

| Person ID | ID | Question 6.9 - Do you agree with our preferred approach to defining a locally set threshold for retail impact assessments? | Question 6.9a - If you answered No, what would you change and why? If you answered Yes, you can comment here. | Attachment 1 | Attachment 2 | Attachment 3 | Attachment 4 | Attachment 5 | Attachment 6 |
|-----------|------------|--|--|--------------|--------------|--------------|--------------|--------------|--------------|
| 1246724 | LPIO-10530 | yes | | | | | | | |
| 1240223 | LPIO-10667 | no | Proposals for retail development located within defined centres should not need to have consideration of impact or the sequential approach. For clarification, we assume that these thresholds are actually applicable to proposals for out-of-centre developments which have catchments that include those centres. This must be confirmed and any resultant policy wording defined as such. For the purposes of setting applicable thresholds, we do note the reference to a benchmark store of a Tesco Express or similar and its potential to impact upon smaller centres. This threshold appears far too low, especially in the context of proposals for comparison retailing where the Tesco Express example would be irrelevant. An alternate higher threshold should be adopted for comparison retailing. In addition, it is hugely important that any resultant policy clarifies that any retail impact assessment should only need to be proportionate in scale and coverage to the proposal at hand. | | | | | | |
| 1246242 | LPIO-10981 | | This must be a sensible moderated approach to ensure existing retail outlets are not jeopardised. | | | | | | |
| 1243890 | LPIO-1127 | yes | | | | | | | |
| 1247196 | LPIO-11603 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247214 | LPIO-12431 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247492 | LPIO-12531 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1240843 | LPIO-12694 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1244681 | LPIO-1274 | yes | Local community must be involved in defining a locally set threshold | | | | | | |
| 1247578 | LPIO-12892 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247510 | LPIO-13016 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1246335 | LPIO-13153 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1244681 | LPIO-1316 | yes | Local community must be involved in defining a locally set threshold | | | | | | |
| 1246853 | LPIO-13408 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1246852 | LPIO-13531 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247740 | LPIO-13545 | | The Local Plan: Issues and Options makes reference to how the NPPF sets out that Local Planning Authorities can locally set retail impact assessment thresholds for the scale of edge-of-centre and out-of-centre development, and therefore proposes a locally-set impact threshold of 750 sq.m for Bromborough. The proposed new thresholds would apply to new floorspace, and proposed changes of use and variations of conditions to remove or amend restrictions on how existing units operate in edge-of-centre and out-of-centre locations. We note that this is significantly below the 2,500 sq.m. retail impact threshold set out in the NPPF. These updated threshold figures would impact any future proposed small uplift in retail floorspace, changes of use and variations of conditions at The Croft. Our Client understands that this is a requirement that is set by the Local Planning Authority and therefore would welcome the opportunity to discuss the appropriate thresholds in more detail with Wirral Council and encourage an open dialogue moving forwards to agree the best policy strategy and retail impact thresholds. | | | | | | |
| 1247746 | LPIO-13687 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1242183 | LPIO-14006 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247218 | LPIO-14099 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247219 | LPIO-14203 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247220 | LPIO-14302 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247222 | LPIO-14431 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247226 | LPIO-14521 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1243700 | LPIO-1453 | yes | The preferred approach must be logical and based on the local facts not models and statistics. | | | | | | |
| 1247245 | LPIO-14616 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |

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| 1246827 | LPIO-14737 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1241412 | LPIO-149 | yes | | | | | | | |
| 1247246 | LPIO-15356 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247248 | LPIO-15483 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247251 | LPIO-15579 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247252 | LPIO-15666 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247274 | LPIO-15767 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247275 | LPIO-15907 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247936 | LPIO-16036 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247287 | LPIO-16232 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247344 | LPIO-16320 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247349 | LPIO-16407 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247353 | LPIO-16495 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247354 | LPIO-16589 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1244969 | LPIO-1659 | yes | | | | | | | |
| 1247434 | LPIO-16687 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247436 | LPIO-16797 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247935 | LPIO-16840 | | Agreeable to this approach as long as it is a sensible approach. | | | | | | |
| 1247437 | LPIO-16970 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247439 | LPIO-16971 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247441 | LPIO-17094 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247960 | LPIO-17215 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247962 | LPIO-17302 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247966 | LPIO-17409 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247971 | LPIO-17512 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1241726 | LPIO-17613 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247979 | LPIO-17754 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247980 | LPIO-17755 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1242966 | LPIO-17823 | | 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-17899 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247541 | LPIO-18000 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247539 | LPIO-18107 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1247996 | LPIO-18274 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |

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| 1237857 | LPIO-18315 | | Agreeable to this approach as long as it is a sensible approach. | | | | | | |
| 1245060 | LPIO-1882 | yes | Agreeable to this approach as long as it is a sensible approach. | | | | | | |
| 1246851 | LPIO-21189 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1246918 | LPIO-21379 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1246924 | LPIO-21380 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1246928 | LPIO-21381 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1246920 | LPIO-21591 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1246926 | LPIO-21592 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1245112 | LPIO-2173 | yes | | | | | | | |
| 1242519 | LPIO-2264 | yes | | | | | | | |
| 1245100 | LPIO-2299 | yes | Provided plans are consistent with The Climate Emergency, minimise traffic pollution and promote walking, cycling and public transport. | | | | | | |
| 1242185 | LPIO-23932 | yes | Yes, we agree with the preferred option as it is a sensible approach. | 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-24401 | | The way that the proposed thresholds for impact assessments are expressed will not achieve their intended aim. Whilst a threshold of 1,500sqm for Birkenhead (as shown in table 6.4 of the Issues and Options document) would catch a lot of traditional retail floorspace it would not apply to the majority of A2/A3/A4 and A5 proposals. The regeneration in Birkenhead town centre is spearheaded by the masterplan, which is aiming to diversify the current offer within the town centre, introduce more employment floorspace, cafes, restaurants and other leisure uses. If these types of development are applied for elsewhere their impact upon the committed masterplan should be assessed. We are happy to work with the Council to assist in the development of policies which will safeguard the regeneration initiatives committed in the masterplan area and other designated retail centres. The thresholds for impact assessments should be expressed using different levels for different use classes to ensure that there can be no significant adverse impact upon the regeneration of Birkenhead town centre. | https://wirral-consult.objective.co.uk/file/5684894 | | | | | |
| 1244826 | LPIO-2449 | yes | | | | | | | |
| 1242697 | LPIO-24705 | | West Kirby, Moreton and Heswall have a wide range of retail outlets, most of which are small. The few large supermarket style outlets already account for a large amount of floor space: 25% in Moreton; 46% in West Kirby; 54% in Heswall; and 74% in Woodchurch Rd (Prenton) (Table 6.4). Available land is limited or does not exist. As a result, the vitality of local smaller outlets, and customer choice is better served by no more larger outlets. Perhaps, only replacement like-for-like should be allowed. Lower thresholds may help but should be sufficiently low to prevent new outlets in these settlements. The percentages occupied by larger outlets also cut across the hierarchy of town, district & local centres. Birkenhead (29%) and Liscard (28%) which are already major shopping centres and are larger in overall area, might attract new large outlets, as regeneration goes ahead. The larger outlets occupy just 28% or 29% of floor space in these centres but given the larger area involved in these centres, there is opportunity for a range of outlets to succeed. Such opportunities do not exist in the other smaller towns/district/local centres in Table | 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 | | |
| 1242950 | LPIO-2578 | yes | We agree that for sites outside the defined urban centre there should be a threshold where an impact assessment is required. | | | | | | |
| 1246458 | LPIO-25786 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1246459 | LPIO-25787 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1245180 | LPIO-2745 | yes | | | | | | | |
| 1238835 | LPIO-2936 | yes | Yes. This approach seems reasonable. | | | | | | |
| 1245159 | LPIO-3058 | yes | | | | | | | |
| 1241315 | LPIO-3300 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |

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| 1237944 | LPIO-3410 | yes | | | | | | | |
| 1237827 | LPIO-3811 | yes | | | | | | | |
| 1245288 | LPIO-3881 | yes | | | | | | | |
| 1245346 | LPIO-4131 | yes | Local community must be involved in defining a locally set threshold. | | | | | | |
| 1240939 | LPIO-4157 | yes | | | | | | | |
| 1245638 | LPIO-4293 | yes | Agreeable to this approach as long as it is a sensible approach. | | | | | | |
| 1237667 | LPIO-4577 | yes | | | | | | | |
| 1245416 | LPIO-4643 | yes | | | | | | | |
| 1244629 | LPIO-4784 | | Agreeable to this approach as long as it is a sensible approach. | | | | | | |
| 1245713 | LPIO-5106 | yes | | | | | | | |
| 1242372 | LPIO-5335 | yes | | | | | | | |
| 1240383 | LPIO-5438 | yes | | | | | | | |
| 1245954 | LPIO-5519 | yes | | | | | | | |
| 1241661 | LPIO-5663 | yes | Local community must be involved in defining a locally set threshold | | | | | | |
| 1244896 | LPIO-5827 | yes | YES, as long as it is a sensible approach. | | | | | | |
| 1246310 | LPIO-5958 | yes | Agreeable to this approach as long as it is a sensible approach. | | | | | | |
| 1245767 | LPIO-6033 | yes | | | | | | | |
| 1242751 | LPIO-631 | | I am agreeable to this approach as long as it is a sensible approach. | | | | | | |
| 1242541 | LPIO-6336 | yes | Local community must be involved in defining a locally set threshold. | | | | | | |
| 1246402 | LPIO-6463 | yes | | | | | | | |
| 1241723 | LPIO-6577 | yes | The local community should be involved in defining a locally set threshold | | | | | | |
| 1246478 | LPIO-6958 | yes | | | | | | | |
| 1237647 | LPIO-696 | yes | It isn't clear to me what action would be taken if the threshold were not met, nor why the threshold is s much lower than the actual values for current operations. | | | | | | |
| 1246482 | LPIO-7054 | yes | | | | | | | |
| 1246488 | LPIO-7238 | yes | Agreeable to this approach as long as it is a sensible approach | | | | | | |
| 1246348 | LPIO-7296 | yes | As long as it is well thought out. | | | | | | |
| 1241958 | LPIO-751 | yes | | | | | | | |
| 1246592 | LPIO-7783 | yes | | | | | | | |
| 1246594 | LPIO-7866 | yes | Agreeable to this approach as long as it is a sensible approach. | | | | | | |
| 1240903 | LPIO-7985 | yes | This needs to be sensible and considered as retail need is reducing. | | | | | | |
| 1246605 | LPIO-8175 | yes | Agreeable to this approach as long as it is a sensible approach. | | | | | | |
| 1237882 | LPIO-8438 | yes | | | | | | | |
| 1246598 (Hoylake Vision) | LPIO-8711 | no | Ditto, concern that data and evidence is not up to date and that Hoylake's re-emergence as a vibrant town centre is not sufficiently recognised or supported in the emerging Local Plan | | | | | | |
| 1246631 | LPIO-8912 | yes | | | | | | | |
| 1245034 | LPIO-8959 | yes | | | | | | | |

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| 1246651 | LPIO-9153 | yes | Local community must be involved in defining a locally set threshold. | | | | | | |
| 1239377 | LPIO-9182 | yes | As long as it is a sensible approach. | | | | | | |
| 1243448 | LPIO-925 | | I can't comment on this as I have no idea what this means! | | | | | | |
| 1245289 | LPIO-9306 | yes | | | | | | | |
| 1246678 | LPIO-9368 | no | | | | | | | |
| 1246624 | LPIO-9427 | yes | | | | | | | |
| 1242554 | LPIO-9678 | yes | We note that New Ferry has been designated as a 'local centre' and we support this designation. | | | | | | |