



Liverpool Local Plan 2016

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What is the Draft Liverpool Local Plan?

- A Statutory document informing planning decisions up to 2033.
- Must show how Liverpool will meet it's future growth needs.
- Must be deliverable, viable and realistic and have flexibility.
- **Government requirement to produce an up to date Local Plan by early 2017.**
- No up to date Local Plan = developers will win appeals, and
- Liverpool loses control over where and what development takes place.



What are the future growth needs



Homes

- 29,600 net new homes 2013 – 2033
- Completions, permissions and brownfield land could deliver more than 29,600 homes
- BUT - July 12th 2016 – new figures project 9,000 more households in 2033
- City Region wide study will clarify the additional provision required

Employment land

- Final Employment land Study expected this month will inform next version of the Plan
- Need estimated at 100 - 120 hectares excluding Strategic Logistical (B8).
- Supply side likely deficit in quantity and quality terms
- City Region wide study will clarify the additional B8 provision required



Future Growth Needs II



Retail and Leisure floorspace Study 2016

- Surplus convenience floorspace until 2032
- Surplus comparison goods floorspace up to 2025

Open Space

- Comprises an Assessment Report and Strategy Report nearing completion
- Newly Published Mayoral Green Spaces review

Infrastructure

- No known critical infrastructure issues



What should the consultation tell us - 1



Have we got the right policies?

- 81 Technical Policies in 10 Chapters
- Majority of policies are for dealing with planning applications
- Key question have we got all the policies we need for Liverpool or have we got too many?
- Do the ones we have cover everything relevant and important, or
- Do they ask too much?



What should the consultation tell us - 2



Are the Housing sites and District and Local Centre designations right?

- Some policies identify development sites or designate geographical areas where particular policies apply - these will all be shown on a Policy Map in the next version.
- City Centre Chapter – character areas, the main retail area & shopping frontages, heritage designations.
- Housing Chapter – Site allocations and Primarily Residential Area.
- Shopping Centres Chapter – local and district centres, boundaries some sites.
- Employment and Green Infrastructure Chapters sites and designations – to follow.
- Heritage Chapter – area designations to follow.

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How to Respond

- Representations, in support or objection, must be made in writing.



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Draft Liverpool Local Plan

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6.1 Development Management Policies for the City Centre

Development Management Policies

6.83 The proposed policies within this section will apply to the whole of the City Centre, and address issues specific to the City Centre. They should be read in conjunction with other Plan policies, as many of the thematic policies are applicable to both the City Centre and the remainder of the City ie. the approach is a city-wide one and therefore it is not necessary to include a City Centre policy. It is essential that the Plan is read as a whole.

Employment, Culture and Tourism

6.84 Policies within the previous section included specific policies for the City Centre character areas. A number of these have an important economic role and function. The Employment Land and Economy Chapter of this Local Plan also includes policies in respect of employment areas within the City including the City Centre. Policy seeks to protect these areas for 'B' use classes and sets out criteria that proposals for other uses must comply with. Policies are also included which support businesses with strong growth potential including knowledge based industries, the visitor and tourism economy and financial, professional and business services. The City Centre has particular strengths in these areas, it is the core of the creative and digital sectors, and the focus for the knowledge economy and professional services. The visitor economy has also significantly expanded in recent years and the City Centre has a number of significant attractions which drive visitor numbers including the Waterfront, museums, theatres and a strong retail offer, which is supported by a range of hotel accommodation. It is important that the Local Plan continues to maximise the growth potential of these business areas for the benefit of the whole City and job creation. The policies within the Economy Chapter apply to the whole City including the City Centre, whilst the policies in the previous section deal with area specific issues. It is therefore considered that there is no need to include City Centre specific development management policies in respect of employment land.

Policy CC 13 – Vacant Sites and Temporary Uses

Proposals for the temporary use/ more efficient use of vacant buildings or sites within the City Centre will be acceptable provided:

- it does not prejudice any future development proposals
- it does not cause undue detriment to the character and amenity of the surrounding area
- it does not give rise to unacceptable traffic conditions
- it complies with the car parking strategy for the City Centre
- There is no adverse impact on residential amenity
- There is no adverse impact on established uses within the City Centre or nearby areas

Policy Context and Justification

6.85 Allowing appropriate temporary uses and/or the more efficient use of vacant buildings and sites could assist in the protection and enhancement of the City's heritage assets, enable environmental enhancement, activate public spaces and provide economic benefits. Temporary uses could include community support facilities, business start-ups, pop-up shops, art projects and exhibits and the use of public realm and open spaces for public events, festivals and shows. It is important however to ensure that temporary uses do not have any detrimental impacts for example on amenity and established uses in the City Centre.

Shopping, Services and the Evening Economy

6.86 This Chapter has already included policies which apply specifically to the Main Retail Area and London Road District Centre, whilst the Shopping Centres and Community Facilities chapter sets out the City's retail hierarchy and includes policies primarily related to the City's District Neighbourhood Centres. The policies which are also applicable to the City Centre include the Hierarchy Policy, Design policy, Community facilities policy and Out of Centre policy. In addition policies within the remainder of the Local Plan may also be applicable to shops and service in the City Centre. The policies below address development management issues across the whole City Centre.

Policy CC 14 – Convenience Retail Provision and Community Facilities

- Within the City Centre, planning permission will be granted for small-scale convenience shops and services which meet the day-to-day needs of city centre residents, workers and visitors where:
 - it is clearly demonstrated that there are no sequentially preferable sites and where proposals are for A1 retail over 350sqm there will be no significant adverse impact on District and Local Centres
 - They form part of mixed use schemes;
 - There would be no significant impact on residential amenity; and
 - There is no significant impact on the highway network.
- Proposals for community facilities within the City Centre will be permitted in accordance with the criteria of Policy SP5 of the Shopping Centres and Community Facilities Chapter.

THE DRAFT LIVERPOOL LOCAL PLAN SEPTEMBER/OCTOBER 2016 CALL FOR SITES

Why are we consulting?

The City Council is preparing a Local Plan for Liverpool. Covering a period of at least 15 years, this document will contain policies on housing, employment, shopping and other land uses and it will also allocate sites for such uses.

If you wish to propose a site to be allocated for a particular type of development (e.g. housing, employment etc.)

If you require further information, please see www.liverpool.gov.uk/localplanconsultation.
Tel: 0151 233 3221. Email: development.plans@liverpool.gov.uk

Please return all completed forms to one of the addresses below by 5 pm 31st October 2016

Your contact details*

Name

Job Title (if appropriate)

Organisation (if appropriate)

Address (inc. Postcode)

Telephone Number

What is your interest in the site?
(Current/development/prospective purchaser/ neighbour etc.)

Email

Please return completed forms to:

By Email: development.plans@liverpool.gov.uk

In Person: Municipal Buildings, Dale Street, Liverpool, L2 2OH

By Post: FREEPOST RRUK-HRTT-LATY, Liverpool City Council, Planning and Building Control, Municipal Buildings, Dale Street, Liverpool, L2 2OH

Note that all comments will be made available for the public to read and therefore cannot be treated as confidential. (NB: Only the consultee name will be included in published reports.)

Introduction

As part of its early consultation on its new Local Plan, Liverpool City Council is inviting landowners, developers, businesses and members of the public to submit details of:

- sites considered suitable for development / redevelopment over the next 15-20 years - especially for housing, employment, retail and leisure / commercial uses; and/or,
- land which it is considered should be protected from development.

Information from all sites submitted, either for development / redevelopment or land to be safeguarded, will help us determine land allocations and designations in the City's new Local Plan. Putting a site forward in this exercise does not guarantee that the Council will

How to Respond

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6.1 Development Management Policies for the City Centre

These comments are for this section Development Management Policies for the City Centre

Warning: your session may timeout after an hour, to avoid any data loss please use the Save as draft button at the bottom of the page.

Subject of the Representation

Please state the Policy Number, site Name, Section name, page or paragraph number.

What type of representation are you making? Please select an option.

☐ Objection ☐ Support

Please explain why you are making your representation of objection or support.

If you are making an Objection please tell us what change you want Liverpool City Council to make to the objection.

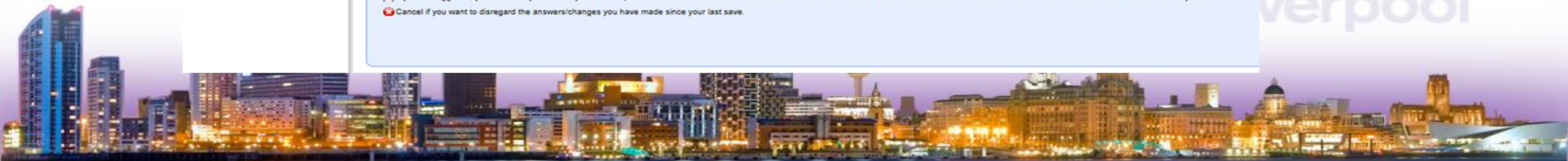
Please use this space if you want to make any other observations.

There are no more questions. Please click Submit to finish and wait for the confirmation message. Once submitted you will no longer be able to modify your answers. Thank you for your time.

If you are logged in, you can save your form if you are not quite finished and would like to come back to it later. You will be able to see all unsubmitted forms in "Your Account" and submit or edit them at any time.

Cancel if you want to disregard the answers/changes you have made since your last save.

1. Are you objecting or supporting?
2. Please explain why you are objecting/supporting?
3. If you are objecting – what change would you want to enable you to withdraw your objection?
4. Any other comments?



How to Respond



“

Subject of the Representation

Please state the Policy Number, site Name, Section name, page or paragraph number.

CC19 Housing Provision in the City Centre

What type of representation are you making? Please select an option.

Objection

Please explain why you are making your representation of objection or support.

With following amendment:

If you are making an Objection please tell us what change you want Liverpool City Council to make to the Local Plan to enable you to withdraw your objection

change:

Reflects the character and function of the surrounding area in terms of its scale, density and design;

to:

Improves the character and function of the surrounding area in terms of its scale, density and design;

Please use this space if you want to make any other observations.

Clearly, not all new development would do well to reflect the character, scale, density or design of the surrounding area - the inappropriate, suburban-style, low-density

This Policy area is one example across many areas of the draft Local Plan where we have an opportunity to be more ambitious as a city, to avoid arguing for second

Comment ID: 50

Response Date: 04/10/16 12:13

change: Reflects the character and function of the surrounding area in terms of its scale, density and design;
to: **Improves** the character and function of the surrounding area in terms of its scale, density and design;

Policy CC 19 - Housing Provision in the City Centre

1. The City Council will support proposals which improve and diversify the City Centre housing offer that comply with the criteria in part 2, through:
 - a. the full or part conversion of long-term vacant buildings;
 - b. the conversion of upper floors;
 - c. The provision of family accommodation; and
 - d. the inclusion of housing within mixed-use development schemes
2. Planning permission for residential development will be granted, provided it:
 - a. Does not compromise the City Centre's economic and commercial roles;
 - b. Reflects the character and function of the surrounding area in terms of its scale, density and design;
 - c. Forms an integral part of the City Centre, and is not planned and designed as distinctly separate or self-contained zones;
 - d. Provides adequate safeguards for the amenity and health of future residents, including light, views and sound insulation;
 - e. Makes adequate provision for access, parking, servicing, refuse storage, external amenity space and in relation to multi-occupied developments management; and
 - f. Can be demonstrated that facilities and services are readily available, particularly with respect to the provision of family housing



What happens after this consultation?



Prepare the final version of the Local Plan Nov – Dec 2016

- Assess the representations – what can / cannot be accepted and why
- Take account of the Employment, Open Space Study & the Green Space Review

Re-run Appraisals and Assessments Jan & Feb 2017

Cabinet Report process – target date end March 2017

Publication and Consultation on the Proposed Local Plan May 2017

- The submission document is published along with a statement about how representations have been taken into account
- Anyone can make a representation about the proposed submission document



Stage 4 - Submission and Examination of the Local Plan



- Council will approve submission to the secretary of state in July 2017
- LCC must submit to the Secretary of State:
 - The Local Plan and the details of who we consulted and ***how Stage 2 comments have been taken into account***
 - All the representations made at **Stage 3**
- At the Examination the Inspector must:
 - consider the **Stage 3** representations
 - Determine if the Local Plan is soundly and lawfully prepared

Stage 5 - Adoption and Legal Challenge Period

- Full Council adopts and notifies anyone who has asked to be informed
- Six week period for legal challenges



Question Time

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