

In support of the document recently submitted via Mrs. Barbara Prosser to Mr. Alwyn Nixon recently I wish to bring another document to the Examination to further indicate that the previous Green Wedge site occupied by Tesco was not regarded by the Local Authority at the time of Granting Planning Approval to be part of the Town Centre of Ystrad Mynach.

See. Permission for Development dated the 12/08/1996.
Agreement. Page 2 "The Contribution" paragraph [iv].

[A copy is attached.]

The statement itself is self explanatory and clearly indicates that the Development i.e. Tesco is quite separate from the Town Centre.

I have already explained in the aforementioned information submitted that Technical Advice Note 4 states the criteria that an EDGE OF CENTRE site should satisfy. The site in question does not satisfy this criteria on distance, topography and single use of car journey grounds.

The effect on the Town Centre since Tesco had permission to locate a store on the Green Wedge is self evident from the previous information submitted, another clothes shop at present [The Wardrobe] has a closing down sale.

Another 5 stores have been put under extreme Financial Pressure since Tesco allowed another National Chain [Timsons] to open a franchise in the store on the morning after an extension to house a Tesco Extra at the site was refused.

In the previous LDP the Green Wedge site occupied by Tesco was totally separated from the Town Centre of Ystrad Mynach by a Special Needs School and a Police Station.
A LIDL store with a car park close to the Town Centre at convenient pedestrian access level received permission some considerable time after the Tesco Approval and is within the T.A.N.4 CRITERIA.

The UDP states :-

5.3. The Main Objectives identified in National Planning Policy Guidance are .

a.to sustain and enhance the vitality attractiveness and VIABILITY of town and district centres.

'To ensure availability of a wide range of shops" in both urban and rural areas to which people have easy access.'

5.25. The other centres [includes Ystrad Mynach] are under pressure from larger neighbouring retail centres, and existing 'out of centre' retail developments and therefore RETAIL POLICIES are aimed at protecting and enhancing their retail vitality and viability.

R5. PROPOSALS FOR NEW LARGE RETAIL STORES IN LOCATIONS OUTSIDE THE TOWN DISTRICT AND LOCAL CENTRES DEFINED IN POLICIES 1R AND R1 WILL BE CONSIDERED IN ACCORDANCE WITH THE SEQUENTIAL APPROACH AND WILL NOT BE PERMITTED WHERE:-

The Vitality and Viability of nearby defined town ,district and local centres are likely to be undermined.

5.38. Proposals for large retail developments in the context of this policy will need to prove that the viability and vitality of the adjacent town centre are not undermined.

M.I.P.P.S 10.3 clearly states that this should include 'extensions'

5.41. Many of the villages in the County Borough have well defined shopping centres within which local retailers are expected to locate.

These local centres play an important role in servicing their communities.

There is sufficient Planning Legislation to protect town centres
And their small traders and indeed extols their virtues in a
community. See.UDP.5.41.above.

However to dismiss Planning Advice [i.e.T.A.N.'S][M.I.P.P.S.]
and hence take more remote sites into the cartilage of a Town
Centre and absolve large Retail Stores of any restrictions in any
Application for Development made by the occupant [i.e. Its effect
on a.the 'viability and vitality' of other retailers, b.the sequential
test 'is there a more suitable site for any proposal.'] does the
Planning Process and legislation an injustice and makes members of
the public question its necessity ,veracity and indeed validity.

It is totally obvious to all members of the public that the Town
Centre of Ystrad Mynach does not include Tesco.

It is totally obvious that even Technical Advice Notes and
documents from the Planning Authority indicate that the said site at
Ystrad Mynach cannot legitimately be regarded as part of the Town
Centre.

In Conclusion it is therefore extremely difficult to understand why
Tesco is not designated as an Out of Town site in its present
context when any site development can then legitimately be
considered in the context of its affect on a local established Retail
Centres and be subject to even handed scrutiny.

This approach is essential if Ystrad Mynach Town Centre [clearly
indicated as an important Town Centre in the UDP] is to survive .

The alternative is a single site adjacent to the A469 which will be
'Tescoville'.