

Future Planning

Subject: FW: Objection to proposal to designate Babbacombe as a Neighbourhood Centre

From: Gemma Mills [REDACTED]
Sent: 03 February 2026 07:30
To: Future Planning [REDACTED]
Subject: Objection to proposal to designate Babbacombe as a Neighbourhood Centre

You don't often get email from [REDACTED] [Learn why this is important](#)

To whom it may concern.

I object to the redesignation of Babbacombe as a Neighbourhood Centre owing to the fact that it holds more than neighbourhood significance and redesignation will adversely affect the future of the area.

Babbacombe, unlike neighbouring St Marychurch and Torquay Town centre is thriving and not plagued by empty units. This is due to the current attractiveness for retailers and it boasts a whole host of independent shops that serve far wider than just the local community.

Yarnology, Tessera, Lovells shops, Cloudberry are all prime examples of shops that are not just for top ups of conveniences - Yarnology attracts visitors regularly from as far as Exeter, Plymouth, and beyond and Ive only been open 2 months. Stitch nights welcome folk from just as far afield and the education provided by regular sell out workshops does the same.

Babbacombe Hotel receives multiple coach holidays every week with visitors from Wales and further afield - in the weeks Ive been here Ive been visited by many holiday makers who are losing their own yarn shops in their area.

In addition Yarnology's presence has a significant impact on the British Wool Industry as a centre for education- Yorkshire based Shepley yarns came to do a talk and Blacker Yarns based in the mill in Launceston have reached out for the same.

The businesses also have wider cultural and community significance, supporting wellbeing and charitable causes.

Furthermore please see the objections listed below which my own detailed points above support.

Babbacombe - Neighbourhood Centre

The St Marychurch Community Partnership Opposes the inclusion of Babbcombe as a neighbourhood centre. It would instead Support its inclusion as a local centre, based on the following:

1. Neighbourhood Centres ‘contain shops and facilities of purely neighbourhood significance’ as per the Local Plan.
2. Babbacombe comprises of many destination shops and restaurants which attract customers from across the town, beyond the local neighbourhood alone, these include:
 - o Tessera Hub (Craft Shop and Mosaic Studio)
 - o Lovell’s Chocolate Box
 - o Richards TV and Electrics
 - o Cloudberry Interiors
 - o Greenlight Mortgages
 - o Door to Floor Carpets
 - o Vegan Organic Skin Care Devon
 - o Torbay Display
 - o Labrows Bistro and Bar
 - o Himalaya
 - o Sven’s Grill
 - o Bengal Cottage
3. Neighbourhood Centres in the majority comprise of shops with less than 280 square metres, Babbacombe has several which fall beyond this threshold:
 - o Tesco, Babbacombe Road
 - o The Range, Babbacombe Road
 - o Cavendish Health Care and Mobility Centre
- 4) Babbacombe would therefore be more appropriately recognise as a Local Centre based on the diversity and size of shops already present.

With best wishes

Gemma Mills

Director

