

Inglewood, Paignton

**Public House
Assessment**

P/2017/1133

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Appendix A – Plan Showing Location of Nearby Local Centre

Author

Chris Hays MRTPI MIHBC
(Partner, UK Development)

1. INTRODUCTION

Introduction

- 1.1. This assessment has been prepared in order to provide the local planning authority, Torbay Council, with supporting information on the nature and potential effects of the public house (Use Class A3/A4) element of the mixed-use development proposals for land to the south of White Rock (known as Inglewood), planning application number P/2007/1133.
- 1.2. The qualitative information provided is intended to assist the Council's consideration of the public house against relevant development plan policies and national planning policy.
- 1.3. The Statement is structured as follows:
 - Section 2: provides an overview of relevant planning policy;
 - Section 3: provides details of the Site and proposed development;
 - Section 4: provides an overview of the existing context relevant to the proposed development;
 - Section 5: considers the sequential approach;
 - Section 6: considers the likely trading characteristics of the proposal; and
 - Section 7: provides a summary and conclusions.

2. PLANNING POLICY OVERVIEW

- 2.1. Deeley Freed/Abacus has actively promoted the Inglewood Site for residential-led development through the Torbay Local Plan (TLP) process over a number of years. In this context, the LPA identified the Site as a Future Growth Area, albeit this was not carried forward in the adopted TLP (December 2015) with the LPA subsequently indicating that it would prefer to see a planning application advanced for the Site (as opposed to a more costly and time-consuming early review of the Local Plan).
- 2.2. In this regard, the Site has generally been considered by the LPA as an appropriate location for housing subject to addressing a range of technical considerations including visual impact on the countryside.
- 2.3. The TLP embeds the National Planning Policy Framework (NPPF) presumption in favour of sustainable development at the local level. It commits the Council to working proactively to enable development that is sustainable and balanced in terms of economic, social, and environmental considerations.
- 2.4. With regard to housing, the TLP is supportive of suitably-located housing development where *inter alia* it will create a mixed, balanced and prosperous community with good access to local facilities. In this regard, the Site is well-placed in terms of access to established community facilities whilst also providing an opportunity to provide new facilities that will enhance the wellbeing of new and existing residents in the area.
- 2.5. The TLP seeks to direct major retail and other ‘main town centre’¹ uses to the main town centres of Torquay, Paignton, and Brixham as a means of enhancing their vitality and viability. Furthermore, a hierarchy of ‘district’, ‘local’ and ‘neighbourhood’ centres is identified, with the TLP supportive of retail and other facilities that are appropriate to the role, function and scale of these smaller centres. Development that harms the vitality and viability of the retail hierarchy is resisted and out-of-centre proposals must demonstrate accordance with the sequential approach and that they would improve the spatial distribution of accessible facilities and help to achieve greater social inclusion (Policy TC1, TC2, TC3).
- 2.6. It is of note that Policy TC3 is supportive of new corner shops, village shops, or shops serving isolated communities where such provision enhances the sustainability of new or existing communities and is of an appropriate scale to cater for local needs. Read with the requirements of Policy SS11 (Sustainable Communities), it is apparent that the TLP is supportive in principle of appropriately-scaled shops and a range of other supporting local services/facilities that meet day-to-day needs that may come forward in conjunction with major housing growth. This would generally be in circumstances where the health of established centres is not undermined.
- 2.7. The ‘impact’ test, set out in the NPPF and TLP Policy TC3, is used to determine whether proposals in certain locations would impact on existing, committed or planned public or private investment, or on the role of defined centres. Ordinarily, under national policy, the impact test only applies to proposals exceeding 2,500sqm gross floorspace; however, the LPA has in place a lower 500sqm threshold for retail and other main town centre uses and accordingly the test is relevant in this case.
- 2.8. Paragraph 70 of the NPPF requires LPA’s to plan positively for the provision and use of community facilities, including public houses, to enhance the sustainability of communities and residential environments. It also guards against the loss of such valued facilities. With the threat and closure of public houses on a massive scale in recent times being well documented, it is important that viable opportunities to provide new public houses in support of sustainable communities, as is the case here, are supported by LPAs.

¹ Main town centre uses are defined in the Planning Practice Guidance (PPG) as: *Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).*

3. THE PROPOSED DEVELOPMENT

The Site

- 3.1 A full description of the wider development Site and environs is contained within the Design & Access Statement supporting the outline application.
- 3.2 In summary, the application Site comprises approximately 31.0 Hectares of agricultural land adjoining Brixham Road (A3022), on the western side of Paignton. It is the most southerly of five separate committed/proposed major development sites along the Brixham Road western corridor, involving land to the south of White Rock which is currently subject to phased mixed-use development.
- 3.3 The Site adjoins a predominantly residential area on the eastern side of Brixham Road which contains a range of community facilities including education, local amenity shops and leisure facilities within a 1.0km radius. There are designated Local Centres at Cherrybrook Square, Churston Broadway, and White Rock (when completed), all around 800m from the centre of the Site, as described in the next section of this report.

The Proposed Development

- 3.4 Outline permission is sought for the development of up to 400 dwellings (Use Class C3), a two-form primary school and nursery (D1), a public house (A3/A4), and associated highways/open space/landscaping works. This report is concerned with the public house element of the scheme.
- 3.5 The proposed public house will occupy a prominent position at the gateway to the development, alongside Brixham Road. It is expected to provide in the order of 800sqm gross internal floorspace and include an outdoor garden area and car park for around 85 vehicles, meaning a plot of approximately 0.45Ha. As a comparison of scale, the Beefeater restaurant at White Rock is 783sqm, providing 220 covers.
- 3.6 The public house will provide a complementary on-site facility for the new community and it will also serve the established community in the local area. It is also reasonable to assume that the public house will draw wider trade given its prominent location on the Brixham Road (including pass by trade, hence the provision of around 85 car parking spaces). However, in the absence of other proposed/existing 'town centre' uses (retail especially), the public house will not function as part of a wider destination and generally bring into question a potential harmful conflict with established designated centres in the vicinity.
- 3.7 Whilst there is no named operator at this stage, it is envisaged that the location will prove attractive to a national pub-owning company geared towards a family-friendly, food-led offer with ancillary drinking offer. Typical operators that are active in this sector are Greene King (Farmhouse Inns, Hungry Horse brands), Marston's Inns and Taverns (Harvester, Vintage Inns, etc), and Mitchells & Butlers.
- 3.8 The acquisition requirements of key operators vary depending on the particular brand but typically include:
 - Sites of 0.4 - 0.6Ha;
 - Ground floor area of 650 - 1,000sqm gross floorspace;
 - Garden, patios, and/or children's play areas;
 - Minimum 80 car parking spaces;

- Local catchment population of at least 10,000²;
- Main road frontage and good visibility;
- Excellent road links;
- Locations including residential suburbs, new housing developments and urban extensions; and
- Reasonable proximity to demand drivers such as hotels, retail and leisure facilities, and business parks.

The Site is well-placed to meet the above requirements of key operators in this sector.

- 3.9 A public house along the lines envisaged will be distinct from the more traditional 'wet-led' public houses that are typically found in town centres and older urban areas, which predominantly focus on the sale of alcohol to generate the majority of trade. It would also be distinct in character from the more bespoke, independent offering of historic destination public houses typically found in villages and other seaside/rural locations that tend to focus on their individuality (heritage setting), high quality of their food offer ('gastropub') or a specialist drink offer (real ales, craft beers, etc).
- 3.10 The public house would be expected to establish itself as a focal point for the new and established local community, promoting social cohesion and reducing the need to travel further afield to alternative facilities. As evidenced in the following section of this report, there is an absence of comparable public houses in the local area, especially within reasonable walking distance. This means that the public house is likely to become a valued and well-used community facility, of the type the NPPF seeks to protect and encourage.

² The combined population of Churston-with-Galmpton and Goodrington-with-Roselands Census Output Areas is approximately 14,000.

4. OVERVIEW OF EXISTING FACILITIES IN THE AREA

4.1 Of note are the following designated centres in the local area:

- **Cherrybrook Square Local Centre:** A purpose-built centre around 800m northeast of the Site containing a Co-op foodstore and small parade of shops, along with an adjoining play area, dental surgery and medical centre. The centre does not contain a public house or restaurant.



- **Churston Broadway Local Centre:** A parade of eight units located around 800m southeast of the Site. The centre contains 'Squire's' fish and chip licensed restaurant and take-away and there are café facilities within one of the Centre's smaller units.



- **Three Beaches Local Centre, Goodrington:** Around 1.5km to the northeast, this traditional centre contains the Waterside Inn, a popular value chain pub/restaurant specialising in grilled food (steaks etc.) and a number of take-aways, along with a small selection of shops that include a Co-op foodstore. The Centre is well-placed to serve the holiday trade given its proximity to, and position between Goodrington Beach and surrounding holiday parks, and being prominent on the main coastal road to Paignton.



- **White Rock Local Centre (proposed):** Around 800m to the north, the planned Local Centre includes a committed 1,652sqm gross convenience goods floorspace and 392sqm of mixed A1/A3 use. However, a recently-submitted full planning application proposes a new Lidl foodstore of 2,206sqm gross internal floorspace at the planned Local Centre location.



The location of the above centres relative to the Site is shown on the plan at Appendix A.

- 4.2 Additionally, **Paignton Town Centre** is located around 3.0km to the northeast of the Site. The centre offer is biased towards tourist/visitor spend, containing a range of entertainment and leisure uses including a wide selection of cafes, take-aways, bars, and restaurants. **Brixham Town Centre** is located around 5.0km to the southeast and similarly has a wide range of eating and drinking establishments.
- 4.3 The following facilities are also of note:
- **White Rock:** There is an established Beefeater restaurant and adjoining Premier Inn located to the north of the planned Local Centre, at the gateway into the White Rock area.
 - **Goodrington:** In addition to facilities in the Three Beaches Local Centre, there are stand-alone facilities in the area including several bar/restaurants at Goodrington Beach (including a Brewers Fayre) and facilities within holiday parks.
 - **Galmpton:** Around 2.0km south of the Site, the village contains the Manor Inn public house, a traditional village 'pub' that serves food.
 - **Churston Ferrers:** Around 2.0km south of the Site, located next to Churston Railway Station, the Weary Ploughman functions as a public house, restaurant and 'bed and breakfast'.
 - **Stoke Gabriel:** Around 5.0km to the west of the Site, this historic village and popular visitor destination contains two traditional public houses (The Castle Inn, Church House Inn) serving food, along with two café/restaurants.
- 4.4 In summary, Paignton Town Centre has the highest concentration of eating and drinking establishments in the area, reflecting its role as a main centre for the resident population and its important tourist/visitor function. Brixham Town Centre also has a wide range of eating and drinking establishments. The urban area south of the Paignton Town Centre (east of the Site) contains a modest range of establishments serving local communities and holiday parks, notably the concentration of budget outlets at Three Beaches Local Centre.
- 4.5 The choice of eating and drinking facilities within reasonable walking distance of the Site is very limited, with there only being the Beefeater restaurant at White Rock and Squire's fish and chip restaurant/take-away at Churston Broadway within 800m of the Site (around 10 minutes pedestrian travel time). In these circumstances, the provision of a public house within the Site will represent a sustainable and valuable resource for the new and established local community, improving consumer choice and opportunities for cohesion and integration.

5. SEQUENTIAL ASSESSMENT

Introduction

- 5.1 Paragraph 24 of the NPPF sets out that local planning authorities should apply a sequential test to planning applications for main town centre uses (including retail and leisure) that are not in an existing centre and are not in accordance with an up-to-date development plan. This is reiterated within Policy TC2 of the TLP.
- 5.2 The order of preference for the sequential approach is:
1. in centres;
 2. edge-of-centre sites, with a preference given to accessible sites that are well connected to the centre; and then
 3. out-of-centre sites, in circumstances where suitable sites are not available in or on the edge of centres, again with a preference given to accessible sites that are well connected to the centre.
- 5.3 The application site occupies an out-of-centre location in NPPF terms, and the proposals therefore need to satisfy the requirements of the sequential test.
- 5.4 Paragraph 24 of the NPPF adds that *'Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.'*
- 5.5 The PPG provides further guidance. It sets out a checklist in relation to determining whether a proposal complies with the sequential test. Considerations include:
- Has the suitability of more central sites to accommodate the proposal been considered?
 - Is there scope for flexibility in the format and/or scale of the proposal?
 - Where the proposal would be located in an edge-of-centre or out-of-centre location, preference should be given to accessible sites that are well connected to the town centre.
 - If there are no suitable sequentially preferable locations, the sequential test is passed.
- 5.6 The PPG also recognises that *'certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations.'*
- 5.7 The proposed development has been formulated on the basis of well-established business models for roadside facilities and the commercial requirements of the prospective operators. Typical requirements are set out in Paragraph 3.8 above. Accordingly, a site of at least 0.4Ha is required and we have used this as the basis for considering alternative sites. Nevertheless, having regard to the flexibility required by the NPPF when applying the sequential test, we have considered:
- Scale: In undertaking our assessment we have considered whether it might be possible to reduce the size of the public house, albeit without reducing its appeal to prospective operators to the extent that they would no longer wish to operate from the scheme.
 - Format: In examining alternative sites we have considered whether it might be possible to develop, for instance, mezzanine floors to reduce the overall development footprint.
 - Car parking provision: In undertaking our assessment we have recognised that new development in

or on the edge of centres may not require dedicated car parking, provided that it is served by ample public car parking.

- 5.8 For completeness, we have considered sites which are not prominent and/or directly accessible from 'A' roads. That is despite such locational characteristics being an important prerequisite given the need for operators to secure sufficient levels of passing trade in addition to locally-generated trade and thus ensure economic sustainability.
- 5.9 Paragraph 24 of the NPPF is clear that both applicants and local planning authorities should adopt a flexible approach to site selection, and we consider that adopting these minimum site parameters represents a more than sufficiently flexible approach when considering the nature of the development proposed.
- 5.10 Notwithstanding the above, it is important to acknowledge that the proposed public house is primarily intended to act as a readily-accessible facility for residents of the new development, promoting social cohesion and the sustainability credentials of this urban extension. These benefits would be lost if the public house was to locate elsewhere, particularly if beyond reasonable walking distance from the Site.

Sequential Assessment

- 5.11 We start from the position that the application Site is available and suitable, and that the development of a public house of the format and scale envisaged is viable.
- 5.12 The key characteristics of potential candidate sites should include:
- At least 0.4Ha;
 - Reasonably regular shape;
 - Reasonably flat;
 - Good visibility and prominence from the main road network; and
 - Suitable access arrangements.
- 5.13 We consider that the following centres are relevant in the consideration of the sequential test:
- Cherrybrook Square Local Centre;
 - Churston Broadway Local Centre;
 - Three Beaches Local Centre, Goodrington; and
 - White Rock Local Centre.

These centres are considered in turn below.

Cherrybrook Square Local Centre

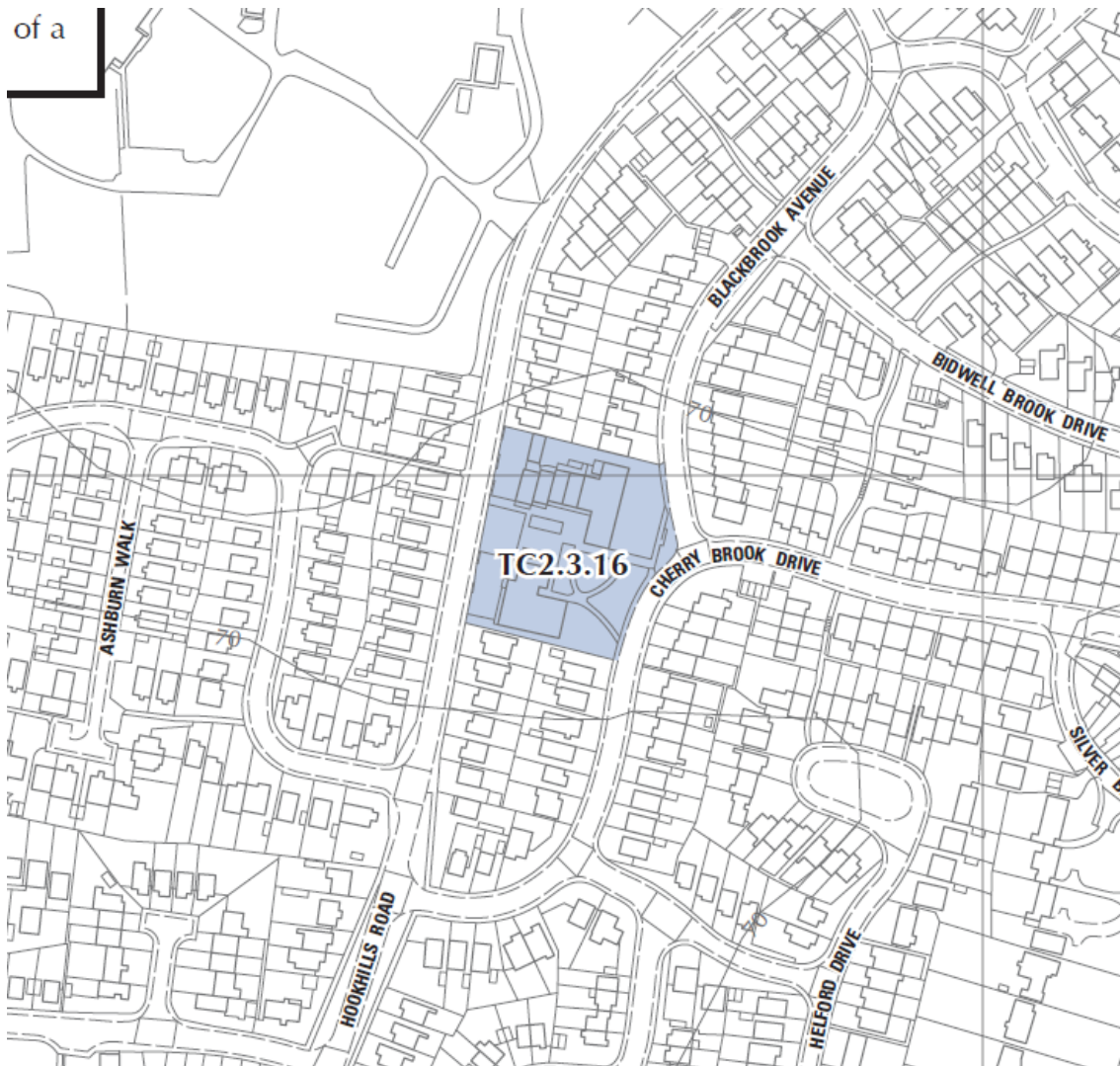


Fig 5.1 Extract from Torbay Local Plan proposals map showing extent of Cherrybrook Square Local Centre

- 5.14 The Local Centre is currently fully occupied and not available. Furthermore, it is surrounded by housing and a holiday park, offering no scope for potential expansion of the Centre to accommodate a new public house.
- 5.15 It is also not a suitable location for a public house along the lines proposed on the basis that it is not visible from the main highway network.

Churston Broadway Local Centre

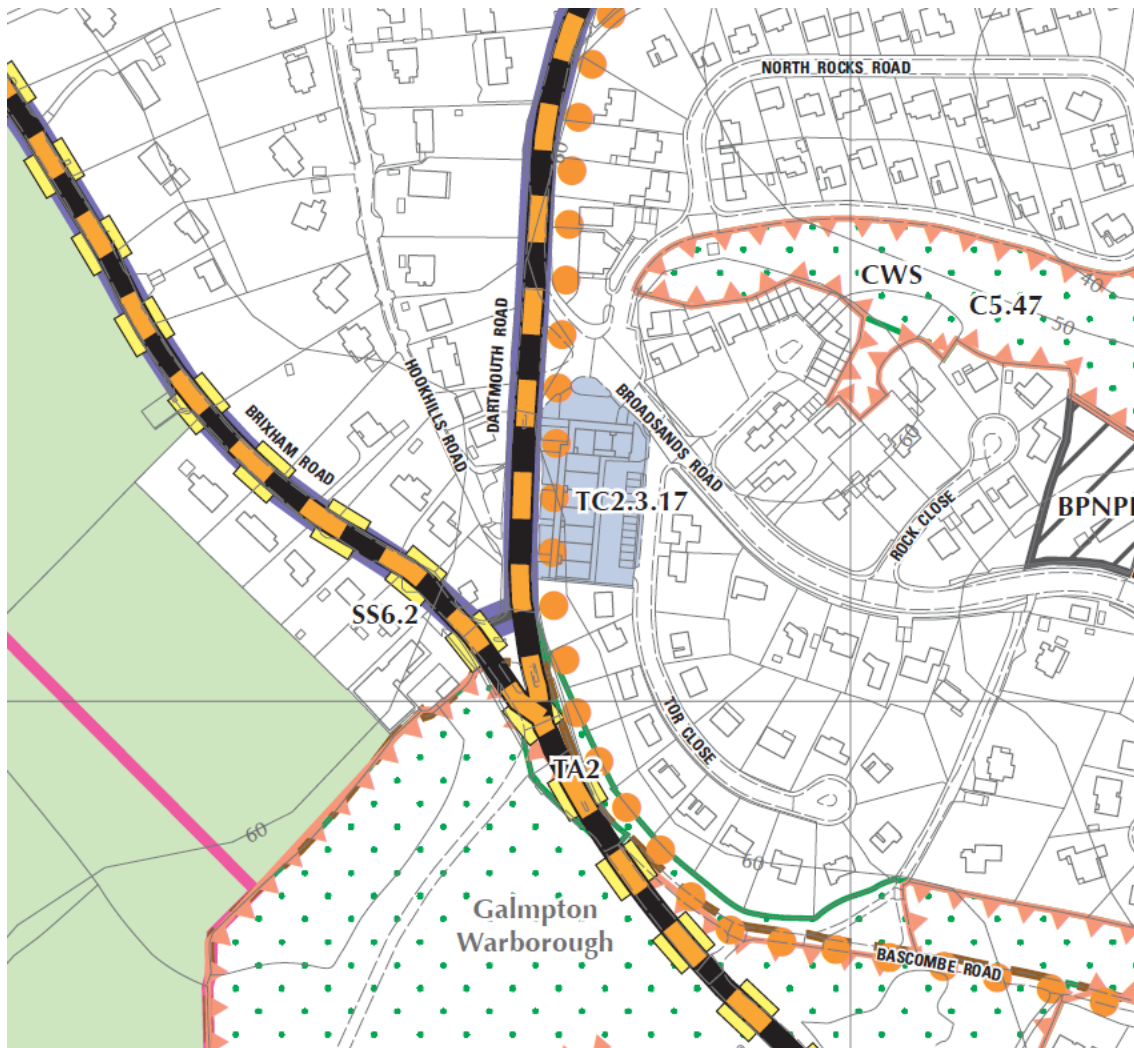


Fig 5.2 Extract from Torbay Local Plan proposals map showing extent of Churston Broadway Local Centre

- 5.16 The Local Centre is currently fully occupied and is not available for potential occupation by a public house.
- 5.17 The Churston Library site to the immediate north of the Local Centre could potentially be suitable for the development of a public house, particularly given its prominence from Dartmouth Road. However, this edge-of-centre site is in active use and is not available. It is also too small to meet the identified requirements, particularly given the limited amount of car parking associated with the Local Centre that could have acted as a shared resource.
- 5.18 There are no other potential edge-of-centre opportunities for accommodating a public house.

Three Beaches Local Centre

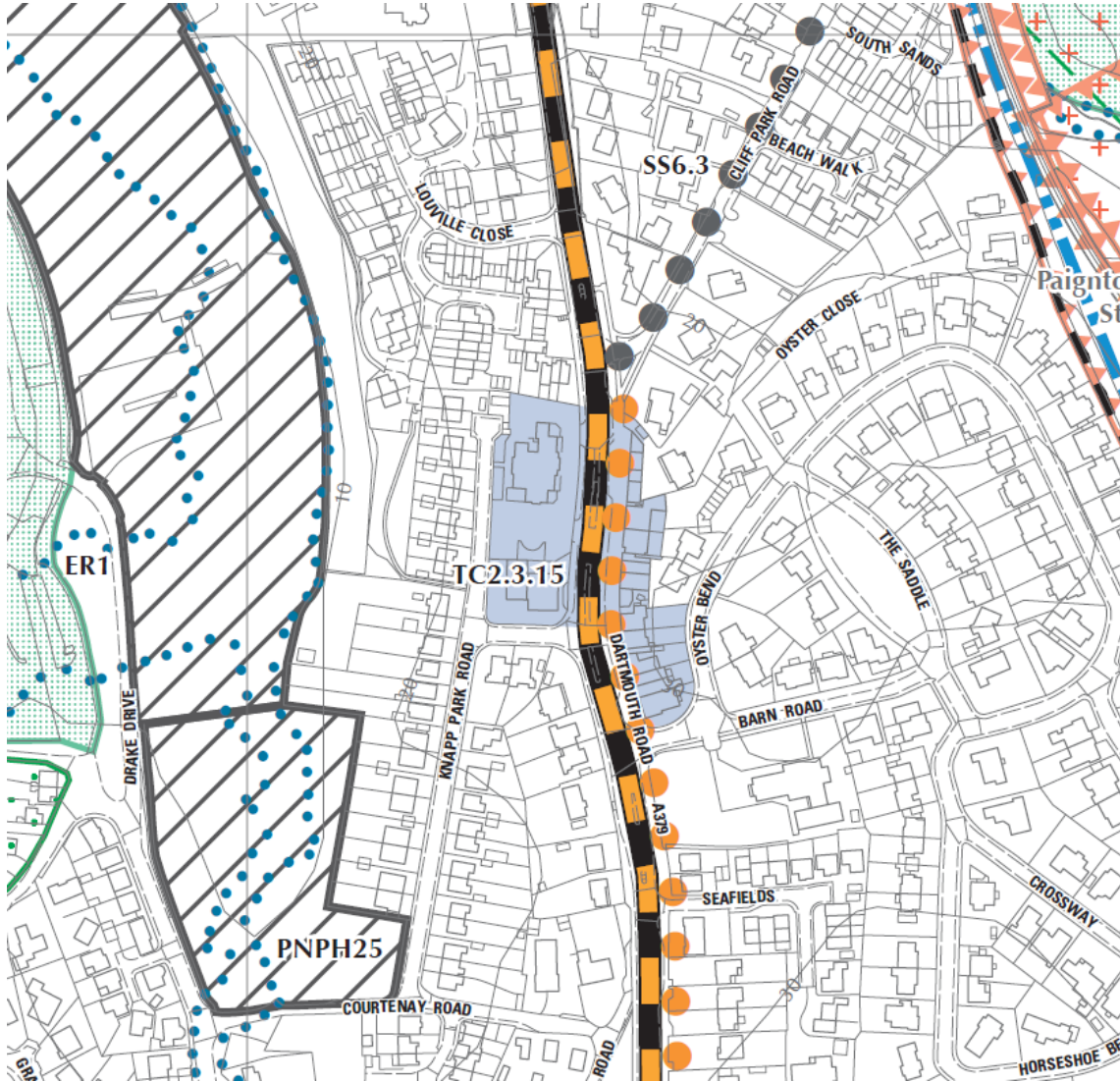


Fig 5.3 Extract from Torbay Local Plan proposals map showing extent of Cherrybrook Square Local Centre

- 5.19 There are currently no vacant units or development plots in the Centre that meet the size requirements.
- 5.20 There are no potentially suitable or available edge-of-centre opportunities for accommodating a public house.

White Rock Local Centre (Proposed)

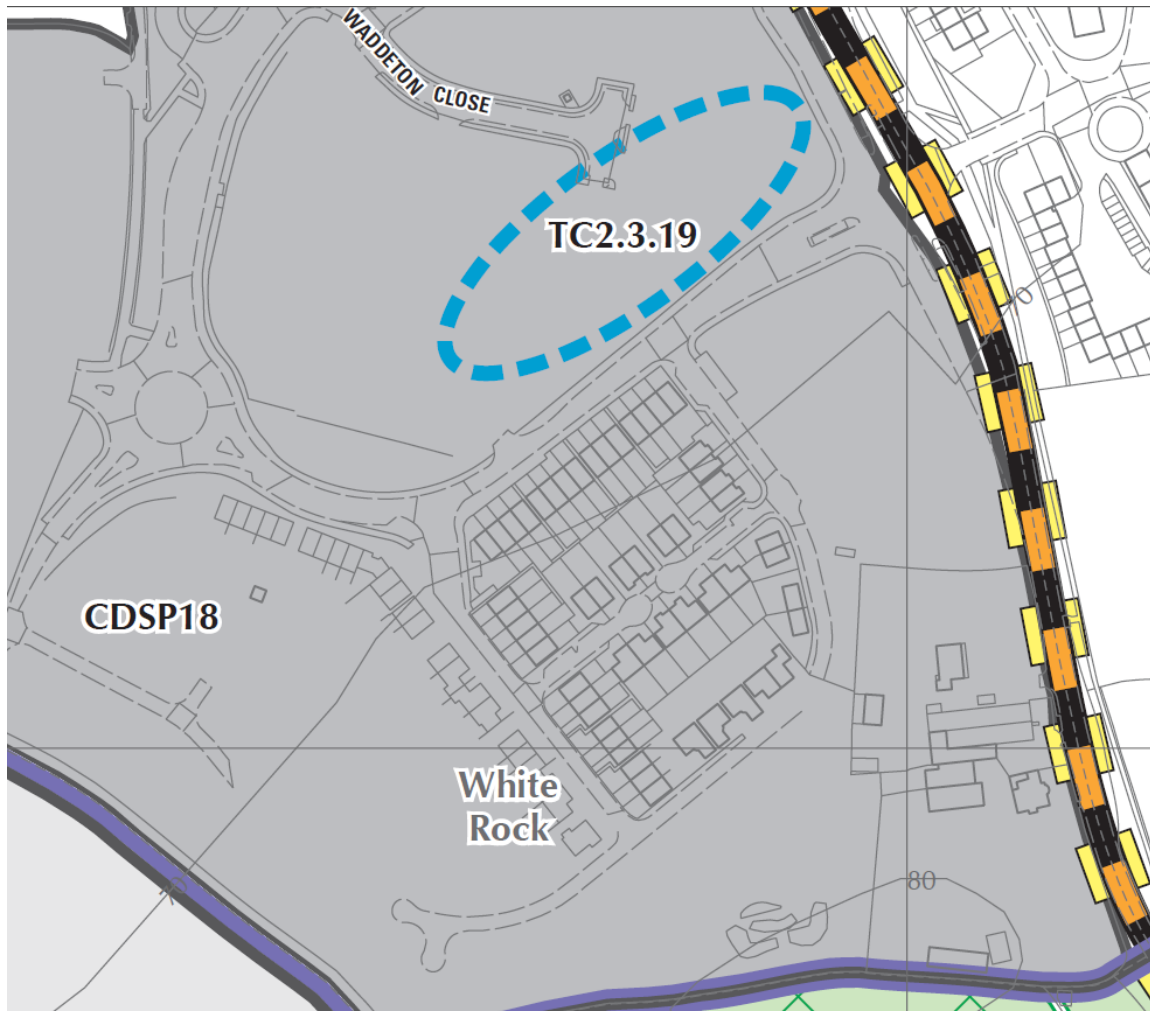


Fig 5.4 Extract from Torbay Local Plan proposals map showing indicative extent of proposed White Rock Local Centre

- 5.21 Outline planning permission has been granted for a new Local Centre at White Rock in the location shown indicatively at Fig 5.4 above. The site has been cleared of previous development and is essentially ready for development of the centre. Recently, Lidl has confirmed interest in the Local Centre and it is currently pursuing permission for the development of a foodstore (2,206sqm gross). On the basis that the principle of a foodstore has been established at this location, albeit smaller, it is considered that there is a good prospect that the Lidl development will go ahead and ultimately act as the anchor for the new Local Centre.
- 5.22 As the extent of the Local Centre is not defined, it is assumed that vacant land adjoining the Lidl site (to the southwest, fronting Waddeton Road and White Rock Way – land to the left of the indicative ‘blue oval’ shown in Fig 5.4 above and as shown on the photograph at Paragraph 4.1 above) could be utilised for retail or ‘main town centre’ uses subject to it being appropriate to the role, function and scale of a Local Centre. This could potentially include a public house along the lines proposed, given that the vacant land is large enough to accommodate the identified requirement. For the purposes of this assessment, it is assumed that this land parcel is available.

- 5.23 In terms of the suitability of this site, it is physically capable (size, shape, topography) of meeting the requirement. However, being located behind the planned Lidl foodstore, the site does not benefit from visual prominence from the main highway network (Brixham Road), particularly in comparison to the nearby Premier Inn/Beefeater. The lack of prominence and proximity of a directly competing restaurant with greater prominence is likely to render the site unattractive to a prospective public house operator.
- 5.24 More generally, given the proximity of the Beefeater, it is questionable whether the development of a public house of the type envisaged will be of benefit to the functioning and diversity of the emerging Local Centre given a resulting duplication of offer. Other retail and community uses are likely to be preferential in terms of creating a bona fide Local Centre best serving the local resident and business communities.
- 5.25 Overall, whilst land is potentially available at White Rock Local Centre, its suitability in terms of its commercial attractiveness for the intended use is questionable. The available land is unlikely to be considered preferential to the subject Site by a public house operator.

Summary

- 5.26 The sequential assessment has demonstrated that there are no alternative sites in or adjoining established centres that are available and suitable for the proposed development, even with due flexibility applied. As such, the proposed public house is compliant with paragraph 24 of the NPPF and TLP Policy TC3.

6. TRADING ASSESSMENT

Introduction

- 6.1 The proposed public house will facilitate the delivery of the masterplan concept for the Site, providing a community facility for the wider residential development that will promote its attractiveness, cohesion and identity.
- 6.2 It will create full-time and part-time jobs and, significantly, jobs in the retail/leisure sector that (by definition) typically attract local people.
- 6.3 Notwithstanding the above and the associated benefits, in this section we turn to consider the impact of the proposed development on existing centres. Our analysis has regard to the impact tests set out in paragraph 26 of the NPPF, namely:
- The impact of the proposal on existing, committed and planned public and private investment; and
 - The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area.

Scope of Assessment

- 6.4 Our assessment of impact is based on qualitative analysis.
- 6.5 The PPG requires that the impact test should be undertaken in a proportionate and locally appropriate way. With this in mind, and in order to assess in qualitative terms the potential impact of the proposed development on existing centres, it is relevant to consider:
- a) The likely market for the proposed new facilities (i.e. who would be attracted to such facilities; where would trade be drawn from) and how this would differ from that which is secured by existing centres; and
 - b) The scale and function of existing centres nearest to the application site relative to the scale and nature of the proposed development – the guiding principle being impact should be assessed on a like-for-like basis and in relation to existing centres where direct competition is likely to arise.

As the PPG sets out, a balanced judgement of impact is necessary in the light of local circumstances.

Trading Assessment

- 6.6 Users of the proposed public house (and their expenditure) are likely to be defused and comprise:
- the new resident population (and associated visitors such as family and friends). A good proportion of this trade will represent new expenditure not previously available to support established local facilities;
 - established residents and workers in the local community, particularly those located close to the Site for which the new public house will become their most accessible and convenient option, along with those that are particularly attracted to the character/type of public house established (eg. because it is child-friendly). This will represent trade potentially drawn from established facilities in the local area;
 - pass-by trade. This is an important source of revenue for public houses of the type envisaged and it would derive from a dispersed area. This would include residents living beyond the local area and

business-related expenditure, and would largely represent trade that would otherwise be directed to other facilities along this main route; and

- seasonal trade from holidaymakers, albeit noting that the Site is some distance from the main seaside areas and concentrations of holiday accommodation where there are more accessible eating and drinking establishments, meaning that this is unlikely to be a key facet of the trading profile.

Given the above, only a proportion of the turnover of the proposed public house would be expenditure that would otherwise be directed to established local facilities. In common with such roadside facilities, it will draw a significant proportion of its trade from beyond its immediate catchment area.

- 6.7 The proposed public house will have a core catchment area that will be limited to some extent by surrounding centres containing eating and drinking establishments and other stand-alone facilities of a similar nature. In particular, Paignton Town Centre to the northeast and Brixham Town Centre to the southeast will curtail the extent of the proposal's core catchment given the range and choice of facilities, their general attractiveness as coastal destinations, and the opportunity to undertake other activities whilst in these town centres.
- 6.8 Having regard to the nature and distribution of food and drink establishments in the area, the proposed public house can be expected to capture trade that would otherwise go to existing facilities, in addition to soaking up new expenditure deriving from the new residents of Inglewood. As a matter of general principle, and with varying degrees of overlap, like tends to compete with like in competition. On this basis, it is reasonable to expect that the proposed public house will mainly compete with facilities of a similar character and offer in its core catchment area (ie. a value, family and food-orientated offer). Examples would include the Beefeater restaurant at White Rock and the Waterside Inn at Goodrington.
- 6.9 The impact test is concerned with the effects on defined centres only and not with the effects on facilities located out-of-centre. In this regard, the potential impact on the identified Local Centres in the neighbouring urban area forms the basis of this assessment. These centres are considered in turn below.
- 6.10 Whilst the proposal can be expected to draw some trade from Paignton Town Centre and Brixham Town Centre, it is considered that the effects on the overall health of these centres will be negligible given that trade diversion would be small in the context of the overall offer of these centres and dispersed in nature.

Cherrybrook Square Local Centre

- 6.11 This Local Centre does not contain a public house or restaurant. As such, there is no competition and no potential for there to be a direct or indirect material impact on the vitality and viability of the Centre through trade diversion.
- 6.12 We are not aware of any existing, committed or planned public and private investment in the Centre that could potentially be affected by the establishment of a public house at the Site.

Churston Broadway Local Centre

- 6.13 The Local Centre contains a popular specialist fish and chip restaurant/take-away. Whilst the restaurant is licensed, its character and specialist offer is markedly different from the type of public house that is likely occupy the proposed development. As such, there is unlikely to be any significant and materially harmful diversion of trade. There is no duplication of function with the other established businesses in the Local Centre. Therefore, the proposed development is highly unlikely to materially affect the overall vitality and viability of this Local Centre.
- 6.14 We are not aware of any existing, committed or planned public and private investment in the Centre that could potentially be affected by the establishment of a public house at the Site.

Three Beaches Local Centre

- 6.15 This Centre has an important budget food and beverage offer comprising a public house (grill house), café, and range of take-aways. This is likely to be a reflection of the Centre's proximity to Goodrington Beach and holiday parks, thus benefitting greatly from seasonal holiday trade.
- 6.16 Given that the Site is some distance from this Centre (1.5km), away from the coastal 'strip', it is unlikely that the proposed public house will draw materially significant trade from this Centre. In particular, holidaymakers (and local residents) are less likely to gravitate towards the Site (and western corridor generally) when a range of facilities are available towards the coast, including Three Beaches Local Centre, Goodrington Beach, and Paignton Town Centre further to the north (readily accessible via Dartmouth Road).
- 6.17 Having regard to the current composition of the Centre, it is considered that the only facility that would compete directly with the proposed development, in terms of function, is the Waterside Inn. Given the above, potential trade diversion is unlikely to be at a level that would bring into question the ongoing health of the Inn. Consequently, it is highly unlikely that there will be a material impact on the vitality and viability of the Centre as a whole.
- 6.18 We are not aware of any existing, committed or planned public and private investment in the Centre that could potentially be affected by the establishment of a public house at the Site.

White Rock Local Centre

- 6.19 This centre is yet to be established so the relevant consideration is whether the proposed development will potentially impact on existing, committed and planned public and private investment.
- 6.20 In the sequential assessment at Section 5, it was noted that Lidl is planning to establish a new foodstore that will naturally assume an anchor role for the new Local Centre. The proposed public house will undoubtedly have no influence on Lidl's decision to invest in this location.
- 6.21 By definition, the new White Rock Local Centre should contain a range of local small-scale shops and services acting as a focus for local needs, in addition to the planned Lidl foodstore. This could typically include a post office, news agent, or pharmacy. Again, the provision of a public house at Inglewood would have no material influence on investment decisions for this type of provision.
- 6.22 It was highlighted above that the balance of the Local Centre site (assuming that the Lidl foodstore comes forward) is unlikely to prove attractive to a public house operator on account of its lack of prominence, especially relative to the established Beefeater restaurant nearby. Whilst a public house would be a compatible use within a Local Centre, the likely absence of any demand in this location means that the proposed development shouldn't be investment that would otherwise potentially have been directed to the Local Centre.
- 6.23 Overall, it is concluded that the provision of a public house at Inglewood will not impact negatively on investment in the planned White Rock Local Centre.

Summary

- 6.24 The qualitative assessment undertaken above demonstrates that the proposed public house is unlikely to harmfully affect the ongoing vitality and viability of the examined centres in the local area. Furthermore, the proposal will not impact on existing, committed and planned public and private investment in these centres. As such, the proposed public house is compliant with paragraph 26 of the NPPF and TLP Policy TC3.

7. SUMMARY AND CONCLUSIONS

- 7.1 This Statement has provided details on the nature and likely trading characteristics of the proposed public house forming part of the Inglewood development.
- 7.2 The public house will provide a complementary on-site facility for the new community and it will also serve the established community in the local area. It is also reasonable to assume that the public house will draw wider pass by trade given its prominent location on the Brixham Road western corridor.
- 7.3 A review of established facilities identifies that Paignton Town Centre has the highest concentration of eating and drinking establishments in the area, reflecting its role as a main centre for the resident population and its important tourist/visitor function. Brixham Town Centre also has a wide range of eating and drinking establishments. The urban area south of the Paignton Town Centre (east of the Site) contains a modest range of establishments serving local communities and holiday parks, notably the concentration of budget outlets at Three Beaches Local Centre.
- 7.4 The choice of eating and drinking facilities within reasonable walking distance of the Site is very limited, with there only being the Beefeater restaurant at White Rock and Squire's fish and chip restaurant/take-away at Churston Broadway within 800m of the Site (around 10 minutes pedestrian travel time). In these circumstances, the provision of a public house within the Site will represent a sustainable and valuable resource for the new and established local community, improving consumer choice and opportunities for cohesion and integration. It is the type of community facility that the NPPF generally seeks to protect and encourage.
- 7.5 A sequential assessment has been undertaken in order to consider the potential availability and suitability of alternative sites in and adjoining established centres in the local area. It is demonstrated that there are no alternative sites with due flexibility applied. As such, the proposed public house is compliant with the sequential test set out in the NPPF and TLP Policy TC3.
- 7.6 The qualitative trading assessment undertaken demonstrates that the proposed public house is unlikely to harmfully affect the vitality and viability of the examined centres in the local area. Furthermore, the proposal will not impact on existing, committed and planned public and private investment in these centres. As such, the proposed public house is compliant with the impact test set out in the NPPF and TLP Policy TC3.
- 7.7 The proposed public house will generate employment, provide new residents with an accessible facility, promote social inclusion, and generally improve consumer choice in the local area. Overall, it is concluded that the proposed public house is consistent with policies and guidance that are supportive of appropriately-located shops and facilities serving new communities.

**APPENDIX A – PLAN SHOWING LOCATION OF NEARBY LOCAL
CENTRES**

Appendix A - Inglewood Public House Assessment
Plan showing location of nearby Local Centres

