

VALE OF GLAMORGAN  
REPLACEMENT LOCAL DEVELOPMENT PLAN  
2021 - 2036

# RETAIL CENTRE BOUNDARIES

November 2025



BACKGROUND PAPER - BP47



## **Executive Summary**

- i. This Background Paper forms one of a series produced by the Vale of Glamorgan Council as part of the evidence base used to inform the policies and site allocations in the Replacement Local Development Plan (RLDP) 2021-2036. Conclusions from this review will form part of the evidence base for the RLDP to identify the extent of centre boundaries for the designated retail areas within the Vale.
- ii. Shopping provision within the Vale is largely concentrated within the town centres of the four principal towns of Barry, Penarth, Llantwit Major and Cowbridge characterised by a range of local and national retailers serving these towns. Outside of these additional retail facilities there are smaller village, local and neighbourhood centres across the settlements of the Vale. These play an important role serving local communities and are characterised by independent retailers. Finally, as part of the retail landscape are Edge of Centre and Out of Town retail areas consisting of retail parks outside the centres of settlements that serve a catchment that extends beyond just one town or neighbourhood.
- iii. This review evaluates the existing Vale of Glamorgan Retail Centre boundaries and frontages based on the Retail and Leisure Study conducted by Nexus in June 2023 and the recommendations provided as a result. Part of the Nexus Report made recommendations in regard to primary and secondary frontage designation and boundary location of the Town and District Retail Centres.
- iv. The Vale of Glamorgan Council reviewed the recommendations made by Nexus and in this paper have put forward the changes to be made to these centres. In addition, the Council reviewed the village, local and neighbourhood centres and the edge of and out of town centres. Changes were made based on the relevancy of existing boundaries and whether they were appropriate to the current retail provision within the centres.
- v. As a result, this paper results in amendments to boundaries across the array of retail centres to reflect the changing uses across retail provision in the Vale. It covers any reclassification or removal of retail centres in the hierarchy and also the removal of primary and secondary frontage designation. These redefined retail centres reflect the proposed ones for inclusion within the Replacement Local Development Plan (RLDP) and a table of the RLDP hierarchy and whether centres have undergone a boundary change is included below.

| Hierarchy Category        | Location          | Retail Centre name             | Boundary Change Y/N |
|---------------------------|-------------------|--------------------------------|---------------------|
| Town Centres              | N/A               | Barry Holton Road              | Y                   |
|                           |                   | Cowbridge                      | Y                   |
|                           |                   | Penarth                        | Y                   |
| District Centres          | N/A               | Barry High Street/Broad Street | Y                   |
|                           |                   | Llantwit Major                 | Y                   |
| Village and Local Centres | Barry             | Main Street                    | Y                   |
|                           |                   | Vere Street                    | Y                   |
|                           |                   | Park Crescent                  | Y                   |
|                           |                   | Upper Holton Road              | N                   |
|                           |                   | Cardiff Road                   | N                   |
|                           | Dinas Powys       | Dinas Powys Village Centre     | N                   |
|                           | Penarth           | Cornerswell Road               | Y                   |
|                           | Rhoose            | Fontygary Road                 | N                   |
|                           | St Athan          | The Square                     | Y                   |
| Neighbourhood Centre      | Barry             | Bron-y-Mor                     | N                   |
|                           |                   | Cwm Talwg                      | N                   |
|                           |                   | Gibbonsdown Centre             | N                   |
|                           |                   | Park Road                      | N                   |
|                           | Dinas Powys       | Camms Corner                   | N                   |
|                           |                   | Castle Court/The Parade        | Y                   |
|                           | Llantwit Major    | Crawshay Drive                 | N                   |
|                           |                   | Boverton                       | N                   |
|                           | Penarth           | Tennyson Road                  | N                   |
| Out of Centre             | Culverhouse Cross | Brooklands Retail Park         | N                   |
|                           |                   | Culverhouse Cross Retail Park  | N                   |
|                           |                   | Valegate Retail Park           | N                   |
|                           | Barry             | Barry Waterfront Retail Park   | Y                   |
|                           |                   | Dockside Retail Park           | Y                   |
|                           |                   | Highlight Park                 | N                   |
|                           |                   | Pencoedtre Centre              | N                   |
|                           |                   | Palmerstone Centre             | N                   |
|                           | Penarth           | Penarth Road Retail Park       | N                   |

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## **1. Introduction**

- 1.1 This Background Paper forms one of a series produced by the Vale of Glamorgan Council as part of the evidence base used to inform the policies and site allocations in the Replacement Local Development Plan (RLDP) 2021-2036. Conclusions from this review will form part of the evidence base for the RLDP to identify the extent of centre boundaries for the designated retail areas within the Vale.
- 1.2 This review assesses the Vale of Glamorgan's existing retail centre boundaries and policies on primary and secondary frontages as published as part of the Local Development Plan (LDP). Since the adoption of the LDP in 2017, there have been changes to the occupancy and use class of a number of units within the retail centres, as a result of a fundamental change in shopping behaviours and the way people interact with town centres, which has been exacerbated by the COVID-19 pandemic. This review looks to assess whether the existing boundaries remain appropriate based on recent guidance and evidence since the adoption of the LDP and proposes amendments to the retail centres where this is logical and necessary to reflect the changing nature of town centres.
- 1.3 The review is informed by the Nexus Retail and Commercial Leisure Study (June 2023), which undertook a health check on the 5 town and district centres in the Vale and made recommendations on future policies, together with the Council's own annual monitoring of the retail centres (town, district, village, local, neighbourhood, edge of and out of town centres) across the Vale. The market share assessment additionally provides data on the performance of retail in the Vale of Glamorgan.

## 2. Planning Policy Context

### ***National Planning Policy***

- 2.1 Section 4.3 of **Planning Policy Wales** (PPW) Edition 12 (February 2024) covers Retail and Commercial Centres and development. PPW recognises that Retail and commercial centres are hubs for social and economic activity and are the focal point for services that cater to their local community's needs. These centres are located in the most sustainable and accessible locations in the region.
- 2.2 Paragraph 4.3.10 states that *'Planning authorities should establish a hierarchy of retail and commercial centres in their development plan strategy, identifying boundaries on the proposals map.'*
- 2.3 The hierarchy of these centres is for the local authority to determine but should be categorised by their size, scale, form, function and location of the retail and commercial centres within an area.
- 2.4 Ultimately, local authorities must promote viable retail centres as the most sustainable locations and focal points for new retail units while sustaining and enhancing their vibrancy and role. Paragraph 4.3.35 of PPW supports the necessity for this review and its benefits:
- 'Achieving diversity of uses and activities may require a flexible approach to planning. Where the right balance of use and activity is not being achieved, planning authorities should consider making changes to the acceptable uses in primary or secondary areas, or the retail and commercial centre boundaries themselves.'*
- 2.5 PPW expresses further guidance in order to promote the vibrancy, viability and attractiveness of retail centres. Management measures for retail centres can contribute to a safe, crime free environment as well as healthier centres that are also economically active. Therefore, the performance of retail centres should be monitored to prevent economic decline.
- 2.6 PPW also provides guidance on mixed uses and primary and secondary shopping areas. It recognises that retail (A1) uses should underpin retail and commercial centres but that there are other factors that also contribute to vibrancy. Paragraph 4.3.31 states *'Primary areas are typically characterised by a high proportion of A1 retail uses, and their designation requires an understanding of the existing distribution of uses in a centre together with careful consideration of a centre's role and how it relates to the retail strategy for the area. Secondary areas typically contain mixed uses, for example*

*shops, cafes and restaurants, financial establishments and other services and community facilities.'*

- 2.7 **Technical Advice Note (TAN) 4: Retail and Commercial Developments (2016)** provides background on planning issues that could affect the vitality and viability of town centres and expands the guidance on determining a local hierarchy. It recognises that regular 'health checks' of retail or commercial centres are an important part of the evidence base to determine the impact of policies and developments. Paragraph 13.2 states '*Regular health checks can also help to inform plan making and development management decisions about the extent of the primary shopping and primary/secondary frontages area, for example, recognising where the role and function of different parts of the centre have changed over time.*' Such clearly identifies the need for this study to be carried out.
- 2.8 **Future Wales: The National Plan 2040** is the national development framework and direction for Wales to address key national priorities. Policy 6 'Town Centre First' recognises the need to make town centres multi-functional places. It seeks to include new and diverse uses within town centres, that should have good public transport access. In promoting such uses, Future Wales directs that a sequential approach must be used to inform the identification of the best location for such developments and that they should be identified in Strategic and Local Development Plans.
- 2.9 **Building Better Places (2020): The Planning System Delivering Resilient and Brighter Futures** sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after COVID-19 which in terms of retail is ensuring that retail centres can operate flexibly and sustainably. As part of the process of revitalising town centres the guidance states that as part of the response a clear vision is required for each centre identified in each local authorities LDP as well as '*establishing realistic and sensible boundaries for the centre, with identification of sites for redevelopment*'.
- 2.10 Retail centres on the top end of the hierarchy should become places where a variety of employment, leisure, health and community facilities come together to make them viable as go-to destinations. However, Building Better Places (2020) states "*Evidence suggests that traditional retailing uses will not be as prevalent and the demand for new retail space will be very low for the foreseeable future, therefore primary retail areas will need to be urgently reviewed. This must be realistic and not done in the expectation that retail occupiers will return in the numbers we witnessed prior to the pandemic. Unreasonable and inflexible policies should be challenged through the*

*development plan process, as much more creative thinking will be needed to reimagine and re-purpose these areas.”*

- 2.11 Building better Places (2020) also acknowledges that residential uses have a role in supporting the vitality of centres, provided this does not impact on commercial activities that take place and consideration is given to the local soundscape.

### **Local Policy**

- 2.12 Objective 6 of the **Adopted Local Development Plan (2017)** is *‘to reinforce the vitality, viability and attractiveness of the Vale of Glamorgan’s town, district, local and neighbourhood shopping centres.’* To achieve this, the LDP sets out a retail hierarchy in Policy MG12 – Retail Hierarchy. The centres within this hierarchy are discussed in Section 3.
- 2.13 Policy MG13 of the LDP – Edge and Out of Town Retailing Areas identifies those centres that are classified as edge of centre and out of centre and the policy framework against which new retail developments in these areas will be assessed against.
- 2.14 Policy MG14 on Non-A1 Retail Uses within Town and District Centres sets the policy framework against which applications for non-A1 uses at ground floor level would be considered. This policy differentiates between primary and secondary frontages with maps of the frontages set out in Appendix 5 of the LDP.
- 2.15 Policy MG15 on Non-A1 Retail Uses within Local and Neighbourhood Retail Centres applies a similar framework to the smaller centres set out in the hierarchy of policy MG12. These centres do not have primary and secondary frontages and appendix 6 of the LDP shows the existing boundaries for these centres.
- 2.16 Supplementary Planning Guidance (SPG) is also available on **Retail and Town Centre Development (2023)**, which supports the implementation of the policies in the LDP. The SPG was updated to reflect changes in national policy on the role and function of town centres and as a consequence it highlights that the Council will adopt a more flexible approach to the application of Policies MG14 and MG15 and will give weight to the benefits that can be secured from other non-A1 uses that can benefit the overall vitality and viability of the retail centres.

### 3. Retail centre hierarchy

- 3.1 PPW defines the role and purpose of retail centres in paragraph 4.3.4 as centres that *‘are central to community activity and local prosperity and in order to plan for them effectively it is important to understand their function, roles and relationships’*. However, PPW does not provide standard definitions for each type of retail centres, with this being the responsibility of the local planning authority.
- 3.2 As discussed in Section 2, the adopted LDP in 2017 sets out the Council’s adopted retail hierarchy. This was reviewed by Nexus Planning as part of the Retail and Commercial Leisure Study in 2023, where it was concluded that the titles in the hierarchy remained appropriate, although it was noted that the term ‘village centre’ was not used.

| Hierarchy            | Centre/s  |
|----------------------|---|
| Town Centres         | <ul style="list-style-type: none"> <li>Barry (Holton Road)</li> </ul>   |
| District Centres     | <ul style="list-style-type: none"> <li>Barry (High Street/Broad street)</li> <li>Cowbridge</li> <li>Llantwit major</li> <li>Penarth</li> </ul>  |
| Local Centres        | <ul style="list-style-type: none"> <li>Barry: Main Street, Cadoxton; Vere Street, Cadoxton; Park Crescent; Barry Road, nr. Cadoxton; Upper Holton Road</li> <li>Dinas Powys: Cardiff Road; Dinas Powys village centre</li> <li>Penarth: Cornerswell Road</li> <li>Rhoose: Fontygary Road</li> <li>St Athan: The Square</li> </ul> |
| Neighborhood Centres | <ul style="list-style-type: none"> <li>Barry: Bron-y-Mor; Cwm Talwg; Gibbonsdown Centre; Park Road</li> <li>Boverton</li> <li>Dinas Powys: Camms Corner; Castle Court/The Parade</li> <li>Font-y-Gary: Adenfield Way</li> <li>Llantwit Major: Crawshay Drive</li> <li>Penarth: Pill Street; Tennyson Road</li> </ul>              |

Figure 1 – Adopted LDP retail hierarchy summary (Nexus, 2023)

- 3.3 Nexus recommended that in line with PPW, the RLDP should define the role and purpose of each tier of the hierarchy, as this was not included in the adopted LDP. An explanation of each tier is to be included in the RLDP policy for the retail hierarchy stating the associated definition alongside each type of retail centre. This assists with expectations on the current and future role and function of each retail centre and how they differ.
- 3.4 Nexus also considered a number of retail hierarchy indicators in respect of the town and district centres to inform the consideration of their place in the hierarchy. Indicators included the number of units, the market share of comparison and convenience goods, market rent, community services (library,

doctors' surgery, police station and train station within 300m of centre). These are considered to be some of the key characteristics that define the role and hierarchy of retail centres. The assessment results are set out in Figure 2.

| Centre            | No of Units | Market Share – Comparison Goods (Inner Study Area) | Market Share – Convenience Goods (Inner Study Area) | Market Rent   | Community Services <sup>34</sup>                            | Large Super-markets <sup>35</sup> |
|-------------------|-------------|--|---|---------------|---|-----------------------------------|
| Penarth           | 168         | 6.3%   | 1.6%  | £160.60/ sq m | LIB <sup>36</sup> , DS, TS                                  | 0                                 |
| Barry Holton Road | 160         | 8.3%   | 2.2%  | £143.81/ sq m | LIB, LC <sup>37</sup> , DS <sup>38</sup>                    | 0                                 |
| Cowbridge         | 145         | 3.5%   | 8.3%  | £170.94/sq m  | LIB, LC <sup>39</sup> , DS, PS <sup>40</sup>                | 1                                 |
| Barry High Street | 120         | -  | 0.5%  | £157.59/ sq m | DS <sup>41</sup> , TS <sup>42</sup>                         | 0                                 |
| Llantwit Major    | 89          | 1.5%   | 2.7%  | £149.84/sq m  | LIB <sup>43</sup> , DS, PS <sup>44</sup> , TS <sup>45</sup> | 0                                 |

Figure 2 – Retail hierarchy indicators (Nexus 2023)

- 3.5 Based on this assessment, it was concluded that Penarth and Cowbridge should be elevated from 'District Centres' to 'Town Centres' alongside Barry Holton Road as they have a similar number of units and market share of comparison goods. It was recommended that Barry High Street and Llantwit Major be retained as District Centres with significantly lower total unit numbers and comparison market shares compared to the three recommended as town centres. This hierarchy will be reflected in the RLDP policy.
- 3.6 A review of the 13 local centres and 11 neighbourhood centres was not within the remit of the Nexus study, and it has therefore been necessary for the Council to review whether these centres remain in the correct position within the hierarchy. As a consequence of the review of the centres, it has been concluded that the adopted LDP position of the local centres in the hierarchy remains appropriate to be carried forward into the RLDP. However, in line with the recommendations of the Nexus report, these will be referred to as 'village and local centres.'
- 3.7 The neighbourhood centres also remain appropriate, with the exception of Adenfield Way, which has been removed from the list as the retail units have been redeveloped for housing. Appendix 1 provides an assessment of each local and village centre and neighbourhood centre by current number of units. The RLDP hierarchy is set out below based on the recommendations provided:

- **Town Centres:** Barry Holton Road, Penarth, Cowbridge

Town centres provide (or have the potential to provide) a range of shops, services, businesses, cultural, leisure and community facilities to a significant hinterland which includes smaller neighbouring towns or a number of suburbs.

- **District centres:** Barry High Street, Llantwit Major

District centres provide (or have the potential to provide) a range of shops, services, businesses and community facilities to a hinterland which includes neighbouring villages or a few surrounding suburbs.

- **Village and Local Centres:**

- Main Street, Barry
- Vere Street, Barry
- Park Crescent, Barry
- Barry Road, Cadoxton
- Upper Holton Road, Barry
- Cardiff Road, Dinas Powys
- Dinas Powys Village Centre
- Cornerswell Road, Penarth
- Fontygary Road, Rhoose
- The Square, St. Athan

Village and Local Centres provides (or have the potential to provide) essential shops and services to a surrounding community including nearby villages and hamlets.

- **Neighbourhood Centres:**

- Bron-y-Mor, Barry
- Cwm Talwg, Barry
- Skomer Road – Gibbonsdown
- Park Road, Barry
- Boverton
- Camms Corner, Dinas Powys
- Castle Court/The Parade Dinas Powys
- Crawshay Drive, Llantwit Major
- Tennyson Road, Penarth

Neighbourhood Centres provide (or have the potential to provide) essential shops and services to its immediate residential area).

- 3.8 Policy MG13 of the adopted LDP identifies Edge of Centre and Out of Town retail centres within the Vale of Glamorgan. There are five existing edge of centre and four existing out of town retail centres which are still assessed against locally set criteria on the range and inclusion of various services as well as the retail floorspace. These centres are as follows as listed in Policy MG13:

Table 1: Existing LDP edge of centre and out of town retail areas.

|  |
|--|
| <b>Edge of Centre</b>                      |
| Barry Waterfront Retail Park, Barry        |
| Palmerston, Barry                          |
| Pencoedtre, Barry                          |
| Highlight Park, Barry                      |
| Terra Nova Way, Penarth                    |
| <b>Out of Town</b>                         |
| Brooklands Retail Park, Culverhouse Cross  |
| Culverhouse Retail Park, Culverhouse Cross |
| Valegate Retail Park, Culverhouse Cross    |
| Penarth Road Retail Park, Penarth          |

- 3.9 TAN 4 (2016) indicates that 'edge of centre' is normally taken to mean no more than 200-300 metres from the centre of town. Most of the centres that are classified as 'Edge of Centre' in the adopted LDP exceed this distance. The only exception is Barry Waterfront which is less than the specified 300m as the crow flies to Barry Holton Road but is separated by the railway line which means the walkable distance is further than the set 300m. In line with TAN 4, a definition of these centres as 'out of centre' as opposed to 'edge of centre' would be more appropriate.
- 3.10 It is also considered appropriate that out-of-town retail centres join edge of centre retail in the renamed group. The term out of centre applies to out-of-town centres as well as edge of centres since they are consequently also 'out of centre'. Therefore, 'out of centre retail' should be a revised category that includes what were previously edge of centre and out of town retail centres to be included in the RLDP.
- 3.11 Paragraph 7.4 of TAN 4 states that "*Out of centre retail parks whose development has been based solely on retailing should not normally be included in the local hierarchy. However, this should not preclude these destinations being assessed against locally-set criteria on the range and choice of services and the scale and nature of the retail floorspace, to ascertain if, through time, these centres have matured into retail and commercial centres in their own right, offering the same level of service provision and being as accessible as traditional centres.*"



- 3.12 It is not considered that it would be appropriate to re-classify any of the renamed out of centre areas as a town, district, local/village or neighbourhood centre as the uses within them are primarily A1/A3, rather than the additional retail uses you would expect to see in a centre in the core hierarchy. However, it is useful to maintain a list of the centres that are not classified under the categories in the retail hierarchy against which policies in respect of out of centre retailing areas can be assessed against. The proposed areas for the RLDP are:

### **Out of Centre Retailing Areas**

- Barry Waterfront Retail Park, Barry
  - Dockside, Barry
  - Palmerstown, Barry
  - Pencoedtre, Barry
  - Highlight Park, Barry
  - Terra Nova Way, Penarth
  - Brooklands Retail Park, Culverhouse Cross
  - Culverhouse Retail Park, Culverhouse Cross
  - Valegate Retail Park, Culverhouse Cross
  - Penarth Road Retail Park
- 3.13 It should be noted that the original centre named as 'Barry Waterfront' has been split into two areas – the Barry Waterfront retail park on Heol Ceiniog, which comprises of Morrisons and a number of other A1 and A3 uses, and Dockside, on Neptune Road, which comprises a number of mostly unoccupied new build units which are approved for A1, A2, A3, B1, D1 or D2 uses, together with the adjoining Asda store. The centres have been separated as the original Barry Waterfront centre already comprised the two separate sites but under one name. Providing an individual name/label to the two separated sites is consistent with the rest of the retail scene and provides better clarity and distinction between centres. These amendments are included in Table 2c and in Appendix 2 showing the location and category of each retail centre in the Vale.
- 3.14 Within the retail centres listed in the hierarchy, during the adopted LDP process, primary and secondary frontages were designated which are intended promote and maintain an effective distribution and balance of uses and activities.
- 3.15 TAN 4 characterises primary areas by a high proportion of A1 shopping uses whilst secondary areas incorporate a broader mix of uses. When a retail centre's performance is poor and frontages become vacant local authorities

should consider more flexible approaches to frontage designation often through expanding and contracting the two types of areas. In line with TAN 4 the smaller retail centres in the hierarchy (i.e. those outside of town and district retail centres) are not assigned primary or secondary areas and during the adopted LDP plan process frontages have only been adopted in retail centres that could commonly face structural change. Local authorities are encouraged to promote a diversity of uses within centres and link policies to these designations.

#### **4. Retail centre boundaries**

- 4.1 As part of the study by Nexus, the retail boundaries of town and district retail centres were reviewed as well as the designation of primary and secondary frontages. These were assessed against national policy, retail trends and the local context. Assessments of each of the town and district retail centres are contained in the study, including their store compositions, public opinions and accessibility.
- 4.2 In determining the extent of centres, Nexus recognises that consideration should be given to national planning policy context on the changing nature of town centres:
  - **PPW** states that retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services, which support the needs of local communities. Retail and commercial centres should provide a range of shopping, commercial and leisure opportunities as well as places of employment, education, civic identity and social interaction. Opportunities to live in these centres, combined with their good public transport links, make them the most sustainable places.
  - **‘Future Wales: The National Plan 2040’ (2021)** supports intensification, housing and mixed-use development in town centres; and the need to make town centres multi-functional places whereby new commercial, retail, education, health, leisure, and public service facilities must be located within town and city centres.
  - **‘Building Better Places’ (2020)** recognises that retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services and cultural activities/functions, which support the needs of local communities. The planning system must ensure that retail and commercial centres can operate as flexibly as possible and the role and function of established shopping areas must

be reassessed. It recognises the need for outside spaces and its creative use; the need to establish town centres as a go-to place where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity. Residential uses are also key to the vitality of centres, provided that they do not curtail the commercial activities which take place and soundscapes do not become damaging. It recognises that traditional retailing uses will not be as prevalent and the demand for new retail space will be very low for the foreseeable future, therefore primary retail areas should undergo review. Unreasonable and inflexible policies should be challenged through the development plan process, as much more creative thinking will be needed to reimagine and re-purpose these areas.

- 4.3 In light of the changing nature of town centres in national policy, the Nexus study concluded that the existing Primary and Secondary frontage designations should be removed. This will allow greater flexibility and encourage a wider range of appropriate town centre uses that will generate footfall. It is noted that applications for the change of use in any of these units outside permitted development rights must go through the stages of a planning application which retains a degree of control over what will be deemed acceptable in these fronting units anyway
- 4.4 The Council is of the view that the removal of the Primary and Secondary shopping frontages and the associated reasoning by Nexus is justified and hence Primary and Secondary shopping frontages have not been included in the RLDP.
- 4.5 Regarding adjustments to the boundaries of town and district retail centres, Nexus have suggested changes to include and exclude various areas based on changes in the occupation and structure of these retail centres since their previous boundaries were assigned. These suggestions have then been reviewed by the Council and changes made based upon whether the Council deems them suitable. Further changes not put forward by Nexus may also be implemented by the Council and included in this review. Whether changes are deemed suitable is based upon whether units contribute to the viability, vitality and attractiveness of the centre and where it warrants protection through retail centre policies in the RLDP.
- 4.6 Since Nexus only provide boundary amendment recommendations for Town and District Centres, the Council, as part of the review process, assessed the boundaries of the other categories in the revised hierarchy of retail centres in the preferred strategy for the RLDP including a re-assessment of edge of

centre and out of town centre areas. The Council have therefore independently made subsequent amendments, where required, to these retail centres.

- 4.7 The table below lists each retail centre in the hierarchy that has undergone boundary amendments alongside the associated reasoning by nexus and/or the Vale of Glamorgan Council. Retail centres that have not undergone changes are not listed in this table and are detailed in paragraph 4.8 below. Appendices 3A and 3B contains maps showing the original and amended boundaries for each of the amended centres.

Table 2a: Town and District Centre amendment justifications

| <b>Town and District centres</b>  |                   |  |
|-----------------------------------|-------------------|--|
| <b>Retail Centre</b>              | <b>Settlement</b> | <b>- Details and justification of amendment</b>  |
| Barry Holton Road Town Centre     | Barry             | <ul style="list-style-type: none"> <li>- Contraction of boundary to exclude vacant and residential units at the south-west of the centre.</li> <li>- Extension of boundary to include Barry Leisure Centre and the Civic Offices with their associated car parks.</li> <li>- Contraction of boundaries at Regent Street and Richard Street to exclude residential properties.</li> <li>- Contraction of boundary at the east of the centre to prevent the town centre from merging with the Old Upper Holton Road Local Centre and excluding vacant units and a multi-storey car park. However, against Nexus' suggestion a row of shop frontage on the south of the road has been retained from the proposed contraction as it is deemed the retail frontage is still active and has a strong connection with the town centre.</li> </ul> |
| Barry High Street District Centre | Barry             | <ul style="list-style-type: none"> <li>- Expansion of existing boundary to include several units (dog groomers, solicitors and repair shop) to the north-east of East Street.</li> <li>- Contraction of boundary to exclude area along Broad Street which contains primarily residential and vacant units.</li> </ul>  |
| Cowbridge Town Centre             | Cowbridge         | <ul style="list-style-type: none"> <li>- Contraction of boundary to exclude south-east of the centre which primarily consists of residential units.</li> <li>- Amended the boundary to align with the border of the Cowbridge Physic Garden.</li> </ul>  |
| Penarth Town Centre               | Penarth           | <ul style="list-style-type: none"> <li>- Extension of the boundary to include four units (pub, gym, bike shop and architects) north of Salop Street.</li> <li>- Contraction of boundary at the north-west of the centre to exclude primarily residential properties along Ludlow Street.</li> <li>- Contraction of the boundary at the north-east of the centre to exclude a vacant unit.</li> <li>- Extension of the boundary at the east of the centre to include Penarth Library.</li> </ul>  |

|                                |                |  |
|--------------------------------|----------------|--|
|                                |                | <ul style="list-style-type: none"> <li>- Extension of the boundary at the south of the centre to include the Railway Hotel pub, Penarth station and a couple retail units on Plymouth Road.</li> </ul>           |
| Llantwit Major District Centre | Llantwit Major | <ul style="list-style-type: none"> <li>- Amended the existing boundary at several points to the west, north and south of the centre to exclude residential properties and other non-town centre uses.</li> </ul> |

Table 2b: Village, Local and Neighbourhood Centre amendment justifications

| Village and Local or Neighbourhood Centres |             |   |
|--|-------------|---|
| Retail Centre                              | Settlement  | Details and justification of amendment  |
| Main Street                                | Barry       | Contraction of boundary to the south to remove residential properties and gardens.  |
| Park Crescent                              | Bary        | Contraction of boundary to the north end of park crescent to remove vacant garages belonging to residential properties.   |
| Vere Street                                | Barry       | Contraction of boundary to the north to remove primarily residential properties from the centre.  |
| Castle Court/The Parade                    | Dinas Powys | An error in drawing the boundary previously that only included half of the dental clinic amended to include the whole unit.   |
| Cornerswell Road                           | Penarth     | Contraction of boundary on Wood Street to remove a portion of road that has no retail frontage or commerce.   |
| The Square                                 | St. Athan   | Contraction of boundary to the west to remove primarily residential properties. An extension to the boundary has also been made to include St. Athan library and children's nursery, both deemed as acceptable local centre uses. |
| Adenfield Way                              | Rhoose      | Removal of retail centre entirely due to the demolition of the two only retail units in the centre and construction of two residential properties in their place.   |

Table 2c: Edge of Centre retail amendment justifications

| Edge of Centre               |            |  |
|------------------------------|------------|--|
| Retail Centre                | Settlement | Details and justification of amendment   |
| Barry Waterfront Retail Park | Barry      | Derived from part of the former 'Barry Waterfront' edge of centre retail park. This results in the original eastern part of the centre becoming a separate centre but retaining the former name.   |
| Dockside Retail Park         | Barry      | Derived from part of the former 'Barry Waterfront' edge of centre retail park to create a separate retail centre out of the western part of the Barry Waterfront centre with a new name. Expansion of the boundary to the south to include new retail units constructed as part of the redevelopment at Barry Waterfront. Expansion to the west to include the Goodsheds on Hood Road. |

4.8 There are no proposed changes to the boundaries in the following centres:

- Barry Road
- Dinas Powys Village
- Cardiff Road, Dinas Powys
- Fontygary Road, Rhoose
- Boverton
- Crawshay Drive
- Bron Y Mor
- Park Road
- Skomer Road – Gibbonsdown
- Camms Corner, Dinas Powys
- Tennyson Road
- Pill Street, Cogan
- Upper Holton Road
- Cwm Talwg Centre
- Palmerstone
- Pencoedtre
- Highlight Park
- Terra Nova Way
- Brooklands Retail Park
- Valegate Retail Park
- Culverhouse Retail Park
- Penarth Road Retail Park

## **5. Conclusions**

5.1 This review is part of the preparation for the RLDP where the geographical size, number of retail units and functionality of retail centres have been reassessed. This review assessed the boundaries of each of the existing retail centres in the Vale totalling 35 centres. 14 of these centres have undergone amendments as a result of this review and all town and district centres have had primary and secondary area designations removed. Within this review, changes have altered the number of centres in the various categories of the hierarchy. There are now 3 town centres, 2 district centres, 9 village and local centres and 9 neighbourhood centres. A full list of these and whether they have undergone a boundary change as a result of this paper is included in Table 3. The Council will continue to ensure the distinctiveness and viability of each retail centre and support their role for the community they serve.

Table 3: Table of the retail hierarchy and if a boundary amendment has occurred.

| Hierarchy Category        | Location          | Retail Centre name             | Boundary Change Y/N |
|---------------------------|-------------------|--------------------------------|---------------------|
| Town Centres              | N/A               | Barry Holton Road              | Y                   |
|                           |                   | Cowbridge                      | Y                   |
|                           |                   | Penarth                        | Y                   |
| District Centres          | N/A               | Barry High Street/Broad Street | Y                   |
|                           |                   | Llantwit Major                 | Y                   |
| Village and Local Centres | Barry             | Main Street                    | Y                   |
|                           |                   | Vere Street                    | Y                   |
|                           |                   | Park Crescent                  | Y                   |
|                           |                   | Upper Holton Road              | N                   |
|                           |                   | Cardiff Road                   | N                   |
|                           | Dinas Powys       | Dinas Powys Village Centre     | N                   |
|                           | Penarth           | Cornerswell Road               | Y                   |
|                           | Rhoose            | Fontygary Road                 | N                   |
|                           | St Athan          | The Square                     | Y                   |
| Neighbourhood Centre      | Barry             | Bron-y-Mor                     | N                   |
|                           |                   | Cwm Talwg                      | N                   |
|                           |                   | Gibbonsdown Centre             | N                   |
|                           |                   | Park Road                      | N                   |
|                           | Dinas Powys       | Camms Corner                   | N                   |
|                           |                   | Castle Court/The Parade        | Y                   |
|                           | Llantwit Major    | Crawshay Drive                 | N                   |
|                           |                   | Boverton                       | N                   |
|                           | Penarth           | Tennyson Road                  | N                   |
| Out of Centre             | Culverhouse Cross | Brooklands Retail Park         | N                   |
|                           |                   | Culverhouse Cross Retail Park  | N                   |
|                           |                   | Valegate Retail Park           | N                   |
|                           | Barry             | Barry Waterfront Retail Park   | Y                   |
|                           |                   | Dockside Retail Park           | Y                   |
|                           |                   | Highlight Park                 | N                   |
|                           |                   | Pencoedtre Centre              | N                   |
|                           |                   | Palmerstone Centre             | N                   |
|                           | Penarth           | Penarth Road Retail Park       | N                   |

- 5.2 There have also been some changes to the edge of centre and out of town retail that have been merged into the out of centre group. These do not form part of the core hierarchy but should be identified and have their own set of policy criteria in the RLDP.
- 5.3 Many of the centres have seen amendments to their boundaries to ensure that uses are focused on a key core area. Changes include the removal of residential units and other non-town centre uses where the removal would not break up the centre as well as the inclusion of relevant retail buildings and units that support the centres' function.



## 6. Appendices

### Appendix 1: Number of retail units in each Village and Local and Neighbourhood Centre

| <b>Village and Local Centre</b> | <b>Number of units</b> |
|---------------------------------|------------------------|
| Main Street, Barry              | 19                     |
| Vere Street, Barry              | 14                     |
| Park Crescent, Barry            | 37                     |
| Barry Road, Cadoxton            | 9                      |
| Upper Holton Road, Barry        | 35                     |
| Cardiff Road, Dinas Powys       | 16                     |
| Dinas Powys Village Centre      | 20                     |
| Cornerswell Road, Penarth       | 23                     |
| Fontygary Road, Rhose           | 13                     |
| The Square, St. Athan           | 13                     |

| <b>Neighbourhood Centre</b>         | <b>Number of units</b> |
|-------------------------------------|------------------------|
| Bron-y-Mor, Barry                   | 5                      |
| Cwm Talwg, Barry                    | 9                      |
| Skomer Road – Gibbonsdown           | 4                      |
| Park Road, Barry                    | 5                      |
| Boverton                            | 7                      |
| Camms Corner, Dinas Powys           | 9                      |
| Castle Court/The Parade Dinas Powys | 8                      |
| Crawshay Drive, Llantwit Major      | 2                      |
| Tennyson Road, Penarth              | 5                      |
| Pill Street, Cogan                  | 4                      |



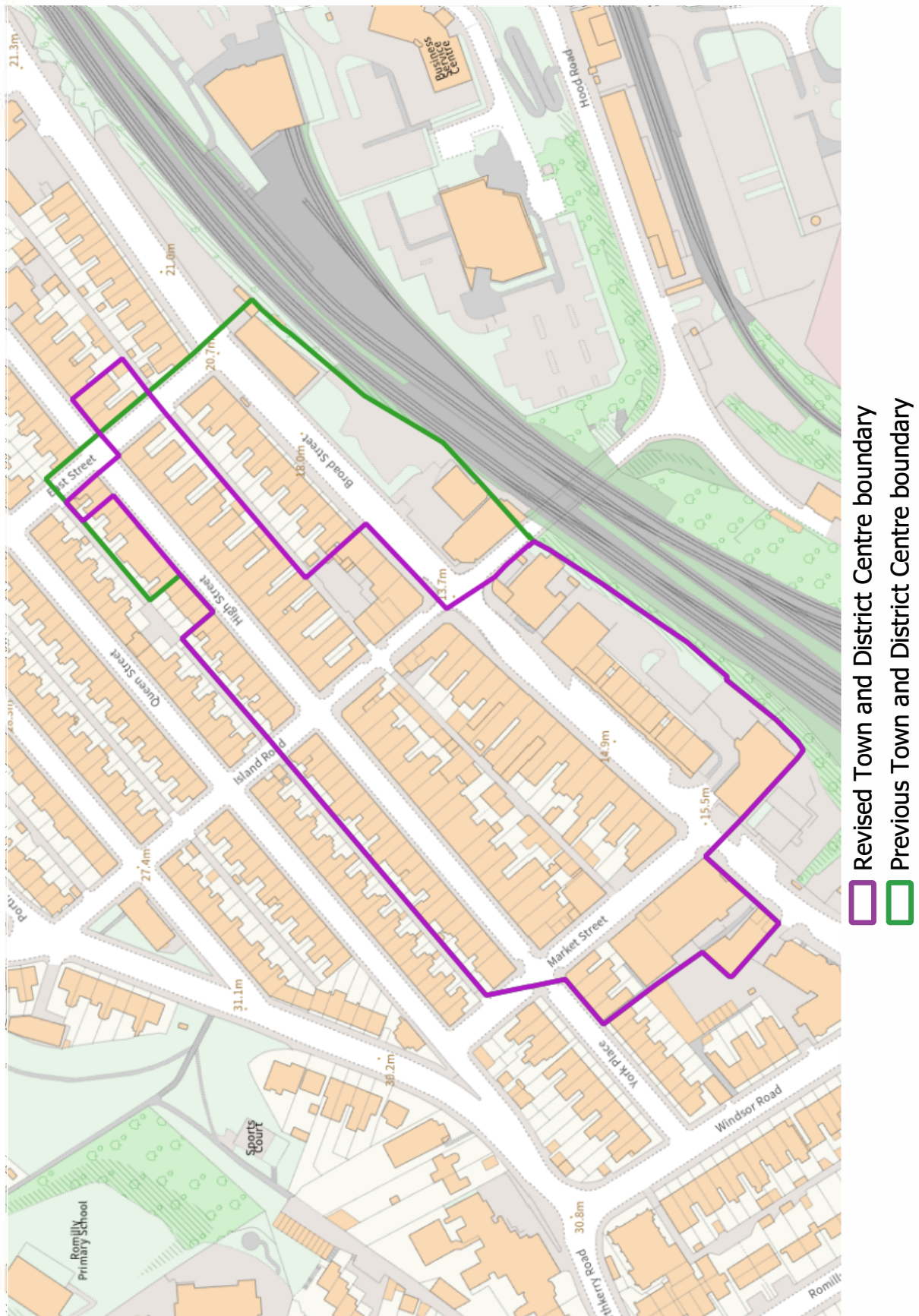
# Barry Holton Road District Centre





## Appendix 2A: Town and District Centre boundaries

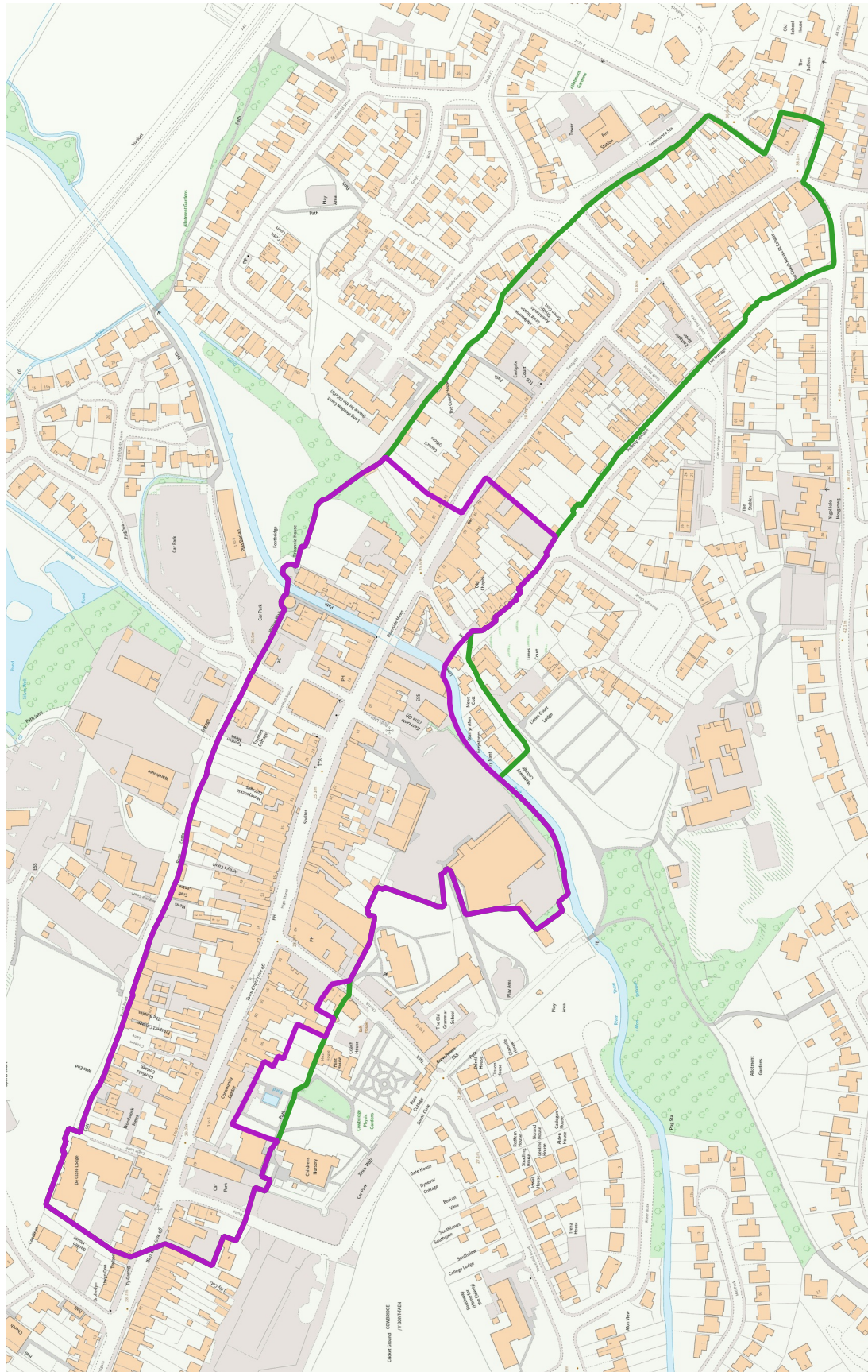
### Barry High Street / Broad Street District Centre





## Appendix 2A: Town and District Centre boundaries

### Cowbridge Town Centre



-  Revised Town and District Centre boundary
-  Previous Town and District Centre boundary



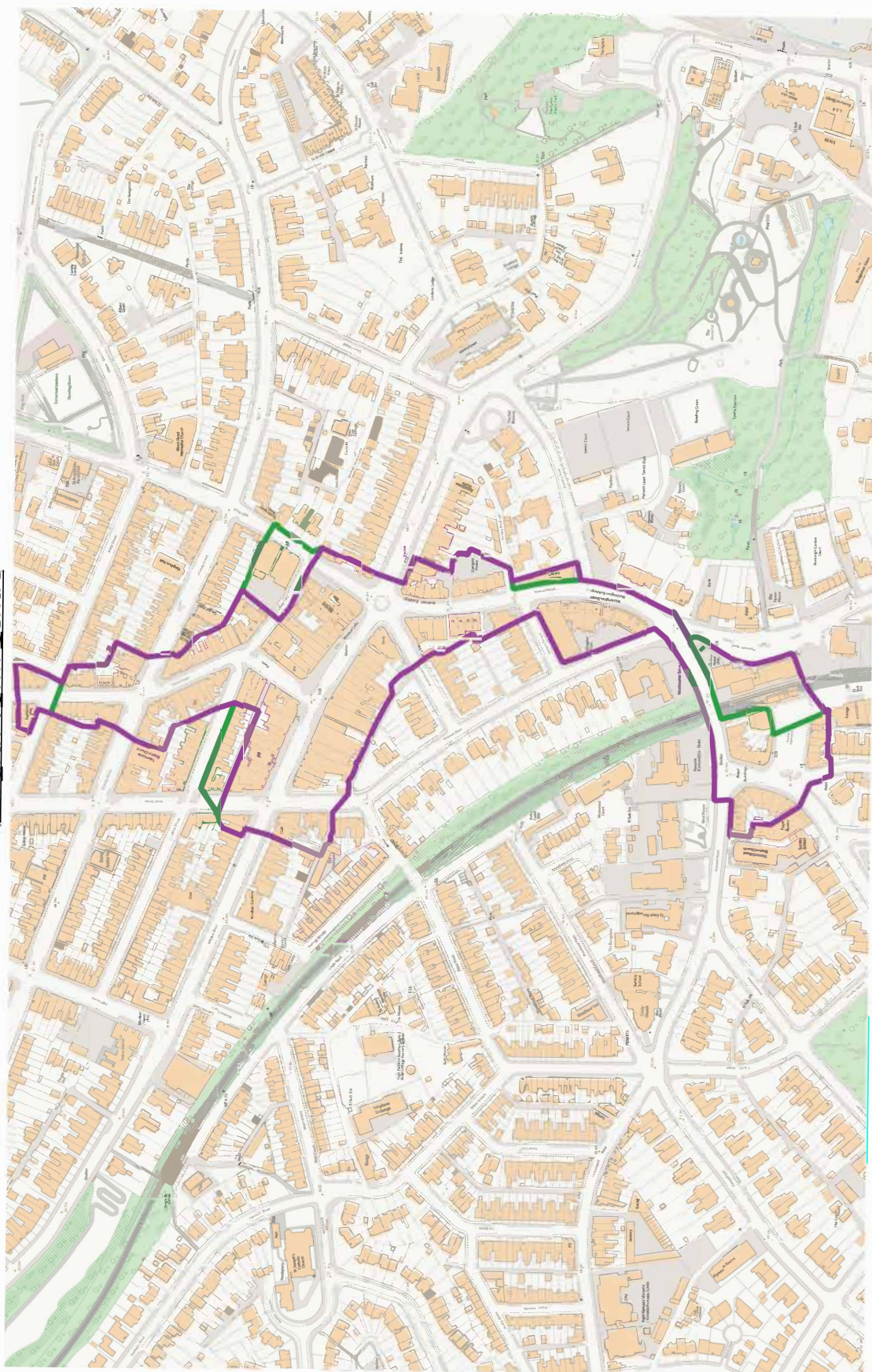
## Llantwit Major Town Centre





## Appendix 2A: Town and District Centre boundaries

### Penarth Town Centre



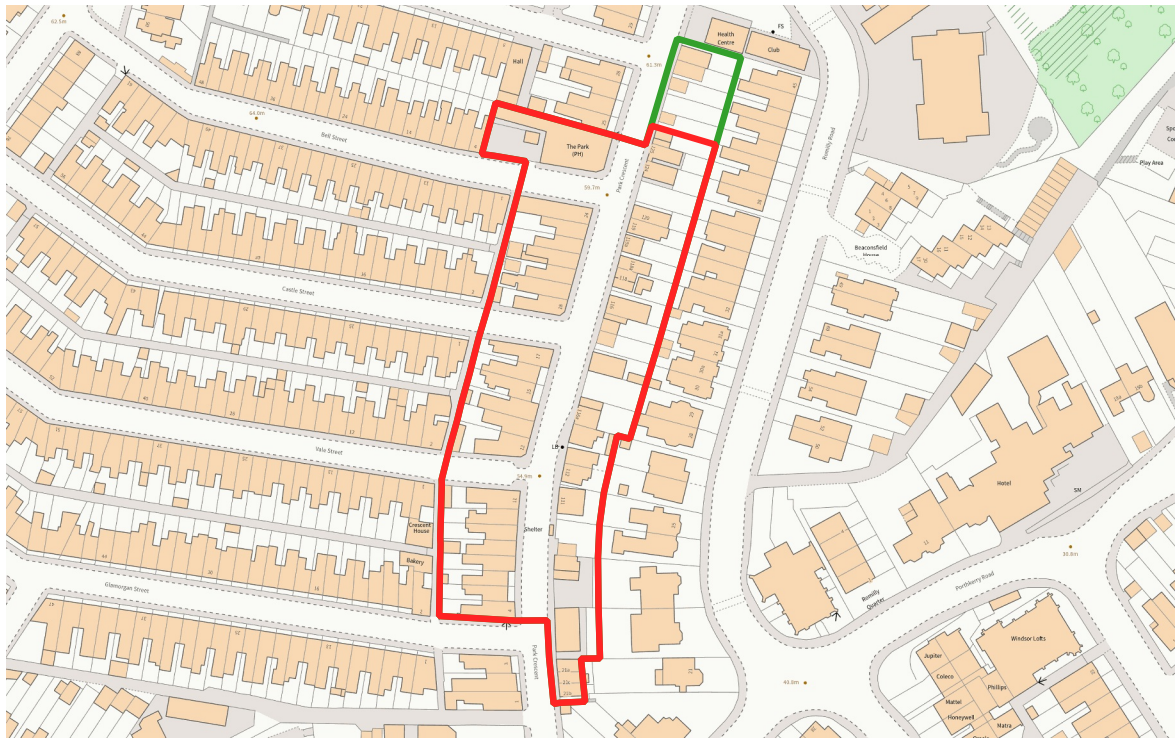
Revised Town and District Centre boundary

Previous Town and District Centre boundary



Appendix 2B: Village, Local and Neighbourhood Centre boundaries

Park Crescent, Barry



Vere Street, Cadoxton

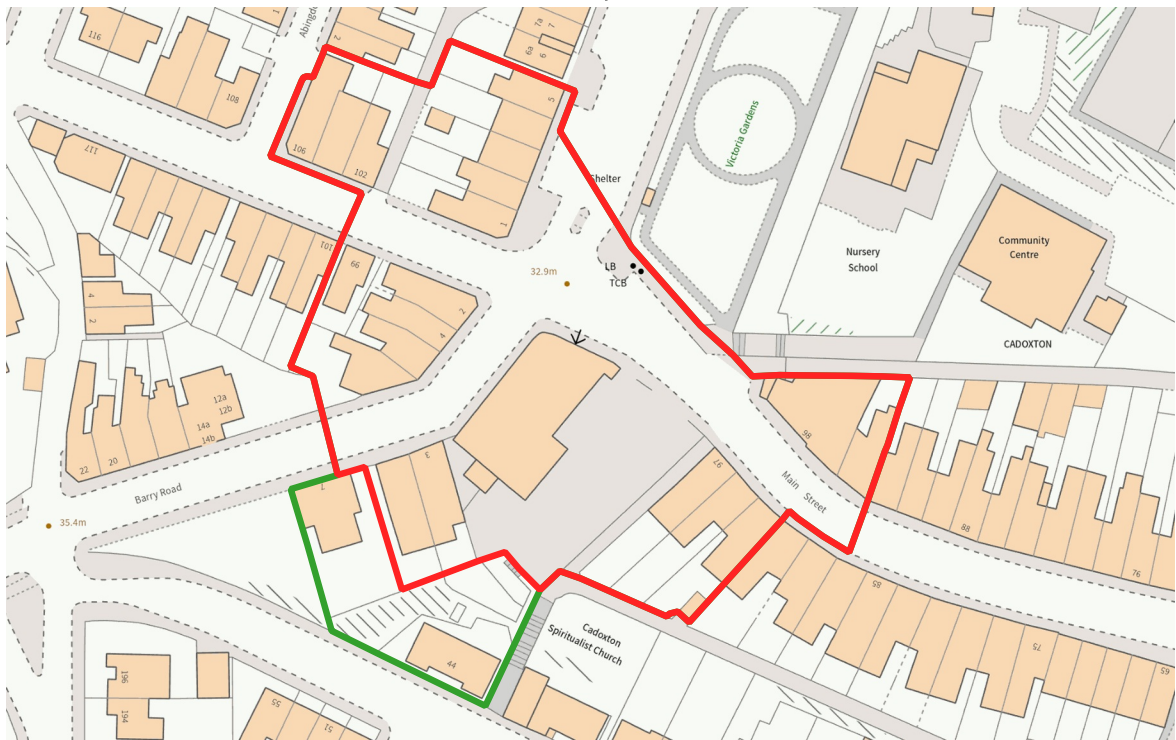


- Revised Village, Local and Neighbourhood Centre boundary
- Previous Village, Local and Neighbourhood Centre boundary



Appendix 2B: Village, Local and Neighbourhood Centre boundaries

Main Street, Cadoxton



Castle Court - The Parade Dinas Powys



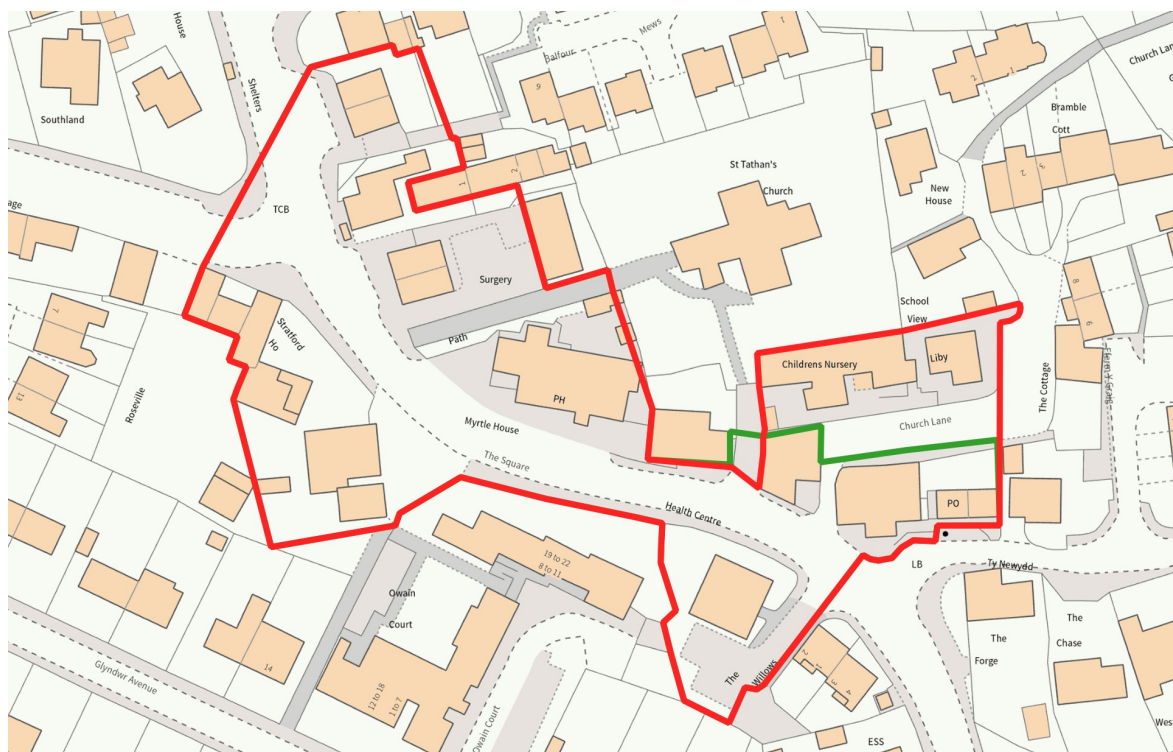
- Revised Village, Local and Neighbourhood Centre boundary
- Previous Village, Local and Neighbourhood Centre boundary



## Appendix 2B: Village, Local and Neighbourhood Centre boundaries

Cornerswell Road, Penarth



The Square, St. Athan



-  Revised Village, Local and Neighbourhood Centre boundary
-  Previous Village, Local and Neighbourhood Centre boundary

Appendix 2B: Village, Local and Neighbourhood Centre boundaries



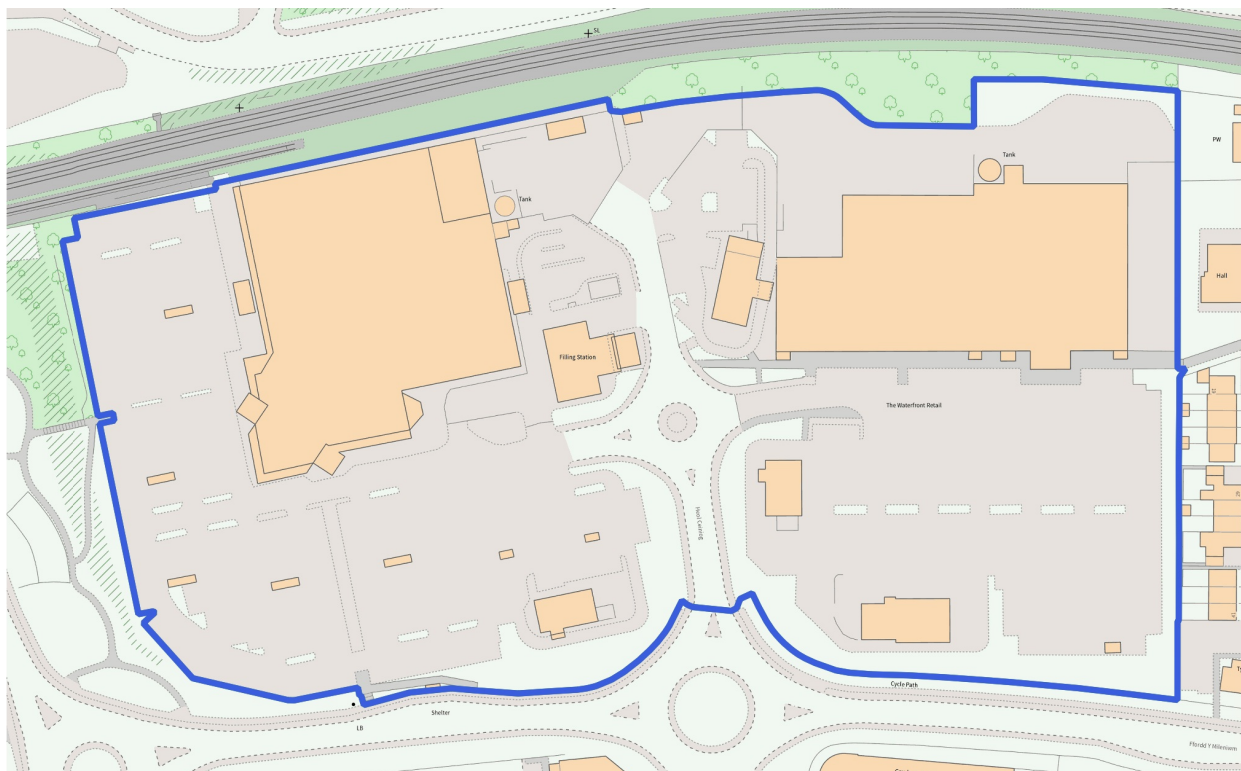


## Appendx 3: Edge of Centre boundaries

### Dockside Retail Park



### Barry Waterfront Retail Park



- Revised Edge of Centre retail boundary
- Previous Edge of Centre retail boundary



**The Vale of Glamorgan Council**

Directorate of Place

Civic Office

Holton Road

Barry CF63 4RU

[LDP@valeofglamorgan.gov.uk](mailto:LDP@valeofglamorgan.gov.uk)

[www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

