

Person ID	ID	Question 6.7 - Do you agree with our Preferred Approach to meet retail demands in Wirral for everyone in our community?	Question 6.7a - How would you change the Preferred Approach, where and why?	Question 6.7b - Would you suggest an alternative approach?	Question 6.7c - What is your alternative approach?	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1242966	LPIO-17821		I agree with the use of locally set thresholds for retail impact assessments. however I think you need to look harder at your evidence base in respect of the retail hierarchy, Birkenhead does not perform as a sub- regional centre. Most residents in Wirral shop in the local or District Centres or the numerous out of centre shopping areas and would the choose to go to Liverpool or Chester for comparison goods. a policy needs to be developed to strengthening the control of the out of centre retail areas. furthermore the core of these shopping areas need to be defined, there is too much retail space and the centres need to be diversified outside the cores, including the change of use to residential development .								
1245502	LPIO-17897		Retail use can be a saturation that people don't want or like. It could be moderated								
1247541	LPIO-17998		Retail use can be a saturation that people don't want or like. It could be moderated								
1238043	LPIO-1810	no	The retail scene is in a period of rapid change. A very flexible approach needs to be adopted in the local plan. Alertness to new forms of retail and encouragement of new ideas must be key.								
1247539	LPIO-18104		Retail use can be a saturation that people don't want or like. It could be moderated								
1247996	LPIO-18270		Retail use can be a saturation that people don't want or like. It could be moderated								
1237857	LPIO-18307		Retail use can be a saturation that people don't want or like. It could be moderated.								
1245060	LPIO-1878		Retail use can be a saturation that people don't want or like. It could be moderated.								
1246851	LPIO-21187		Retail use can be a saturation that people don't want or like. It could be moderated								
1246918	LPIO-21373		Retail use can be a saturation that people don't want or like. It could be moderated								
1246924	LPIO-21374		Retail use can be a saturation that people don't want or like. It could be moderated								
1246928	LPIO-21375		Retail use can be a saturation that people don't want or like. It could be moderated								
1246920	LPIO-21587		Retail use can be a saturation that people don't want or like. It could be moderated								
1246926	LPIO-21588		Retail use can be a saturation that people don't want or like. It could be moderated								
1245112	LPIO-2171	yes									
1242519	LPIO-2259	no	Retail use could be moderated.								
1245146	LPIO-2351	yes									
1248389 (Highways England)	LPIO-23749		The Wirral Retail and Town Centres Study 2019 prepared by WYG Consultants provides an up to date objective assessment of the retail and leisure needs in the Borough. Highways England would envisage that the retail elements are most likely to lead to more localised trips and it is not envisaged that this type of development will have a major impact on the SRN. However, as development emerges further details of the accessibility should consider the target audience and any movements to / from the SRN would need to be considered at this point.								
1242185	LPIO-23931		We are concerned that the Council's Local Plan policies should revitalise Birkenhead Town Centre and accordingly have a proper regard to the sequential test for planning retail policy and retail allocations as set out in Section 7 of the NPPF. This also relates to the issue of settlement definitions and groupings and the way settlements have been classified into 'Townships' under Q2.5. PP1 Borough Spatial Portrait 2020 more correctly refers to Irby, Thingwall, Pensby, Heswall and Gayton as dormitory settlements, which is more accurate as they have characteristics of small villages with limited community facilities. The Issues and Options Local Plan treats several neighbouring towns as a single large settlement, without offering a rationale or justification, in the evidence base. A legal opinion sought by us supports this view.			https://wirral-consult.objective.co.uk/file/5659121	https://wirral-consult.objective.co.uk/file/5684263	https://wirral-consult.objective.co.uk/file/5657006			
1248542	LPIO-24398		It is not clear what the preferred approach for meeting retail demands is. The preferred approach section on page 141 discusses promotion of vitality and viability rather than meeting retail demands. There should be a strong and comprehensive assessment of the 'need' for retail and leisure uses to support the allocation of sites in the Local Plan. Whilst a Retail and Centres Study 2019 has been prepared, it does not sufficiently examine identified capacity versus vacant floorspace, nor does it reach a final conclusion on whether nor not sites should be allocated to meet resident's needs or if their needs are already being sufficiently met. There are statements made about the market share of Birkenhead versus other centres but there is no commentary on whether or not those market share levels are appropriate.			https://wirral-consult.objective.co.uk/file/5684894					

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1248569 (Sefton Council)	LPIO-24534		It is noted that Wirral proposes to support its existing retail centres, encouraging flexible uses in addition to retail uses to maximise the vitality and viability of defined centres, and seeking to transform of Birkenhead Town Centre. Sites will be identified within existing town centres to meet the defined need over the first ten years of the Plan period, and no major out-of-centre retail allocations are proposed. This approach is supported by Sefton, whilst recognising that the retail connections between Wirral and Sefton are very limited.								
1242697	LPIO-24703		The "hierarchy" set out in Table 6.3 appears a false construct which serves planners only. Many residents will view themselves in a village (Hoylake, Greasby etc) or a larger village centre/ small town such as West Kirby. The Council's long policy looks like the dead hand of planning but all is needed is a light touch to retain small outlets and deter large ones and anti-social ones such as bars and clubs.			https://wirral-consult.objective.co.uk/file/5659118	https://wirral-consult.objective.co.uk/file/5659119	https://wirral-consult.objective.co.uk/file/5659120	https://wirral-consult.objective.co.uk/file/5659121		
1248524	LPIO-24916		We are concerned that the Council should have proper regard to the sequential test for planning retail policy and retail allocations.			https://wirral-consult.objective.co.uk/file/5684261					
1248956	LPIO-25407		Agree with the Council's preferred approach to ensure that the vitality and viability of town centres within the Borough is maintained and enhanced. Agree that locally set thresholds for retail impact assessments, based on the findings of the 2019 Wirral Retail and Centres Study (ref: EE3.1), may be appropriate within the Local Plan. However, we retain the right to comment on the particular threshold proposals once the Draft Local Plan is consulted upon.			https://wirral-consult.objective.co.uk/file/5677474	https://wirral-consult.objective.co.uk/file/5684859				
1249015	LPIO-25597		Agree with the Council's preferred approach to ensure that the vitality and viability of town centres within the Borough is maintained and enhanced. Agree that locally set thresholds for retail impact assessments, based on the findings of the 2019 Wirral Retail and Centres Study (ref: EE3.1), may be appropriate within the Local Plan. However, we retain the right to comment on the particular threshold proposals once the Draft Local Plan is consulted upon.			https://wirral-consult.objective.co.uk/file/5684897					
1242950	LPIO-2562	yes	We agree that the Preferred Approach needs to adopt a flexible approach to the range of uses within town centres.								
1246458	LPIO-25782		Retail use can be a saturation that people don't want or like. It could be moderated								
1246459	LPIO-25783		Retail use can be a saturation that people don't want or like. It could be moderated								
1249100	LPIO-25975 1 of 3		Agree with the Council's preferred approach to ensure that the vitality and viability of town centres within the Borough is maintained and enhanced. Agree that locally set thresholds for retail impact assessments, based on the findings of the 2019 Wirral Retail and Centres Study (ref: EE3.1), may be appropriate within the Local Plan. However, we retain the right to comment on the particular threshold proposals once the Draft Local Plan is consulted upon. We support the identification of Greasby as a defined Local Centre in the 2019 Wirral Retail and Centres Study but the centre is not listed in Table 6.4 of the Issues and Options Consultation report. We would recommend that Local Centres, like Greasby, are listed within the Draft Local Plan.			https://wirral-consult.objective.co.uk/file/5677514	https://wirral-consult.objective.co.uk/file/5677512	https://wirral-consult.objective.co.uk/file/5684898	https://wirral-consult.objective.co.uk/file/5677513	https://wirral-consult.objective.co.uk/file/5677509	https://wirral-consult.objective.co.uk/file/5684951
1249100	LPIO-25975 2 of 3		Agree with the Council's preferred approach to ensure that the vitality and viability of town centres within the Borough is maintained and enhanced. Agree that locally set thresholds for retail impact assessments, based on the findings of the 2019 Wirral Retail and Centres Study (ref: EE3.1), may be appropriate within the Local Plan. However, we retain the right to comment on the particular threshold proposals once the Draft Local Plan is consulted upon. We support the identification of Greasby as a defined Local Centre in the 2019 Wirral Retail and Centres Study but the centre is not listed in Table 6.4 of the Issues and Options Consultation report. We would recommend that Local Centres, like Greasby, are listed within the Draft Local Plan.			https://wirral-consult.objective.co.uk/file/5684895	https://wirral-consult.objective.co.uk/file/5677508	https://wirral-consult.objective.co.uk/file/5677511	https://wirral-consult.objective.co.uk/file/5684949	https://wirral-consult.objective.co.uk/file/5677516	https://wirral-consult.objective.co.uk/file/5677507

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1245984	LPIO-5746		We agree that the vitality and viability of town centres should be preserved. However, given that "fast fashion" is one of the major polluters of the planet and is responsible for 10% of carbon emissions and 20% of wastewater in the world then new retail developments should be curtailed.								
1244896	LPIO-5825	no	Retail is changing and under threat. The rise of online shopping will only continue and the Coronavirus experience will entrench the habit further and wider. The Retail experience and offering must change, and rapidly, if the 'lifeblood' is not seen to drain away. Neither Government nor councils have the answer but entrepreneurs will help show the way particularly if dwellings are encouraged to take up spare capacity on the high street. This would encourage community life with other leisure undertakings wishing to co-locate bringing 'critical mass', vibrancy and sustainability. We are concerned that the Council's LP policies should revitalise Birkenhead Town Centre and accordingly have proper regard to the sequential test for planning retail policy and retail allocations as set out in NPPF, Section 7 - Ensuring the vitality of town centres. This relates to the issue of settlement definitions and groupings identified in earlier answers and the way settlements have been classified into 'Townships'. Evidence Base reference PP1 Borough Spatial Portrait 2020 more correctly refers to Irby, Thingwall, Pensby, Heswall and Gayton as dormitory settlements, which is more accurate as they have characteristics of small villages with limited community facilities. NPPF Paragraph 134 (b) is clear that one of the Purposes of GB is to prevent neighbouring towns merging. The I&O Local Plan treats several neighbouring towns as a single large Settlement, without offering a rationale or justification, in the evidence base. This is clearly contrary to NPPF, Section 13 policies, which seeks to keep towns from merging, as opposed to coalescing together and seeking to narrow the gaps which keep them distinct. This point is of immense importance for the Local Plan and to ITPAS, WGSAs and the thousands of Residents who signed petitions, attended meetings and voiced concerns.								
1239471	LPIO-5920	yes									
1245767	LPIO-6029	yes									
1242751	LPIO-629		Retail use can be a saturation that people don't want or like. It could be moderated.								
1246402	LPIO-6461	yes									
1237647	LPIO-694	yes									
1246478	LPIO-6954	yes	West Kirby - there is a need for further convenience retail space but this must be planned to avoid conflicting with existing small business owners and causing further problems with the limited parking available.	no							
1246482	LPIO-7052	yes	Retail use can be a saturation that people don't want or like. It could be moderated. If excessive, many will quickly go bankrupt leaving empty units.								
1246488	LPIO-7236		Retail use can be a saturation that people don't want or like. It could be moderated								
1246348	LPIO-7294	no	Care has to be taken here as many people shop of internet. Existing town centres are big enough but should be more varied and innovative. Local retailers are suffering because of high rents and local council tax and high car parking fees. Let us upgrade and make the best of what we have.								
1246592	LPIO-7780	yes									
1246594	LPIO-7863	no	Retail use can be a saturation that people don't want or like. It could be moderated.								
1240903	LPIO-7980	no	There is enough retail space at present and no more is needed. Economically retail space is reducing as on-line shopping is now prevalent.								
1246605	LPIO-8172	no	Retail use can be a saturation that people don't want or like. It could be moderated.								
1246612	LPIO-8375	yes		no							
1237882	LPIO-8430	yes									
1246523	LPIO-8642	yes	All plans should include low carbon building and transport and excellent public transport.								
1246202	LPIO-8843		i don't understand the wording of the Preferred Approach or Questions 6.7, 6.8 or 6.9								
1246631	LPIO-8906	yes									
1245034	LPIO-8947	yes		no							

