

Policy CS28 – Retail Impact Assessments

Summary of Comments Received	Recommended Response
<p>The thresholds for requiring retail assessments for out of centre developments are overly restrictive and not based on a robust and up-to-date evidence base. The default position of 2,500 square metres set out in NPPF paragraph 26 should be adopted.</p>	<p>Partly accepted. The National Planning Policy Framework states that "local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m)" The Council is therefore permitted to establish a locally set threshold. The Council's Retail Update 2012 confirms no capacity for additional convenience or comparison floorspace during the plan period. New retail development under the national default threshold could therefore have a significant impact on designated centres. It is therefore recommended that Policy CS28 is re-named "Policy CS28 – <u>Town and Local Centre Impact Assessments</u>"; that the first paragraph of Policy CS28 is amended to read: "<u>Applications for new retail, office and leisure development, including new buildings, alterations, extensions and changes of use or to vary or remove conditions in respect of the range of goods sold or service provided, in edge or out-of-centre locations within a likely catchment area that includes a centre identified in Policy CS25, will be required to submit an impact assessment where the following floorspace thresholds are exceeded:</u>"; that the thresholds are amended to read: "<u>Birkenhead: 2,500 square metres (gross); Liscard: 1,500 square metres (gross); Heswall, Moreton and West Kirby: 1,000 square metres (gross); Bromborough Village and Woodchurch Road (Prenton): 1,000 square metres (gross); Hoylake: 500 square metres (gross); and Local Centres: 500 square metres (gross)</u>"; and that consequential explanatory changes are made to the associated supporting text at paragraph 21.23 and at paragraphs 21.23A to 21.23C, to replace paragraphs 21.24, 21.25 and 21.26.</p>
<p>Welcome the requirement for retail impact assessments for edge-of-centre developments and out-of-centre developments above the specified thresholds which will also protect existing centres outside the Borough.</p>	<p>No change is required but it is recommended that revised Policy CS28 – <u>Town and Local Centre Impact Assessments</u>, is amended to read: "<u>The floorspace thresholds identified in the adopted Local Plan of an adjoining authority will be applied to proposals likely to fall within the catchment of a centre in an adjoining authority</u>"; and that a new paragraph is inserted in the supporting text to read: "<u>The requirement to complete an impact assessment will also apply to centres in an adjoining Local Planning Authority. The national default threshold will be held to apply unless a locally set floorspace threshold has been identified in the adopted Local Plan of the adjoining authority.</u>"</p>

