

<p>HS5/AP9 – PCNPA to amend: Policy 54 to include the retail need figure; update para 4.311 to include update retail need figures for each centre; and centre specific text to Policy 55.</p>	<p>16th August 2019</p>	<p>GL</p>	
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Retail

4.311 The Authority, in partnership with Pembrokeshire County Council and Ceredigion County Council, has produced The South West Regional Retail Study (February 2017). Within the study, small amounts of capacity for comparison goods have been identified across the four main retail centres within the National Park up to 2036 (545,707m² for Tenby, 293m²-346m² for St Davids, 109m² for Saundersfoot and 89m²-108m² for Newport). The strategy for Tenby, Saundersfoot, St Davids and Newport is to maintain their position relative to one another and larger centres outside the area. Despite leaking spend to centres outside the Park area they are performing well with the support of resident and visitor spend. It is proposed to encourage the sympathetic regeneration of these Centres so that they can continue to remain attractive places to live and visit; provide a valuable role in meeting the needs of local communities and visitors, and attract niche retail opportunities. The Regional Retail Study advises that new retail floorspace is likely to be occupied by tourist related retailers and be small in scale. It is important that any new floorspace is provided in a format that is sensitive to the

Policy 54 Retail in the National Park (Strategy Policy) ★

The retail hierarchy¹⁷¹ of the Pembrokeshire Coast National Park is as follows:

Town Centre	Tenby
District Centre	Newport, St David's and Saundersfoot

To protect and enhance the viability, vitality and attractiveness of the retail centres provision is made for 1,270 m² (net) new comparison floorspace. The new provision will be accommodated through the re-use of buildings in the following Centres.

- 707m² (net) floorspace in Tenby;**
- 346m² (net) floorspace in St David's**
- 109m² (net) floorspace in Saundersfoot;**
- 108m² (net) floorspace in Newport.**
- St David's Saundersfoot**
- Other smaller rural centres**

Within defined retail centres proposals for new retail development which are of a All new retail development should be consistent in scale and design appropriate to the Centre and accord with the retail hierarchy will be supported, with the size and character of the Centre and its role in the hierarchy.¹⁷² Specific areas within Tenby are identified where non retail uses will not be allowed to dominate. Proposals that would undermine the retail hierarchy or have an unacceptable adverse effect on the character or appearance of the Centre and/or In all Centres, the amenity of neighbouring properties will not

be an important consideration where A3 uses are proposed as will the impacts on the role of the Centre permitted (see Policy 55 and Policy 31).

Town and District Centre boundaries will help focus investment in the centre, and maintain the townscape.

- Policy 55** **Town and District Shopping Centres** ★
- Within the town shopping centre of Tenby, and the district shopping centres of Saundersfoot, St Davids and Newport, and other smaller shopping centres changes of use, redevelopment or development of new buildings will be permitted where:
- a) if in a town or district shopping centre the proposal falls within Class A1, A2, A3, B1, C1, D1 or D2 of the use classes order or is a sui generis¹⁷³ use normally found in such shopping centres;
 - b) if in a Rural Centre the proposal is for retail or commercial uses (A1, A2 and A3 uses) or community facilities; and
 - c) if it is located within a primary frontage (see Tenby Inset on the Proposals Map) the proposal would not create a concentration of non-retail uses; and
 - d) the scale, siting and design is appropriate and would contribute to the character and appearance of the area; and
 - e) Proposals for A3 uses would not individually or cumulatively cause an unacceptable adverse effect on amenity (see Policy 31) or the role of the Centre in meeting the needs of local communities and visitors.