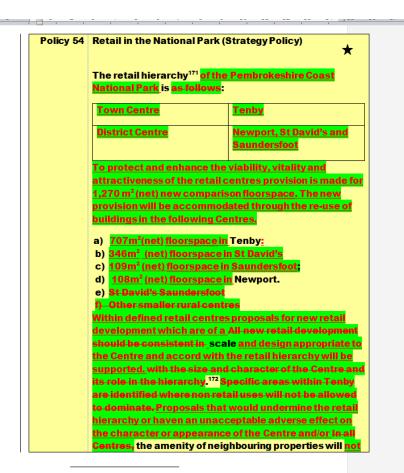
HS5/AP9 – PCNPA to amend:	16 <sup>th</sup> August 2019	GL	
Policy 54 to include the retail need			
figure; update para 4.311 to			
include update retail need figures			
for each centre; and centre			
specific text to Policy 55.			

## Retail

4.311The 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 (515 707m<sup>2</sup> for Tenby, 293m<sup>2</sup>-346m<sup>2</sup> for St Davids, 109m<sup>2</sup> for Saundersfoot and 89m<sup>2</sup>-108m<sup>2</sup> 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



## be <mark>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).</mark>

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

