

**Policy CS28 – Town and Local Centre Impact Assessments**

This policy sets out locally-set floorspace thresholds for requiring impact assessments for new retail, office and leisure developments, in edge-of-centre or out-of-centre locations.

SA Objective	Assessment of effects - Nature of the predicted sustainability effect (positive/negative, short/ medium/ long-term, scale, temporary/ permanent)		Evidence and reference (where available)	Mitigation/ enhancement measures
1 Balanced Population	0	No significant effect.		None required
2 Multiple Deprivation	+	Positive, medium to long-term, permanent effect. Safeguarding the vitality and viability of existing centres should have positive impacts by supporting improvements in services and facilities in centres that are generally accessible to all by public transport.	Index of Multiple Deprivation.	None required
3 Accessibility of Jobs and Services	+	Positive, medium to long-term, permanent effect. The policy seeks to safeguard the vitality and viability of existing centres, which should have a positive impact as jobs and services in centres that are generally accessible to all by public transport.	Percentage of residential households within the most accessible areas.	None required
4 Housing Need and Market Renewal	+	Positive, medium to long-term, permanent effect. The policy seeks to safeguard the vitality and viability of existing centres, which should have a supportive impact in areas requiring market renewal.	Average house prices by area.	None required

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5 Healthy Communities	0	No significant effect.		None required
6 Economic Performance	+	Positive, medium to long-term, permanent effect. Safeguarding the vitality and viability of existing centres should have a positive impact on economic activity through increased footfall and retail spend.	GVA per head. GVA as a percentage of national performance. Economic activity rates. Town centre surveys. Town Centre Action Plans.	None required
7 Employment Growth	+	Positive, medium to long-term, permanent effect. Safeguarding the vitality and viability of existing centres should have a positive impact on employment opportunities within existing centres.	Employment Land and Premises Study. Employment by sector. Births and deaths of enterprises. Analysis of business enquiries. Annual Monitoring Report.	None required
8 Worklessness and Income Deprivation	+	Positive, medium to long-term, permanent effect. Safeguarding the vitality and viability of existing centres should have a positive impact on employment opportunities within existing centres.	Benefit claimant data. Jobseekers allowance claimants by age and duration.	None required.

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9 Vitality of Town Centres	++	Strongly positive, medium to long-term, permanent effect. The policy is intended to safeguard the vitality and viability of existing centres by requiring impact assessments to be prepared above a certain threshold.	Town Centres, Retail and Commercial Leisure Study. Wirral Retail Study Update. Wirral Town District and Local Centres Study and Delivery Framework. Centre health checks. Vacancy rates. Retail rents. Centre surveys. Town Centre Action Plans	None required
10 High Quality Tourism	0	No significant effect		None required
11 Biodiversity and Natural Habitats	0	No significant effect.		None required
12 Pollution	0	No significant effect.		None required
13 Local Heritage	0	No significant effect.		None required
14 Separation of Uses	0	No significant effect.		None required
15 Traffic Intrusion	0	No significant effect.		None required
16 Previously Developed Urban Land	0	No significant effect.		None required
17 Non-Renewable Energy	0	No significant effect.		None required
18 Sustainable Drainage & Water Conservation	0	No significant effect.		None required
19 Waste and Recycling	0	No significant effect.		None required.
20 Flooding and Hazards	0	No significant effect.		None required

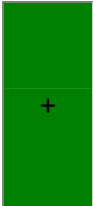
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21 Local Distinctiveness	Positive, medium to long-term, permanent effect. Safeguarding the vitality and viability of existing centres should have a positive impact on retaining existing locally distinctive centres.	Wirral Town District and Local Centres Study and Delivery Framework. Town centre surveys. Town Centre Action Plans. Resident satisfaction surveys.	None required.
22 General Attractiveness	Positive, medium to long-term, permanent effect. Safeguarding the vitality and viability of existing centres should have a positive impact on the general attractiveness of the area.	Wirral Town District and Local Centres Study and Delivery Framework. Town centre surveys. Town Centre Action Plans. Resident satisfaction surveys.	None required
23 Culture, Sport and Leisure	0	No significant effect.	None required
24 Sustainable Travel Choices	Positive, medium to long-term, permanent effect. Safeguarding the vitality and viability of accessible centres should have a positive impact on supporting and retaining sustainable travel choices.	Number and percentage of new housing, commercial, retail/office/leisure developments located within the most accessible areas. Journey to work by location, mode and distance. Workplace travel plans and monitoring.	None required

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25 Crime Prevention	 Positive, medium to long-term, permanent effect. Safeguarding the vitality and viability of existing centres should have a positive impact on minimising crime within existing centres.	Crime rates per 1,000 population. Number of notifiable offences. Town centre surveys. Town Centre Action Plans	None required

**Summary**

**Social Inclusion** - Overall positive, medium to long-term permanent effect. Safeguarding the vitality and viability of existing centres should have positive impacts on multiple deprivation, the accessibility of jobs and services and market renewal.

**Sustainable Consumption and Production** - Overall positive, medium to long-term permanent effect. Safeguarding the vitality and viability of existing centres should have a positive impact on economic performance, employment growth and worklessness and a strongly positive effect on the vitality of existing centres, which is the principal objective of the policy.

**Environmental Protection and Enhancement** - No significant impacts identified under this objective.

**Natural Resources** - No significant impacts identified under this objective.

**Quality of Life** - Overall positive, medium to long-term permanent effect. Safeguarding the vitality and viability of existing centres should have a positive impact on preserving locally distinctive centres, the general attractiveness of the area, sustainable travel choices and crime prevention within existing centres.

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**Proposed mitigation/ enhancement**

**Social Inclusion** - No mitigation/ enhancement measures identified.

**Sustainable Consumption and Production** - No mitigation/ enhancement measures identified.

**Environmental Protection and Enhancement** - No mitigation/ enhancement measures identified.

**Natural Resources** - No mitigation/ enhancement measures identified.

**Quality of Life** - No mitigation/ enhancement measures identified.