

Food, Drink and Leisure Uses

Supplementary Planning Guidance



Approved November 2017



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Mae'r ddogfen hon ar gael yn Gymraeg / This document is available in Welsh

1. Introduction

1.1 This Supplementary Planning Guidance Note (SPG) supplements policies in the adopted Cardiff Local Development Plan (LDP) relating to the location of food, drink and leisure uses.

1.2 Welsh Government supports the use of supplementary planning guidance to set out detailed guidance on the way in which development plan policies will be applied in particular circumstances or areas. SPG must be consistent with development plan policies and national planning policy guidance. SPG helps to ensure certain policies and proposals are better understood and applied more effectively. They do not have the same status as the adopted development plan, but are a material consideration in the determination of planning applications

What is the purpose of this SPG?

1.3 This guidance recognises the need to maintain and enhance the vitality, attractiveness and vitality of the city centre as a major retail and cultural destination. This document can contribute to this through appropriately controlling the type and amount of food, drink and leisure uses. This guidance will also support and enhance the key role played by existing and future district and local centres as accessible hubs, which need to be safe, lively, attractive environments. This will help support and deliver Cardiff's Capital Ambition Document which outlines the Council's vision for Cardiff.

1.4 In addition to the above, there are instances where the provision of appropriately sized retail (including A3) units may be actively encouraged or required as part of redevelopment plans. This is especially likely in areas of regeneration, where such uses can facilitate good placemaking by helping to promote greater levels of ground floor activity within buildings and streets, increase levels of natural surveillance, provide facilities for new residents and introduce opportunities for social interaction. Such sites are assessed on a case by case basis, however specific use and unit size conditions may be applied and amenity issues will form part of the considerations.

1.5 This SPG intends to:

- Identify the most appropriate locations for food, drink and leisure uses across the city.
- Provide advice to prospective developers and members of the public on the policy framework, upon which proposals for food drink and leisure uses will be considered. The guidance sets out planning policy issues which must be considered in relation to this type of use, and its potential impact on an area's vitality, and viability as well as residential amenity and other detailed considerations.

This SPG, covers:

- Uses within Class A3 (Food & Drink) of the Town & Country Planning (Use Classes) Order (1987) - such as restaurants, hot food takeaways, public houses, wine bars, cafés and snack bars. Premises where the main use is as a shop (for example, a sandwich bar selling hot drinks or a department store which provides a small café area) remain within Class A1 (Shops);
- Uses within Class D2 (Assembly & Leisure) - such as nightclubs, cinemas, skating rinks, gymnasiums, bingo clubs and casinos; and,
- Uses which combine different elements of A3 and D2, such as bar/restaurants or pub/clubs.

- 1.6 The guidance relates to applications for changes of use, new build, extensions and variations of conditions attached to previous planning consents. It also provides guidance on the type of condition that may be attached to a planning permission.
- 1.7 Planning permission is required to change the use of premises to an A3 or D2 use from any other use. It is not normally required where the existing and proposed uses are both within the same Use Class (for example, to change from a restaurant to a hot food takeaway in Class A3, or a change of use from a cinema to a gymnasium in Class D2). However, in some cases, conditions attached to a planning permission may restrict the particular uses that are allowed at a property. The range of activities and their impact within the food and drink Use Class A3 is very broad. For example, the impact of a café or a restaurant is likely to be significantly different to that of a public house. However, as such uses are all within the same Use Class, changes between them cannot be controlled unless they are subject to specific restrictive conditions.
- 1.8 The Council will consider imposing conditions that would prevent a change in the use within the specific use class or to the character of the premises after planning permission has been granted, so as to limit the potential impact on the character or amenity of an area. For example, a café may be conditioned so that it does not fulfil a takeaway function which would be open later at night and cause greater disturbance to residential amenity.
- 1.9 Planning permission may also be required for the siting of temporary vans; kiosks and trailers selling hot food. In all cases developers are advised to contact the Development Management. Please contact Planning Reception, County Hall on (029) 22330800.

2. Policy Context

- 2.1 The relevant legislation, guidance and Local Development Plan policies relating to this SPG are listed in Appendix A. In particular this SPG relates to Key Policies KP10 and KP13; and detailed policies R2, R3 R4, R5, R7, R8 and EC2. Policies T5 (Managing Transport Impact) and W2 (Provision of Waste Management Facilities in Development) are also of relevance.

3. Appropriate Locations (in principle)

- 3.1 Food, drink and leisure uses, provide important services and facilities that need to be located where they are widely accessible. They can serve to complement and enhance the existing shopping role of a centre as well as increase its footfall. They are also essential to providing a thriving night time economy. However, they can also cause various impacts that require their location to be carefully considered, including vehicular and pedestrian traffic, noise, fumes, litter, late night disturbance and anti-social behaviour. For these reasons, such uses are in principle most appropriately located, within the following designated centres:

- Central Shopping Area (Protected Shopping Frontages) (*LDP policy R2 and R3*)
- City Centre (Central Business Area) (*LDP Policy KP10*)
- The inner harbour/waterfront area of Cardiff Bay (Bay Business Area) (*LDP Policy KP10*)
- District and Local Centres (*LDP Policy R4 and R5*)
- Planned District and Local Centres within Strategic sites (*LDP Policy R7*)

(Please refer to LDP Proposal Map for defined areas)

- 3.2 Food, drink and leisure uses are unlikely to be acceptable within or adjacent residential areas, if they would cause nuisance and loss of amenity to residents (please see Section 5 for further details); or result in the loss of a residential property. In the interests of good placemaking (see para 1.4 [above]), some flexibility will be applied to larger residential or mixed uses development proposals outside of existing or proposed Centres, subject to detailed considerations and where it can be demonstrated that amenity concerns would not arise.
- 3.3 By locating A3/D2 uses in designated centres they can increase the range of facilities provided and will generally have the least impact on residential amenity. Their acceptability in these locations will be subject to the detailed considerations outlined in the next two chapters, including the impact on the shopping role and character of designated centres, amenity considerations, crime/fear of crime considerations, and highway matters.
- 3.4 Policy EC2 'Provision of Complementary Facilities for Employees in Business, Industrial and Warehousing Developments' of the LDP also supports the provision of food drink and leisure uses within existing and new office, industrial and warehousing development. These uses may also be acceptable in other areas of commercial development subject to detailed considerations (see section 5)
- 3.5 Policy R7: 'Retail Provision within Strategic Sites' recognises the need for food and drink outlets within Strategic Sites. As well as the defined district and local centres identified in Policy R4 and R5, it is also important to acknowledge the role of future District and Local Centres which will form part of the Strategic Sites, identified in Policy KP2. These centres will also provide appropriate location for food, drink and leisure uses, subject to detailed considerations. The current form these centres will take can be summarised as follows:
- KP2(C) North-West Cardiff – 1 District Centre/3 Local Centres
 - KP2 (D & E) North of Junction 33 – 1 Local Centre
 - KP2 (F) North East Cardiff – 1 District Centre/1 Local Centre
 - KP2 (G) East of Pontprennau Link Road – 1 Local Centre.

4. How Proposals are Assessed in Centres:

Specified Uses

- 4.1 In assessing a planning application, it is important to have a full understanding of the nature of the proposed use. A range of uses are covered by Class A3 of the Use Classes Order, including:
- Restaurants, Cafes and Snack Bars – Where the primary use is for the sale of food and consumption on the premises.
 - Drinking Establishments – Where the primary purpose is the sale and consumption of alcoholic drink on the premises.
 - Hot Food Takeaway – Where the primary use is for the sale of food for consumption off the premises.

- 4.2 Given that each planning application is judged on its own individual merits, it is important that sufficient information is provided to enable its potential impact to be properly assessed. Speculative applications, which do not identify a specified use are less likely to be granted planning consent, given the potential wide-ranging characteristics and associated impacts of an open A3 consent.
- 4.3 Each use will have its own particular characteristics and potential impacts, for example, hot food takeaways require particular attention to be paid to issues such as litter, odour, refuse and disturbance caused by customers outside the premises. Premises where alcohol sales are the primary purpose, such as pubs and bars, may cause particular problems related to noise, disturbance, disorder and other anti-social behaviour, particularly at 'closing time'.
- 4.4 Applicants may be required (and are recommended) to submit a statement in respect of their proposed use, which establishes the precise nature of the proposal, including customer / market characteristics and type of operation.
- 4.5 An open A3 consent could enable the permitted change of use of a premises from, for example, a café to a drinking establishment. Should planning permission be granted, conditions may be imposed to limit the operation of the use in line with the details submitted (i.e. a specified use condition or hours of opening) in order to limit or prevent potential future harm. Conditions may also be imposed to ensure that certain facilities are provided before the premises open to the public (i.e. refuse storage/kitchen extraction system). Planning obligations may also be sought to mitigate any adverse impacts.

Mixed A3 and A3/D2 Uses.

- 4.6 Within the city centre recent years have witnessed key changes in the characteristics of pubs and bars such as the blurring of distinction between them and restaurants, cafes and night-clubs. A key trend has been a stronger emphasis on the sale of food throughout the day and dancing in the evening. It is also evident that the character, nature and role of an individual establishment, such as café-bars, can change significantly during trading hours, from a café / restaurant type operation during the day to a pub / club operation during the evening hours.
- 4.7 In circumstances where a mixed A3 or A3/D2 use is proposed, applicants will be expected to submit a statement in respect of their proposed use, which establishes the precise nature of the proposal, including customer / market characteristics and type of operation, in order that potential impacts can be fully considered.

Locational and Policy Considerations

The City Centre and Cardiff Bay

Central Shopping Area (Protected Shopping Frontages)

- 4.8 The Central Shopping Area (CSA) of the City Centre provides a range and choice of shopping opportunities within a relatively compact and accessible area. All proposals to change the use of ground and upper floor level commercial premises within the CSA to food and drink uses, amongst other uses, are assessed against Policies R2 (Development in the Central Shopping Area), R3 (Protected Shopping Frontages) and R8 (Food and Drink Uses) of the Local Development Plan.
- 4.9 Policies R2 and R3 are intended to protect the shopping role and character, and vitality and viability of the Central Shopping Area by controlling the location and number of non-shop uses. It establishes that food and drink uses are acceptable, in principle, within the CSA. Recognising the potential benefits of non-shop uses, it seeks to secure a balanced distribution of such uses and to broaden diversification, while restricting the erosion of an area's shopping role and character. Non-shop uses will not be permitted where they threaten the shopping role and character of an area, and / or its continued vitality and viability. The limited scope for further loss of shopping uses in the western area of the CSA is particularly noted, as is the specialist protection afforded to the Victorian arcades.
- 4.10 It is recognised that Class A3 uses, such as Restaurants, Cafes and Snack Bars that are open during normal shopping hours (and where the primary use is for the sale and consumption of food on the premises) can have the potential to complement the city centres retail offer by catering for extended shopping trips to the city centre. Proposals that result in an inactive frontage during shopping hours are unlikely to be supported.
- 4.11 A high level of vacancies within a centre is often an indication of poor performance, reduced levels of demand and / or investor confidence, and can be damaging in the long term as it presents a poor image and can create 'dead frontages'. Allowing vacant units to be bought back into complementary uses may, therefore, be beneficial to the vitality and viability of an area.
- 4.12 The benefits arising from the re-use of premises that have been vacant for a reasonably short period of time will be marginal. This is particularly true of vacant shop premises, given the inherent dynamism of the retail sector. Similarly, reduced weight will be given to the re-use of a property in an area where the vacancy rate is below average, on the grounds that all centres require a stock of vacant floorspace in order provide opportunities for business to acquire and occupy new premises.

Location and Prominence

- 4.13 The impact of a proposal may increase where it is visually prominent. Visual prominence may be derived from a number of factors including its size, height, frontage length and location in relation to important pedestrian and vehicular routes, key land marks / attractions, and transport nodes and interchanges. The prominence of a site is particularly significant where

the issue relates to the impact of a proposal on public perceptions, such as perceptions of shopping character, amenity and attraction, and crime and disorder. Premises that occupy either a corner position or 'gateway' location, for example, at the entrances to an Arcade or street, provide an important and prominent first impression of the essential role and character of the area or frontage. As such, they will be particularly sensitive to changes of use.

- 4.14 Special regard will be given to applications which undertake physical work within Conservation Areas or which affect a listed building or its setting.

Scale and Layout.

- 4.15 The scale and layout of a particular proposal is an important determinant of the nature of the use. This mainly relates to the numbers of people that are attracted to the premises, which itself relates to factors such as floorspace and customer capacity. Large-scale premises are likely to attract a significant number of customers and present a greater potential for harmful impact in relation to matters such as amenity, and crime and disorder. It is possible for very large pubs to cause unacceptable problems on their own, in the absence of a concentration of similar uses.

- 4.16 Consideration will be given as to whether the proposed internal layout of the premises includes seating areas (tables and chairs), which reduces the capacity of the premises and encourage people to stay for longer durations, or whether they promote vertical drinking, which will be resisted.

Impact on the Special Character of an Area.

- 4.17 Local Development Plan policies explicitly cover the protection of the Central Shopping Area and Protected Shopping Frontages (Policies R2 and R3, respectively), however, there are other parts of the city with a special character that warrant particular protection (refer to Appendix B, Map 2), including:

- The Mill Lane Café Quarter. The areas character is derived from its predominant restaurant / café use, however there is some concern that its role as a restaurant quarter is being threatened by pressure for associated bars and night-clubs. Proposals that harm the special character of Mill Lane as a restaurant / café quarter will be resisted.
- The Northern Professional Office Area. The NPOA provides a focus for small scale professional offices within the Central Business Area and there is concern that its role is being threatened by pressure for Class A3 and D2 uses. To date, the limited number of such uses and the use of planning conditions, where appropriate, have helped ensure that the amenity of surrounding premises and the character of the area have not been unduly affected. The situation is however delicately balanced and proposals that harm the special character of the NPOA as a focus for small scale professional offices will be resisted.
- The Hayes and Queen Street. The Hayes (including John Street and Trinity Street) and Queen Street represent two of the main pedestrianised shopping streets with the city centre's Central Shopping Area (CSA). There is some concern that the role and amenity of these

shopping streets could be threatened by pressure for hot food takeaways and drinking establishments and proposals that harm the special character of these areas will be resisted.

- 4.18 Within the Central Business Area (CBA), small scale ancillary Class A3 uses that are complementary to the primary office role and function of the area (i.e. restaurants / cafes / snack bars) may be considered appropriate, subject to site specific considerations.

City Centre Cumulative Impact Area (CIA)

- 4.19 In the interests of minimising crime, disorder and nuisance and promoting public safety, to create a safe environment for people to enjoy the night time economy in Cardiff, the Licensing Authority considers it is appropriate for a Cumulative Impact Policy to apply to new licensing and full variation applications in the City Centre area (Please see Appendix B for CIA Map - including relevant street references). This policy will relate to the following licensed premises: Pubs/bars/Night Clubs, Takeaways/Fast Food outlets, Restaurants and off-licenses.
- 4.20 This Policy creates a rebuttable presumption that where relevant representations have been received the application will be refused or subject to certain limitations unless the applicant can successfully demonstrate that the premises will not add to the negative cumulative impact on one or more of the licensing objectives.
- 4.21 For further information please, contact Regulatory (Licensing) Services.

District and Local Centres

- 4.22 Within District and Local Centres, the primary shopping function should be retained whilst accommodating a range of complementary services and facilities. Policies R4 and R5 are intended to protect the shopping role and character, and vitality and viability of each district and Local Centre by controlling the location and number of non-shop uses. District Centres are generally more likely to be able to satisfactorily accommodate A3/D2 uses without causing unacceptable harm due to their size and character.
- 4.23 Local Centres and smaller neighbourhood centres are generally more residential in nature, and do not have the scale or variety of retail and non-retail uses of larger centres. Therefore, A3 and commercial leisure (D2) proposals may be more difficult to accommodate, and are less likely to be acceptable on amenity grounds (e.g. potential noise and disturbance, anti-social behaviour and litter associated with this type of development proposal). As a consequence more emphasis will be placed on protecting residential amenity within these centres through restricting closing times and the type of A3 premises.
- 4.24 All A3 and D2 uses at ground floor level will be assessed in terms of their potential impact on the shopping role and character of the area. An assessment should take into account:
- The existing level and nature of non-shopping uses within the centre as a whole
 - The size of the retail unit (frontage length and floorspace)
 - The distribution and proximity of non-shopping uses within a frontage.
- 4.25 Within established District and Local Centres, where the proportion of non-shopping uses exceeds 60%, an application for a change of use of an active A1 retail unit for food, drink and leisure uses will be less favourably considered. This threshold broadly reflects current levels of non-retail use.

- 4.26 An element of flexibility will be applied to non-A1 thresholds in relation to planned future centres (Strategic Sites) until such time that they become established and predominantly occupied.
- 4.27 In addition to attempting to preserve existing A1 retail within both District and Local centres, it is also important to discourage too great a number of non-shopping uses which interrupt the flow of shops and can lead to areas of 'dead frontage'. The number of existing non-shopping uses within a frontage will therefore be a factor in deciding whether to permit a further change of use. It is important that non-shopping uses are dispersed as much as possible in order to limit harm to the shopping role and character of a centre.
- 4.28 Within District Centres and Local Centres proposals that result in, or add to a continuous stretch of non-shopping uses (3 or more units in non-shopping use) will be less favourably considered, as they will fragment the shopping frontage. In this instance the least favourable use would be an A3 hot food takeaway, resulting in dead frontage during core shopping hours. It is acknowledged that an A3 café would have the ability to attract passing trade during general shopping hours, and could serve to enhance the shopping experience within a centre and could still be considered appropriate subject to the unit being vacant, and satisfying the criterion below (see vacancy rate). An element of flexibility will also be applied to the non-shopping use frontages analysis in relation to planned future centres (Strategic Sites) until such time that they become established and predominantly occupied.
- 4.29 The loss of a shop unit that occupies a large amount of floorspace, relative to the overall size of a centre or a specific frontage, has the potential to undermine shopping role and character, and should also be taken into consideration.

Vacancy Rate:

- 4.30 A high level of vacancy is often an indication of poor retail performance, reduced levels of demand and/or investor confidence, and can be damaging to the vitality, attractiveness and viability of an area in the long term. Applications for changes of use that involve new A3 or D2 uses in vacant premises will, therefore, be considered in light of the following:
- Whether and for how long, the premises have remained vacant whilst been actively marketed for their existing or previous use.
 - The vacancy rate in the centre as a whole
- 4.31 Where units are vacant, and there appears to be little demand for A1 floorspace, a non-shopping use may add to the vitality of frontages. However, vacancy rates will be carefully assessed, since a recently vacated unit may have the potential to attract an A1 use. It is suggested that a vacant A1 unit within reasonable condition should be actively marketed for its current format for a period of at least 6 to 12 months, before a restaurant/café/hot food takeaway is considered appropriate.

5. Other Considerations

- 5.1 Having established the suitability of the location in policy terms and how proposals for A3/D2 uses are assessed within these locations, the other main issues in relation to A3/D2 uses can be summarised as follows:
- Amenity (Noise and disturbance, Litter, Smells)
 - Crime and fear of crime
 - Concentration/cluster of similar uses

- Traffic, Parking and Access
- Hours of Opening
- Health and Well-Being

Amenity

- 5.2 Maintaining a pleasant and attractive environment is essential if designated centres are to continue to attract shoppers, businesses, residents and visitors, and to secure investment.
- 5.3 Class A3 and D2 uses have the potential to harm the amenity of the surrounding area, by giving rise to or exacerbating problems relating to litter and refuse, noise and disturbance, smells and fumes. Consideration will be given to whether a proposal, either alone or cumulatively with other existing and approved similar uses, will create an adverse effect on the amenities of local residents, hotel occupiers and businesses in the surrounding area, and the public at large.
- 5.4 Applications for hot food takeaway units within close proximity to residential units will not be considered acceptable where it is considered that there may be significant adverse impacts on residential amenity, in terms of noise, odours, traffic, litter etc. which cannot be mitigated.
- 5.5 It should be acknowledged that residents living within designated centres, cannot expect the same standards of amenity as those living in a wholly residential area. Where there are residents in flats above a hot food takeaway conditions may be imposed to restrict hours of opening and noise. Each case will be assessed on its merits. Local centres are generally more residential in nature, therefore A3 hot food takeaways are less likely to be acceptable on amenity grounds.
- 5.6 It is not normally considered acceptable to locate hot food takeaways outside of designated centres where they are directly adjacent to residential properties, or where there is a residential premises directly above the takeaway.

Noise and disturbance

- 5.7 Noise and disturbance, and other anti-social behaviour, arising from customers leaving a premises at 'closing time' can cause particular problems for local residents and hotel occupiers. The proximity to residential property and thus the potential impact on residential amenity, are factors considered in assessing development proposals. In predominantly residential areas, proposals for food, drink and entertainment uses are unlikely to be acceptable. Whilst City Centre residents must expect a degree of disturbance from late night activity, this must be within acceptable limits.
- 5.8 Unacceptable harm can result from the incompatible nature of a proposed use, or an intensification of an existing operation, and/or the volume of vehicles and pedestrians generated as a result of the use.
- 5.9 A3 uses can present particular problems with regard to use of upper floors. Acoustic insulation is not always fully effective in protecting the amenities of residents in adjoining buildings and this can inhibit the use of adjacent upper floors for residential purposes. The LPA take advice on soundproofing proposals from Pollution Control.

- 5.10 Planning applications for change of use at upper floors to A3/D2 uses will be resisted if levels of acoustic insulation would not be sufficiently effective to protect the amenities of residents in adjoining rooms/buildings. The use of upper floors also increases the intensity of use particularly where several A3 uses may be present.
- 5.11 Where mitigating measures are possible, conditions will be attached to any planning permission. These may relate to soundproofing, opening hours, noise from fixed plant machinery, playing of amplified music and/or delivery hours. Contact the Regulatory (Environment and Public Protection) Service for further information.

Litter

- 5.12 A3/D2 uses should include adequate on-site refuse storage facilities for litter generated by the business. Refuse bags or receptacles left outside the premises, or on a nearby street, are not considered an acceptable means of storage.

Full details of any waste storage facilities should be submitted with a planning application. The Council's 'Waste Collection and Storage Facilities' Supplementary Planning Guidance (Approved October 2016) provides further information. Alternatively, contact the Council's Waste Management Service for information on storage and collection arrangements. Failure to provide adequate storage facilities may result in a fixed penalty notice.

As stated in paragraph 5.8 of the Waste Collection and Storage Facilities SPG all class A3 units are required to provide a litter bin in order to prevent littering which could occur as a result of this development. This is particularly relevant when a take-away service is provided.

Smells

- 5.13 Cooking smells and/or smoke resulting from the preparation and cooking of hot food can have an adverse impact on amenity. To minimise problems, the installation of fume extraction and ventilation equipment will be required. It is generally required that fumes from the food preparation area should pass through a deodorising filter and be mechanically extracted via a flue. Typically this would be positioned at a point around 1m above the eaves of the main roof and directed away from any immediate dwelling. Subject to discussion with Pollution Control alternative filtration systems may be suitable. Full technical details of the design of any fume extraction system, and scaled plans showing its siting, must be submitted to the Development Management Service with any planning application for a new use. Any fume extraction system, in itself, will be subject to assessment. It is important to ensure that any equipment does not create an unacceptable level of noise, thereby causing nuisance to neighbours, or detract from the building in visual terms. Contact Pollution Control for further information.

Crime, Disorder and Fear of Crime

- 5.14 Crime and fear of crime, can adversely affect the vitality, attractiveness and viability of an area. Whilst these concerns are primarily matters of law enforcement and are also specifically addressed by the Licensing regime, Planning Policy Wales and Welsh Office Circular 16/94 recognises that crime reduction can be a material consideration in assessing planning application. There are concerns that increasing numbers of food, drink and leisure facilities, and, in particular, further concentration of premises selling alcohol, worsen the perception and incidence of crime, disorder and anti-social behaviour.

- 5.15 All sections of society should reasonably expect to use all parts of the City Centre and other designated centres, and should not feel a need to avoid certain areas. The crime and security reputation / perception of an area can undermine the objective of promoting a safe, vital and attractive city centre for all, especially at night.
- 5.16 There is a growing concern that food and drink uses (hot food takeaways / drinking establishments), and leisure-related facilities that cater predominantly for the younger people, and in particular, young circuit-drinkers discourage older people and families.
- 5.17 Consideration will be given to whether a proposal, in conjunction with existing and approved similar uses, would give rise to or exacerbate problems of public safety and security, which by impacting on public perceptions, will harm the vitality, attractiveness and viability of an area, particularly at night.
- 5.18 Proposals for food and drink uses in frontages or areas where there are high concentrations of existing and/or approved similar uses are unlikely to be acceptable, particularly where perceptions of safety and security can be affected by the area's night time use.
- 5.19 It can be difficult to predict the precise impact of a proposal in advance of trading. However, it is likely that an additional proposal would attract greater numbers of people to the area and exacerbate, rather than improve, or even maintain, an existing problem.
- 5.20 The effect of a proposal on the potential for, and/or the perception of, crime and disorder, can provide justification for refusing planning permission on grounds of harm to the vitality, attractiveness and viability of an area. It may also be necessary to impose conditions excluding particular types of uses that are likely to contribute to these problems. Premises whose primary purpose is the sale of alcohol are more likely to attract anti-social behaviour. As such, conditions may be imposed to restrict such A3/D2 uses.

Concentration/Clusters of Similar Uses

- 5.21 A concentration of A3/D2 uses can have significant impacts upon the character of an area. Unacceptable harm can result from the incompatible nature of the proposed use, an intensification of the proposed activity, and/or the volume of vehicles and pedestrians generated as a result of the use. In some areas, where the number, type and density of premises selling alcohol for consumption on the premises are unusual, serious problems of nuisance and disorder may be arising or have begun to arise outside or some distance from A3/D2 uses. For example, concentrations of drinkers can result in queues at fast food outlets and for public transport. Queuing in turn may be leading to conflict, disorder and anti-social behaviour. While more flexible opening hours may reduce this impact by allowing a more gradual dispersal of customers from premises, it is possible that the impact on surrounding areas of the behaviour of the customers of all premises taken together will still be greater in these cases than the impact of customers of individual premises. Concentrations of such uses can exacerbate impacts and can adversely affect the character of an area.

Traffic, Parking and Access

- 5.22 Planning permission is unlikely to be granted where increased traffic flows would cause or aggravate congestion or otherwise affect road safety.

- 5.23 Adequate servicing arrangements must be made; for both delivery vehicle and refuse collection. Proposals that might encourage short-stay parking near to junction, traffic lights, pedestrian crossings, bus stops, or double yellow lines are unlikely to be acceptable. Reference should be made to the Council's approved Parking Guidelines, which are available from Traffic and Transportation Services and SPG 'Access, Circulation and Parking Requirements'.

Hours of Opening

- 5.24 Opening hours can significantly affect the potential impact of proposals on the shopping role and character of an area, amenity, or highway safety. In general, daytime A3 uses such as cafes are supportive to the shopping role of centres and have less of an impact on local residents. In contrast, evening time A3 activity can create disturbance and in so doing harm residential amenity.
- 5.25 It is often necessary to use planning conditions to limit opening hours to minimise disturbance to the surrounding communities. However, one set of time limits would not be appropriate throughout the county because areas vary considerably. An application must be determined on its merits.
- 5.26 In some circumstances, planning permission may be granted for daytime use only, generally taken to be between 8.00am and 6.00pm. In district centres, in particular, restrictions are likely to be placed on the opening times of businesses proposing to operate during the evenings, after 6.00pm. Hours of openings in district centres are normally restricted to 11.30 pm. However, where there are residents nearby an earlier closing restriction may be imposed. Within Local Centres which are more residential in nature an earlier time will normally be applied. Each case will be assessed on its merits, taking into consideration the nature and individual characteristics of the centre. Any external seating area should also be restricted to no later than 9.00pm in the interests of residential amenity.
- 5.27 There is also a need to minimise the adverse impact on residential amenities from other activities including A3/D2 uses in the City Centre (Central Business Area) and Bay Business Area. This guidance does not impose any set time limits within these areas, and they are to be determined on their merits. The extension of opening hours in both these locations is unlikely to be acceptable where there would be a negative impact on residential amenity.
- 5.28 Information on intended hours of opening should be submitted with applications for planning permission for A3 or D2 uses. Where conditions restricting opening hours are attached to planning permissions, these will be strictly enforced and action will be taken against those owners or occupiers who fail to comply. This means that no member of the public should be let into, or allowed to remain on the premises, outside these hours.

Health and Well-Being

- 5.29 Access to food environments that promote healthy food and eating well can benefit well-being. Please refer to The Council's Planning for Health SPG for further information.

6. Appendices

Appendix A: Legislation, Guidance and Development Plan Policies

National Planning Policy

Paragraph 10.2.4 of Planning Policy Wales (Edition 8: January 2016) states that:

“Although retailing should continue to underpin town, district, local and village centres it is only one of the factors which contribute towards their well-being. Policies should encourage a diversity of uses in centres. Mixed use developments, for example combining retailing with entertainment, restaurants and housing, should be encouraged so as to promote lively centres as well as to reduce the need to travel to visit a range of facilities.”

However, it is also acknowledged that such uses can also cause harmful effects, particularly where there is a concentration of similar uses. Paragraph 10 of Technical Advice Note (Wales) 4: Retailing and Town Centres (November 1996), states that:

“Changes of use can create new concentrations of single uses, such as restaurants and take-away food outlets, where the cumulative effects can cause local problems. Such proposals should be assessed against development plan policies, on their contribution to diversification and on the cumulative effects on matters such as parking and local residential amenity.”

Local Development Plan Policies

Policy KP10 ‘CENTRAL AND BAY BUSINESS AREAS’

The following uses are considered appropriate within the Central and Bay Business Areas:

- i. New offices, residential and commercial leisure uses within the Central and Bay Business Areas;*
- ii. Enhanced retail and complementary facilities within the Central Shopping Area; and*
- iii. Other uses most appropriately located in city centres.*

KP13: RESPONDING TO EVIDENCED SOCIAL NEEDS

A key part of the successful progression of the city will be to develop sustainable neighbourhoods, tackle deprivation, and improve the quality of life for all. This will be achieved through:

- i. Providing a range of dwelling sizes, types and affordability including seeking to provide a target of 6,646 affordable dwellings over the remaining 12 years of Plan period;*
- ii. Supporting the vitality, viability and attractiveness of existing District and Local Centres and their regeneration, including retail and other commercial development and housing of an appropriate scale;*
- iii. Encouraging the provision of a full range of social, health, leisure and education facilities and community infrastructure for both existing and new communities that are accessible to all by walking and cycling and public transport;*
- iv. Supporting the regeneration of deprived communities within the city and maximising the additional benefits that new communities can bring to adjoining or surrounding communities;*
- v. Encouraging the enhancement of communities through better equality of access to services for all, promoting cultural and wider diversity for all groups in society, and creating places that encourage social interaction and cohesion;*

- vi. Developing new cultural and sporting facilities to build upon Cardiff's role as a major tourist, cultural and sporting destination for visitors and residents alike; and*
- vii. Designing out crime and creating communities which are safer and feel safer.*

Policy EC2: 'PROVISION OF COMPLEMENTARY FACILITIES FOR EMPLOYEES IN BUSINESS, INDUSTRIAL AND WAREHOUSING DEVELOPMENTS'

Provision for open space, public realm, leisure, food and drink, and child-care facilities will be appropriate in office, industrial and warehousing developments, provided, the facility is of an appropriate scale and nature intended primarily to meet the needs of workers in the vicinity, therefore not attracting significant levels of visitor traffic into the area, or exacerbating existing traffic conditions.

Policy R2: 'DEVELOPMENT IN THE CENTRAL SHOPPING AREA'

Development proposals within the Central Shopping Area (CSA) will be assessed against the following criteria:

- i. Whether the proposal involves the loss of shop uses (Class A1) from within Protected Shopping Frontages;*
- ii. Whether the proposal involves retail and other uses which enhance the vitality, viability and attractiveness of the city centre;*
- iii. Whether the development allows for, or retains the effective use of, upper floors; and*
- iv. Supports the regeneration, renewal and enhancement of the city centre.*

Policy R3: 'PROTECTED SHOPPING FRONTAGES'

Development proposals involving the loss of Class A1 (shop) uses within Protected Shopping Frontages will be assessed against the following criteria:

- i. The balance and distribution of existing and committed non-shop uses;*
- ii. The amount of A1 floorspace and frontage length being lost;*
- iii. Whether, and for how long, the premises have been vacant and actively marketed;*
- iv. The location, character and prominence of individual premises or frontages;*
- v. The nature of the proposed use, including whether an appropriate shop front and window display is to be provided; and*
- vi. The impact of the proposed use upon the amenity of adjacent or nearby residents.*

Policy R4: 'DISTRICT CENTRES'

Retail, office, leisure and community facilities will be favoured within the following District Centres identified on the Proposal Map:

- (1) Albany Road / Wellfield Road*
- (2) City Road*
- (3) Clifton Street*
- (4) Cowbridge Road East*
- (5) Crwys Road/ Woodville Road*
- (6) Bute Street/James Street*
- (7) Merthyr Road, Whitchurch*
- (8) Penarth Road/Clare Road*
- (9) St Mellons*
- (10) Thornhill*

(11) Whitchurch Road

This will be subject to:

- (i) The proposal being of a scale appropriate to the particular centre;*
- (ii) The location of business offices (Class B1) above the ground floor,*
- (iii) Proposals not impeding the effective use of upper floors.*
- (iv) Proposals for uses other than Class A1 being permitted at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages;*

Unacceptable harm should take account of:

- The existing level and nature of non-shopping uses within the centre as a whole*
- The size of the retail unit in relation to the overall size of a centre or a specific group of frontages; and*

· The distribution and proximity of non-shopping uses within a frontage.

Proposals that result in, or add to a continuous stretch of non-shopping uses (3 or more units in non-shopping use) will be less favourably considered.

Applications for changes of use that involve new non-shopping uses in vacant premises will be considered in light of the following:

- The vacancy rate in the surrounding area; and*
- Whether, and for how long, the premises have remained vacant whilst being actively marketed for their existing or previous use.*

Policy R5: 'LOCAL CENTRES'

Retail, office, leisure and community facilities will be favoured within the following Local Centres identified on the Proposal Map:

- (1) Birchgrove*
- (2) Bute Street (Loudoun Square)*
- (3) Cathedral Road*
- (4) Countisbury Avenue*
- (5) Caerau Lane*
- (6) Fairwater Green*
- (7) Gabalfa Avenue*
- (8) Grand Avenue*
- (9) High Street, Llandaff*
- (10) Maelfa, Llanedeyrn*
- (11) Newport Road, Rumney*
- (12) Rhiwbina Village*
- (13) Salisbury Road*
- (14) Splott Road*
- (15) Station Road, Llanishen*
- (16) Station Road, Llandaff North*
- (17) Station Road, Radyr*
- (18) Tudor Street*
- (19) Willowbrook Drive*
- (20) Wilson Road*

This will be subject to:

- (i) The proposal being of a scale appropriate to the particular centre;*
- (ii) The retention of residential accommodation at upper floors;*
- (iii) Proposals for uses other than Class A1 (except business offices class B1) being permitted at ground floor level if they would not cause unacceptable harm to the predominant shopping role and*

character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages;

Unacceptable harm should take account of:

- *The existing level and nature of non-shopping uses within the centre as a whole*
- *The size of the retail unit in relation to the overall size of a centre or a specific group of frontages; and*
- *The distribution and proximity of non-shopping uses within a frontage.*

Proposals that result in, or add to a continuous stretch of non-shopping uses (3 or more units in non-shopping use) will be less favourably considered

Applications for changes of use that involve new non-shopping uses in vacant premises will be considered in light of the following:

- *The vacancy rate in the surrounding area; and*
- *Whether, and for how long, the premises have remained vacant whilst being actively marketed for their existing or previous use.*

R7: RETAIL PROVISION WITHIN STRATEGIC SITES

Retail development which forms part of the allocated housing led Strategic Sites will be assessed against Policy R4 (Retail Development (Out of Centre) and will be supported where:

- It is of appropriate scale which satisfies an identified need;*
- It will not negatively impact on the vitality and viability of designated centres;*
- It is located along public transport corridors and easily accessible by walking and cycling; and*
- It forms part of a planned centre which reinforces a sense of place.*

R8: 'FOOD AND DRINK USES'

Food and Drink Uses are most appropriately located in:

- The City Centre (Central Business Area)*
- The inner harbour/waterfront area of Cardiff Bay (Bay Business Area)*
- District and Local Centres*

Subject to amenity considerations, highway matters, crime and fear of crime considerations, and where they do not cause unacceptable harm to the shopping role and character of designated centres. Food and drink uses are unlikely to be acceptable within or adjacent to residential areas, where they would cause nuisance and loss of amenity, or result in the loss of a residential property.

W2: 'PROVISION FOR WASTE MANAGEMENT FACILITIES'

Where appropriate, provision will be sought in all new development for facilities for the storage, recycling and other management of waste.

T5: MANAGING TRANSPORT IMPACTS

Where necessary, safe and convenient provision will be sought in conjunction with development for:

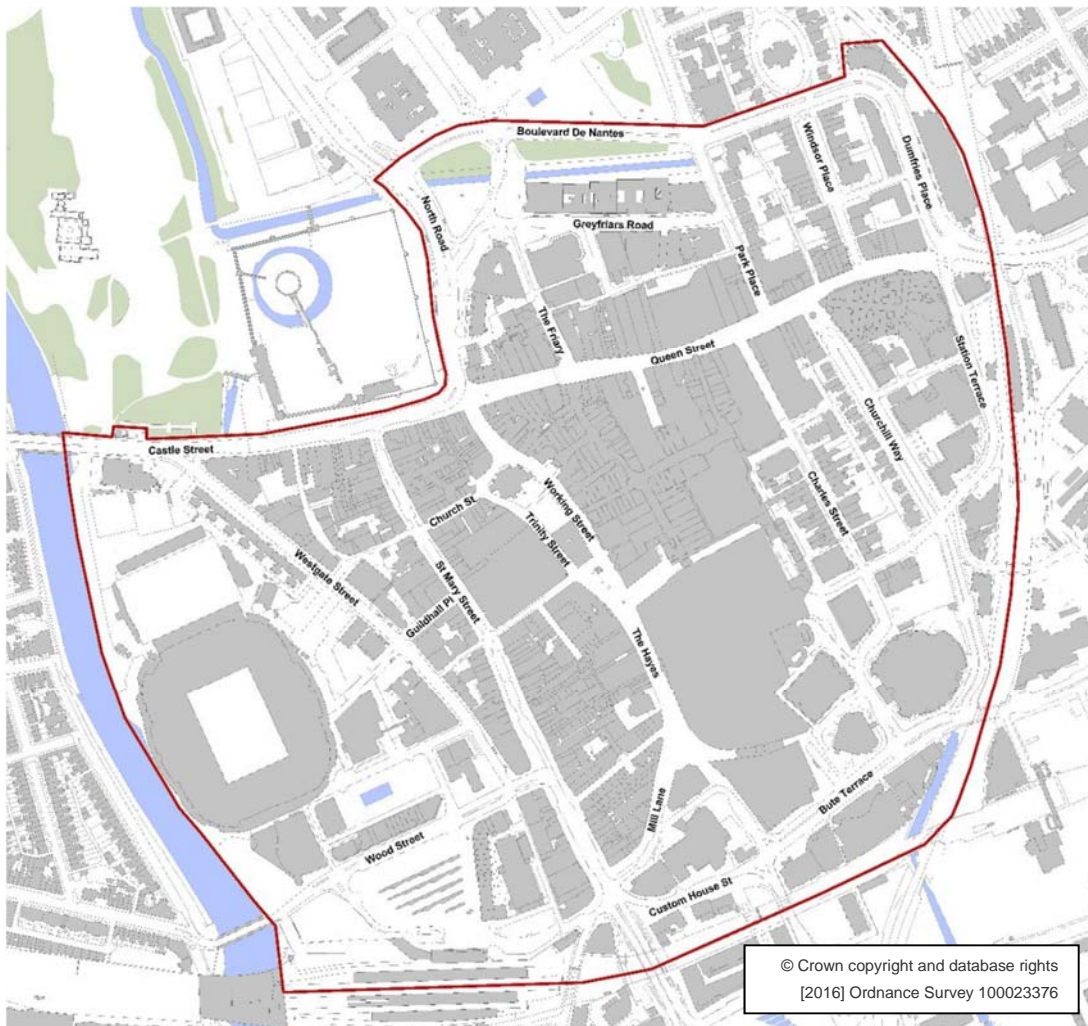
- Pedestrians, including people with prams and/or young children;*
- Disabled people with mobility impairments and particular access needs;*
- Cyclists;*

Food, Drink and Leisure Uses SPG

- iv. Powered two-wheelers;*
- v. Public transport;*
- vi. Vehicular access and traffic management within the site and its vicinity;*
- vii. Car parking and servicing;*
- viii. Coach parking; and*
- ix. Horse-riders.*

Appendix B: Map 1

City Centre Cumulative Impact Area (CIA) – Map/street references

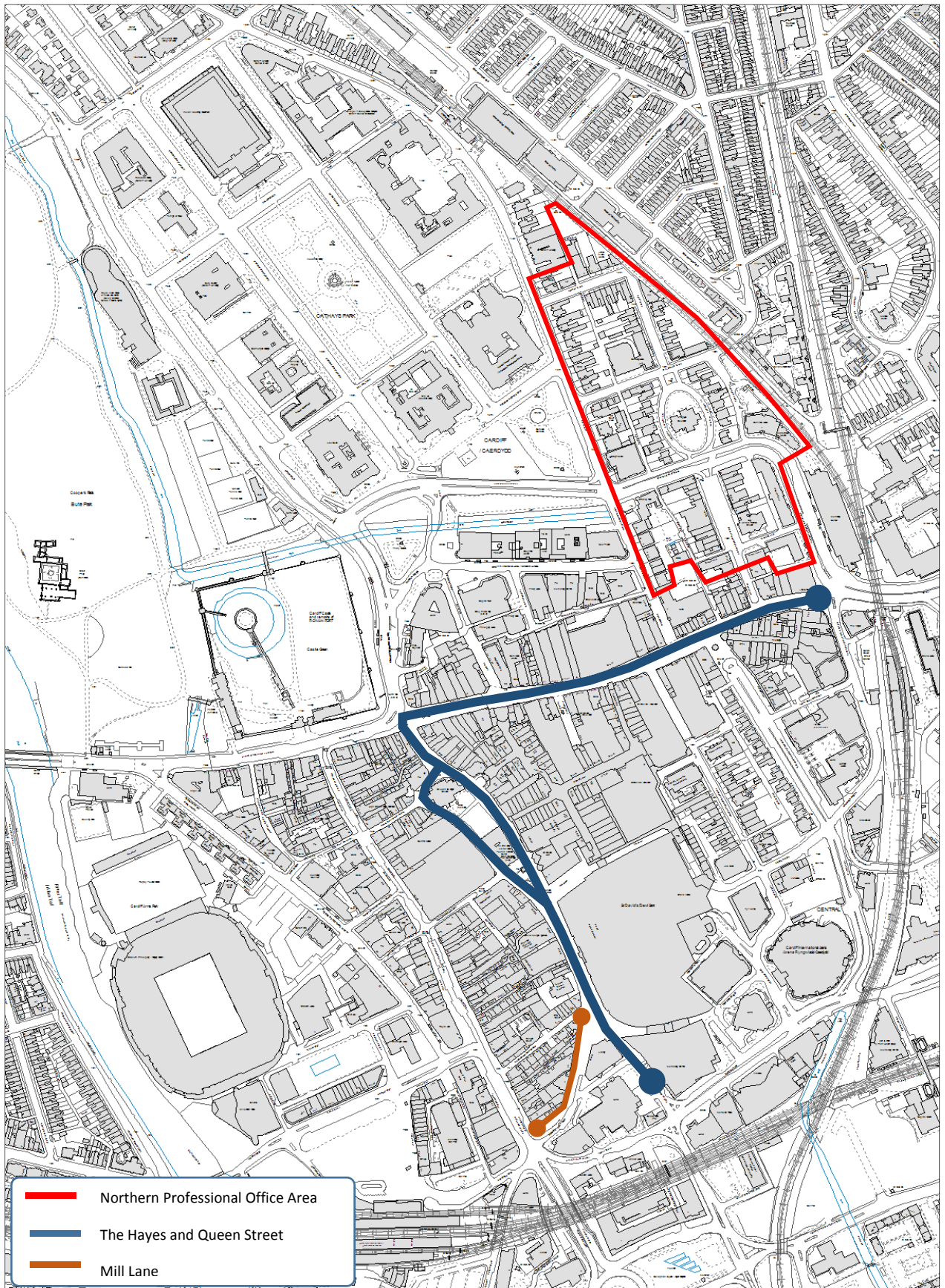


Bakers Row
 Boulevard de Nantes
 Canal Street
 Cathedral Walk
 Church Street
 Customhouse Street
 Dumfries Place
 Great Western Lane
 Guildford Street
 Hayes Bridge Road
 Hills Street
 Little Frederick Street
 Mill Lane
 North Edward Street
 Park Street
 Queen Street
 St John Street
 Stuttgarter Strasse
 Tredegar Street
 Victoria Place
 Wharton Street
 Windsor Lane
 Working Street

Barrack Lane
 Bridge Street
 Caroline Street
 Central Square
 Churchill Way
 David Street
 Frederick Street
 Greyfriars Road
 Guildhall Place
 Hayes Place
 Hope Street
 Love Lane
 Millicent Street
 Park Lane
 Penarth Road (part of)
 Saunders Road
 St Mary Street
 The Friary
 Trinity Street
 Wesley Lane
 Wharton Place
 Womanby Street

Barry Lane
 Bute Terrace
 Castle Street
 Charles Street
 Crockherbtown Lane
 Duke Street
 Golate Street
 Guildford Crescent
 Havelock Street
 High Street
 Kingsway
 Mary Ann Street
 Newport Road (part of)
 Park Place (part of)
 Quay Street
 Scott Road
 Station Terrace
 The Hayes
 Union Street
 Westgate Street
 Windsor Place
 Wood Street

Map 2 – Areas of Special Character



Appendix C: Summary of Consultation

Public consultation was undertaken between Thursday 22nd June 2017 and the Thursday 3rd August 2017. A press notice was placed in a local newspaper on Wednesday 21st June 2017. Copies of the draft guidance was placed in all Cardiff libraries and at County Hall Reception. The draft guidance was also published on the Council website. Letters notifying that consultation was being undertaken on the draft guidance were sent to all Councillors, the Welsh Government, Community Councils in Cardiff and any interested persons and the following organisations known to have general interest in planning in Cardiff or a potential interest in this guidance.

*** denotes consultees who have responded to consultation in addition to members of the public

ACE - Action in Caerau and Ely	Cardiff Civic Society
Alder King	Cardiff Community Housing Association
Alternatives for Transport	Cardiff Cycling Campaign
AMEC Environment & Infrastructure UK Limited	Cardiff Greenpeace
Arts Council of Wales	Cardiff Heliport
Arup	Cardiff International Airport Ltd.
Asbri Planning Ltd	Cardiff Lib Dem Group ***
Associated British Ports	Cardiff Local Access Forum
Association of Inland Navigation Authorities	Cardiff Metropolitan University
Atkins	Cardiff Naturalists
Austin-Smith: Lord	Cardiff Pedestrian Liberation
Barratt Homes	Cardiff Transition
Barton Willmore	Cardiff University
Bellway Homes	Cardiff West Communities First
Biffa	Carolyn Jones Planning Services
Bilfinger GVA	CDN Planning
Black Environment Network	Celsa Manufacturing (UK) LTD
Blake Morgan LLP	Cemex Uk Operations Ltd
BNP Paribas Real Estate	CFW Architects
Bovis Homes	CGMS Consulting
Boyer Planning	Chartered Institute of Housing in Wales
Bristol City Council	Chichester Nunns Partnership
BT Group plc	Chris Morgan Planning Consultant
Business in the Community Wales	Chwarae Teg
C2J	Civil Aviation Authority
Cadwyn Housing Association	Coal Authority
Caerphilly County Borough Council	Coleg Glan Hafren
Campaign for the Protection of Rural Wales	Communities First Adamsdown
Cardiff & Vale Parents Federation	Community Housing Cymru
Cardiff & Vale University Health Board	Community Land Advisory Service Cymru
Cardiff Access Group	Confederation of British Industry
Cardiff Against the Incinerator	Confederation of Passenger Transport
Cardiff Bus	Connections Design
Cardiff Bus Users	Country Land and Business Association
	CSJ Planning Consultants
	Cymdeithas yr iaith gymraeg

Danescourt Community Association
David Lock Associates
Davies Sutton Architects
DavisMeade Agricultural
Derek Prosser Associates
Design Circle RSAW South
Design Commission for Wales
Development Planning Partnership
Development, Land & Planning Consultants Ltd
Disability Arts Cymru
Disability Wales
DLP Consultants
DLP Planning Ltd
DPP Cardiff
DTB Design
DTZ
Dwr Cymru Welsh Water
Edenstone Homes
Equality and Human Rights Commission
Ethnic Business Support Project
Federation of Small Businesses
First City Limited
FirstGroup plc
Firstplan
Forestry in Wales/Natural Resources Wales
Freight Transport Association
Friends of Nantfawr Community Woodland
Fulfords Land & Planning
G L Hearn
G Powys Jones
Garden History Society
Geraint John Planning Ltd
GL Hearn Planning
Glamorgan - Gwent Archaeological Trust Ltd
Glamorgan Gwent Housing Association
GMA Planning
Graig Community Council
Graig Protection Society
Great Western Trains Company Limited
Grosvenor Waterside
GVA
H O W Commercial Planning Advisors
Hafod Housing Association Limited/ Hafod Care Association Limited
Halcrow
Hammonds Yates
Heath Residents Association
Herbert R Thomas LLP
Home Builders Federation
Hutchinson 3G UK
Hyland Edgar Driver
Hywel Davies
Interfaith Wales
Jacobs Babtie
Jeremy Peter Associates
JLL
John Hughes
John Robinson Planning & Design
John Wotton Architects
Jones Lang LaSalle
JP Morgan Asset Management
Keep Wales Tidy
Kelly Taylor & Associates
Kingsmead Assets Limited
Knight Frank
Landscape Institute Wales
Levvel Ltd
Lichfields
Linc-Cymru
Lisvane Community Council
Llandaff Conservation Group
Llandaff Society
Lovell Partnership
Loyn & Co Architects
LUC
Madley Construction
Mango Planning and Development Limited
Marshfield Community Council
Martin Robeson Planning Practice
McCarthy & Stone (plc)
Meadgate Homes Ltd
Mike Pitt
Mineral Products Association
Morgan Cole
Mott MacDonald
National Federation of Builders
National Youth Arts
Natural Resources Wales
Neame Sutton
Network Rail

Newport City Council
NFU Cymru
North West Cardiff Group
Novell Tullet
O2 UK
Oakgrove Nurseries
Old St Mellons Community Council
Orange
Origin3
Pantmawr Residents Association
Peace Mala
Peacock & Smith
Pegasus
Pentyrch Community Council
Persimmon Homes
Peterson Williams
Peterstone Community Council
Phillippa Cole
Planning Aid Wales
Planning Potential
Police & Crime Commissioner
Powell Dobson
Powergen
Prospero Planning
Public Health Wales ***
Quarry Products Association
Quinco
Quod
Race Equality First
Radyr & Morganstown Association
Radyr and Morganstown Community Council
Radyr and Morganstown Partnership and Community Trust (PACT)
Radyr Farm
Radyr Golf Club
Rapleys
RCT
Redrow Homes
Reeves Retail Planning Consultancy Ltd
Renplan
Reservoir Action Group (RAG)
Rhiwbina Civic Society
Rhondda Cynon Taf County Borough Council
RICS Wales

Rio Architects
Riverside Communities First Team
Robert Turely Associates
Roberts Limbrick
Robertson Francis Partnership
Royal Commission on the Ancient & Historical Monuments of Wales
Royal National Institute for the Blind
RPS Group Plc
RSPB Cymru
Save Creigiau Action Group
Savills
Scope Cymru
Scott Brownrigg
Sellwood Planning
Shawn Cullen
SK Designs
SLR Consulting
South Wales Chamber of Commerce Cardiff
South Wales Police
South Wales Police Crime Prevention Design Adviser
South Wales WIN
Splott and Tremorfa Communities First
Sport Wales
SSE Energy Supply Ltd
St Davids Partnership ***
St Fagans Community Council
St Fagans No1 and No2 Trust and St Fagans No 3 Trust ***
Stedman Architectural
Stewart Ross Associates
Stonewall Cymru
Stride Treglown Town Planning
Stuart Coventry Scott Wilson
Sullivan Land & Planning
Sustrans Cymru
Taff Housing Association
Tanner & Tilley
Taylor Wimpey
Terry Nunns Architects
The 20th Century Society
The Boarding Centre Ltd
The Design Group 3
The Georgian Group

The Institute of Cemetery and
Crematorium Management
The Land Mark Practice
The Planning Bureau
The Royal Town Planning Institute
The Urbanists
The Victorian Society
The Wildlife Trust of South & West Wales
Theatres Trust
T-Mobile (UK) Ltd
Tongwynlais Community Council
Torfaen County Borough Council
Turley
United Welsh Housing Association
Urban City Ltd
Velindre NHS Trust Corporate
Headquarters
Virgin Media

Vodafone
Wales & West Housing Association
Wales Council for Voluntary Action
Wales Women's Aid
Watts Morgan
Welsh Ambulance Services NHS Trust -
South East Region
Welsh Government
Welsh Government - Economy Skills and
Transport Division
Welsh Language Commissioner
Welsh Tenants Federation Ltd
Wentloog Community Council
White Young Green
Wimpey Homes
WS Atkins Planning Consultants
Wyevale Garden Centre

Appendix D: Summary of Consultation Representations and Responses

Section	Comment	Response
General	Concern that the market for food and beverage uses in Cardiff is becoming saturated. Supports further guidance, to ensure that these uses are further controlled to compliment, rather than undermine, the retail function of the city centre.	Noted. No change
Paragraph 4.17 to 4.21	<p>Supports the Council's identification of the Hayes and Queen Street as Special Character areas. Agrees that these areas should be afforded an enhanced level of protection from new hot food takeaway and drinking establishment uses.</p> <p>Supports the Licensing Authority's Cumulative Impact Area (CIA) policy</p>	
Paragraph 3.5	Support reference to planned District and Local Centres within Strategic Sites.	Noted. No Change
Paragraph 4.25 to Paragraph 4.27	<p>Maximum flexibility should be afforded to the planned retail centres within Plasdwr at this point in time as the specific operators and developer of the retail units are unknown.</p> <p>In relation to paragraph 4.25, consider it inappropriate to seek to apply thresholds/caps in respect of district and local centres that are yet to be developed.</p> <p>Paragraph 4.26 and 4.27 – Concern in relation to limiting the number of non-A1 along a continuous frontage. Could hinder delivery of centres.</p> <p>SPG should not seek to constrain the range and mix of non-A1 uses that are appropriate to retail centres particularly in respect of planned future centres. This flexibility is essential to allow the developer to respond to changing market conditions and customer expectations.</p> <p>SPG should be amended to specifically state that planned district and local centres will be excluded from proposed</p>	It is recognised that a degree of flexibility is needed in relation to the delivery of future planned centres. Text has been amended accordingly to recognise this issue.

	<p>non-A1 thresholds until such time that they become established.</p>	
<p>General</p>	<p>SPG makes no reference to the Well-being of Future Generations (Wales) Act 2015. Recommend its inclusion.</p> <p>SPG should also make reference to the Public Health (Wales) Act 2017.</p> <p>The Council’s Planning and Health SPG recognises the benefit to well-being of having access to a food environment that promotes healthy food and eating. A cross reference to this SPG would be useful.</p>	<p>Noted. A cross reference has been included to the Planning and Health SPG which refers to the appropriate Acts.</p>
<p>General</p>	<p>Generally a comprehensive SPG.</p> <p>It would be useful to have a section on the outdoor space of pubs, bars, cafes and restaurants.</p> <p>A relaxed atmosphere is created by the sympathetic use of outdoor furniture, be it high quality furniture, awnings, planters, umbrellas.</p> <p>This SPG would benefit from guidance on how the lessons from major European cities can be captured and recreated here.</p>	<p>Noted. It is recognised that new food, drink and leisure uses can potentially bring benefits/enhancements to the surrounding environment/public realm. Where appropriate new street furniture, paving and landscaping can be secured through the use of planning obligations or conditions (Refer to Planning Obligations SPG). No change</p>