9	12	13
Laundries and Dry Cleaners	1	1	1	1	1
Travel Agents	3	3	3	3	3
Banks, Building Societies and Financial Services	6	7	7	7	8
Estate Agents and Valuers	3	2	2	2	3
Professional Services	7	7	6	7	7
Other (Including Guest Houses, Hotels etc.)	11	12	10	10	12
<b>Total</b>	<b>63</b>	<b>63</b>	<b>68</b>	<b>68</b>	<b>73</b>
<b>TOTAL</b>	<b>135</b>	<b>133</b>	<b>137</b>	<b>134</b>	<b>133</b>
<b>VACANT UNITS</b>	<b>16</b>	<b>18</b>	<b>12</b>	<b>17</b>	<b>19</b>

	2005	2006	2007	2008	2009
<b>VACANT UNITS (% OF TOTAL)</b>	<b>9.25%</b>	<b>10.40%</b>	<b>6.93%</b>	<b>9.77%</b>	<b>11.05%</b>
<b>TOTAL OTHER PROPERTIES</b>	<b>22</b>	<b>22</b>	<b>24</b>	<b>23</b>	<b>22</b>
<b>TOTAL PROPERTIES SURVEYED</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>174</b>	<b>174</b>

**Table 5: Retail and Service Provision**

Source: Bridgend CBC

<b>Distribution of Outlets by Size</b>	<b>Number</b>	<b>%</b>
Under 1,000 sq ft.	80	45.98%
Between 1,000 and 2,999 sq. ft.	75	43.10%
Between 3,000 and 9,999 sq. ft.	16	9.20%
Between 10,000 and 14,999 sq. ft.	2	1.15%
Between 15,000 and 19,999 sq. ft.	1	0.57%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>174</b>	<b>100.00%</b>

**Table 6: Property Size Distribution**

Source: Bridgend CBC

### **5.3 MAESTEG TOWN CENTRE NEWS AND HIGHLIGHTS 2009**

- Vacancy rates in Maesteg Town Centre have risen slightly in 2009. However, this is only a minor rise and remains reflective of the levels witnessed in previous years.
- The overall levels of convenience, comparison and service provision in the town has remained relatively the same as last year. Convenience outlets witnessed a small drop in numbers; however, service provision in Maesteg has increased to the highest number of outlets within a 5 year period.
- There is no official data available on retail rents, however professional opinion suggest rents of £15 - £20 per square foot can be achieved for Maesteg.
- Work on Phase IV, the final phase of the public realm work has commenced, areas identified for consideration under the scheme are the outdoor market, bus station and the riverside adjacent to Meadow Street.

## 6. BRIDGEND COUNTY BOROUGH RETAIL SURVEY - OCTOBER 2009

### 6.1 INTRODUCTION

6.1.1 As outlined in section 1, for the eighth successive year, the Council has undertaken its own survey into the uses of all of the smaller Established Commercial Centres within the County Borough.

6.1.2 As with the town centre Health Checks, *Technical Advice Note (Wales) Number 4: Retailing and Town Centres (1996)* states that area wide information which could be useful to Local Planning Authorities is:

*"...the amount and distribution of different forms of retailing across a local authority area can provide a useful profile of the industry and assist in identifying the shopping hierarchy. Usually expressed as total gross floorspace, the main types of retailing identified are: convenience (mainly food) and comparison or durable goods (clothes, DIY, electrical components. etc). Outstanding planning permissions and known commitments should also be monitored."*

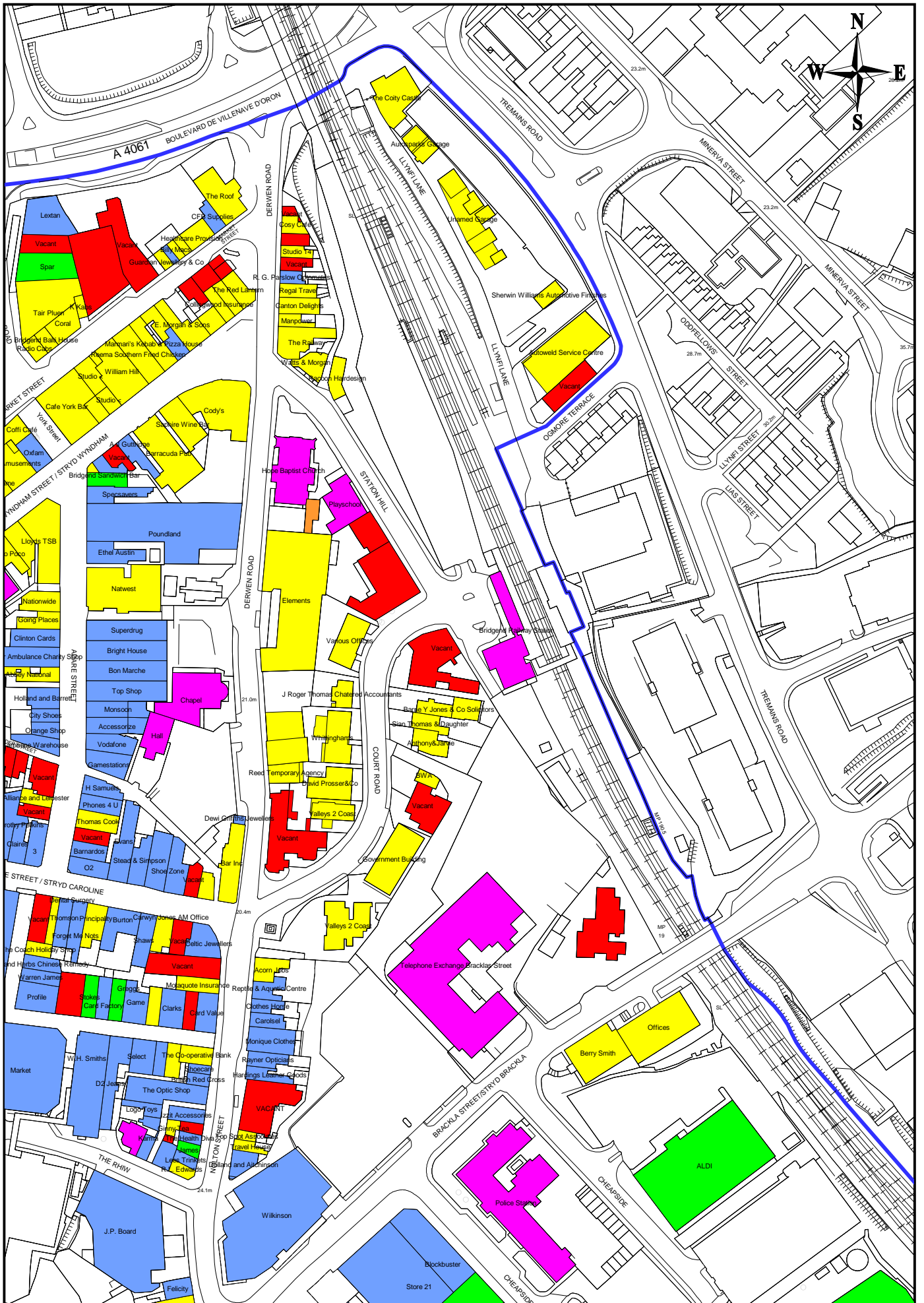
6.1.3 The retail hierarchy of the County Borough is defined by Policy R1 of the adopted Bridgend Unitary Development Plan as follows:

Sub Regional Centre:	Bridgend
Town Centres:	Maesteg, Porthcawl
District Centres:	Aberkenfig, Blaengarw, Brackla, Caerau, Nantyllyllon, Nantymoel, Ogmore Vale, Pencoed, Pontycymmer and Pyle/Kenfig Hill

6.1.4 This survey was conducted in October 2009 and, whilst all floors of properties were surveyed, in line with other commercially provided data, all figures relate to ground floor uses only. In addition to this data, also included in this section are GIS based maps similar to those available commercially, but produced by the Local Planning Authority. These give an effective visual presentation of the vitality and viability of the centres by immediately highlighting areas which are rich in commercial activity and those which are not with high levels of vacancies or non-retail uses.

## BRIDGEND TOWN CENTRE - 2009

	No. of Units	Area (sq. ft.)		
Total Properties Surveyed:	457	958,974	% of	
Total Service / Convenience / Comparison / Vacant	377	833,410	Commercial	
Total Other (includes Residential Properties & Community Facilities etc.)	80	125,564	Units	
Total Vacant	61	115,017	16.18%	
% Vacant	13.35%	11.99%	Percentages are of Total Properties	
Total Convenience	12	114,468		3.18%
% Convenience	2.63%	11.94%		
Total Comparison	117	264,400		31.03%
% Comparison	25.60%	27.57%		
Total Service	187	339,525		49.60%
% Service	40.92%	35.41%		
<b>Convenience Goods</b>				
Bakers and Confectioners	3	2,696		
Butchers & Poulterers	1	463		
Grocery	7	110,712		
Off licences / Confectioners / Tobacconists / Newsagents	1	597		
<b>Total</b>	<b>12</b>	<b>114,468</b>		
<b>Comparison Goods</b>				
Footwear and Repair	5	5,909		
Mens and Boys Wear	5	6,805		
Womens, Girls, Children and General Wear	31	59,804		
Furniture, carpets & textiles	8	13,000		
Booksellers, arts, crafts, stationers, copy bureaux	8	12,885		
Electrical, gas, music & photographic	14	19,390		
DIY, hardware & housewares	0	0		
China, glass, fancy & leather goods	3	1,581		
Cars, motorcycles & motor accessories	4	17,254		
Chemists, drug stores & opticians	14	28,164		
Variety, department & catalogue	7	70,055		
Florists, nurserymen & seedsmen	2	2,456		
Toys, hobby, cycle & sports	3	4,242		
Jewellers & repair	7	5,578		
Other	6	17,277		
<b>Total</b>	<b>117</b>	<b>264,400</b>		
<b>Service</b>				
Restaurants, coffee bars, fast food & takeaways	37	43,001		
Pub / Club	16	62,808		
Hairdressers, beauty parlours & health centres	26	19,413		
Laundries and Dry Cleaners	1	819		
Travel Agents	6	5,574		
Banks, Building Societies and Financial Services	20	35,048		
Estate Agents and Valuers	12	11,994		
Professional Services	37	51,278		
Other	32	109,590		
<b>Total</b>	<b>187</b>	<b>339,525</b>		
<b>Distribution of Outlets by Size</b>				
Under 1,000 sq ft.	216	47.26%		
Between 1,000 and 2,999 sq. ft.	171	37.42%		
Between 3,000 and 9,999 sq. ft.	55	12.04%		
Between 10,000 and 14,999 sq. ft.	10	2.19%		
Between 15,000 and 19,999 sq. ft.	3	0.66%		
Between 20,000 and 29,999 sq. ft.	1	0.22%		
30,000 sq. ft. and above	1	0.22%		
<b>Total</b>	<b>457</b>	<b>100.00%</b>		



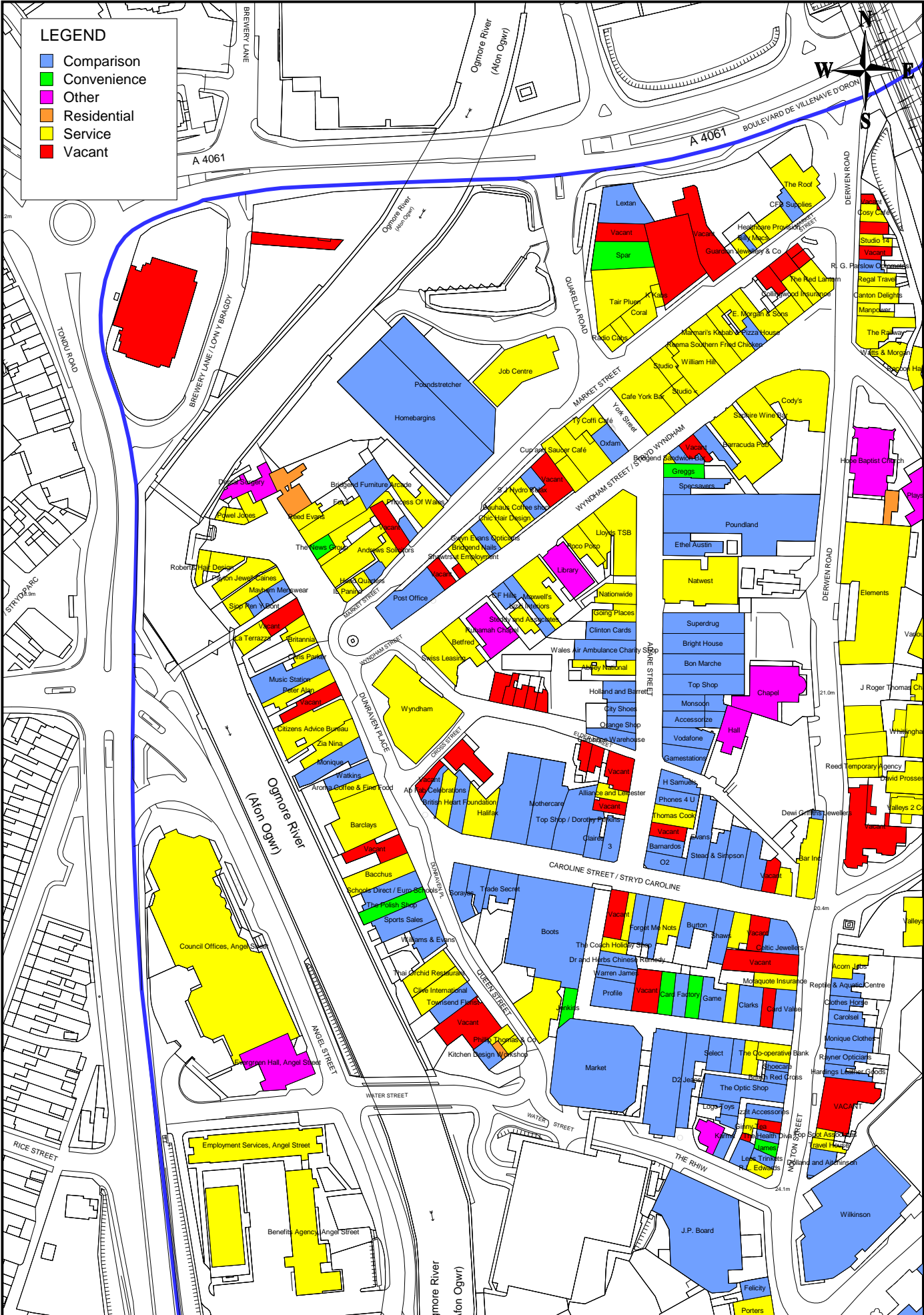
**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Bridgend Town Centre (North East)**

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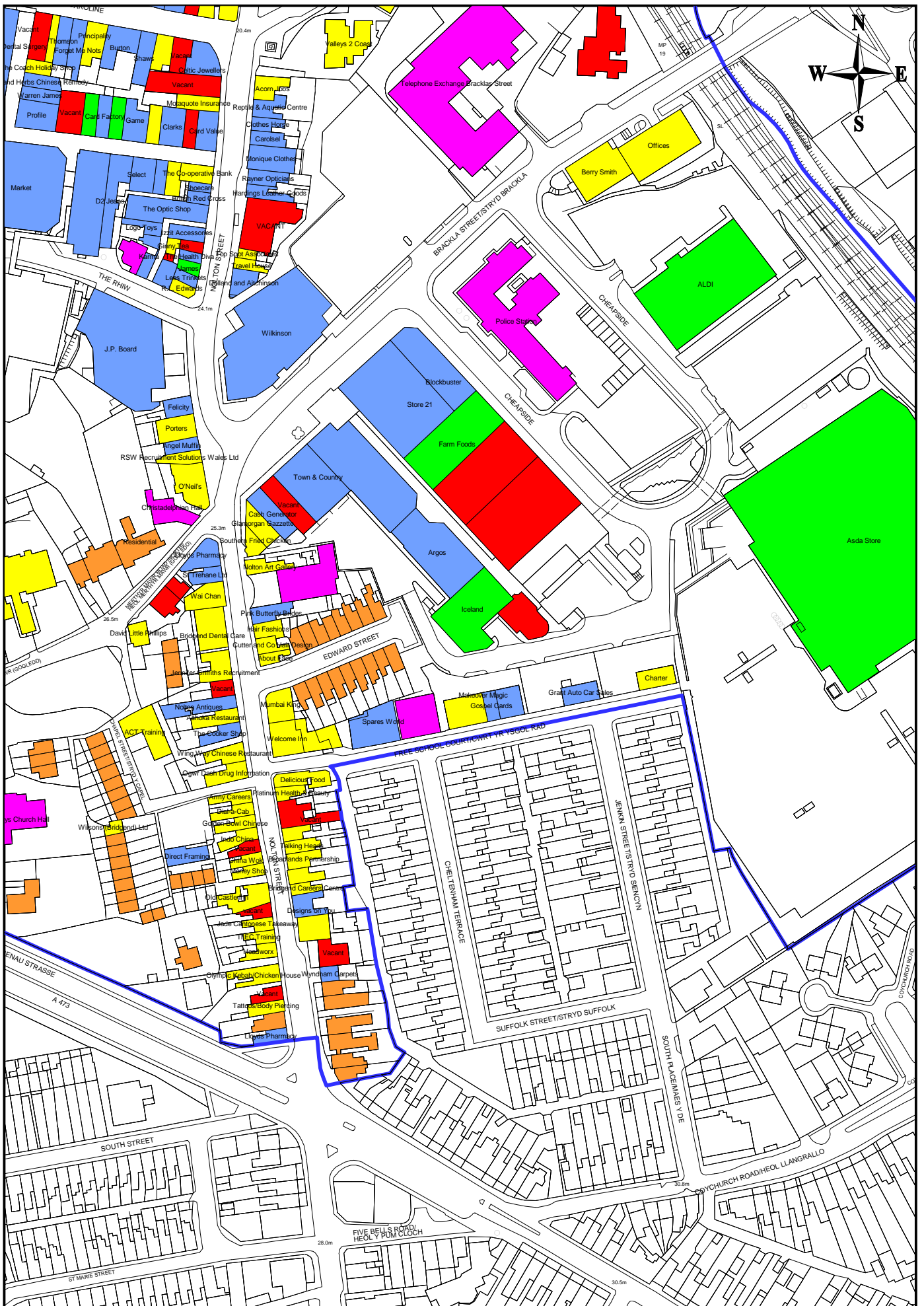




**BRIDGEND COUNTY RETAIL SURVEY 2009** **Bridgend Town Centre (North West)**

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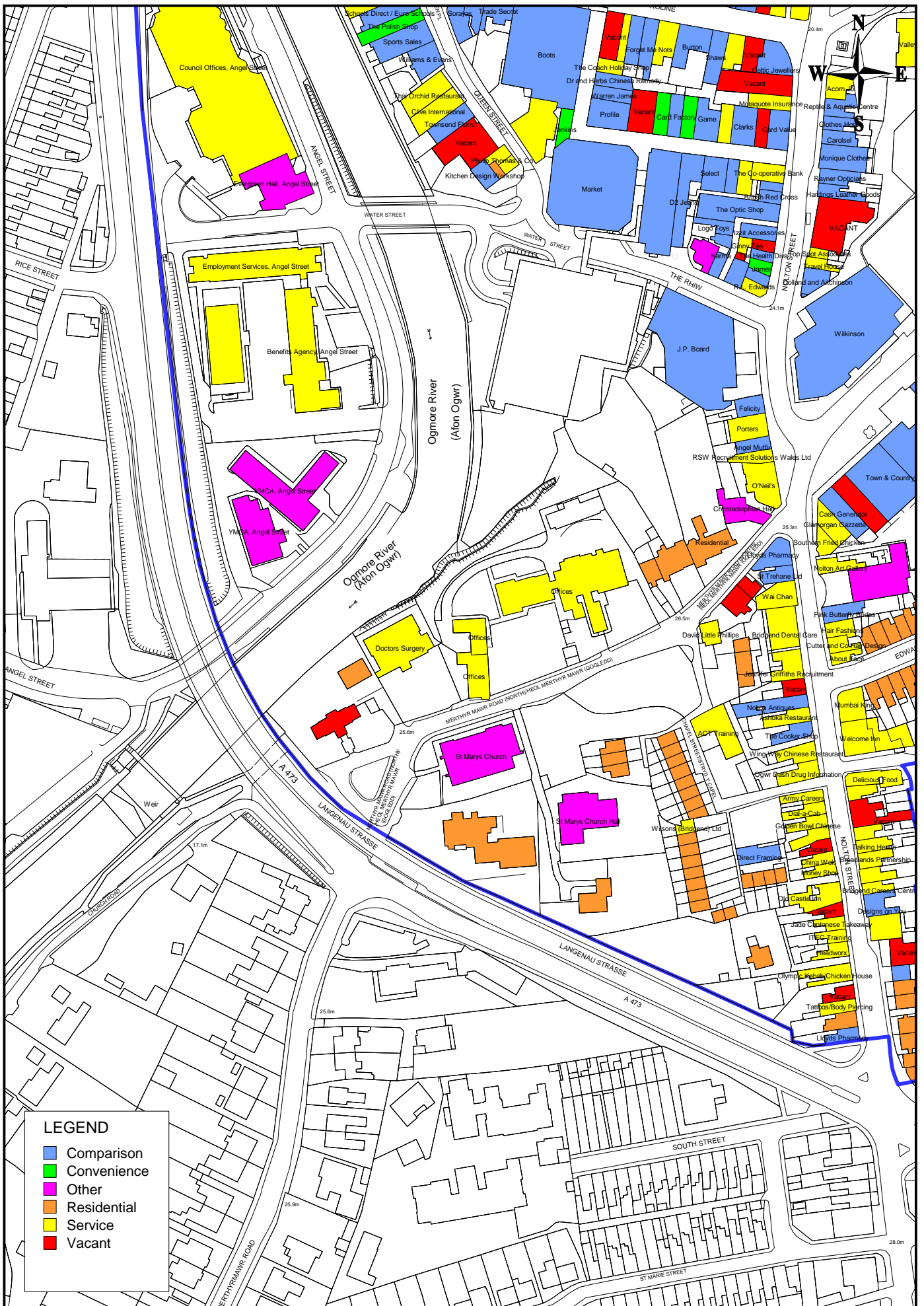
**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Bridgend Town Centre (South East)**

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**BRIDGEND COUNTY RETAIL SURVEY 2009**

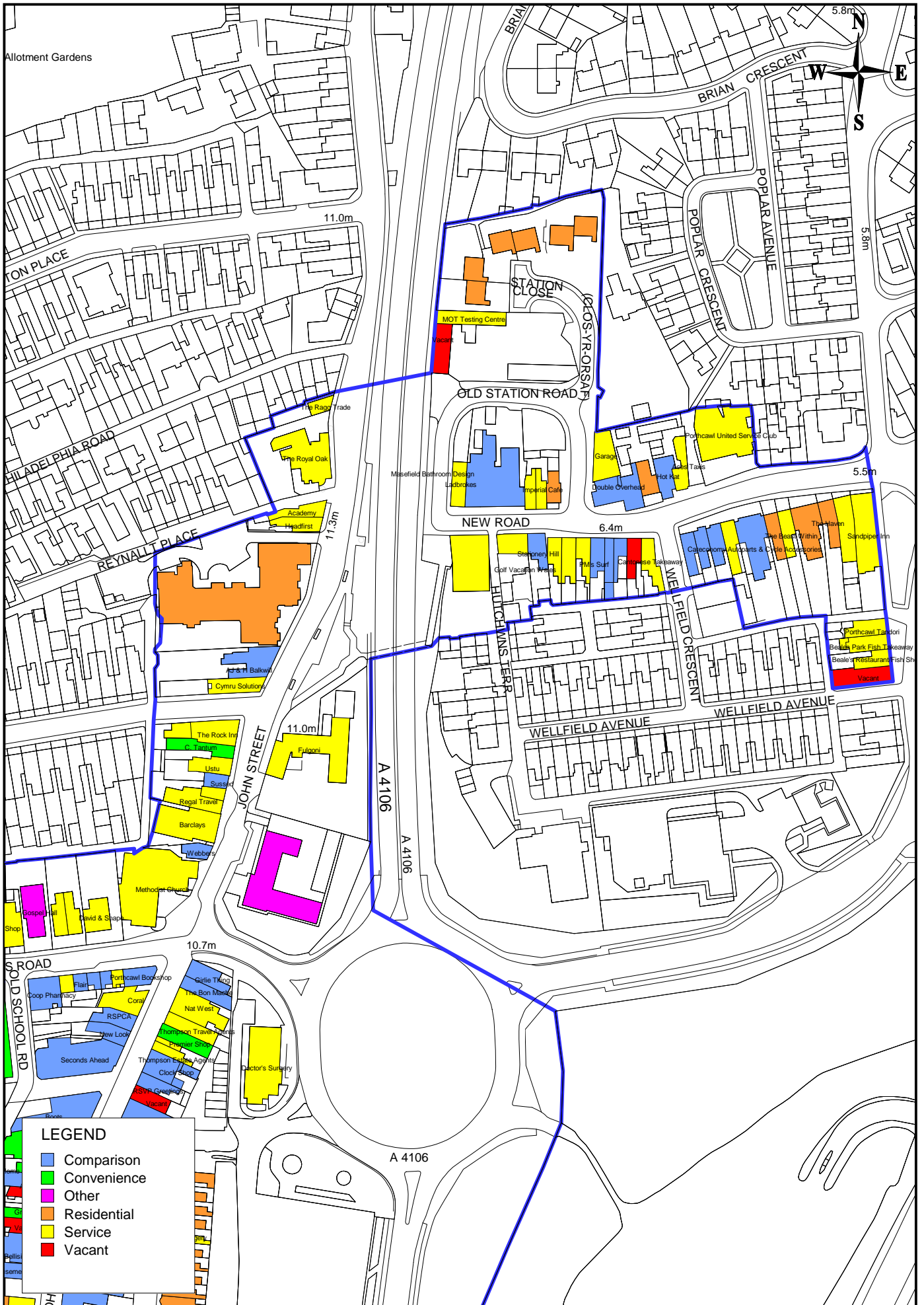
**Bridgend Town Centre (South West)**

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## PORTHCAWL TOWN CENTRE - 2009

	No. of Units	Area (sq. ft.)	
Total Properties Surveyed:	282	446,287	
Total Service / Convenience / Comparison / Vacant	194	322,713	
Total Other (includes Residential Properties & Community Facilities etc.)	88	123,574	% of Commercial Units
Total Vacant	13	16,160	6.70%
% Vacant	4.61%	3.62%	
Total Convenience	11	37,767	5.67%
% Convenience	3.90%	8.46%	
Total Comparison	66	92,436	34.02%
% Comparison	23.40%	20.71%	
Total Service	104	176,350	53.61%
% Service	36.88%	39.51%	
			Percentages are of Total Properties
<b>Convenience Goods</b>			
Bakers and Confectioners	1	1,076	
Butchers & Poulterers	1	1,326	
Grocery	7	32,602	
Off licences / Confectioners / Tobacconists / Newsagents	2	2,763	
<b>Total</b>	<b>11</b>	<b>37,767</b>	
<b>Comparison Goods</b>			
Footwear and Repair	5	5,750	
Mens and Boys Wear	0	0	
Womens, Girls, Children and General Wear	14	21,693	
Furniture, carpets & textiles	8	12,929	
Booksellers, arts, crafts, stationers, copy bureaux	5	5,245	
Electrical, gas, music & photographic	4	3,816	
DIY, hardware & housewares	0	0	
China, glass, fancy & leather goods	3	1,520	
Cars, motorcycles & motor accessories	3	5,875	
Chemists, drug stores & opticians	6	11,627	
Variety, department & catalogue	5	13,262	
Florists, nurserymen & seedsmen	1	1,583	
Toys, hobby, cycle & sports	5	3,997	
Jewellers & repair	3	3,695	
Other	4	1,444	
<b>Total</b>	<b>66</b>	<b>92,436</b>	
<b>Service</b>			
Restaurants, coffee bars, fast food & takeaways	27	32,649	
Pub / Club	9	26,455	
Hairdressers, beauty parlours & health centres	12	11,351	
Laundries and Dry Cleaners	1	1,113	
Travel Agents	4	5,655	
Banks, Building Societies and Financial Services	8	12,386	
Estate Agents and Valuers	6	4,812	
Professional Services	10	9,965	
Other (including Guest Houses, Hotels etc.)	27	71,964	
<b>Total</b>	<b>104</b>	<b>176,350</b>	
<b>Distribution of Outlets by Size</b>			
Under 1,000 sq ft.	138	48.94%	
Between 1,000 and 2,999 sq. ft.	117	41.49%	
Between 3,000 and 9,999 sq. ft.	24	8.51%	
Between 10,000 and 14,999 sq. ft.	1	0.35%	
Between 15,000 and 19,999 sq. ft.	1	0.35%	
Between 20,000 and 29,999 sq. ft.	1	0.35%	
30,000 sq. ft. and above	0	0.00%	
<b>Total</b>	<b>282</b>	<b>100.00%</b>	



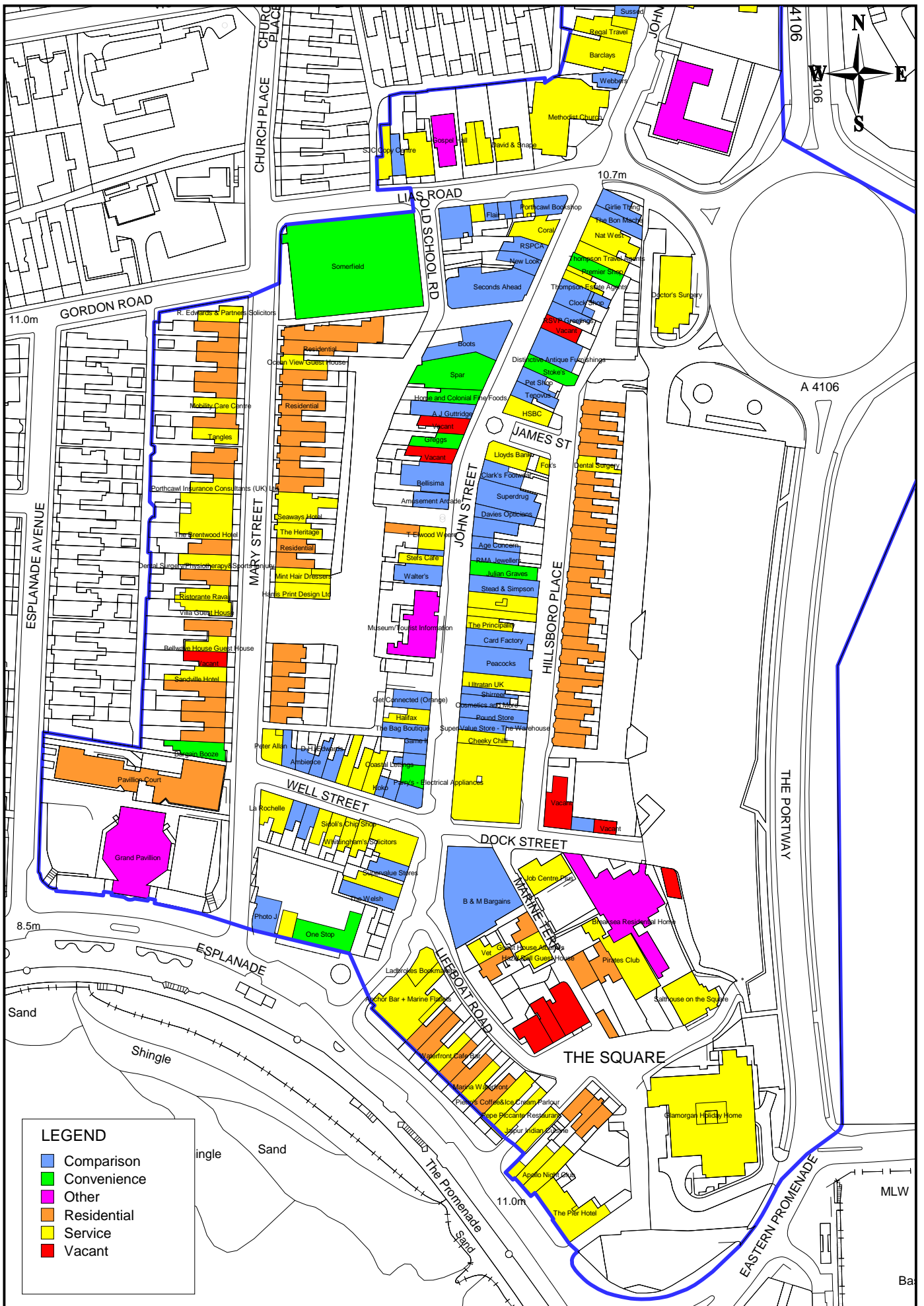
**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Porthcawl Town Centre (North)**

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**LEGEND**

- Comparison
- Convenience
- Other
- Residential
- Service
- Vacant

**BRIDGEND COUNTY RETAIL SURVEY 2009**

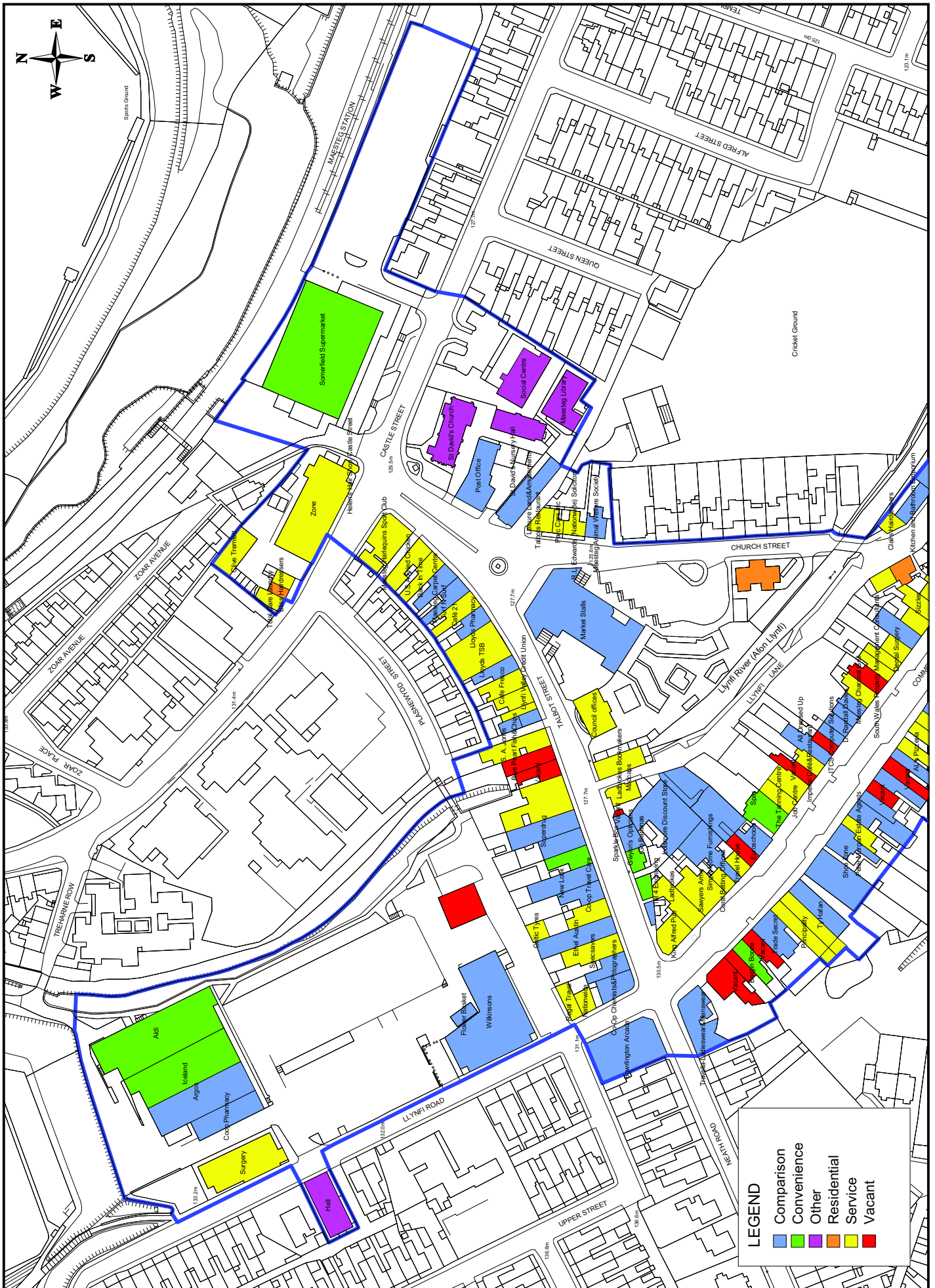
**Porthcawl Town Centre (South)**

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## MAESTEG TOWN CENTRE - 2009

	No. of Units	Area (sq. ft.)		
Total Properties Surveyed:	174	290,713	% of	
Total Service / Convenience / Comparison / Vacant	152	264,630	Commercial	
Total Other (includes Residential Properties & Community Facilities etc.)	22	26,083	Units	
Total Vacant	19	22,465	12.50%	
% Vacant	10.92%	7.73%	Percentages are of Total Properties	
Total Convenience	8	38,772		5.26%
% Convenience	4.60%	13.34%		
Total Comparison	52	98,960		34.21%
% Comparison	29.89%	34.04%		
Total Service	73	104,433		48.03%
% Service	41.95%	35.92%		
<b>Convenience Goods</b>				
Bakers and Confectioners	2	1,749		
Butchers & Poulterers	0	0		
Grocery	5	35,960		
Off licences / Confectioners / Tobacconists / Newsagents	1	1,063		
<b>Total</b>	<b>8</b>	<b>38,772</b>		
<b>Comparison Goods</b>				
Footwear and Repair	1	1,481		
Mens and Boys Wear	1	567		
Womens, Girls, Children and General Wear	11	18,905		
Furniture, carpets & textiles	1	1,255		
Booksellers, arts, crafts, stationers, copy bureaux	2	2,421		
Electrical, gas, music & photographic	2	1,082		
DIY, hardware & housewares	6	9,047		
China, glass, fancy & leather goods	0	0		
Cars, motorcycles & motor accessories	1	2,858		
Chemists, drug stores & opticians	8	11,068		
Variety, department & catalogue	6	38,522		
Florists, nurserymen & seedsmen	2	2,337		
Toys, hobby, cycle & sports	7	5,693		
Jewellers & repair	2	773		
Other	2	2,951		
<b>Total</b>	<b>52</b>	<b>98,960</b>		
<b>Service</b>				
Restaurants, coffee bars, fast food & takeaways	17	18,114		
Pub / Club	9	22,818		
Hairdressers, beauty parlours & health centres	13	9,604		
Laundries and Dry Cleaners	1	645		
Travel Agents	3	2,686		
Banks, Building Societies and Financial Services	8	14,516		
Estate Agents and Valuers	3	3,502		
Professional Services	7	10,845		
Other	12	21,703		
<b>Total</b>	<b>73</b>	<b>104,433</b>		
<b>Distribution of Outlets by Size</b>				
Under 1,000 sq. ft.	80	45.98%		
Between 1,000 and 2,999 sq. ft.	75	43.10%		
Between 3,000 and 9,999 sq. ft.	16	9.20%		
Between 10,000 and 14,999 sq. ft.	2	1.15%		
Between 15,000 and 19,999 sq. ft.	1	0.57%		
Between 20,000 and 29,999 sq. ft.	0	0.00%		
30,000 sq. ft. and above	0	0.00%		
<b>Total</b>	<b>174</b>	<b>100.00%</b>		



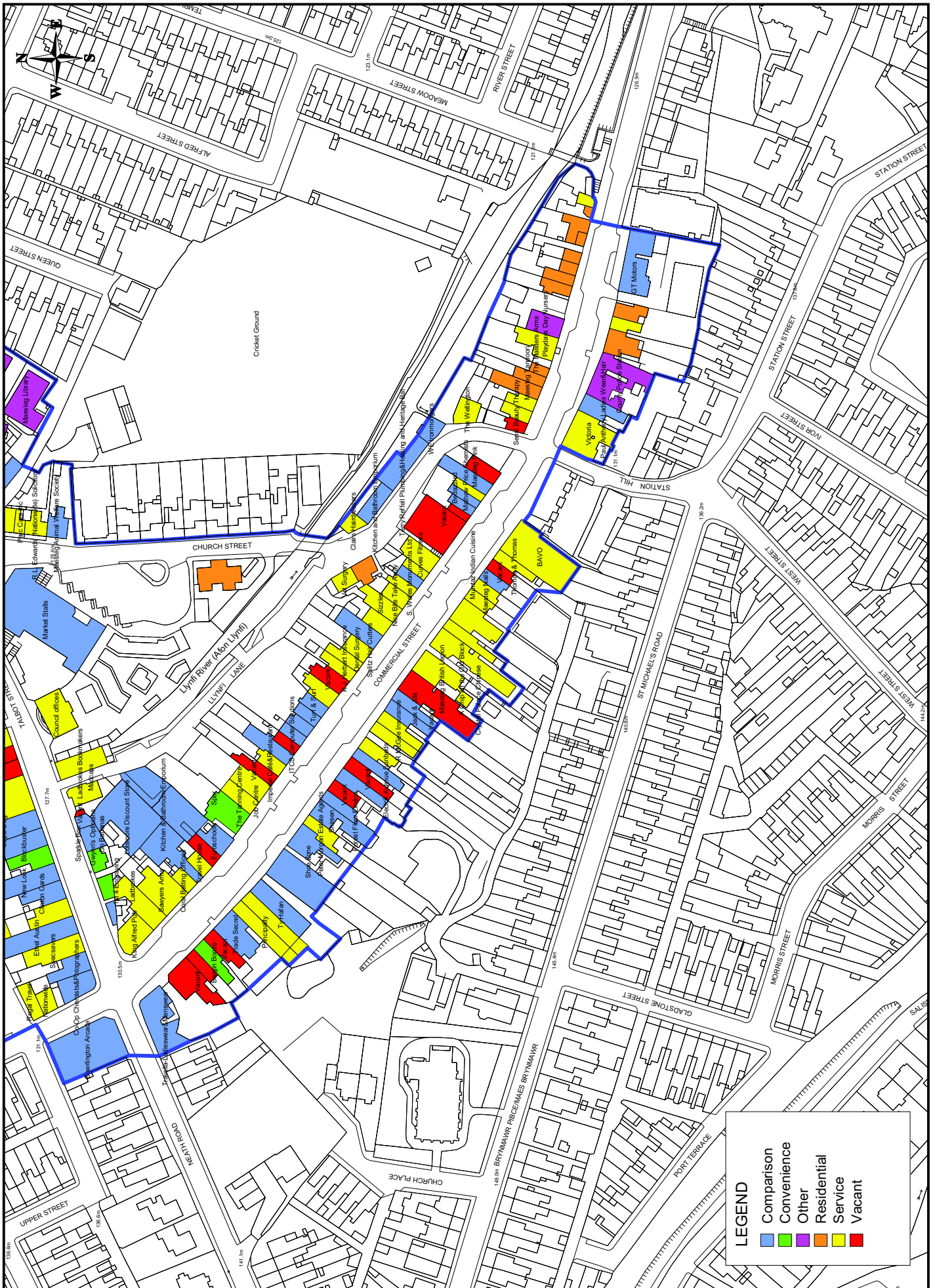
**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Maesteg Town Centre (North)**

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# BRIDGEND COUNTY RETAIL SURVEY 2009

# Maesteg Town Centre (South)

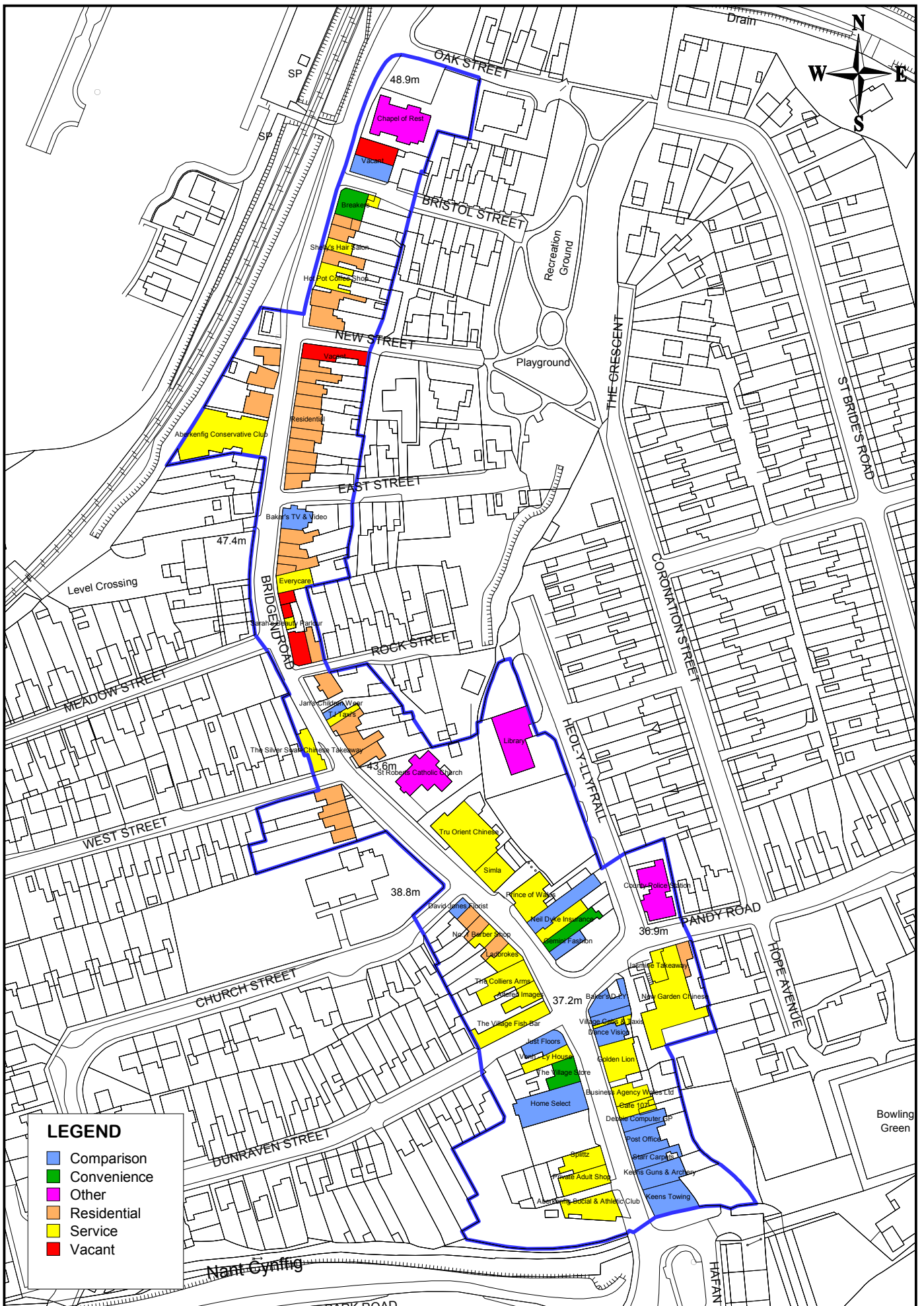
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**ABERKENFIG DISTRICT CENTRE - 2009**

	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	90	104,131
Total Service / Convenience / Comparison / Vacant	51	69,959
Total Other (includes Residential Properties & Community Facilities etc.)	39	24,172
Total Vacant	5	4,209
% Vacant	5.56%	4.04%
Total Convenience	3	3,753
% Convenience	3.33%	3.60%
Total Comparison	15	18,912
% Comparison	16.67%	18.16%
Total Service	28	43,085
% Service	31.11%	41.38%
<b>Convenience Goods</b>		
Bakers and Confectioners	0	0
Butchers & Poulterers	0	0
Grocery	3	3,753
Off licences / Confectioners / Tobacconists / Newsagents	0	0
<b>Total</b>	<b>3</b>	<b>3,753</b>
<b>Comparison Goods</b>		
Footwear and Repair	0	0
Mens and Boys Wear	0	0
Womens, Girls, Children and General Wear	3	1,952
Furniture, carpets & textiles	3	5,590
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	2	2,038
DIY, hardware & housewares	2	2,445
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	0	0
Chemists, drug stores & opticians	1	1,961
Variety, department & catalogue	0	0
Florists, nurserymen & seedsmen	1	376
Toys, hobby, cycle & sports	3	4,550
Jewellers & repair	0	0
Other	0	0
<b>Total</b>	<b>15</b>	<b>18,912</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	9	17,607
Pub / Club	5	13,280
Hairdressers, beauty parlours & health centres	5	3,689
Laundries and Dry Cleaners	0	0
Travel Agents	0	0
Banks, Building Societies and Financial Services	2	2,199
Estate Agents and Valuers	0	0
Professional Services	4	2,088
Other	3	4,222
<b>Total</b>	<b>28</b>	<b>43,085</b>
Distribution of Outlets by Size		
Under 1,000 sq ft.	51	56.67%
Between 1,000 and 2,999 sq. ft.	33	36.67%
Between 3,000 and 9,999 sq. ft.	6	6.67%
Between 10,000 and 14,999 sq. ft.	0	0.00%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>90</b>	<b>100.00%</b>





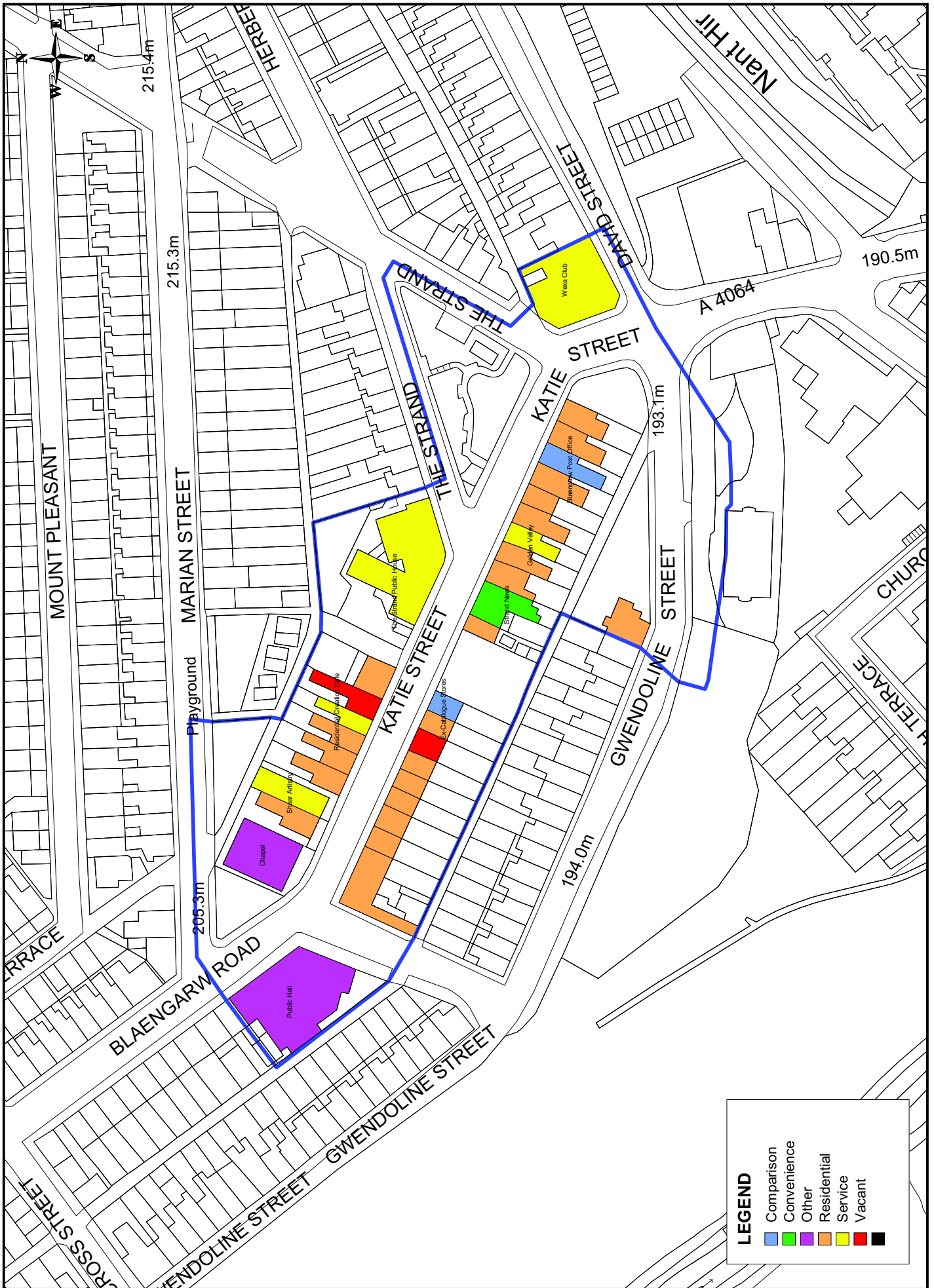
**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Aberkenfig**

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<b>BLAENGARW DISTRICT CENTRE - 2009</b>	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	33	35,915
Total Service / Convenience / Comparison / Vacant	10	14,426
Total Other (includes Residential Properties & Community Facilities etc.)	23	21,489
<b>Total Vacant</b>	<b>2</b>	<b>1,352</b>
% Vacant	6.06%	3.76%
Total Convenience	1	1,203
% Convenience	3.03%	3.35%
Total Comparison	1	436
% Comparison	3.03%	1.21%
Total Service	6	11,435
% Service	18.18%	31.84%
<b>Convenience Goods</b>		
Bakers and Confectioners	0	0
Butchers & Poulterers	0	0
Grocery	0	0
Off licences / Confectioners / Tobacconists / Newsagents	1	1,203
<b>Total</b>	<b>1</b>	<b>1,203</b>
<b>Comparison Goods</b>		
Footwear and Repair	0	0
Mens and Boys Wear	1	436
Womens, Girls, Children and General Wear	0	0
Furniture, carpets & textiles	0	0
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	0	0
DIY, hardware & housewares	0	0
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	0	0
Chemists, drug stores & opticians	0	0
Variety, department & catalogue	0	0
Florists, nurserymen & seedsmen	0	0
Toys, hobby, cycle & sports	0	0
Jewellers & repair	0	0
Other	0	0
<b>Total</b>	<b>1</b>	<b>436</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	2	1,241
Pub / Club	2	8,202
Hairdressers, beauty parlours & health centres	1	1,150
Laundries and Dry Cleaners	0	0
Travel Agents	0	0
Banks, Building Societies and Financial Services	0	0
Estate Agents and Valuers	0	0
Professional Services	0	0
Other	1	842
<b>Total</b>	<b>6</b>	<b>11,435</b>
<b>Distribution of Outlets by Size</b>		
Under 1,000 sq ft.	26	78.79%
Between 1,000 and 2,999 sq. ft.	4	12.12%
Between 3,000 and 9,999 sq. ft.	3	9.09%
Between 10,000 and 14,999 sq. ft.	0	0.00%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>33</b>	<b>100.00%</b>



**LEGEND**

- Comparison
- Convenience
- Other
- Residential
- Service
- Vacant

**BRIDGEND COUNTY RETAIL SURVEY 2009**

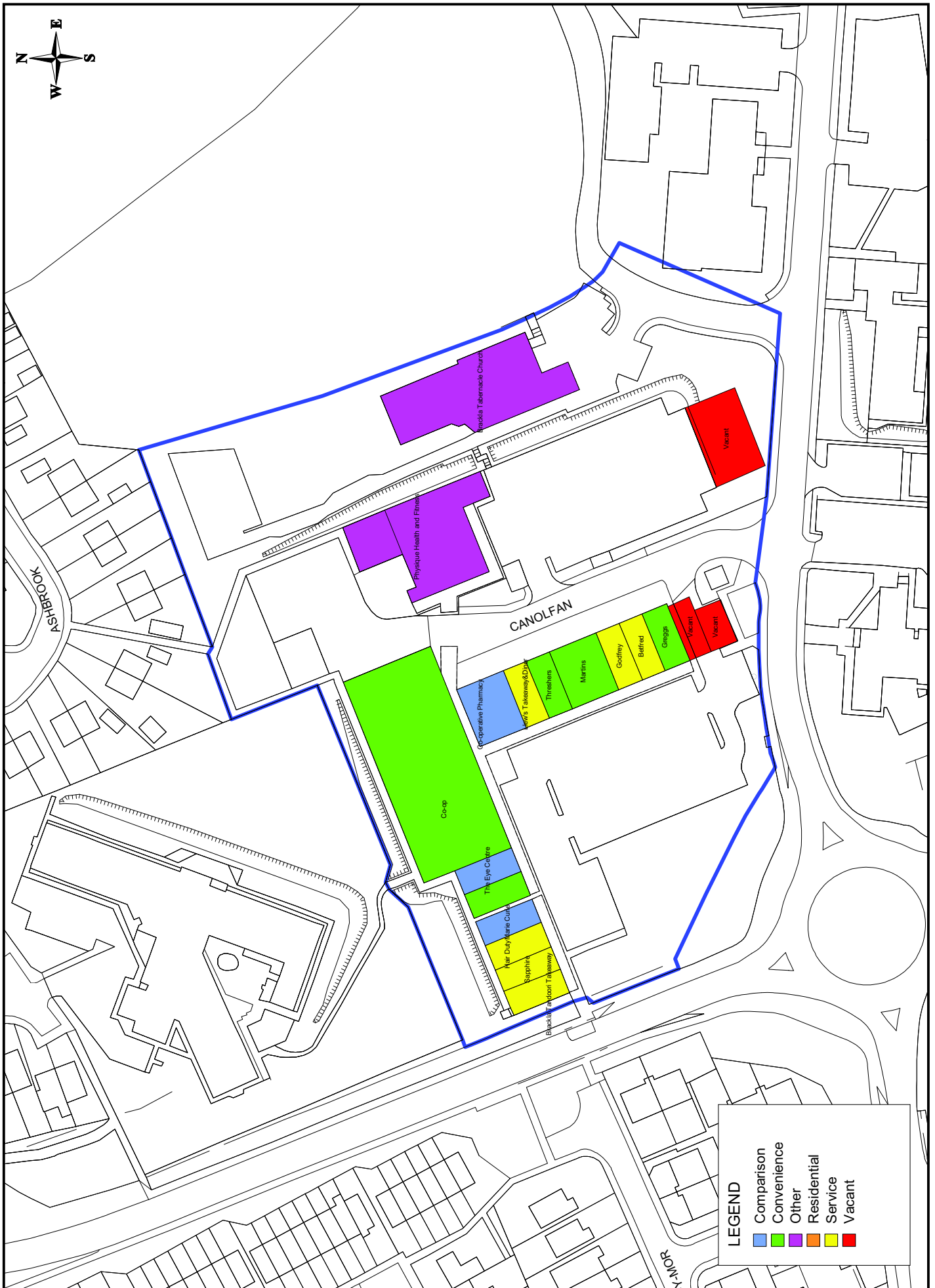
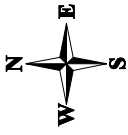
**Blaengarw**

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**Scale 1:1250 @ A4**

**BRACKLA DISTRICT CENTRE - 2009**

	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	19	49,005
Total Service / Convenience / Comparison / Vacant	17	34,554
Total Other (includes Residential Properties & Community Facilities etc.)	2	14,451
Total Vacant	3	4,869
% Vacant	15.79%	9.94%
Total Convenience	5	19,255
% Convenience	26.32%	39.29%
Total Comparison	3	4,209
% Comparison	15.79%	8.59%
Total Service	6	6,221
% Service	31.58%	12.69%
<b>Convenience Goods</b>		
Bakers and Confectioners	2	2,185
Butchers & Poulterers	0	0
Grocery	1	13,915
Off licences / Confectioners / Tobacconists / Newsagents	2	3,155
<b>Total</b>	<b>5</b>	<b>19,255</b>
<b>Comparison Goods</b>		
Footwear and Repair	0	0
Mens and Boys Wear	0	0
Womens, Girls, Children and General Wear	0	0
Furniture, carpets & textiles	0	0
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	0	0
DIY, hardware & housewares	0	0
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	0	0
Chemists, drug stores & opticians	2	3,167
Variety, department & catalogue	0	0
Florists, nurserymen & seedsmen	0	0
Toys, hobby, cycle & sports	0	0
Jewellers & repair	0	0
Other	1	1,042
<b>Total</b>	<b>3</b>	<b>4,209</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	3	3,146
Pub / Club	0	0
Hairdressers, beauty parlours & health centres	1	1,093
Laundries and Dry Cleaners	1	963
Travel Agents	0	0
Banks, Building Societies and Financial Services	0	0
Estate Agents and Valuers	0	0
Professional Services	0	0
Other	1	1,019
<b>Total</b>	<b>6</b>	<b>6,221</b>
Distribution of Outlets by Size		
Under 1,000 sq ft.	3	15.79%
Between 1,000 and 2,999 sq. ft.	12	63.16%
Between 3,000 and 9,999 sq. ft.	3	15.79%
Between 10,000 and 14,999 sq. ft.	1	5.26%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>19</b>	<b>100.00%</b>



**LEGEND**

<span style="color: blue;">■</span>	Comparison
<span style="color: green;">■</span>	Convenience
<span style="color: purple;">■</span>	Other
<span style="color: orange;">■</span>	Residential
<span style="color: yellow;">■</span>	Service
<span style="color: red;">■</span>	Vacant

**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Brackla**

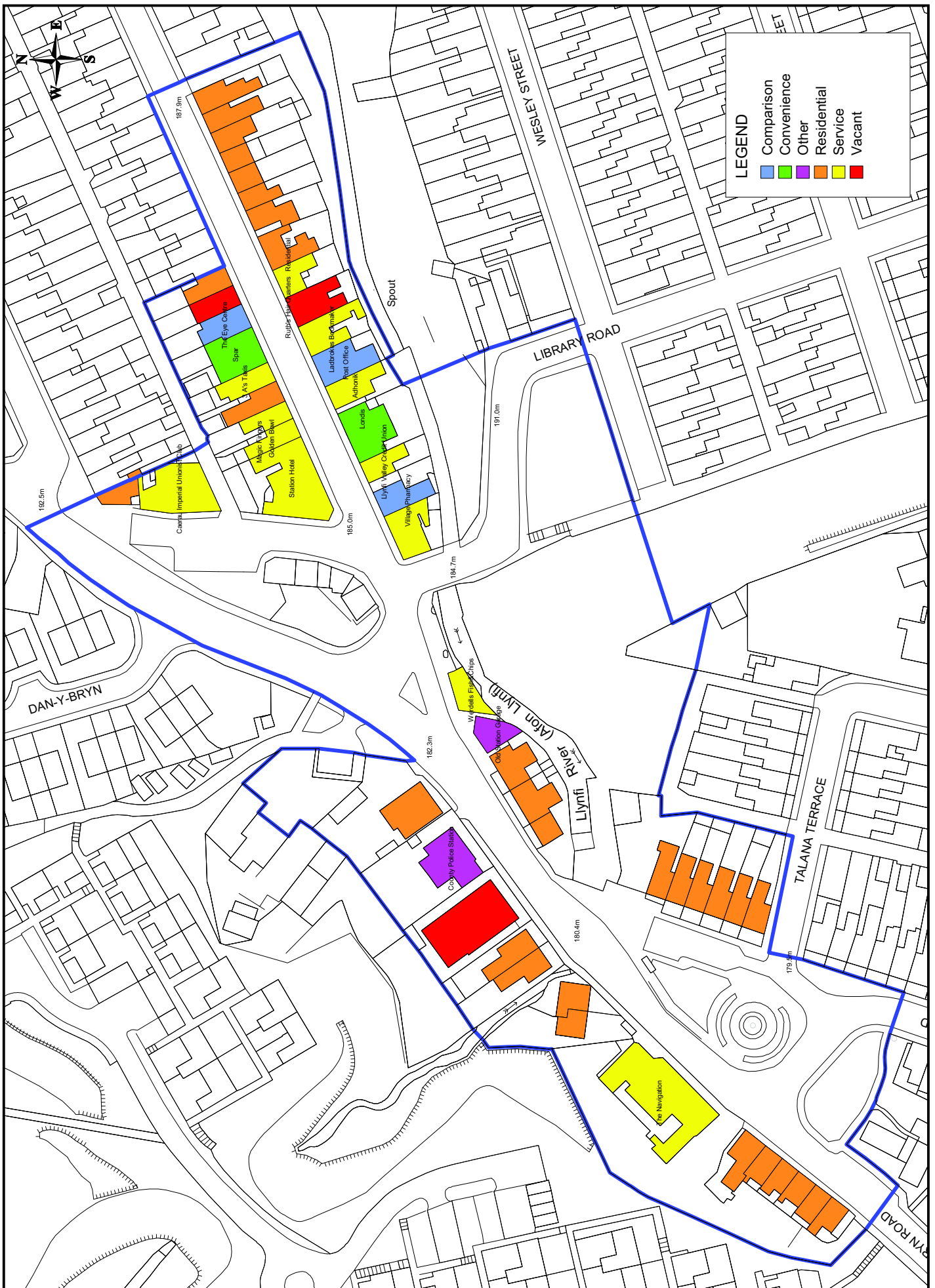
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**Scale 1:1250 @ A4**

## CAERAU DISTRICT CENTRE - 2009

	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	53	48,636
Total Service / Convenience / Comparison / Vacant	20	26,257
Total Other (includes Residential Properties & Community Facilities etc.)	33	22,379
Total Vacant	3	4,557
% Vacant	5.66%	9.37%
Total Convenience	2	2,868
% Convenience	3.77%	5.90%
Total Comparison	2	1,659
% Comparison	3.77%	3.41%
Total Service	13	17,173
% Service	24.53%	35.31%
<b>Convenience Goods</b>		
Bakers and Confectioners	0	0
Butchers & Poulterers	0	0
Grocery	2	2,868
Off licences / Confectioners / Tobacconists / Newsagents	0	0
<b>Total</b>	<b>2</b>	<b>2,868</b>
<b>Comparison Goods</b>		
Footwear and Repair	0	0
Mens and Boys Wear	0	0
Womens, Girls, Children and General Wear	0	0
Furniture, carpets & textiles	0	0
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	0	0
DIY, hardware & housewares	0	0
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	0	0
Chemists, drug stores & opticians	2	1,659
Variety, department & catalogue	0	0
Florists, nurserymen & seedsmen	0	0
Toys, hobby, cycle & sports	0	0
Jewellers & repair	0	0
Other	0	0
<b>Total</b>	<b>2</b>	<b>1,659</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	4	3,458
Pub / Club	3	8,701
Hairdressers, beauty parlours & health centres	2	1,263
Laundries and Dry Cleaners	0	0
Travel Agents	0	0
Banks, Building Societies and Financial Services	1	617
Estate Agents and Valuers	0	0
Professional Services	1	781
Other	2	2,353
<b>Total</b>	<b>13</b>	<b>17,173</b>
Distribution of Outlets by Size		
Under 1,000 sq ft.	41	77.36%
Between 1,000 and 2,999 sq. ft.	11	20.75%
Between 3,000 and 9,999 sq. ft.	1	1.89%
Between 10,000 and 14,999 sq. ft.	0	0.00%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>53</b>	<b>100.00%</b>





**LEGEND**

- Comparison ■
- Convenience ■
- Other ■
- Residential ■
- Service ■
- Vacant ■

**BRIDGEND COUNTY RETAIL SURVEY 2009**

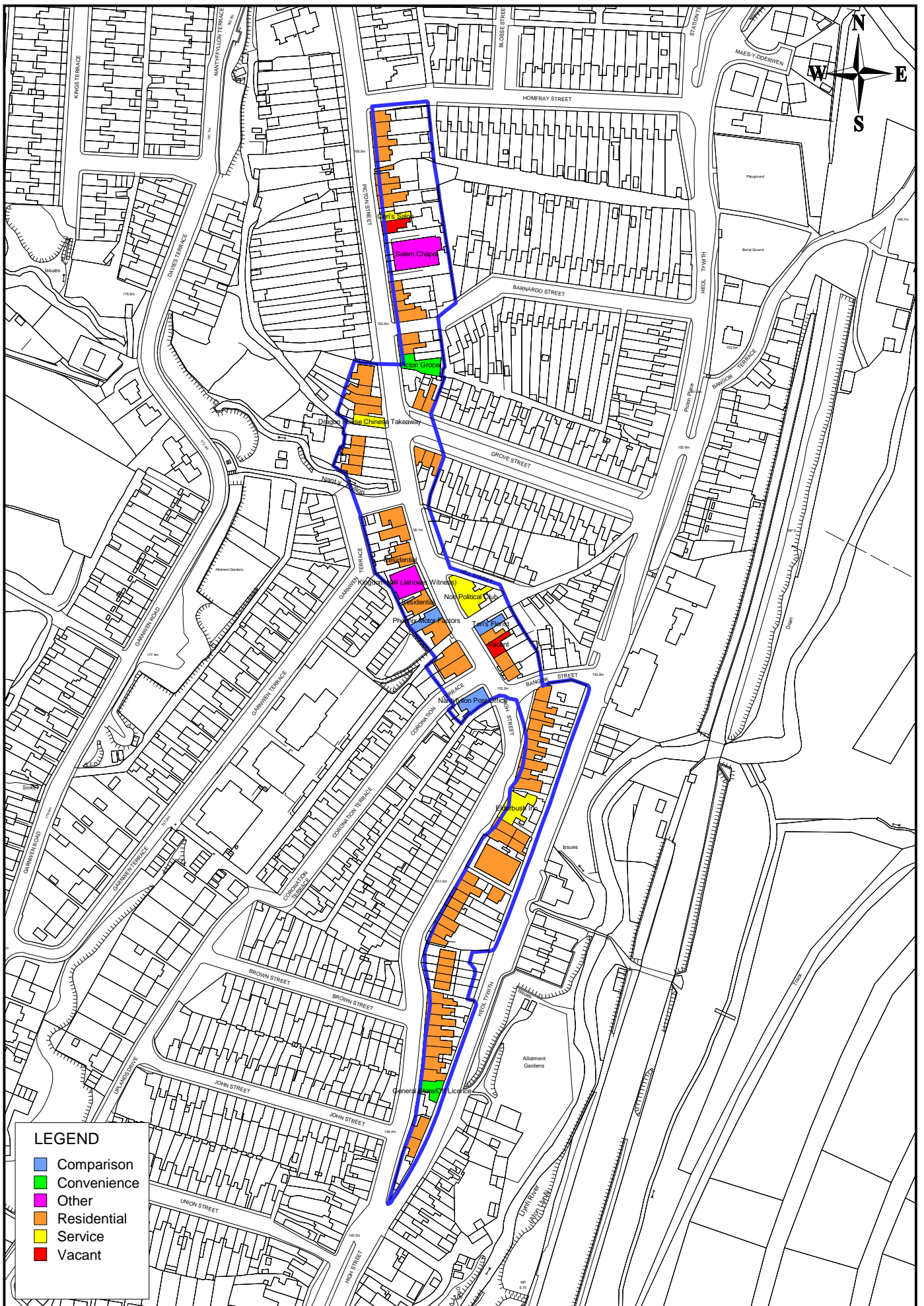
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**Scale 1:1250 @ A4**

<b>NANTYFFYLLON DISTRICT CENTRE - 2009</b>	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	90	65,297
Total Service / Convenience / Comparison / Vacant	11	12,513
Total Other (includes Residential Properties & Community Facilities etc.)	79	52,784
Total Vacant	2	1,528
% Vacant	2.22%	2.34%
Total Convenience	2	2,522
% Convenience	2.22%	3.86%
Total Comparison	2	1,635
% Comparison	2.22%	2.50%
Total Service	5	6,828
% Service	5.56%	10.46%
<b>Convenience Goods</b>		
Bakers and Confectioners	0	0
Butchers & Poulterers	0	0
Grocery	1	1,584
Off licences / Confectioners / Tobacconists / Newsagents	1	938
<b>Total</b>	<b>2</b>	<b>2,522</b>
<b>Comparison Goods</b>		
Footwear and Repair	0	0
Mens and Boys Wear	0	0
Womens, Girls, Children and General Wear	0	0
Furniture, carpets & textiles	0	0
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	0	0
DIY, hardware & housewares	0	0
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	1	911
Chemists, drug stores & opticians	0	0
Variety, department & catalogue	0	0
Florists, nurserymen & seedsmen	1	724
Toys, hobby, cycle & sports	0	0
Jewellers & repair	0	0
Other	0	0
<b>Total</b>	<b>2</b>	<b>1,635</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	1	843
Pub / Club	2	4,194
Hairdressers, beauty parlours & health centres	1	638
Laundries and Dry Cleaners	0	0
Travel Agents	0	0
Banks, Building Societies and Financial Services	0	0
Estate Agents and Valuers	0	0
Professional Services	0	0
Other	1	1,153
<b>Total</b>	<b>5</b>	<b>6,828</b>
Distribution of Outlets by Size		
Under 1,000 sq. ft.	78	86.67%
Between 1,000 and 2,999 sq. ft.	11	12.22%
Between 3,000 and 9,999 sq. ft.	1	1.11%
Between 10,000 and 14,999 sq. ft.	0	0.00%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>90</b>	<b>100.00%</b>





**LEGEND**

Blue line	Comparison
Green	Convenience
Pink	Other
Orange	Residential
Yellow	Service
Red	Vacant

**BRIDGEND COUNTY RETAIL SURVEY 2009**

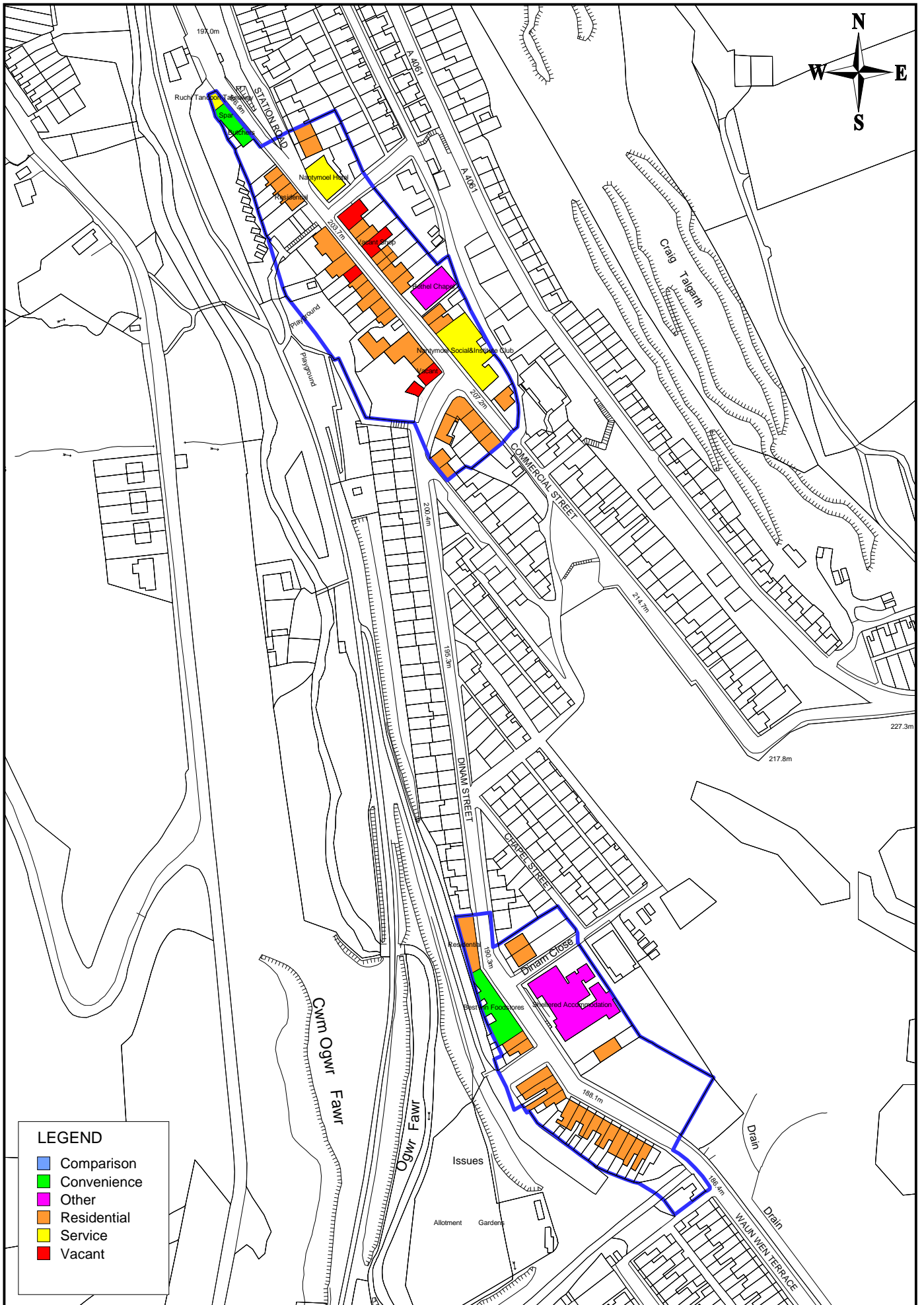
**Nantffyllon**

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**Scale 1:2500 @ A4**

## NANTYMOEL DISTRICT CENTRE - 2009

	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	123	126,838
Total Service / Convenience / Comparison / Vacant	28	34,985
Total Other (includes Residential Properties & Community Facilities etc.)	95	91,853
Total Vacant	8	5,824
% Vacant	6.50%	4.59%
Total Convenience	5	7,879
% Convenience	4.07%	6.21%
Total Comparison	2	1,279
% Comparison	1.63%	1.01%
Total Service	13	20,003
% Service	10.57%	15.77%
<b>Convenience Goods</b>		
Bakers and Confectioners	0	0
Butchers & Poulterers	1	563
Grocery	3	6,418
Off licences / Confectioners / Tobacconists / Newsagents	1	898
<b>Total</b>	<b>5</b>	<b>7,879</b>
<b>Comparison Goods</b>		
Footwear and Repair	0	0
Mens and Boys Wear	0	0
Womens, Girls, Children and General Wear	0	0
Furniture, carpets & textiles	0	0
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	0	0
DIY, hardware & housewares	0	0
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	0	0
Chemists, drug stores & opticians	1	681
Variety, department & catalogue	0	0
Florists, nurserymen & seedsmen	0	0
Toys, hobby, cycle & sports	0	0
Jewellers & repair	1	598
Other	0	0
<b>Total</b>	<b>2</b>	<b>1,279</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	3	1,578
Pub / Club	3	11,930
Hairdressers, beauty parlours & health centres	2	1,227
Laundries and Dry Cleaners	0	0
Travel Agents	0	0
Banks, Building Societies and Financial Services	0	0
Estate Agents and Valuers	0	0
Professional Services	1	472
Other	4	4,796
<b>Total</b>	<b>13</b>	<b>20,003</b>
Distribution of Outlets by Size		
Under 1,000 sq ft.	100	81.30%
Between 1,000 and 2,999 sq. ft.	17	13.82%
Between 3,000 and 9,999 sq. ft.	6	4.88%
Between 10,000 and 14,999 sq. ft.	0	0.00%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>123</b>	<b>100.00%</b>



**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Nantymoel (Central & North)**

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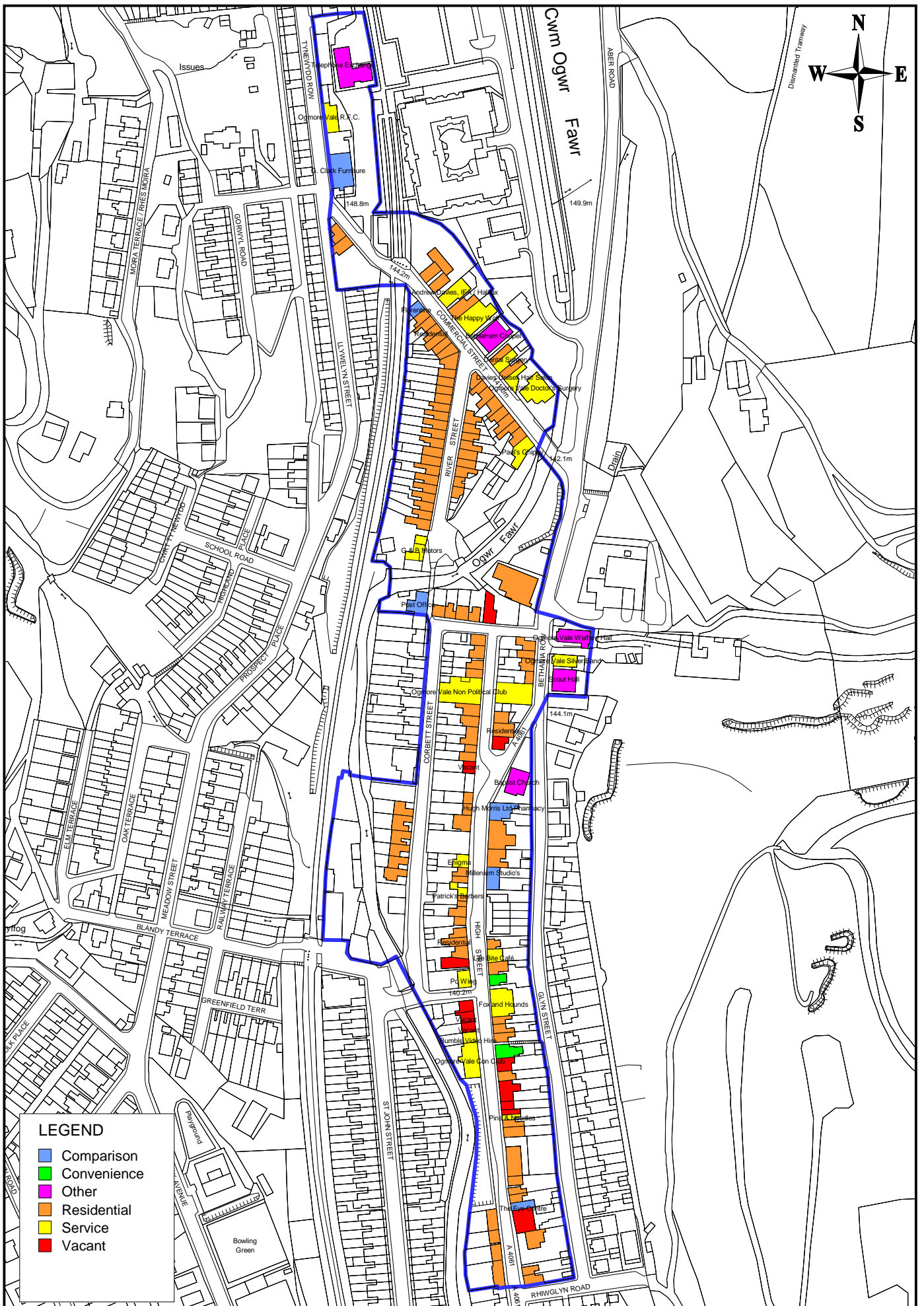
**Scale 1:2500 @ A4**





**OGMORE VALE DISTRICT CENTRE - 2009**

	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	153	139,481
Total Service / Convenience / Comparison / Vacant	39	49,269
Total Other (includes Residential Properties & Community Facilities etc.)	114	90,212
Total Vacant	12	10,040
% Vacant	7.84%	7.20%
Total Convenience	2	1,837
% Convenience	1.31%	1.32%
Total Comparison	5	6,824
% Comparison	3.27%	4.89%
Total Service	20	30,568
% Service	13.07%	21.92%
<b>Convenience Goods</b>		
Bakers and Confectioners	0	0
Butchers & Poulterers	0	0
Grocery	1	1,175
Off licences / Confectioners / Tobacconists / Newsagents	1	662
<b>Total</b>	<b>2</b>	<b>1,837</b>
<b>Comparison Goods</b>		
Footwear and Repair	0	0
Mens and Boys Wear	0	0
Womens, Girls, Children and General Wear	0	0
Furniture, carpets & textiles	1	2,916
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	1	1,117
DIY, hardware & housewares	0	0
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	0	0
Chemists, drug stores & opticians	2	2,204
Variety, department & catalogue	0	0
Florists, nurserymen & seedsmen	1	587
Toys, hobby, cycle & sports	0	0
Jewellers & repair	0	0
Other	0	0
<b>Total</b>	<b>5</b>	<b>6,824</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	4	5,764
Pub / Club	4	10,085
Hairdressers, beauty parlours & health centres	3	2,089
Laundries and Dry Cleaners	0	0
Travel Agents	0	0
Banks, Building Societies and Financial Services	1	1,668
Estate Agents and Valuers	0	0
Professional Services	4	5,129
Other	4	5,833
<b>Total</b>	<b>20</b>	<b>30,568</b>
Distribution of Outlets by Size		
Under 1,000 sq ft.	117	76.47%
Between 1,000 and 2,999 sq. ft.	33	21.57%
Between 3,000 and 9,999 sq. ft.	3	1.96%
Between 10,000 and 14,999 sq. ft.	0	0.00%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>153</b>	<b>100.00%</b>



- LEGEND**
- Comparison
  - Convenience
  - Other
  - Residential
  - Service
  - Vacant

**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Ogmore Vale**

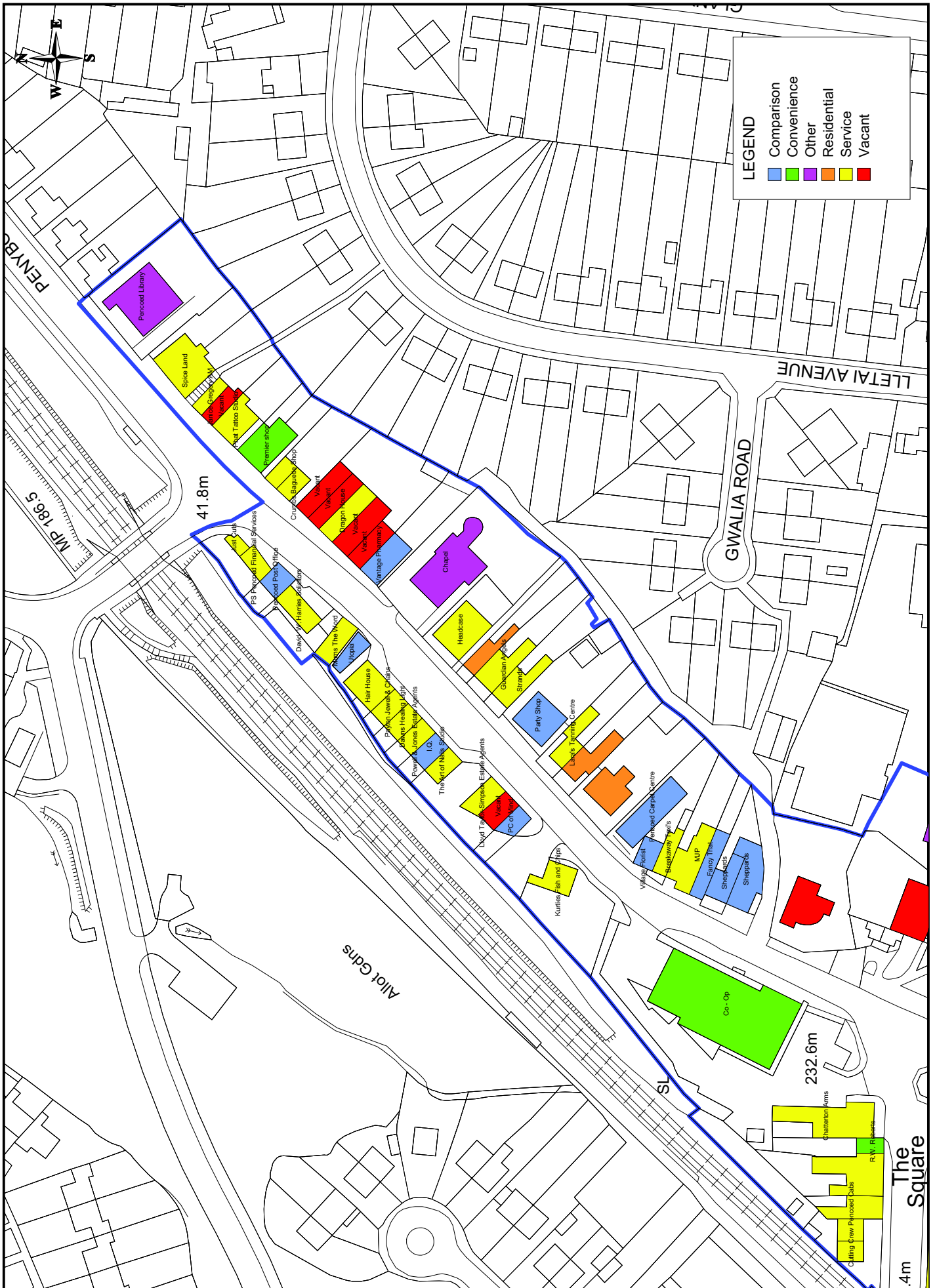
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**Scale 1:3000 @ A4**



**PENCOED DISTRICT CENTRE - 2009**

	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	87	88,121
Total Service / Convenience / Comparison / Vacant	67	65,205
Total Other (includes Residential Properties & Community Facilities etc.)	20	22,916
Total Vacant	9	9,722
% Vacant	10.34%	11.03%
Total Convenience	4	8,636
% Convenience	4.60%	9.80%
Total Comparison	17	13,592
% Comparison	19.54%	15.42%
Total Service	37	33,255
% Service	42.53%	37.74%
<b>Convenience Goods</b>		
Bakers and Confectioners	0	0
Butchers & Poulterers	1	306
Grocery	2	7,921
Off licences / Confectioners / Tobacconists /		
Newsagents	1	409
<b>Total</b>	<b>4</b>	<b>8,636</b>
<b>Comparison Goods</b>		
Footwear and Repair	0	0
Mens and Boys Wear	0	0
Womens, Girls, Children and General Wear	2	1,148
Furniture, carpets & textiles	2	2,424
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	1	396
DIY, hardware & housewares	1	820
China, glass, fancy & leather goods	2	1,126
Cars, motorcycles & motor accessories	0	0
Chemists, drug stores & opticians	3	3,094
Variety, department & catalogue	0	0
Florists, nurserymen & seedsmen	3	2,227
Toys, hobby, cycle & sports	2	1,880
Jewellers & repair	1	477
Other	0	0
<b>Total</b>	<b>17</b>	<b>13,592</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	8	8,008
Pub / Club	2	4,420
Hairdressers, beauty parlours & health centres	10	6,775
Laundries and Dry Cleaners	0	0
Travel Agents	0	0
Banks, Building Societies and Financial Services	3	2,768
Estate Agents and Valuers	2	1,070
Professional Services	6	4,440
Other	6	5,774
<b>Total</b>	<b>37</b>	<b>33,255</b>
Distribution of Outlets by Size		
Under 1,000 sq ft.	61	70.11%
Between 1,000 and 2,999 sq. ft.	24	27.59%
Between 3,000 and 9,999 sq. ft.	2	2.30%
Between 10,000 and 14,999 sq. ft.	0	0.00%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>87</b>	<b>100.00%</b>



**LEGEND**

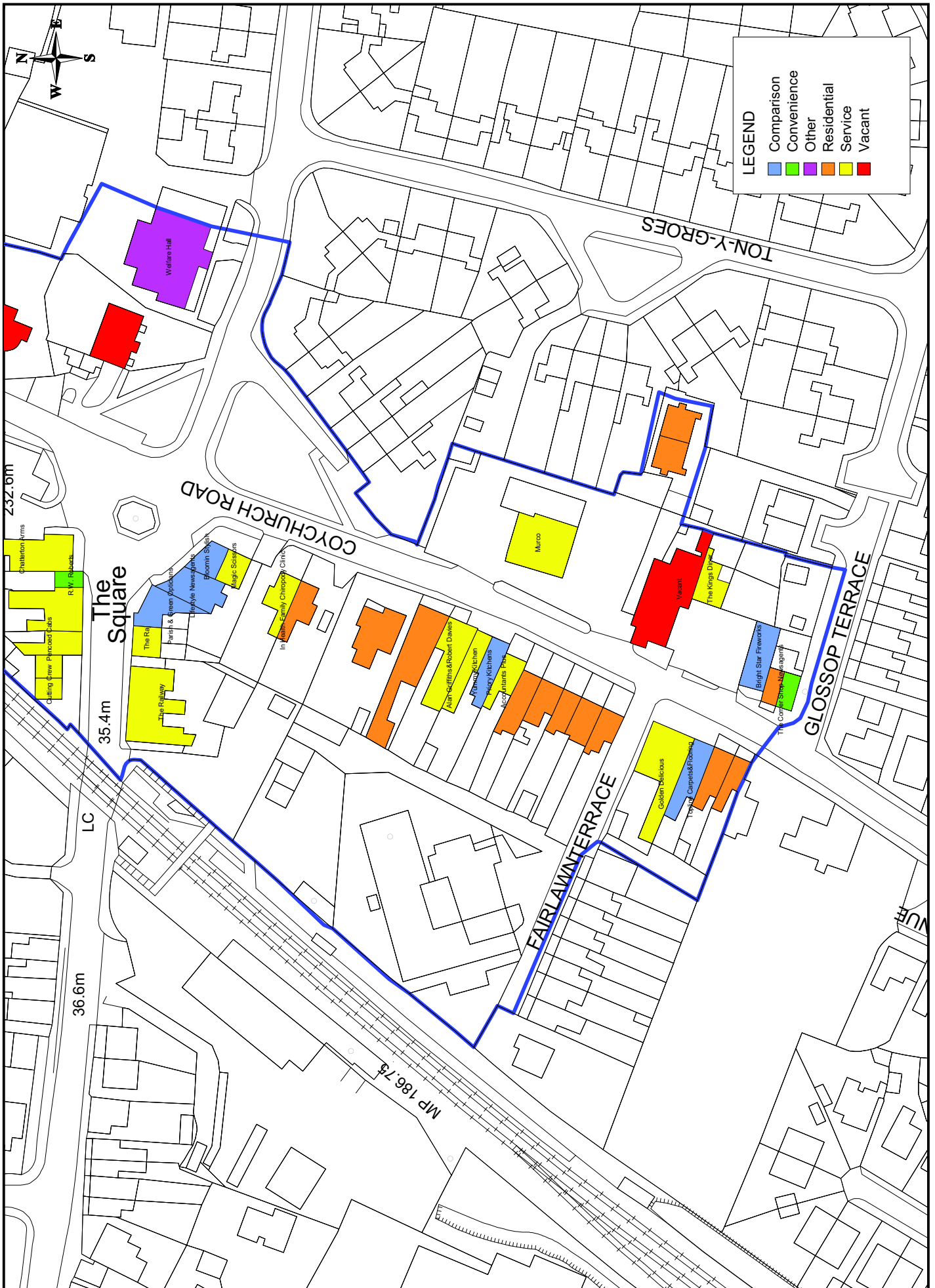
- Comparison
- Convenience
- Other
- Residential
- Service
- Vacant

**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Pencoed (North)**

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**Scale 1:1250 @ A4**



**LEGEND**

- Comparison
- Convenience
- Other
- Residential
- Service
- Vacant

**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Pencoed (South)**

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**Scale 1:1250 @ A4**

**PONTYCYMMER DISTRICT CENTRE - 2009**

	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	122	94,744
Total Service / Convenience / Comparison / Vacant	58	56,249
Total Other (includes Residential Properties & Community Facilities etc.)	64	38,495
Total Vacant	16	9,175
% Vacant	13.11%	9.68%
Total Convenience	3	6,514
% Convenience	2.46%	6.88%
Total Comparison	10	10,053
% Comparison	8.20%	10.61%
Total Service	29	30,507
% Service	23.77%	32.20%
<b>Convenience Goods</b>		
Bakers and Confectioners	0	0
Butchers & Poulterers	0	0
Grocery	2	5,517
Off licences / Confectioners / Tobacconists /		
Newsagents	1	997
<b>Total</b>	<b>3</b>	<b>6,514</b>
<b>Comparison Goods</b>		
Footwear and Repair	1	1,161
Mens and Boys Wear	1	1,243
Womens, Girls, Children and General Wear	2	1,625
Furniture, carpets & textiles	0	0
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	0	0
DIY, hardware & housewares	0	0
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	0	0
Chemists, drug stores & opticians	1	864
Variety, department & catalogue	2	3,595
Florists, nurserymen & seedsmen	2	1,046
Toys, hobby, cycle & sports	0	0
Jewellers & repair	0	0
Other	1	519
<b>Total</b>	<b>10</b>	<b>10,053</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	7	7,282
Pub / Club	3	7,687
Hairdressers, beauty parlours & health centres	6	3,107
Laundries and Dry Cleaners	0	0
Travel Agents	0	0
Banks, Building Societies and Financial Services	5	5,232
Estate Agents and Valuers	1	1,088
Professional Services	2	1,145
Other	5	4,966
<b>Total</b>	<b>29</b>	<b>30,507</b>
Distribution of Outlets by Size		
Under 1,000 sq ft.	94	77.05%
Between 1,000 and 2,999 sq. ft.	26	21.31%
Between 3,000 and 9,999 sq. ft.	2	1.64%
Between 10,000 and 14,999 sq. ft.	0	0.00%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	0	0.00%
<b>Total</b>	<b>122</b>	<b>100.00%</b>

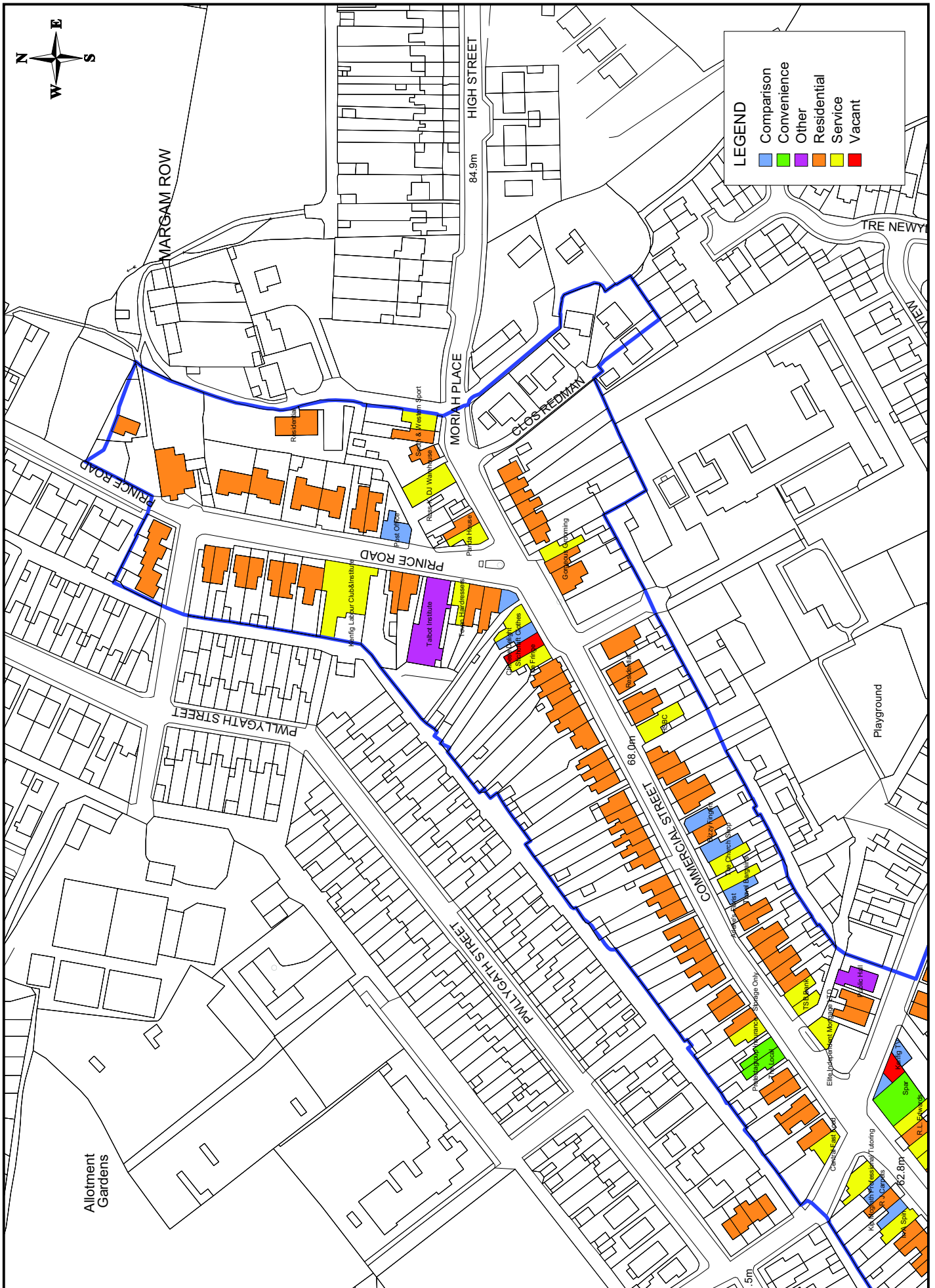




**PYLE / KENFIG HILL DISTRICT CENTRE -  
2009**

	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	200	228,559
Total Service / Convenience / Comparison / Vacant	59	123,902
Total Other (includes Residential Properties & Community Facilities etc.)	141	104,657
Total Vacant	5	3,599
% Vacant	2.50%	1.57%
Total Convenience	5	55,336
% Convenience	2.50%	24.21%
Total Comparison	15	24,365
% Comparison	7.50%	10.66%
Total Service	34	40,602
% Service	17.00%	17.76%
<b>Convenience Goods</b>		
Bakers and Confectioners	0	0
Butchers & Poulterers	1	696
Grocery	3	54,003
Off licences / Confectioners / Tobacconists / Newsagents	1	637
<b>Total</b>	<b>5</b>	<b>55,336</b>
<b>Comparison Goods</b>		
Footwear and Repair	0	0
Mens and Boys Wear	0	0
Womens, Girls, Children and General Wear	2	1,802
Furniture, carpets & textiles	2	1,159
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	2	1,193
DIY, hardware & housewares	0	0
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	0	0
Chemists, drug stores & opticians	3	2,724
Variety, department & catalogue	2	13,366
Florists, nurserymen & seedsmen	1	763
Toys, hobby, cycle & sports	3	3,358
Jewellers & repair	0	0
Other	0	0
<b>Total</b>	<b>15</b>	<b>24,365</b>
<b>Service</b>		
Restaurants, coffee bars, fast food & takeaways	8	6,804
Pub / Club	1	4,636
Hairdressers, beauty parlours & health centres	6	5,515
Laundries and Dry Cleaners	1	1,017
Travel Agents	1	844
Banks, Building Societies and Financial Services	4	3,947
Estate Agents and Valuers	3	1,966
Professional Services	6	6,162
Other	4	9,711
<b>Total</b>	<b>34</b>	<b>40,602</b>
Distribution of Outlets by Size		
Under 1,000 sq ft.	170	85.00%
Between 1,000 and 2,999 sq. ft.	25	12.50%
Between 3,000 and 9,999 sq. ft.	3	1.50%
Between 10,000 and 14,999 sq. ft.	1	0.50%
Between 15,000 and 19,999 sq. ft.	0	0.00%
Between 20,000 and 29,999 sq. ft.	0	0.00%
30,000 sq. ft. and above	1	0.50%
<b>Total</b>	<b>200</b>	<b>100.00%</b>





**LEGEND**

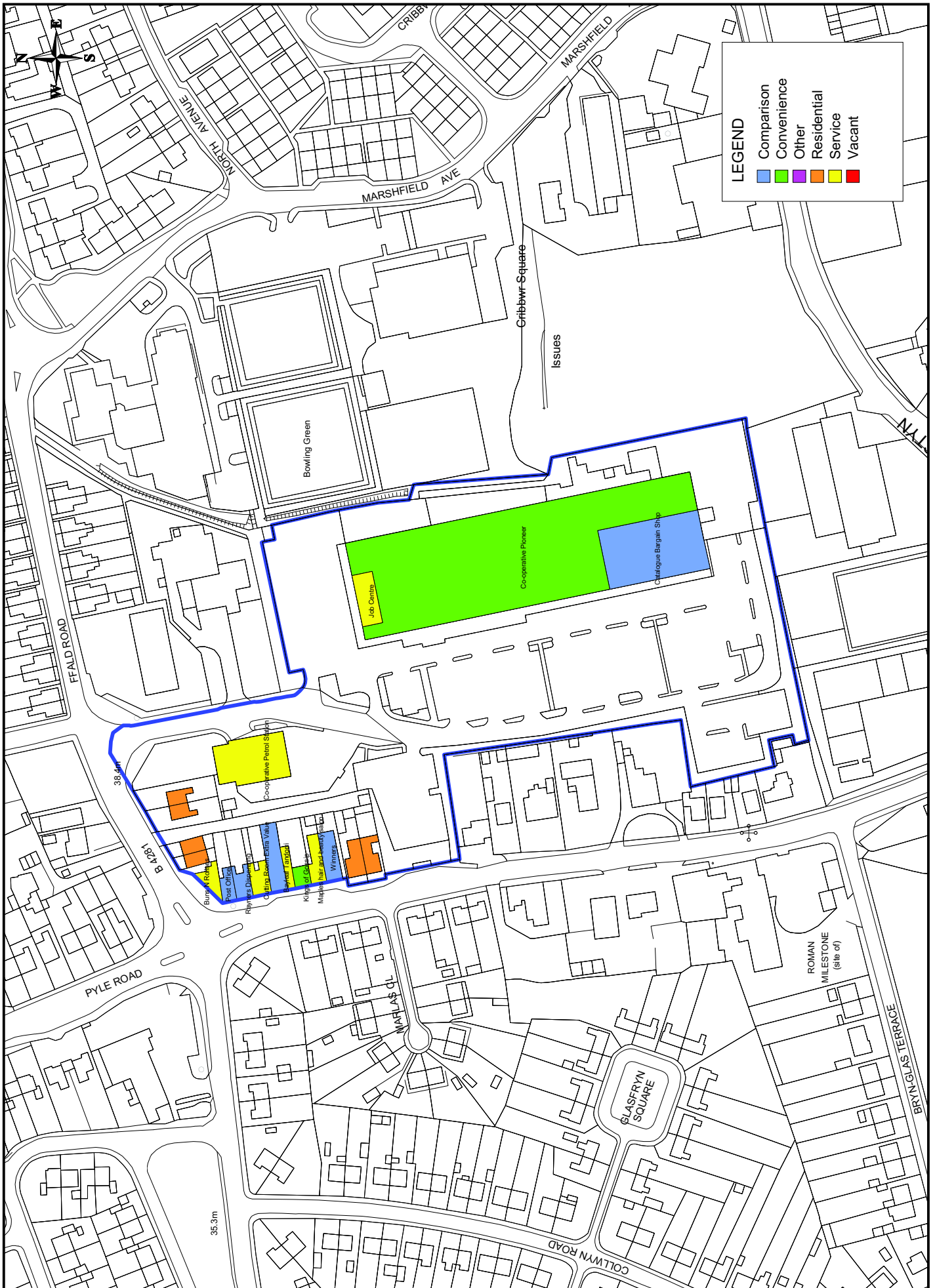
- Comparison ■
- Convenience ■
- Other ■
- Residential Service ■
- Vacant ■

**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Pyle / Kenfig Hill (East)**

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**Scale 1:2000 @ A4**

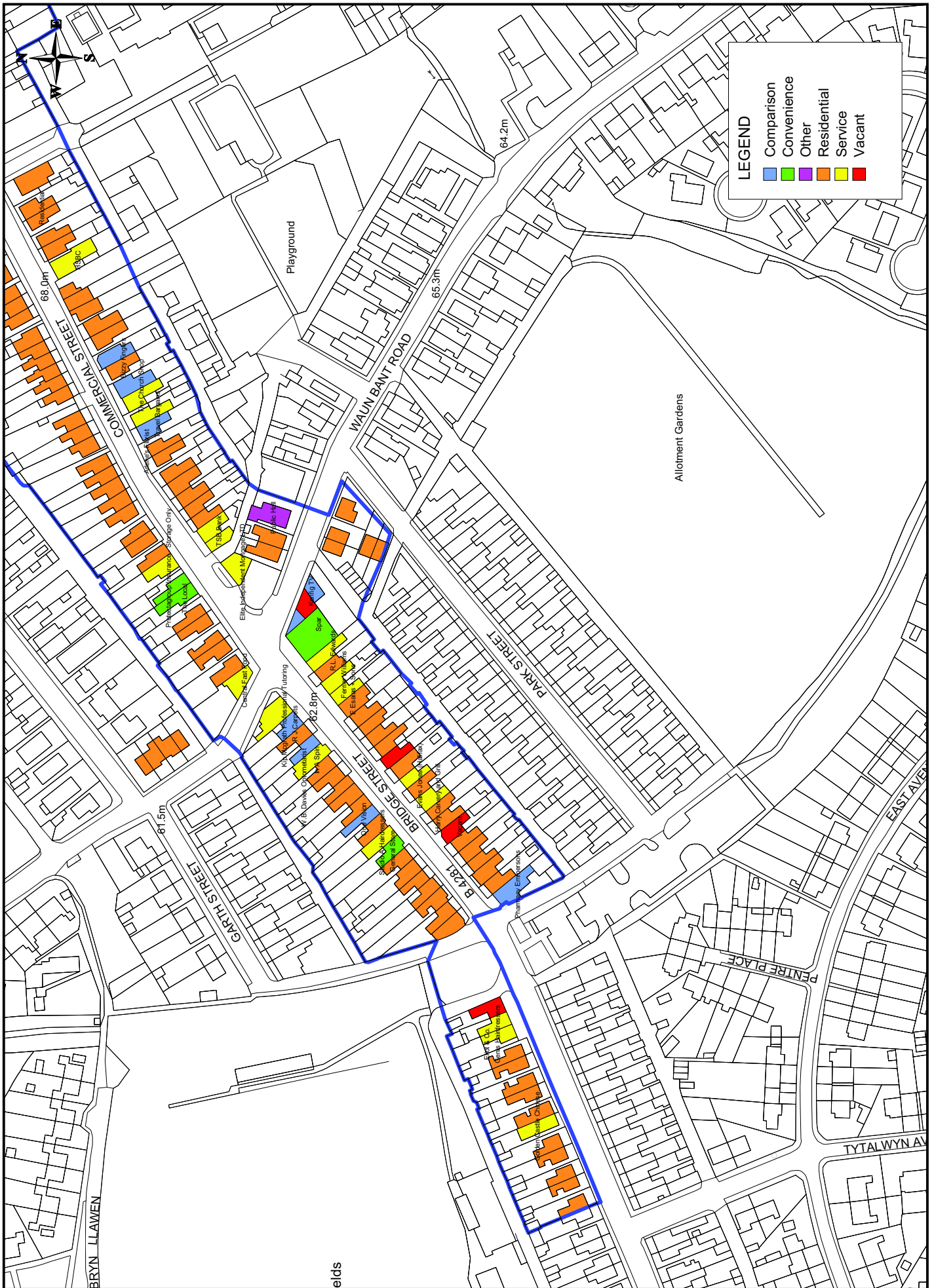


**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Pyle / Kenfig Hill (Central)**

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**Scale 1:2000 @ A4**



**LEGEND**

- Comparison
- Convenience
- Other
- Residential
- Service
- Vacant

**BRIDGEND COUNTY RETAIL SURVEY 2009**

**Pyle / Kenfig Hill (West)**

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**Scale 1:2000 @ A4**

**BRIDGEND COUNTY BOROUGH – 2009****All Established Commercial Centres**

	No. of Units	Area (Sq. ft.)
Total Properties Surveyed:	1883	2,676,701
Total Service / Convenience / Comparison / Vacant	1083	1,908,072
Total Other (includes Residential Properties & Community Facilities etc.)	800	758,629

Total Vacant	158	208,517
% Vacant	8.39%	7.79%
Total Convenience	63	300,810
% Convenience	3.35%	11.24%
Total Comparison	307	538,760
% Comparison	16.30%	20.13%
Total Service	555	859,985
% Service	29.47%	32.13%

**Convenience Goods**

Bakers & Confectioners	8	7,706
Butchers & Poulterers	5	3,354
Grocery	37	276,428
Off licences / Confectioners / Tobacconists / Newsagents	13	13,322
<b>Total</b>	<b>63</b>	<b>300,810</b>

**Comparison Goods**

Footwear and Repair	12	14,301
Mens and Boys Wear	8	9,051
Womens, Girls, Children and General Wear	65	106,929
Furniture, carpets & textiles	25	39,273
Booksellers, arts, crafts, stationers, copy bureaux	15	20,551
Electrical, gas, music & photographic	26	29,032
DIY, hardware & housewares	9	12,312
China, glass, fancy & leather goods	8	4,227
Cars, motorcycles & motor accessories	9	26,898
Chemists, drug stores & opticians	43	67,213
Variety, department & catalogue	22	138,800
Florists, nurserymen & seedsmen	14	12,099
Toys, hobby, cycle & sports	23	23,720
Jewellers & repair	14	11,121
Other	14	23,233
<b>Total</b>	<b>307</b>	<b>538,760</b>

**Service**

Restaurants, coffee bars, fast food & takeaways	130	149,495
Pub / Club	59	185,216
Hairdressers, beauty parlours & health centres	88	66,914
Laundries and Dry Cleaners	5	4,557
Travel Agents	14	14,759
Banks, Building Societies and Financial Services	52	78,381
Estate Agents and Valuers	27	24,432
Professional Services	78	92,305
Other	102	243,926
<b>Total</b>	<b>555</b>	<b>859,985</b>

**Distribution of Outlets by Size**

Under 1,000 sq. ft.	1175	62.40%
Between 1,000 and 2,999 sq. ft.	559	29.69%
Between 3,000 and 9,999 sq. ft.	125	6.64%
Between 10,000 and 14,999 sq. ft.	15	0.80%
Between 15,000 and 19,999 sq. ft.	5	0.27%
Between 20,000 and 29,999 sq. ft.	2	0.11%
30,000 sq. ft. and above	2	0.11%
<b>Total</b>	<b>1883</b>	<b>100.00%</b>

**RETAIL PARKS / SUPERMARKETS - 2009****Edge/Out of Centre (Figures include Mezzanine Floors)**

	No. of Units	Area (sq. ft.)
Total Properties Surveyed:	30	493,590
Total Service / Convenience / Comparison / Vacant	30	493,590
Total Other (includes Residential Properties & Community Facilities etc.)	0	0
Total Vacant	3	54,359
% Vacant	10.00%	11.01%
Total Convenience	4	223,703
% Convenience	13.33%	45.32%
Total Comparison	19	267,203
% Comparison	63.33%	54.13%
Total Service	4	24,012
% Service	13.33%	4.86%

**Convenience Goods**

Bakers & Confectioners	0	0
Butchers & Poulterers	0	0
Grocery	4	223,703
Off licences / Confectioners / Tobacconists / Newsagents	0	0
<b>Total</b>	<b>4</b>	<b>223,703</b>

**Comparison Goods**

Footwear and Repair	1	11,006
Mens and Boys Wear	0	0
Womens, Girls, Children and General Wear	0	0
Furniture, carpets & textiles	7	73,922
Booksellers, arts, crafts, stationers, copy bureaux	0	0
Electrical, gas, music & photographic	2	21,912
DIY, hardware & housewares	4	125,595
China, glass, fancy & leather goods	0	0
Cars, motorcycles & motor accessories	4	23,665
Chemists, drug stores & opticians	0	0
Variety, department & catalogue	0	0
Florists, nurserymen & seedsmen	0	0
Toys, hobby, cycle & sports	0	0
Jewellers & repair	0	0
Other	1	11,103
<b>Total</b>	<b>19</b>	<b>267,203</b>

**Service**

Restaurants, coffee bars, fast food & takeaways	2	6,986
Pub / Club	0	0
Hairdressers, beauty parlours & health centres	0	0
Laundries and Dry Cleaners	0	0
Travel Agents	0	0
Banks, Building Societies and Financial Services	0	0
Estate Agents and Valuers	0	0
Professional Services	0	0
Other	2	17,026
<b>Total</b>	<b>4</b>	<b>24,012</b>

**Distribution of Outlets by Size**

Under 1,000 sq. ft.	0	0.00%
Between 1,000 and 2,999 sq. ft.	2	6.67%
Between 3,000 and 9,999 sq. ft.	9	30.00%
Between 10,000 and 14,999 sq. ft.	8	26.67%
Between 15,000 and 19,999 sq. ft.	2	6.67%
Between 20,000 and 29,999 sq. ft.	4	13.33%
30,000 sq. ft. and above	5	16.67%
<b>Total</b>	<b>30</b>	<b>100.00%</b>



**BRIDGEND COUNTY BOROUGH - 2009**

	No. of Units	Area (Sq. ft.)
Total Properties Surveyed:	1913	3,170,291
Total Service / Convenience / Comparison / Vacant	1113	2,401,662
Total Other (includes Residential Properties & Community Facilities etc.)	800	758,629
Total Vacant	161	262,876
% Vacant	8.42%	8.29%
Total Convenience	67	524,513
% Convenience	3.50%	16.54%
Total Comparison	326	805,963
% Comparison	17.04%	25.42%
Total Service	559	883,997
% Service	29.22%	27.88%

**Convenience Goods**

Bakers & Confectioners	8	7,706
Butchers & Poulterers	5	3,354
Grocery	41	500,131
Off licences / Confectioners / Tobacconists / Newsagents	13	13,322
<b>Total</b>	<b>67</b>	<b>524,513</b>

**Comparison Goods**

Footwear and Repair	13	25,307
Mens and Boys Wear	8	9,051
Womens, Girls, Children and General Wear	65	106,929
Furniture, carpets & textiles	32	113,195
Booksellers, arts, crafts, stationers, copy bureaux	15	20,551
Electrical, gas, music & photographic	28	50,944
DIY, hardware & housewares	13	137,907
China, glass, fancy & leather goods	8	4,227
Cars, motorcycles & motor accessories	13	50,563
Chemists, drug stores & opticians	43	67,213
Variety, department & catalogue	22	138,800
Florists, nurserymen & seedsmen	14	12,099
Toys, hobby, cycle & sports	23	23,720
Jewellers & repair	14	11,121
Other	15	34,336
<b>Total</b>	<b>326</b>	<b>805,963</b>

**Service**

Restaurants, coffee bars, fast food & takeaways	132	156,481
Pub / Club	59	185,216
Hairdressers, beauty parlours & health centres	88	66,914
Laundries and Dry Cleaners	5	4,557
Travel Agents	14	14,759
Banks, Building Societies and Financial Services	52	78,381
Estate Agents and Valuers	27	24,432
Professional Services	78	92,305
Other	104	260,952
<b>Total</b>	<b>559</b>	<b>883,997</b>

**Figures do not include McArthur Glen Designer Outlet Village.**

Under 1,000 sq ft.	1175	61.42%
Between 1,000 and 2,999 sq. ft.	561	29.33%
Between 3,000 and 9,999 sq. ft.	134	7.00%
Between 10,000 and 14,999 sq. ft.	23	1.20%
Between 15,000 and 19,999 sq. ft.	7	0.37%
Between 20,000 and 29,999 sq. ft.	6	0.31%
30,000 sq. ft. and above	7	0.37%
<b>Total</b>	<b>1913</b>	<b>100.00%</b>



## CONCLUSIONS

- 6.1.5 The total floorspace for Established Commercial Centres, Retail Parks and Foodstores within Bridgend County Borough is approximately 2.4 million square foot. The floorspace vacancy rates are just over 8%, a slight increase on last years figure.
- 6.1.6 In Bridgend Town Centre, primary retail rents remained static with only the major retailers of Cardiff, Swansea and Newport achieving higher rents. Office rents also witnessed a decrease, which remains consistent with other towns of similar size within South Wales. The number of vacant properties increased in 2009, but remains comparable with the national average, highlighting that Bridgend, amongst other town centres throughout South Wales, is suffering the effects of the economic climate.
- 6.1.7 Substantial progress has been made in the first phase of the Porthcawl Waterfront Regeneration Scheme, which will focus on retail provision, public open spaces and strengthened links with the town centre. A bid for a European Convergence Grant was submitted in 2009 for a scheme at Porthcawl Harbour which, if successful, will improve the environment and leisure offer of the waterfront.
- 6.1.8 In Maesteg, the final phase of the public realm work has commenced, which will aesthetically improve areas around the town centre.
- 6.1.9 This eighth survey has built upon the previous years studies which will provide a sound basis for future reviews of retailing provision in the County Borough and the vitality, viability and attractiveness of its Established Commercial Centres. These statistics, when recorded and compared on an annual basis, will facilitate trends to be observed over time, and enable planning policies of the County Borough Council to be monitored and, where necessary, to be updated in response to the need for change.

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