CARDIFF DEPOSIT LOCAL DEVELOPMENT PLAN
2006 - 2026

Background Technical Paper No. 7
District and Local Centres

September 2013

Strategic Planning
Cardiff County Council
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INTRODUCTION

1.1 This paper sets out to identify and designate District and Local Centres in the Cardiff Local Development Plan (to 2026) in accordance with national and regional policy.

1.2 District and Local centres form an important part of Cardiff’s retail hierarchy and of its social, economic and physical fabric. In addition to their function of providing local community shopping facilities they can also contribute to sustainable patterns of shopping by accommodating a range of services, facilities and employment, widely accessible by foot, bicycle and public transport. For these reasons, Planning Policy Wales (Edition 5) 2012 requires Local Authorities to enhance the vitality and viability of district and local centres through the development of clear strategies and policies within their Local Development Plans so as to promote a successful retailing sector which supports existing communities and centres. Local planning authorities are to use their development plans to identify changing pressures and opportunities and to devise appropriate responses to them.

Aims and Objectives

1.3 This paper aims to:
  • Identify, through reviewing national, and local planning policy, guidance and advice, what the key considerations/criteria are in designating District and Local centres within development plans.
  • Investigate which centres should be afforded District or Local centre status in the Cardiff LDP in accordance with national and regional policy.
  • Review the status of previously designated centres, taking into consideration which centres have the greatest potential to grow and accommodate additional facilities, and conversely, centres that may require consolidation.
  • Investigate the spatial/geographical distribution of centres across the city and whether there is a need for the provision of additional centres, and conversely, centres in areas where there is an over provision of centre facilities.
2. **PLANNING POLICY AND GUIDANCE REVIEW**

**Introduction**

2.1 This section reviews planning policy and guidance outlining policies relating to District and Local centres and development plans.


2.2 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Assembly Government. Local authorities should ensure their development plans are in accordance with national planning policy unless material considerations indicate otherwise. Chapter 10 outlines policies for retail and town centres with specific reference to development plans. The objectives of the Assembly Government for retailing and town centres are to:

- Secure accessible, efficient, competitive and innovative retail provision for all the communities of Wales, in both urban and rural areas;
- Promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions;
- Enhance the vitality, attractiveness and viability of town, district, local and village centres;
- Promote access to these centres by public transport, walking and cycling.¹

¹(Planning Policy Wales (Edition 5) Feb 2012, Page 141, Para 10.1.1)

2.3 PPW paragraph 10.1.2 states town, district, local and village centres are the best locations for the provision of business, retail, leisure and community facilities. It stresses the importance of a complementary mix of uses within such centres, in order to sustain and enhance their vitality, attractiveness and viability, whilst also reducing the need to travel long distances to other centres, hence contributing to sustainable travel patterns.

2.4 PPW paragraph 10.2.1 states development plans should include strategies and policies for the development of town, district, local and village centres, so as to promote a successful retailing sector supporting existing communities and centres. It also states development plans should identify the existing hierarchy of centres, including those that fulfil specialist roles. The LDP should identify changing pressures and opportunities and devise appropriate responses to them. Dealing with change may mean redefining the boundaries of centres or identifying acceptable changes of use.
Technical Advice Note 4 – Retailing and Town Centres (1996)

2.5 Technical Advice Note (TAN) 4 is used in conjunction with PPW and should be taken into account by local planning authorities in the preparation of development plans.

2.6 The focus of this advice note is to provide background on crucial planning matters affecting the vitality and viability of town centres. It requires LPAs to collect area wide information and data on population change, retail provision and shopping expenditure. This collection of baseline information and data can provide a picture of change and a guide to future trends.

2.7 TAN 4 Annex A differentiates district centres and local centres as:

- **District Centre**: Groups of shops, separate from the town centre, usually containing at least one food supermarket and non-retail services, such as banks, building societies and restaurants.
- **Local Centre**: Small grouping, usually comprising a newsagent, general grocery store, sub Post-Office and occasionally a pharmacy, hairdresser and other small shops of a local nature.

City of Cardiff Local Plan (1996)

2.8 The Local Plan and the South Glamorgan (Cardiff Area) Replacement Structure Plan form the existing statutory development plans for Cardiff, setting out detailed policies and specific proposals for the development and use of land in the city. Policy 49 refers solely to District and Local centres.

2.9 Policy 49 of the City of Cardiff Local Plan designates 26 District and Local centres (see chapter 2 for index), which at the time of adoption, were the largest and most important centres in terms of retail expenditure and catchment areas. Retailing of convenience goods is identified as the principle function of District and Local centres; however variation within the function of centres can differ from one to another. The Local Plan also recognises their role as a focus for local services and facilities and proposes that; new and improved retail, office, leisure and community facilities will be favoured within these centres.

2.10 Policy 49 proposes the protection of such existing facilities and encourages the provision of new community facilities in addition to new and improved shopping facilities, where they will be accessible to all sections of the community, to aid in the renewal and enhancement of the physical environment.
2.11 The Local Plan’s proposals map and Appendix 1 and 2 define the centre boundaries of each District and Local centre.

Cardiff Council: District Centre Strategy (April 2012)

2.12 The need for a District Centres strategy was identified as a priority in the Council’s Corporate Plan. The strategy has been put together in partnership with relevant service providers and taking account of feedback from a wide-ranging public consultation programme.

2.13 The District Centres Strategy has been prepared to:
- raise the profile of district centres within Cardiff; provide a framework and justification for the preparation of individual Action Plans for priority district centres;
- act as a reference point for coordinated working between service providers;
- act as a mechanism for attracting inward investment and securing funding;
- provide additional guidance to support other Council policies relating to district centres; and
- contribute to the development of sustainable neighbourhoods.

2.14 The Strategy sets out 8 over-arching aims:
1. Access and Movement- Promote district centres as accessible places for all different modes of transport and all users.
2. Quality of the Built Environment- Protect and encourage high quality buildings to raise the standard of the built environment.
3. Public Realm- Create a pedestrian friendly, safe, legible and accessible public realm.
4. District Centre Uses- Promote and protect the shopping role of district centres while supporting a mix of appropriate uses.
5. District Centre Management- Work in partnership with key local stake holders to ensure day to day management keeps each district centre clean, attractive and vibrant.
6. District Centre Safety- Ensure that district centres are safe and secure places for all visitors, users and businesses.
7. Regeneration- Support and encourage sustainable economic, physical and social regeneration of district centres.
8. Business and Marketing Initiatives- Maintain and improve overall economic performance through active promotion of district centres

2.15 The Strategy assesses the condition of all the district centres in the city using a matrix of environmental, social and economic indicators. Action Plans will be prepared for priority centres in partnership with community and business stakeholders and service providers. The Action Plans will provide detailed frameworks for shaping their future, based on the strategic aims set out in this strategy.
Summary and Conclusions of Planning Policy Review

2.16 From the policy review it is possible to conclude that local planning authorities should undertake a thorough review of their shopping centres for designation as centres in development plans. It is also possible to conclude and summarise the following:

1. Centres are the best locations for business, retail, leisure and community facilities.
2. Centres can contribute to sustainable patterns of shopping and travel.
3. Local planning authorities should develop, through their LDPs, a clear strategy and policies for the future of district, local and village centres.
4. Local planning authorities, in the preparation of development plans, should identify and define the existing hierarchy of centres, including those that fulfil specialist roles.
5. Local planning authorities are to use their development plans to identify changing pressures and opportunities to centres and devise appropriate responses to them.

2.17 The next chapter gives a detailed insight into Cardiff’s shopping centres with regard to the issues identified here in the policy review.
3. **RECOMMENDATIONS FOR DESIGNATION**

3.1 This section will provide profiles of the selected District and Local centres, identifying reasons for their inclusion in the forthcoming LDP and the boundaries that have been chosen. It includes new designations since those of the Local Plan, boundary updates of Local Plan designations, and the removal of centres which no longer warrant future policy protection.

3.2 The centres identified have been identified on the basis of a wide range of criteria, including guidance in Technical Advice Note (Wales) 4; Retailing and Town Centres. These include:

- The number and range of shops (especially supermarkets and convenience goods stores) and high street services (e.g. banks, post offices, pharmacies etc);
- Ease of accessibility by walking and cycling;
- Availability and ease of access by public transport;
- The range and type of leisure and community facilities; and
- The need to sustain and enhance the centre and facilities present, particularly having regard to accessibility to other centres.
- Countywide spatial coverage of retail provision

**District Centre**

3.3 District Centres, as defined by TAN4, should contain at least one food supermarket or superstore, and non-retail services such as banks, building societies and restaurants. Furthermore, key public facilities such as pharmacies and post offices are important in their identification. There is a tendency for a greater variety of uses, particularly in terms of services and leisure/community facilities, to be located within District centres due to their size and character.

3.4 It is recommended that the following centres are given District Centre status.

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<td>Bute Street/James Street</td>
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A map of each District Centre is provided in Appendix 1.
3.5 The majority of the District Centres chosen are in highly visible, traditional high street locations, often forming major arterial public transport routes and surrounded by relatively densely populated walk in catchments.

3.6 Although St Mellons, and Thornhill, do not contain a vast number of convenience/comparison units, in relation to some other centres, the large retail floorspace provided by their large scale supermarkets has been taken into consideration.

3.7 Table 1 provides a direct comparison of the district centres by their use class (Cardiff Council Survey Data 2010). A1 (retail) uses are currently in the majority across the district centres, and it is for LDP retail policy to ensure this continuation. The average vacancy rate for the district centres was 10%.

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3.8 Individual proformas have been produced for each district centre. In terms of the population within 500 metres of each centre please refer to Appendix 4. The number of units within a centre and use class breakdown are based on 2010 survey data.

**Local Centres**

3.9 TAN 4 defines Local Centres as a group of shops usually comprising a newsagents and a general store. Occasionally these centres can also contain a sub-post office and pharmacy in addition to other shops of a more local nature. Local centres are generally smaller in size and variety of uses than District centres, and more likely to retain a residential character.
3.10 It is recommended that the following centres are given Local Centre status:

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<td>Wilson Road</td>
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A map of each Local Centre is provided in Appendix 2.

3.11 Table 2 provides a direct comparison of the local centres by their use class Breakdown (Cardiff Council Survey Data 2010). A1 (retail) uses are in the majority across the local centres, as they are in the District Centres. It is for LDP policy to ensure this continuation. The average vacancy rate for the local centres was 9%. 

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3.12 Individual proformas have been produced for each local centre. The number of units within a centre and use class breakdown are based on 2010 survey data. In terms of the population within 500 metres of each centre please refer to Appendix 4.
4. DISTRICT CENTRES – SITE PROFORMAS

Albany Road/Wellfield Road

Ward: Plasnewydd
Population within 500m: 24,486 people
Number of units: 226

4.1 This centre is one of Cardiff’s primary district shopping centres and is the largest in terms of number of commercial units. It is characterised by traditional 3 storey terraced stone and brick buildings. Retail uses are predominant on the ground floor with a mixture of living accommodation, storage and office uses above. The large retail provision consists of both independent and multiple retailers, including Tesco and Peacocks. There is a diversity of uses of service and food and drink premises. Community facilities are well integrated within the centre such as Albany Road Primary School and St Martins Church.

4.2 The district centre has two arcades, namely Wellfield Court and The Globe Centre. Both arcades contain a variety of uses.

4.3 Albany Road/Wellfield Road is the most accessible centre by foot, bicycle and public transport. The district centre is surrounded by the densely populated residential areas of Plasnewydd and Roath. The centre is also accessible for the catchments of Penylan to the north-east and Cathays to the west, as well as serving the wider catchment area of Cyncoed and Llanedeyrn.

4.4 Improvements to the pedestrian environment around the junction of Albany Road/Wellfield Road have recently been completed under the Neighbourhood Renewal Schemes programme.

2010 Use Class Survey (See Appendix 3)

4.5 The majority of the units in Albany Road and Wellfield Road were A1 which accounted for 51% of the total. This equated to 115 units. A1 uses were broken down into 73 comparison units, 17 convenience units and 25 service
units. Of the 43 A3 units, 18 were restaurants, 12 were cafes, 9 were takeaways and there were also 4 public houses. There were a total of 12 vacant units in Albany Road and Wellfield Road.

Recommended Boundary Changes from Local Plan

4.6 Boundary has been amended to include two units, including a pharmacy at the northern end of Wellfield Road. Uses within Wellfield Court are also accommodated. The eastern edge of the centre is to be retained as part of the centre despite a high number of vacant units. There remains private investor interest in the area. A substantive residential element on the eastern edge of centre (units 135-149) has been removed from boundary. Units 1-11 Crwys Road, have also been removed from the centre due their location on the periphery of the centre, recent residential conversions and retail premises which have suffered long term vacancies.
City Road

Ward: Plasnewydd
Population within 500m: 23,127
Number of units: 172

4.7 City Road is a linear commercial route, just less than 1 mile in length running north from Albany Road, to the edge of the city centre in the south. It contains a wide range of retail uses including a range of specialist fabric shops. There is also a strong service element which gives the centre a distinctive presence i.e. car sales showrooms, and servicing facilities. The centre has a mix of large showrooms and smaller converted 2 and 3 storey residential properties with retail on the ground floor and storage or residential on the first and second floors. City Road also has a high concentration of A3 (food and drink uses). Towards the south of the centre are community facilities such as Coleg Glan Hafren and Plasnewydd Community Hall.

4.8 City Road is situated adjacent to the densely populated residential areas of Plasnewydd and Cathays. It is highly accessible by foot and public transport, which is particularly important given 44% of the surrounding population are without access to a car. The centre is well used by Cardiff’s student population.

2010 Use Class Survey (See Appendix 3)

4.9 There were 73 A1 use classes in City Road. The number of A3 uses, was 42 with 14 takeaways, 17 restaurants, 6 cafes and 5 public houses. There were 12 A2 use classes, 24 other use classes and 20 vacant units.
4.10 A NEW DESIGNATION BOUNDARY which is largely based on previous UDP draft allocation is therefore recommended. An existing anomaly is that the Local Plan does not identify City Road as a district or local shopping centre. Policy 40 applies specifically to City Road and aims to secure its general regeneration. Consequently, impact on shopping character is not a current issue in considering applications for A3 uses against planning policy. Policy 40 allows A3 uses to locate in City Road if there is no unacceptable impact on residential amenity. Since City Road evidently performs a shopping role for the local community, it is recommended that City Road is regarded as a shopping centre for the purposes of planning policy. This could also provide some additional control over further A3 uses as the potential impact on the shopping role of City Road would be taken into account when determining planning applications. City Road warrants classification as a district centre, first to ensure its vitality and viability, and secondly it performs a suitable alternative retail destination. City Road provides a thoroughfare to and from the city centre, and attracts customers from a wider catchment of East Cardiff.

4.11 The boundary should extend the length of City Road down to Oxford Lane. It includes Shakespeare Street and part of Vere Street. Land east of Castle Lane should be removed as it contains light industrial units not in keeping with the function of a district centre. Furthermore, there is a current application to develop to the north of this area for residential development.
Cowbridge Road East

Ward: Canton
Population within 500m: 17,878
Number of units: 198

4.12 Cowbridge Road East is the second largest district centre in terms of the number of units. The centre accommodates a wide range of service facilities, including 10 banks in addition to a strong comparison retail presence. Buildings are a mixture of traditional terraced properties and modern blocks of shops with residential dwellings above. The District centre is just less than 1km in length, serving the west of Cardiff. It draws trade from Ely, Caerau and Fairwater, as well as the adjoining communities of Riverside and Canton. The district centre has good transport links and is located on a Core Bus Network, second in accessibility only to Albany Road.

2010 Use Class Survey (See Appendix 3)

4.13 There were 198 units within the Cowbridge Road East district centre. The majority (43%) were A1 Units. Analysis of the A1 units shows that there were 43 comparisons, 23 services and 19 conveniences. There were a total of 39 A3 units of which 16 were restaurants, 11 takeaways, 7 cafes and 5 public houses. There were only 8 vacant units.
Recommended Boundary Changes from Local Plan

4.14 Boundary altered to exclude units 444 to 514, and 587-589 Cowbridge Road East. This area is considered to be divorced from the main centre by a considerable walking distance. This area should be assessed as a local parade of shops in policy terms. The eastern edge of the centre has also been adjusted to reflect border with St David’s Hospital. A residential block (St David’s Mansions) has also been removed from the centre.
4.15 Crwys Road/Woodville Road is situated in Cathays. Crwys Road is the larger part of the centre with the greatest footfall. It contains a good mix of retail uses and key district centre uses including a supermarket. Woodville Road branches off to the west, and contains more service uses, including a high number of letting agents and other financial and professional services. There is also a good variety of restaurants. It also includes a number of residential frontages.

4.16 Crwys Road/Woodville Road is a traditional district centre which evolved in the Victorian era. The centre comprises largely of two storey terraced buildings, however it also incorporates some newer developments e.g. Medallion House. There are also a number of community buildings such as Cathays Methodist Church and Cathays Police Station.

4.17 The district centre serves the north and East of Cardiff drawing trade from Plasnewydd, as well as the adjoining communities of Gabalfa and Heath. This area has good transport links being located on a main bus route, and is highly accessible by foot. The centre serves Cardiff’s burgeoning student population.

2010 Use Class Survey (See Appendix 3)

4.18 There were 133 units in the Crwys Road and Woodville Road district centre. Of these, the majority were A1 units with a total of 48. This accounted for 36% of the total. The A1 units could be broken down into 31 comparisons, 9 convenience units and 8 service units. The 35 A3 units consisted of 18 takeaways, 8 restaurants, 8 cafes and 1 public house. There were 17 vacant units.
Recommended Boundary Changes from Local Plan

4.19 Minor boundary amendment proposed to include the Post Office on the corner of Dalton Street.
Clifton Street

Ward: Adamsdown
Population within 500m: 14,048
Number of units: 100

4.20 Clifton Street is located within Adamsdown, to the east of the city centre. This centre is characterised by traditional terraced stone and brick buildings, with retail uses on the ground floor and a mixture of living accommodation, storage and office uses above. The street is accessed by car from Newport Road in the north and a large number of residential side streets. Clifton Street has a wide range of convenience and comparison units, consisting of a mixture of small independent traders, and a few larger national multiple stores. The centre primarily serves the wards of Adamsdown and Splott. Clifton Street is highly accessible by foot and public transport running along Newport Road to the North.

4.21 The centre has recently been enhanced through a large scale regeneration scheme which transformed the public realm and traffic routes. Commercial properties are still eligible for grants to upgrade their premises.

2010 Use Class Survey (See Appendix 3)

4.22 In 2010, there were 100 units in Clifton Street. Of these, the majority were A1 units. The A1 units could be split up into 19 comparisons, 15 conveniences and 9 service units. There were 15 A3 units, comprising of 10 takeaways, 4 cafes and 1 public house.
4.23 In the Local Plan, Clifton Street and Broadway are combined as a single District Centre. However, the retail offer along Clifton Street is notably stronger in comparison to Broadway. Over successive years Broadway appears to have declined to such an extent that it contains few uses that could be deemed to benefit the centre as a whole. The Broadway section of the frontage has a high vacancy rate which has improved little in recent years. In summer 2010, of the 50 units in Broadway, 15 were vacant. Within recent years there has been an increase in planning applications for the change of use of long standing vacant commercial properties to residential use. This indicates a lack of retail demand and commercial interest in this particular locality. As a consequence it has been the view of Strategic Planning that the loss of such retail units to residential use does not raise any planning policy concerns as such applications will not adversely affect the vitality and viability of the centre. In addition to this recent trend, a number of residential developments are currently included within the boundary: notably Millennium Court (Units 1-11), and 22-32 Broadway which serve to disperse the current shopping frontage.

4.24 Taking the above factors into consideration, it is deemed appropriate to remove Broadway from a district centre boundary, in order to consolidate investment and retail offer into Clifton Street. It is recognised that Broadway still performs a retail function and shops will still receive some protection in policy terms as it will be treated as a local shopping parade.
Merthyr Road, Whitchurch

Ward: Whitchurch & Tongwynlais
Population within 500m: 5,148 people
Number of units: 99

4.25 Merthyr Road, Whitchurch contains a variety of key district centre uses, consisting of a mix of multi-national retailers, and smaller independent retailers. The commercial properties are set back from the road and have small forecourt areas which are used for the displaying goods, signs, seats or planters. This centre has a very low vacancy rate. The centre benefits from a large off street car park behind Merthyr Road. The centre is served well by public transport with a number of bus stops along Merthyr Road.

4.26 Merthyr Road primarily serves the communities of Whitchurch, Tongwynlais, Rhiwbina, and Birchgrove.

2010 Use Class Survey (See Appendix 3)

4.27 In 2010 Merthyr Road had 99 units across its district centre. The majority of these were A1 units, 46 in this respect. The A1 uses could be broken down into 33 comparison units, 9 convenience units and 4 service units. The 16 A3 units comprised of 6 restaurants, 5 takeaways, 4 public houses and 1 café. There were 6 vacancies across the centre.
Recommended Boundary Changes from Local Plan

4.28 Minor boundary amendment to include additional unit at northern edge of the centre.
Penarth Road/Clare Road

Ward: Grangetown
Population within 500m: 10,340 people
Number of units: 72

4.29 Located to the south of the city centre, this district centre is situated at the junction of Penarth Road, Clare Road, Corporation Road and Pagnet Street.

4.30 The centre has a good mix of A1 units from multi-nationals to local independent stores with an improved convenience offer in recent years. It also comprises a good range of service uses. The centre contains a number of community facilities including the Cardiff South Training Enterprise Centre, the Buzz Café Youth information Centre, and the new Grangetown Library on the former Havelock Place car park. There are a number of bus routes which serve the centre, running along Clare Road.

4.31 The district centre is surrounded by the high density terraced housing areas of Grangetown and also attracts trade from Butetown, South Riverside and Leckwith. The district centre has a range of multicultural users with a significant population of Somali, Asian and other ethnic minority customers.

2010 Use Class Survey (See Appendix 3)

4.32 In 2010, the majority of units were of A1 use in Penarth Road comprising 42% of the centre. This comprised of 14 comparison units, 9 service units and 7 convenience units. Of the A3 units, 8 of them were takeaways, 5 were restaurants, 2 public houses and 1 café. There were 12 vacant units.
Recommended Boundary Changes from Local Plan

4.33 Boundary extended on Corporation Road to include the surgery. Units 171-173 Clare Road omitted from boundary given long term vacancy on a residential frontage. Northern boundary extended along Clare Road to include 3 additional units. Commercial units 170-176 Penarth Road have also been included.
St Mellons

Ward: Trowbridge
Population within 500m: 6,045 people
Number of units: 20

4.34 St. Mellons district centre is approximately 5 km to the north east of the city centre and was built in the early 1980’s. The district centre, located off Crickhowell Road, comprises a large Tesco store, with a number of smaller units adjacent to the store under a canopy area, including: a post office, a fish and chip shop, a solicitors, chemist, a doctors’ surgery and a public house. At the rear of the Tesco store is the St Mellons community education centre, a community crèche and a police station.

4.35 The district centre serves the immediate walk-in catchment of the St Mellons estate and is well connected to the adjoining residential areas via a network of segregated pedestrian/cycle routes. It also attracts customers from a wider area of East Cardiff including Llanrumney, Trowbridge and Rumney. It has good accessibility to primary roads and frequent bus services, from Willowbrook Drive to the North and Crickhowell Road to the East.

4.36 Planning permission was approved in May 2010 for the redevelopment of the existing Tesco store and additional retail units. The proposal includes a new retail superstore, of 9,819 sqm with 700 parking spaces and a new petrol filling station. The replacement store will be on stilts with the retail sales area on the first floor, accessed via lifts and travelators; car parking will be underneath on the ground floor. 11 concession units will also be provided and will be split over the ground and first floor levels of the development.

4.37 This development has potential to strengthen the district centre role, whilst creating a substantial number of new employment opportunities and wider improvements to community facilities within the district centre.

2010 Use Class Survey (See Appendix 3)

4.38 In 2010, the St Mellons Centre had 20 units. A1 units share the same figures as other use class units (40%). However, this figure does not reflect the
predominant convenience goods provision provided by a large supermarket. There were a total of 2 A2 units and 2 A3 units. The A3 units were a takeaway and a public house. There were no vacant units in the St Mellons Centre in 2010.

Recommended Boundary Changes from Local Plan

4.39 Boundary remains largely the same as that of Local Plan, with the exception of the bowling green.
Thornhill

Ward: Llanishen
Population within 500m: 5456 people
Number of units: 4

4.40 Thornhill district centre was built in the late 1980’s. The anchor store is a Sainsbury’s supermarket, but it also included a newsagent, video rental store, post office, pharmacy. An extension to the Sainsbury’s store including the redevelopment of three existing retail units was completed in May 2011. The new retail development incorporates a pharmacy within the store, and a separate post office unit.

4.41 The district centre also includes the Thornhill Church/community centre, which provides a range of programmes and services for local residents. There is also a new three-storey medical centre.

4.42 This district centre is set in a green environment, with mature woodland to the west, which is protected by Tree Preservation Orders.

4.43 Thornhill district centre serves the wards to the north of Cardiff including Rhiwbina, Lisvane and Llanishen. It is surrounded by residential estates, which are well connected by pedestrian routes.

Recommended Boundary Changes from Local Plan

N/A
Whitchurch Road

Ward: Gabalfa
Population within 500m: 9,737 people
Number of units: 132

4.44 Whitchurch Road district centre is located on a main arterial route to the north of the city centre. It extends from Maindy Barracks in the south to Gabalfa interchange in the north. The commercial frontages are mainly on Victorian terraced buildings.

4.45 There are a good range of shops including large home stores, sports shops and convenience shops. There are 7 community and leisure facilities within the district centre boundary including St Joseph’s Catholic Social Club, Heath Evangelical Church and Whitchurch Road Surgery. Towards the south of the district centre there is a concentration of office uses, a number of which relate to Companies House.

4.46 The district centre has good access to the main road network due its proximity to Gabalfa Interchange and Eastern Avenue. It is served by a number of bus routes which link to the city centre, Heath hospital and Gabalfa.

2010 Use Class Survey (See Appendix 3)

4.47 In 2010, there were 132 units in Whitchurch Road. A1 units accounted for the majority comprising 36% of the centre, but these are closely followed by A2 units accounting for 30% of the centre. The A1 units were broken down into 32 comparison, 10 service and 6 convenience. The 17 A3 units were split into 8 restaurants, 5 takeaways and 4 cafes. There were no public houses. Whitchurch Road had 15 vacant units in 2010.
Recommended Boundary Changes from Local Plan

4.48 Minor alteration to Local Plan boundary at rear of Heath Evangelical Church and slight alteration rear of units 84 to 100 Whitchurch Road. Units 34 and 36 Allensbank Road have been removed from eastern boundary as they are in residential use, situated off the main retail frontage.
Bute Street/James Street

Ward: Butetown
Population within 500m: 5774
Number of units: 66

4.49 Bute Street/James Street is proposed as a new district centre in the Deposit LDP. The district centre has two distinct sections: the older commercial core of James Street/Bute Street and the contemporary section, which comprises the retail and service element of Mermaid Quay. James Street/Bute Street comprises of traditional stone and brick buildings which are terraced and have a range of traditional shop fronts on the ground floor. This area has a pharmacy and post office.

4.50 The Mermaid Quay area is pedestrianised and contains food and drink units with some convenience retail, specialist/gift shops and service uses including banks. Parking is available in a multi storey car park on the edge of the shopping area.

4.51 The district centre is well-used by employees of local businesses, tourists to the area and residents of the Butetown community and the more recent Waterfront apartments.

2010 Use Class Survey (See Appendix 3)

4.52 In 2010, there were 66 units in Bute Street/James Street. A1 units accounted for the majority comprising 27% of the centre, closely followed by A2 units accounting for 24% of the centre. The A1 units were broken down into 7 comparison, 6 service and 5 convenience. The 15 A3 units were split into 4 restaurants, 4 takeaways and 3 cafes, and 4 public houses. There were 9 vacancies within this centre.
Recommended Boundary Changes from Local Plan

A NEW DESIGNATION BOUNDARY
5. LOCAL CENTRES – SITE PROFORMAS

Birchgrove

Ward: Heath
Population within 500m: 7302
Number of units: 50

5.1 The Birchgrove Local Centre is one of the larger local centres and serves the communities of Heath and Birchgrove. The centre consists primarily of commercial ground floor units and mixed use residential, commercial and private upper floors. The centre contains a large Spar, banks, other professional services and specialist shops. It also has a pharmacy and post office.

5.2 It is successful in terms of retail occupiers with only a 1% vacancy rate. Bus routes serve the centre along Caerphilly Road whilst there is Birchgrove train station to the north.

2010 Use Class Survey (See Appendix 3)

5.3 In 2010, there were 50 units in the Birchgrove local centre. The majority of these were A1 units. Of the 22 A1 units, there were 10 comparisons, 7 service units and 5 convenience units. There were 13 A3 units, comprising 7 takeaway units, 2 restaurants, 2 cafes and 2 public houses.
Recommended Boundary Changes from Local Plan

5.4 Residential dwellings 5-9 Birchgrove Road, and Birchgrove Cottages to their rear removed from boundary.
Bute Street (Loudoun Square)

Ward: Butetown
Population within 500m: 6542
Number of units: 11

5.5 A comprehensive redevelopment scheme of the previous local plan centre has been implemented in phases by Cardiff Community Housing Association, working in partnership with the Local Health Board and the Council.

5.6 The scheme involved relocation of the existing shops into a newly constructed shopping parade comprising 11 new retail units, with new community spaces and a health centre. The scheme will also provide a mix of new family housing comprising 13 houses and 48 apartments for mixed tenure. All units are currently occupied, with a strong convenience goods provision, as well as a pharmacy.

Recommended Boundary Changes from Local Plan

5.7 Redevelopment of the retail units has taken place on the same footprint boundary as that of the Local Plan. No boundary change.
Caerau Lane

Ward: Caerau
Population within 500m: 5014
Number of units: 9

5.8 Caerau Lane is a moderately sized terraced shopping parade occupying one side of the road with residential units above. It is recognised that Caerau Lane does not have such a strong retail and service offer in comparison to other local centres. However, the protection of retail in this location is considerably important given that this is the only centre within the Caerau ward and has a population of 11,220 (Census 2011). Furthermore, 36.8% of Caerau households have no access to a car (Census 2011). Recent improvements include new signs, shutters and reorganised forecourt to allow carrier access.

2010 Use Class Survey (See Appendix 3)

5.9 Caerau Lane is the smallest, of the local centres. There were a total of 9 units, of which 4 are A1. These were split in to 2 convenience units and 2 comparison units.

5.10 There were a total of 3 A2 units, equalling 33%. There was also 1 A3 unit (a takeaway) and 1 vacant unit.
Recommended Boundary Changes from Local Plan

A NEW DESIGNATION BOUNDARY
Cathedral Road

Ward: Riverside
Population within 500m: 5021
Number of units: 28

5.11 Cathedral Road/Pontcanna Street has recently developed into a high quality convenience and comparison goods location. This centre performs well in comparison to a number of existing, well established centres. It contains key facilities (post office and pharmacy) and is well served by public transport. This centre is well maintained with an attractive frontage. Residential flats are the primary first floor use.

*2010 Use Class Survey (See Appendix 3)*

5.12 Of the local centres, Cathedral Road has the highest percentage of A1 units with 64%. Breaking these down, there are 7 comparison units, 6 service units and 5 convenience stores. There are 5 A3 units, which are split in to 2 restaurants, 1 takeaway, 1 café and 1 public house. There are also 3 A2 units. The centre only had 1 vacant unit, indicating a strong retail demand in this location.

Recommended Boundary Changes from Local Plan

A NEW DESIGNATION BOUNDARY. Predominantly the same as previous
UDP draft allocation.
Countisbury Avenue

Ward: Llanrumney
Population within 500m: 5385
Number of units: 33

5.13 Countisbury Avenue is a large well used local centre with a strong convenience offer. It serves the community of Llanrumney in the east of the city. It has a large walk-in catchment. The centre consists of ground floor commercial units with upper floor residential maisonettes. The centre benefits from off-street parking in the form of a large forecourt area. The centre benefits from a post office and 2 pharmacies.

2010 Use Class Survey (See Appendix 3)

5.14 There were 33 units in Countisbury Avenue in 2010; the majority of these were A1 use classes amounting to 52% of the centre. The 18 units comprise 9 convenience units, 6 comparisons and 2 service units. There were a total of 5 other use classes whilst there were 3 A3 units which were all takeaways. There were a total of 6 vacant units in 2010.

Recommended Boundary Changes from Local Plan

N/A
Fairwater Green

Ward: Fairwater
Population within 500m: 5116
Number of units: 15

5.15 Fairwater Green is a moderately sized vibrant parade located on a busy junction south of the centre of Fairwater. Residential accommodation is the primary use of the first floors floor units, however, some commercial units are based on the ground and first floor. The centre is well served by public transport with bus routes running along both St Fagans Road and Fairwater Road.

2010 Use Class Survey (See Appendix 3)

5.16 There were 15 units within the Fairwater Green boundary in 2010. Again, the majority of units were of A1 use class amounting to 53% of the total or 8 units. Of these 8 units, there were 3 convenience goods stores, 4 comparison goods stores and 1 service unit. The 1 A3 use class was a public house. There were no vacant units in 2010.
Recommended Boundary Changes from Local Plan

N/A
Gabalfa Avenue

Ward: Gabalfa
Population within 500m: 5155
Number of units: 15

5.17 This is a moderately sized local centre split into two main parades both located towards the east of Llandaff North. The parades consist of ground floor commercial units and first floor maisonettes. It contains both a post office and pharmacy. The centre is well served by public transport with a bus route running along Gabalfa Avenue.

2010 Use Class Survey (See Appendix 3)

5.18 There were 15 units in the Gabalfa Avenue local centre in 2010. The majority of these were of A1 units with 7 which accounted for 47% of the total. There were 4 other units in the centre and 2 A3 units. Of the A3 units, there was 1 takeaway and 1 public house. There were no vacant units in 2010.
5.19 Grand Avenue is a moderately sized purpose built shopping parade located towards the Eastern side of Ely. Residential units occupy the majority of the first floor space above the ground floor units. The centre contains a post office and a small number of other retail and community facilities.

2010 Use Class Survey (See Appendix 3)

5.20 Grand Avenue had a total of 17 units. The majority of these were A1 uses which equated to 9 units or 52%. These were split in to 5 convenience units, 2 service units and 2 comparison units. There were 3 A3 units and 3 other use class units. Of the A3 units, all 3 of them were takeaways. Gabalfa Avenue had 1 A2 unit and 1 vacancy, both representing 6% respectively.
5.21 A NEW DESIGNATION BOUNDARY. Largely the same as UDP draft allocation. This area currently suffers from under-provision of retail and service facilities. The centre will benefit in terms of environmental quality, as designation as a local centre will allow increased investment.
High Street, Llandaff

Ward: Llandaff
Population within 500m: 2903
Number of units: 29

5.22 This centre has a wide variety of retail and non-retail uses. In addition to shops, hairdressers, post office and pharmacy, it contains restaurants, public houses, offices, estate agents, cleaners, banks and other amenity uses such as the Llandaff Institute. These facilities serve not only the local residents but local schools, the Cathedral, tourists and other visitors. They are well established and exist in harmony within the surrounding residential community. The parade fronts are well maintained and presented. Compared to some of the other local centres, it has a smaller population within a 500m walking distance but has no vacant units.

2010 Use Class Survey (See Appendix 3)

5.23 In 2010, of the 29 units within the boundary there were 11 A1 use classes. Of these 11 units, there were 5 comparison units, 4 service units and 2 convenience units. The next highest use classes in the centre were of A2 and A3 use both with 8 units respectively. Of the A3 units, there were 3 public houses, 3 restaurants, 1 café and 1 takeaway. There were no vacant units in 2010.
Recommended Boundary Changes from Local Plan

5.24 Extend northern boundary to include The Llandaff Institute (a private club with bar and function room), a coffee shop, a restaurant. These are long standing well established businesses which contribute to Llandaff as a tourist attraction. In practical terms and logically they extend the Local Centre to the corner of High Street and the Cathedral Green.
Maelfa, Llanedeyrn

Ward: Pentwyn  
Population within 500m: 5612  
Number of units: 31

5.25 The Maelfa Centre provides a variety of services for local residents including shopping facilities, a day centre, library, family centre, play area, and health centre. The centre was built in the 1970s but no longer meets the needs of the local community. Local people feel that the centre is increasingly unsafe, looks out of date and has a number of empty shops.

5.26 A master plan has been prepared for redevelopment of the Centre, following consultation with the community on issues and options. Outline planning consent was granted for the scheme in September 2011.

5.27 The development proposal comprises the demolition of the existing shopping centre, former home for the elderly and the day care centre and its replacement with:

- A new shopping parade
- A new community building (providing library, day centre and meeting rooms);
- A new police station;
- New residential development;
- A minimum of 100 homes in a mix of housing and apartments; plus, new carriageways, parking spaces, footways and landscaping.
- The new development is to be financed by Council investment and the sale of land for housing.

2010 Use Class Survey (See Appendix 3)

5.28 In 2010, there were 31 units in the Maelfa Centre local centre. Of these, the majority were of A1 use class accounting for 45% of the total. The A1 units could be split up into 8 comparison units, 4 convenience units and 2 service units. There were 8 other use classes within the centre as well as 2 A3 units.
which were 1 takeaway and 1 public house. There were 6 vacant units in 2010.

Recommended Boundary Changes from Local Plan

5.29 The boundary is to be concentrated around the central retail area and community uses excluding the area to be redeveloped for residential use which is indicated in the Outline Permission (application 07/01025/E).
Newport Road, Rumney

Ward: Rumney
Population within 500m: 3718
Number of units: 46

5.30 Newport Road is the local centre serving the community of Rumney in the east of the city. This centre contains a post office and strong convenience goods provision including a butchers, and bakery. The centre is enhanced through good service provision including a bank, building society, and a range of other professional/financial services. There is a bus route which runs along Newport Road to and from the city centre.

2010 Use Class Survey (See Appendix 3)

5.31 There were 24 A1 uses in 2010. Of these, there were 12 comparison stores, 7 service units and 5 convenience units. Whilst there were 8 A2 use classes there were 6 A3 use classes and 5 other use classes. Of the 6 A3 use classes, there were 4 takeaway units, 1 restaurant and 1 public house. There were only 3 vacant units in 2010.
Recommended Boundary Changes from Local Plan

N/A
Rhiwbina Village

Ward: Rhiwbina
Population within 500m: 4043
Number of units: 51

5.32 Rhiwbina local centre serves the community of Rhiwbina. This centre has a strong service provision. It is very well served by public transport with bus routes running along Beulah Road and Heol-Y-Deri as well as Rhiwbina Railway station to the south west of the centre.

2010 Use Class Survey (See Appendix 3)

5.33 Of the 24 A1 use classes in 2010, there were 15 comparison units, 5 service units and 4 convenience units. These amounted to 46% of the total in the centre. The next highest use classes were A2 which accounted for 26% of the total. There were 6 other use classes as well as 3 A3 units which were made up of 2 cafes and 1 restaurant. There were 5 vacant units in 2010.
5.34 Boundary amended to include dentist at northern edge of the centre.
Salisbury Road

Ward: Cathays
Population within 500m: 11,968
Number of units: 43

5.35 Salisbury Road is situated in the centre of the large student community of Cardiff. It is served well by public transport both along Salisbury Road itself as well as Richmond Road to the East. Cathays railway station is to the north west of the centre. Salisbury Road, contains a post office, and core service uses.

2010 Use Class Survey (See Appendix 3)

5.36 In 2010, there were 43 units in the Salisbury Road local centre. The majority of these units were of A1 use class (40%). Of the 17 A1 units, 9 were convenience stores, 5 were service units and there were 3 comparison units. The next highest use class was A3 units with 15 accounting for 35% of the total. Of the 15 A3 units, there were 6 takeaways, 4 restaurants, 3 cafes and 2 public houses.
Recommended Boundary Changes from Local Plan

5.37 Boundary amended to include units 15-19 Salisbury Road (South of Llantwit St). Units 58-64 Salisbury Road now included in boundary. This frontage contains a Tesco convenience store.
Splott Road

Ward: Adamsdown
Population within 500m: 10,646
Number of units: 42

5.38 Splott Road is a large local centre with a wide walk in catchment. The centre comprises key local community services including a pharmacy, and post office. It also contains a dentist and doctor’s surgery. The centre also includes the Star Recreation and Community Centre. The centre has a strong convenience good provision.

2010 Use Class Survey (See Appendix 3)

5.39 There were 42 units in the Splott Road local centre. The majority of the units were A1 which accounted for 40% of the total. Of the 16 units, 9 were comparison units, 6 were convenience units with only 1 service unit. Splott Road had a high vacancy rate of 9 units which equated to 21% of the centre. A3 units comprised 14% of the total. Of the A3 units, 5 were takeaways with 1 café. A2 units comprised only 5 or 12% of the total.
Recommended Boundary Changes from Local Plan

5.40 Boundary redrawn to exclude Carlisle Street as rising vacancy rates and increasing changes of use to residential underline the need for retrenchment in order to focus investment into Splott Road.
Station Road, Llandaff North

Ward: Llandaff North
Population within 500m: 4161
Number of units: 28

5.41 Station Road Local Centre serves the community of Llandaff North in the west of the city. This is a large centre situated off a busy main road. The centre has a strong retail provision, with no vacancies. It is well served by public transport with a bus route along Station Road and Llandaff railway station to the north of the centre. First floor units are a mix between private offices and residential homes.

*2010 Use Class Survey (See Appendix 3)*

5.42 In 2010, there were a total of 16 A1 use classes amounting to 50% of the total units in the centre. Of the 16 units, there were 6 convenience units, 5 comparison units and 5 service units. There were 8 A2 units and 2 A3 units. Of the 2 A2 use classes, 1 was a café and 1 was a public house.

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**Recommended Boundary Changes from Local Plan**

5.43 Boundary extended to the north to include retail units 4 to 6 on Evansfield Road. Small amendment to include unit 102 Station Road.
Station Road, Llanishen

Ward: Llanishen
Population within 500m: 3535
Number of units: 32

5.44 Station Road is a large local centre serving the community of Llanishen in the north of Cardiff. Station Road is a successful local centre which contains a pharmacy, post office, core service uses including banks, hairdressers and dry cleaners. There is a mix of residential and office units on upper floors. With regards to public transport to the centre, a frequent bus service operates along Station Road and to the north east lies Llanishen train station.

2010 Use Class Survey (See Appendix 3)

5.45 In 2010, there were a total of 16 A1 use classes amounting to 50% of the total units in the centre. Of the 16 units, there were 6 convenience units, 5 comparison units and 5 service units. There were 8 A2 units and 2 A3 units. Of the 2 A2 use classes, 1 was a café and 1 was a public house.
Recommended Boundary Changes from Local Plan

5.46 Minor amendment to exclude part of Ty Glas Road and roundabout to the west.
5.47 Station Road is a small local centre which serves the communities of Radyr and Morganstown in the north west of the city. This is a newly proposed designation, taking into account the geographical distribution of centres and the fact that no centres are currently designated to the north west of Cardiff. This centre contains a pharmacy and reasonable convenience goods element. Recent housing completions at Radyr Sidings have generated increased expenditure within the shopping parade.

2010 Use Class Survey (See Appendix 3)

5.48 There were 8 A1 use classes in the centre in 2010, of these there were 4 convenience units, 2 comparison and 2 service units. There were 5 A2 units in 2010 and 2 other use class units. There was also 1 A3 unit in the form of a café. There was only 1 vacant unit in 2010.
A NEW DESIGNATION BOUNDARY

**Tudor Street**

Ward: Riverside  
Population within 500m: 8693  
Number of units: 36

5.49 Tudor Street local centre serves the community of Riverside and is to the west of the city centre. This centre is a focus for an element of the city's ethnic minority population, with sizeable communities of Bangladeshis, Sikh and Chinese, Tudor Street has a strongly ethnic feel to it. This is reflected by the specialist shops located within this centre.

5.50 As it is a short walk into the city centre Tudor Street is served well by public transport both from Cardiff Central train station and the main bus station. This centre currently suffers a high vacancy rate possibly reflecting Tudor Street's close proximity to the city centre.

*2010 Use Class Survey (See Appendix 3)*

5.51 There were 36 units within this centre in 2010. The majority of these were A1 with 12 units. Of these, there were 5 convenience goods stores, 3 comparisons and 4 service units. There were 5 A3 units which amounted to 4 takeaways and 1 restaurant. There were 12 vacant units in 2010.
Recommended Boundary Changes from Local Plan

5.52 Extend the western edge to include units 2 to 4 Clare Street which provide financial/professional services. Boundary has been extended to the south to include the commercial frontage Units 79-91 Tudor Street. A Residential block of flats has been excluded from the boundary on the far eastern edge of the centre.
5.53 The Willowbrook Centre was formerly occupied by value retailers Kwiksave and Hypervalue but has been vacant since 2007. The remainder of the Willowbrook centre is occupied by a doctor’s surgery, pharmacy and restaurant/takeaway. The presence of these 2 large vacant units is not currently contributing to the local shopping needs of the community and the site has been subject to vandalism resulting in a poor perception of the site in general for retail purposes.

5.54 Taking the above factors into consideration it is recognised that the provision of future convenience retail within this location which has; a good walk-in catchment, lower car ownership, and limited availability of existing convenience retailing, would provide a beneficial development to the local community. For this reason this site should continue to be promoted as a local centre over the plan period.

5.55 The Council accepts that protecting local shops is not always possible as the viability of retail uses depends on many other economic factors. Retailing is a highly competitive industry and retailers will only invest where they can make a profit. Location strategy forms a major strand of corporate retail strategy which is crucial due to the importance of location in customer choice, the level of investment in buying and leasing retail units and the financial consequences of poor locational decisions. In addition the Council’s powers to influence retail occupation in the Willowbrook Centre are limited as the marketing and letting of the premises are controlled by private enterprise.

5.56 Given that Willowbrook Drive has long standing vacant A1 units, an alternative use on this land would be difficult to refuse on policy grounds, as the vacant units no longer contribute to the vitality or viability of the centre.
Recommended Boundary Changes from Local Plan

5.57 Land south of Strathy Road has been omitted from the boundary as it has now been developed for residential use.
Wilson Road

Ward: Ely
Population within 500m: 6402
Number of units: 15

5.58 This is a medium sized local centre, consisting of a mix of terraced commercial/residential units forming a parade on one side of the street. The centre contains both a post office and pharmacy. Wilson Road lies within the centre of Ely and is adjacent to Grand Avenue. As such it is well served by public transport with a number of bus stops along Grand Avenue. Ample provision is made for visiting vehicles and deliveries.

2010 Use Class Survey (See Appendix 3)

5.59 In 2010 there were 10 A1 use classes. Of these there were 4 convenience units and 6 comparison units. The next highest use classes were A3, of these there were 2, 1 takeaway and 1 café. There were also 2 other use classes and 1 vacant unit accounting for 6% of the total.

Recommended Boundary Changes from Local Plan

5.60 Formerly Grand Avenue/Wilson Road renamed Wilson Road. No alteration to Local Plan boundary.
6. **Centres formerly designated in Local Plan 1996 which have been removed**

6.1 Pentwyn: Local Centre. The former local plan designation has now been redeveloped for residential development. The remaining active shop units were relocated to a small parade not on the original footprint of the allocation. This parade consists of 4 units, with only one convenience store, 2 takeaways, and a betting office. Given the limited retail and service provision, this centre should no longer be allocated as a local centre.

6.2 De-designation will ensure that the LDP Policy remains strongly focused on protecting A1 retail within District and Local centres which warrant protection.
7. Centres not designated as District or Local Centres

7.1 In addition to the district and local centres identified there are numerous smaller local shopping parades across the County. Although these have a smaller more limited retail offer, they provide easily accessible, valuable shopping provision to surrounding communities. In certain instances there are a number of parades which have all the facilities akin to a local centre; however, they have not been designated due to their close proximity to a larger district or local centre.

7.2 The definition of a local parade is a cluster of 3 or more A1 retail units (i.e. newsagents, convenience store, off-licence) with supporting A2, A3, or D1 uses that function as a group of units capable of serving the needs of the local resident catchment population. In such areas a policy should be sought to protect and retain local convenience shops, because of the importance of these uses for meeting the everyday needs of those living locally. Proposals for development within such areas should relate to the scale, role and function of the local shopping parade and will be determined on individual merit.
8. Conclusions

8.1 The method and criteria selected in this paper for the designation of District and Local Centres is firmly embedded in and emerges from those criteria recommended through national guidance. It is therefore possible to evaluate that the information gathered here in this report is accurate, thorough and conclusive enough to enable the designation of District and Local Centre in the Cardiff Local Development Plan (to 2026).

8.2 A brief summary of the planning policy implications of designating the above centres is given below:

**District Centres** – Retail and other commercial development, and community facilities will be permitted within District centres and are more likely to be able to satisfactorily accommodate non-retail (including A3 Food and Drink) uses without causing unacceptable harm to their shopping character, due to their size and commercial character, and so have greater scope for growth and change.

**Local Centres** – Because Local centres are generally more residential in nature and do not have the scale or variety of retail and non-retail uses, proposals other than A1 (retail) may be more difficult to satisfactorily accommodate. Within local centres, the policy stance is to discourage significant office or commercial leisure developments and give greater emphasis to safeguarding residential amenity. In relation to A3 uses more emphasis will be placed on closing times and the type of premises. Loss of residential units will generally be resisted at upper floors in local centres where the characteristics of the premises and their location remain suitable for residential use.
Appendix 1: District Centre Boundary Maps
Appendix 2: Local Centre Boundary Maps
Appendix 3:

Use Classes Order 1987 (Wales)

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Description</th>
<th>Permitted change</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Shops</td>
<td>Retail sale of goods to the public. For example, shops, travel agents, post offices and ticket agencies etc. including sandwich bars. Sandwich or other cold food purchased and consumed off the premises</td>
<td>No permitted change.</td>
</tr>
<tr>
<td>A2 Financial &amp; Professional</td>
<td>Financial services including banks, building societies and bureau de change. Professional services (other than health &amp; medical) including estate agents and employment agents. Other services including betting shops. Principally where services are provided to visiting members of the public.</td>
<td>A1 where there is a ground floor display window</td>
</tr>
<tr>
<td>A3 Food &amp; Drink</td>
<td>Restaurants, cafes, pubs, wine-bars and hot food takeaways – use for the sale of food and drink for consumption on the premises or hot food takeaways</td>
<td>A1 or A2</td>
</tr>
<tr>
<td>Other</td>
<td>Anything else including B1 business, C1 hotels, C3 dwelling houses</td>
<td>No permitted change.</td>
</tr>
</tbody>
</table>

Summary of A1 use classes

<table>
<thead>
<tr>
<th>Comparison Goods</th>
<th>General retail outlets, clothing, video shops, DIY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience Goods</td>
<td>Supermarkets, off-licences, grocers, bakers, butchers and newsagents</td>
</tr>
<tr>
<td>Service uses within A1</td>
<td>Includes hairdressers, barbers, laundrettes, dry cleaners, undertakers</td>
</tr>
</tbody>
</table>
Appendix 4:

Population within walking distance

A 500m buffer was drawn around each of the centres using MapInfo to identify the number of people who had access to local services. Having facilities within walking distance of the community is important as by having local services within walking distance firstly, car travel can be reduced, and secondly sections of the population without access to private transport will not suffer social exclusion.

It was considered that the total population within this buffer provided an indicative measure of the potential walk-in catchment of each centre.

Census data is taken every ten years, in order to collect population and other statistics essential to the allocation of government resources. For the purpose of this study 2011 Census Data was used in order to obtain population figures within 500m walking distance of a centre.

Using the 2011 Census data adapted for MapInfo, the 500-metre buffer was placed over the relevant output areas (OA)* so that the population could be calculated. The figure for the total population living within 500 metres of the centres was calculated from the OAs whose centroids fell within the 500-metre buffer.

*(Census Output Areas (OAs) are the smallest areas for which census data is released. They are made up of clusters of adjacent unit post codes. OAs are designed to have similar population sizes and be as socially homogenous as possible (based on tenure of household and dwelling type). The recommended size of an OA is 125 dwellings)