

Policy TC3 Retail development

(A) New retail development within town centres will be supported when:

1. It is of a scale appropriate to the nature and size of the centre and will complement its role and character;
2. It sustains the primary shopping role of the centre and positively contributes to improving its vitality and viability;
3. It does not undermine any special cultural or tourism appeal as a result of the loss of key retail, tourism, cultural or other facilities;
4. It enhances the overall attractiveness of the centre for its users through environmental improvements, better pedestrian permeability, improvements to vehicular access and parking arrangements, and other town centre management measures; and
5. It maintains the primary shopping function of primary frontages where appropriate.

(B) New retail development within district, local and neighbourhood centres (excluding The Willows) will be supported when:

1. It is of a scale appropriate to the nature and size of the centre and will complement its role and character; and
2. It provides for and sustains a range of services and facilities which contribute to the long-term vitality and viability of the centre and the ability of people to meet their needs locally.

(C) New retail development within The Willows District Centre must meet the following criteria:

1. Further retail development at The Willows (other than minor development) will only be permitted where it cannot be located within the three town centres, or the other district centres, and where it meets the tests for new out-of-centre retail developments set out below.

(D) New out-of-centre retail development must meet the following criteria:

1. Proposals should not cause any unacceptable impacts either individually or cumulatively on the vitality and viability of existing and planned centres in the catchment area of the proposal, including site proposals in the Local Plan and/or neighbourhood plans. Proposals for Use Class A1 retail comparison or convenience goods over 500 square metres gross, and town centre uses over 500 square metres gross, must provide a retail impact assessment;

2. No other town centre or edge-of-centre site is suitable, available or viable; and
3. Development would improve the spatial distribution of accessible facilities throughout the Bay and help to achieve greater social inclusion.

(E) Corner shops, village shops and isolated shops:

1. The introduction of new corner shops, village shops or shops serving isolated communities will be supported in principle, where such provision enhances the sustainability of new or existing communities, and is of an appropriate scale to cater for local needs.

Explanation:

6.1.1.10 In order to maintain an effective retail hierarchy that provides a balanced mix of retail and other complementary facilities, new development should be of a type and scale appropriate to the role and size of the particular centre. Local and neighbourhood centres also provide an opportunity to ensure other services, such as health, child care and employment training initiatives, are provided close to where they are needed.

6.1.1.11 Where a retail impact assessment is required, this should consider the likely cumulative effects of recent permissions, developments under construction and completed developments. Further requirements for impact assessments are set out in Paragraph 26 of the NPPF. The Torbay Retail Study Update (2013) recommends that out-of-centre proposals of more than 500 square metres of convenience or comparison retail floorspace should be accompanied by

a retail impact assessment (see Paragraphs 6.31 and 6.32 of the Update).

6.1.1.12 It is important that the sub-regional role of The Willows District Centre should not develop to such an extent that it has an unacceptable impact on the viability of the retail and leisure role of Torquay Town Centre. Current concerns over its potential to further develop its role and thereby further increase its trading impact on Torquay Town Centre merits the requirement for any new development proposed at The Willows to meet the tests which normally apply to out-of-centre developments.

6.1.1.13 In appropriate circumstances, for example with a proposal for a large scale bulky goods outlet, for which a town centre location is not available or acceptable, an out-of-town centre location may be considered favourably by the Council.