

LOCATION

Factors to be considered when deciding on the location of the village shop.

It should:

1. Be centrally located
2. Be easily accessible by foot, car, bicycle etc
3. Have good provision for parking
4. Be close to other essential amenities eg. toilets, post office, local school etc.
5. Be visible from the main road to attract passing trade

The building should:

1. Be comfortable, warm, dry etc.
2. Provide a safe, friendly and inviting environment
3. Have good storage facilities
4. Be secure
5. Be accessible to people with mobility issues
6. Have access to electricity, internet etc.

POSSIBLE SITES

SITE	ADVANTAGES	DISADVANTAGES
Old shop site	<ul style="list-style-type: none">• Existing facilities as a shop• Central location	<ul style="list-style-type: none">• The current owner of the premises does not wish it to be used• Very limited parking• Sited on a hill
Developing a shop within existing businesses in Llangors: a) Castle Inn b) Red Lion Inn	<ul style="list-style-type: none">• Central location• Access to toilets• Building in existence but would require substantial modification	<ul style="list-style-type: none">• There are risks to the existence of the shop if it is sited within an existing business• Castle Inn very small
Utilising part of the village Church	<ul style="list-style-type: none">• Central location• Supported by the Church in Wales	<ul style="list-style-type: none">• Offers little parking• A lot of work would need to be undertaken in a Cadw listed building to bring it up to standard to be used as a shop

<p>Use part of the ground surrounding the Community Centre</p> <p>a) Site of current play area</p> <p>b) On part of the car park, Western edge</p>	<ul style="list-style-type: none"> • Central location • Has toilets which could be accessible to the public during shop opening hours • Community Centre is currently used by many community members for existing activities eg. coffee mornings, post office, Potage and Pudding etc. • Provides an attractive community hub of activity with school, car park and play area nearby • There is a good working relationship between the committees of both groups 	<ul style="list-style-type: none"> • The land is owned by Trustees of Llangors Youth and community Centre • Leasehold issues
<p>New build on a site within the village</p>	<ul style="list-style-type: none"> • Could provide a purpose-built facility straight away 	<ul style="list-style-type: none"> • Identifying a suitable plot of ground, purchase ground, plan the build – expensive and time consuming. • ? availability of suitable site. • Cost of purchase of suitable site in the village which is in the BBNP and a busy tourist area.

From the information listed above, it would appear that the best siting for the village shop would be a site on the Community Centre ground, possibly on the current play area which is due to be re sited shortly.

Melrose East

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