

<b>Policy CS29 - Criteria for Edge-of-Centre and Out-of-Centre Facilities</b>			
The policy sets out criteria for assessing proposals for new commercial floorspace in out-of-centre and edge of centre locations			
<b>SA Objective</b>	<b>Assessment of effects - Nature of the predicted sustainability effect (positive/negative, short/ medium/ long-term, scale, temporary/ permanent)</b>	<b>Evidence and reference (where available)</b>	<b>Mitigation/ enhancement measures</b>
1 Balanced Population	+	Positive, long-term, permanent effect. New development will provide jobs, services and facilities that are likely to attract and retain the working age population, subject to the impact on existing centres.	Population change, structure and forecasts. Migration rates.
2 Multiple Deprivation	I	Uncertain effect depending on how the policy is implemented and the location of new development. Both safeguarding the vitality and viability of existing centres and new development could have positive impacts in terms of the provision of better services and facilities, and accessible job opportunities. Positive effects could also be supported by ensuring that jobs are available to people in greatest need.	Index of Multiple Deprivation.
3 Accessibility of Jobs and Services	+	Positive, long-term, permanent effect. While existing centres are generally more accessible than other areas of the Borough, a	Percentage of residential households within the most accessible areas.
			Policy will need to be applied alongside Policy CS40 (Transport Requirements)

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		positive effect is recorded because the policy should only support development that will be easily accessible by a choice of means of transport.		
4 Housing Need and Market Renewal	I	Uncertain effect depending on how the policy is implemented. Both safeguarding the vitality and viability of existing centres and new development could have positive impacts on market renewal but any positive outcomes are likely to depend on the design and location of any new development.	Average house prices by area.	Policy will need to be applied alongside Policy CS42 (Development Management)
5 Healthy Communities	I	Uncertain impact depending on how the policy is implemented. New facilities can improve public health and wellbeing but out-of-centre development could also lead to indirect effects from increased emissions, noise and disturbance in new areas outside existing centres.	Percentage of residential households with easy access to health facilities. Reported NHS health indicators	Policy will need to be applied alongside Policy CS42 (Development Management)

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6 Economic Performance	<p style="text-align: center;">+</p> <p>Positive, long-term, permanent effect. New retail and commercial development can result in increased spending and economic activity but can displace investment from existing locations. Positive effect is recorded because policy will only support development subject to a positive impact assessment.</p>	<p>GVA per head. GVA as percentage of national performance. Economic activity rates.</p>	<p>Policy will need to be applied alongside Policy CS28 (Impact Assessments)</p>
7 Employment Growth	<p style="text-align: center;">+</p> <p>Positive, long-term, permanent effect. New facilities can result in increased employment, assist business creation and support business growth but can displace employment from existing locations. Positive effect is recorded because policy will only support development subject to a positive impact assessment.</p>	<p>Employment Land and Premises Study. Employment by sector. Births and deaths of enterprises. Analysis of business enquiries. Annual Monitoring Report.</p>	<p>Policy will need to be applied alongside Policy CS28 (Impact Assessments)</p>
8 Worklessness and Income Deprivation	<p style="text-align: center;">+</p> <p>Positive, medium to long-term, permanent effect. New facilities are likely to create new jobs but the impact on unemployment and income deprivation is likely to</p>	<p>Benefit claimant data. Jobseekers allowance claimants by age and duration.</p>	<p>Policy will need to be applied alongside Policy CS40 (Transport Requirements)</p>

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		depend on the accessibility of any new job opportunities. Positive effect is recorded because policy only supports development that will be easily accessible by a choice of means of transport.		
9 Vitality of Town Centres	+	Positive, medium to long-term, permanent effect, as policy should only support development that will have no adverse effect on the vitality and viability of existing centres.	Town Centres, Retail and Commercial Leisure Study. Centre health checks. Vacancy rates. Retail rents. Centre surveys.	Policy will need to be applied alongside Policy CS28 (Impact Assessments)
10 High Quality Tourism	0	No significant effect		None required
11 Biodiversity and Natural Habitats	I	Uncertain effect depending on how the policy is implemented and where development is located. Positive outcomes are likely to depend on the extent to which green infrastructure with biodiversity benefits can be secured on any particular site.	Biodiversity Action Plan. Biodiversity Audit.	Policy will need to be applied alongside Policies CS30 (Green Infrastructure) CS33 (Biodiversity) and CS42 (Development Management)

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12 Pollution	<p>I</p> <p>Uncertain effect depending on how the policy is implemented and where development is located. Positive effects are likely to depend on the extent to which any emissions to air or water and noise and disturbance can be controlled or mitigated on any particular site.</p>		<p>Policy will need to be applied alongside Policies CS36 (Pollution and Risk) and CS42 (Development Management)</p>
13 Local Heritage	<p>I</p> <p>Uncertain effect depending on how the policy is implemented and where development is located. Positive outcomes are likely to depend on the effective mitigation of heritage impacts on any particular site.</p>		<p>Policy will need to be applied alongside Policy CS42 (Development Management)</p>
14 Separation of Uses	<p>I</p> <p>Uncertain effect depending on how the policy is implemented and where development is located. Positive outcomes are likely to depend on the extent to which amenity issues can be overcome on any particular site.</p>		<p>Policy will need to be applied alongside Policy CS42 (Development Management)</p>

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15 Traffic Intrusion	I	Uncertain effect depending on how the policy is implemented and where development is located. Development outside existing centres could re-distribute impacts across a wider area. Positive outcomes are likely to depend on the extent to which any traffic issues can be mitigated on any particular site.	Number of persons/children killed or seriously injured in road accidents. Transport Impact Assessments	Policy will need to be applied alongside Policies CS40 (Transport Requirements) and CS42 (Development Management)
16 Previously Developed Urban Land	I	Uncertain effect depending on how the policy is implemented and where development is located. Positive effects would depend on the types of sites that were available for development.	Proportion of new commercial development on previously developed land.	Policy will need to be applied alongside Policy CS42 (Development Management)
17 Non-Renewable Energy	+	Positive, long-term, permanent effect. Although additional out-of-centre development could lead to increased energy use, new zero carbon development could reduce the proportion of non-renewable energy consumed over the plan period.		Policy will need to be applied alongside Policies CS42 (Development Management) and CS43 (Design, Heritage and Amenity)

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18 Sustainable Drainage & Water Conservation	I	Uncertain effect depending on how the policy is implemented. Although new development outside existing centres could have negative implications for water consumption and run-off from car parks and roof areas, they may also enhance the opportunity to secure more sustainable approaches, in line with other plan policies.	Proportion of development incorporating sustainable drainage systems.	Policy will need to be applied alongside Policy CS35 (Drainage Management)
19 Waste and Recycling	I	Uncertain effect depending on how the policy is implemented. Retail and commercial activities can generate significant levels of waste packing and packaging material but will be subject to policies which seek to maximise waste reduction and recycling.	Annual volume and proportion of waste sent to landfill, recycled and composted.	Policy will need to be applied alongside Policies CS39 (Waste Management) and CS42 (Development Management) and Waste Local Plan Policies WM8 (Waste Prevention and Resource Management) and WM9 (Waste Management Design and Layout)
20 Flooding and Hazards	I	Uncertain effect depending on how the policy is implemented. The effect will depend on the location and form of new development assessed under other policies in the plan. The direct impact on	Wirral Strategic Flood Risk Assessment Environment Agency Flood Maps, Site specific Flood Risk Assessments	Policy will be applied alongside Policies CS34 (Flood Risk and Coast Protection) and CS42 (Development Management)

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		flooding and other natural hazards will be addressed through other policies in the plan.	
21 Local Distinctiveness	I	Uncertain effect depending on how the policy is implemented and where development is located. Commercial development can often result in standardised approaches but design and features that form part of a locally distinctive character can be considered under other plan policies.	Policy will need to be applied alongside Policies CS42 (Development Management) and CS43 (Design, Heritage and Amenity)
22 General Attractiveness	I	Uncertain effect depending on how the policy is implemented. The provision of new facilities can add to the attractiveness of an area but could create the opposite effect outside existing centres, subject to design and impact.	Policy will need to be applied alongside Policy CS42 (Development Management)
23 Culture, Sport and Leisure	+	Positive, long-term, permanent effect. Policy could lead to provision of additional sports and leisure facilities.	None required

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24 Sustainable Travel Choices	I	Uncertain effect depending on how the policy is implemented and where development is located. Although policy provides for a choice of means of transport, development outside existing centres can often be more difficult to access sustainably.	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.	Policy will need to be applied alongside Policies CS40 (Transport Requirements) and CS42 (Development Management)
25 Crime Prevention	+	Positive, long-term, permanent effect. Design to prevent crime will be directly addressed through other plan policies.	Crime rates per 1,000 population. Number of notifiable offences.	Policy will be applied alongside Policy CS43 (Design, Heritage and Amenity)

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**Summary**

**Social Inclusion** - Uncertain effects on multiple deprivation, housing needs and market renewal and healthy communities, depending on the location any new development and the ability to negotiate jobs and training for residents in greatest need.

**Sustainable Consumption and Production** - Positive, medium to long-term, permanent effect on all objectives

**Environmental Protection and Enhancement** - Uncertain effects on all objectives, depending on the location of any new development and the extent to which any negative impacts can be mitigated on any particular site.

**Natural Resources** - Overall uncertain effects, with only positive, long-term, permanent effects on renewable energy, depending on the availability of land for development and the effectiveness of measures to support sustainable drainage management, waste reduction and recycling and control flood risk.

**Quality of Life** - Uncertain effects on local distinctiveness, general attractiveness and sustainable travel choices, depending on the location of any new development and the effectiveness of controls over design and impact.

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**Proposed mitigation/ enhancement**

**Social Inclusion** - Policy will need to be applied alongside Policies CS28 (Impact Assessments), CS40 (Transport Requirements), CS42 (Development Management) and CS45 (Developer Contributions).

**Sustainable Consumption and Production** - Policy will need to be applied alongside Policies CS28 (Impact Assessments) and CS40 (Transport Requirements).

**Environmental Protection and Enhancement** - Policy will need to be applied alongside Policies CS30 (Green Infrastructure), CS33 (Biodiversity and Geodiversity), CS36 (Pollution and Risk), CS40 (Transport Requirements) and CS42 (Development Management).

**Natural Resources** - Policy will need to be applied alongside Policies CS34 (Flood Risk and Coast Protection), CS35 (Drainage Management), CS39 (Waste Management), CS42 (Development Management) and CS43 (Design, Heritage and Amenity).

**Quality of Life** - Policy will need to be applied alongside Policies CS40 (Transport Requirements), CS42 (Development Management) and CS43 (Design, Heritage and Amenity).