

Policy CS29 – Criteria for Edge-of-Centre and Out-of-Centre Facilities

Policy CS29 - Criteria for Edge-of-Centre and Out-of-Centre Facilities

New floorspace for Use Classes A1, A2, A3, A4, A5, B1, C1, D1, D2 and other main town centre uses outside the centres listed in Policy CS25, including changes of use, extensions to existing floorspace and proposals to vary or remove conditions in respect of the range of goods sold and Use Class restrictions, will be permitted where it can be demonstrated that:

1. no alternative, suitable sites are available, first within, and then at the edge of a centre listed in Policy CS25; and
2. the site is easily accessible by a choice of means of transport and preference has been given to sites which are or will be well-connected to a town, district or local centre; and
3. the facilities would enhance and complement the range and quality of facilities provided in existing centres; and
4. an impact assessment submitted in accordance with Policy CS28 demonstrates that the new floorspace or variation of condition would not have a significant adverse effect on the vitality and viability of a centre listed in Policy CS25 or designated in the adopted Local Plan of an adjacent authority, or on any existing, committed or planned public or private investment within them; and
5. the proposal will enhance access to jobs and training for local residents, particularly within areas of greatest need; and
6. the proposal meets the requirements of Policy CS42.

Edge-of-centre proposals must be of a scale appropriate to the size of the centre and its role in the hierarchy identified in Policy CS25 and must demonstrate how the proposal will be connected to the centre, encourage linked trips and enhance the vitality and viability of the centre.

Where appropriate, planning conditions will be used to control the type, mix and quantum of gross and net retail floorspace; the range of goods sold; size of units; and number of operators per unit; to ensure that the impact on existing centres is minimised.

- 21.30 The Council's preference is for new floorspace to first be directed to existing centres in line with the hierarchy identified under Policy CS25 and then, if a need is identified, to have regard to the need for regeneration, considerations of scale and impact on existing centres and support for the objectives of the Birkenhead Integrated Regeneration Study.