

APPENDIX 1



SHAPING THE LIVERPOOL LOCAL PLAN

2013



REGULATION 18 CONSULTATION

1. Introduction

- 1.1 In response to changes in Government guidance and policy, in February 2013 the City Council determined that work on the strategic development planning document that it had previously been progressing (Local Development Framework - Core Strategy) should not be submitted to Government. Instead, the City Council will prepare a Local Plan for Liverpool.
- 1.2 The Local Plan will be a single document which sets out both strategic objectives for the development of the City over the next 15-20 years, and more detailed guidance to manage the type, location and scale of this development, including allocation of specific sites. The previous work involved in preparing and consulting upon the Core Strategy will be retained and updated to become the central strategy of the Local Plan.
- 1.3 The Plan will meet objectively-assessed needs for housing, employment and other forms of development - as derived from a robust and up-to-date evidence base - in the context of national guidance on plan preparation (the National Planning Policy Framework) and North West Regional Spatial Strategy (RSS, which will remain in force until finally revoked by Government).
- 1.4 Once adopted, the Local Plan will replace the Liverpool Unitary Development Plan (2002), which together with RSS, is the current statutory development plan for the City.

2. How will the Liverpool Local Plan be produced?

- 2.1 The Local Plan will be prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. This consultation document fulfils the first statutory requirement (Regulation 18) - to notify key stakeholders, and all interested parties, of the Council's intention to prepare a Local Plan, and to encourage representations on what it should contain. It provides an early opportunity for neighbourhoods, local organisations and businesses to help shape the Plan's content, including through the identification of potential development opportunities.
- 2.2 This document outlines the process for producing the Local Plan and summarises its proposed purpose and broad content. It:
 - Explains how the Core Strategy work undertaken to date will be taken forward in the Local Plan;
 - Summarises the evidential requirements;
 - Sets out the timetable for the production of the Plan; and
 - Indicates how stakeholders, partners and the local community can get involved throughout its preparation.
- 2.3 This document also incorporates a 'Call for Sites', which invites individuals and organisations to suggest sites within the City for any or all types of

development, and land to be protected from development. Together with previous consideration of housing sites already undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA), this will ultimately ensure that options for uses for all sites in the City have been considered and evaluated.

- 2.4 Preparation of the Local Plan will be accompanied by a Sustainability Appraisal, which will consider the social, economic, and environmental effects of the Local Plan, including evaluating the impact of alternative policy options (see Section 6).

3. How will the Core Strategy shape the Local Plan?

Previous Core Strategy Consultation

- 3.1 The Core Strategy which has been in preparation for a number of years will be the heart of the new Local Plan for Liverpool. The Core Strategy has gone through a number of preparatory stages, each of which has been subject to statutory public consultation:
- Issues and Options Report (2006)¹
 - Preferred Options Report (2008)²
 - Revised Preferred Options (2010)³
 - Submission Draft Core Strategy (2012)⁴

Issues for Consideration

- 3.2 In taking the Core Strategy forward as part of the Local Plan, the City Council recognises that it will need to take account of a number of factors which have changed since the Strategy's key policy objectives were formulated. These include:
- The National Planning Policy Framework 2012 (NPPF), which must be taken into account in the preparation of Local Plans: NPPF was published in March 2012, *after* publication of the Submission Draft Core Strategy, and requires Local Plans to comply with its policies (see below);
 - Representations received on the Submission Draft Core Strategy;
 - The impending revocation of RSS, on which the Core Strategy's housing delivery targets, amongst other things, are based: alternative evidence to inform a review of these targets will be required;
 - Evidence of the changes in the economic, social and environmental conditions facing Liverpool which have occurred since the Submission Draft Core Strategy was prepared, and which must be reflected in the review of current strategic policies;
 - Emerging corporate development and investment priorities, including the Mayoral pledges (on numbers of houses to be built and jobs

¹ Reg 25, Town and Country Planning (Local Development) England Regulations 2004

² Reg 26, Town and Country Planning (Local Development) England Regulations 2004

³ Reg 25, Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

⁴ Reg.27, Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

created, in a more business-friendly and greener City), the Mayoral Development Zones (North Liverpool, Knowledge Quarter, Stonebridge Cross, Eastern Approaches and Speke Garston), the Enterprise Zones (City Fringe and Commercial District; Mersey Waters), and the City Centre Strategic Investment Framework;⁵ and

- The changing role of the Core Strategy, from that of a separate, higher level set of policy directions, to becoming an integral part of a single Local Plan document, sitting alongside more detailed policies and site allocations.

Core Strategy Policies

- 3.3 The Draft Submission Core Strategy set out a Vision and Strategic Objectives for the City. It then set out a number of broad locations and policies to deliver those objectives, dealing with housing, the economy, shopping, design and heritage, green infrastructure, sustainability and resources, and social inclusion/ equal opportunities.
- 3.4 A copy of the Core Strategy can be found using the following link:
[Liverpool Submission Draft Core Strategy 2012](#)

4. What will be in the Local Plan?

- 4.1 The Local Plan will provide a long-term spatial vision, strategic priorities and policies for future development in the City over the next 15-20 years, together with:
- **Development management policies** that will guide the delivery of development in the City and will be used to determine planning applications. These policies will provide detailed advice to developers and others on the scale, design, accessibility, sustainability etc. of proposals;
 - **Site allocations** for residential, employment, retail and other land uses across the City, to be shown on a map; and
 - **Designations** where land is proposed to be safeguarded or where specific policies apply, such as for District and Local Centres.
- 4.2 It will be supported by an Infrastructure Delivery Plan (IDP) which will identify future infrastructure requirements (including physical, social and green infrastructure), to support population change and housing and employment growth. The IDP will confirm, where possible, the type and location of new infrastructure provision required, the reason for its requirement, and the lead agency in its delivery, together with its cost, phasing and sources of funding.

⁵ Further information on these initiatives can be found at: <http://www.liverpool.gov.uk/mayor/>

4.3 In accordance with the NPPF the Liverpool Local Plan will specifically:

- Reflect, as far as possible, a collective vision and a set of agreed priorities for the sustainable development of the City, including those contained in any neighbourhood plans that have been made;
- Include strategic policies to deliver:
 - the homes and jobs needed in the City;
 - the provision of retail, leisure and other commercial development;
 - provision of infrastructure for transport, telecommunications, waste management, water supply, waste water, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape;
- Plan positively for the development and infrastructure required in the City to meet the objectives, principles and policies of the NPPF;
- Be drawn up over an appropriate time scale (15 years), take account of longer term requirements, and be kept up to date;
- Be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- Indicate broad locations for strategic development on a key diagram and land use designations on a proposals map;
- Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- Identify areas where it may be necessary to limit freedom to change uses of buildings and support such restrictions with a clear explanation;
- Identify land where development would be inappropriate, for instance because of its environmental or historic significance;
- Contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified; and
- Contain policies that will guide how the presumption in favour of sustainable development embodied in the NPPF should be applied locally.

5. What evidence will inform preparation of the Local Plan?

- 5.1 The NPPF requires the preparation of a local plan to be based on *adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area* (paragraph 158). Preparation of the Liverpool Local Plan will be informed by an evidence base comprising the following:

- Development site databases for land for housing, retail, employment, leisure, community and open space uses;
- Socio-economic information, including population, employment, deprivation, health and crime data;
- Topic-based research and policy evidence in the fields of housing, retail, employment, transport, green infrastructure, design, heritage/conservation, environmental protection, resource management, accessibility etc. Key evidence areas that may need updating are:
 - Housing land supply (Strategic Housing Land Availability Assessment)
 - Housing requirements/needs (Strategic Housing Market Assessment)
 - Employment land supply and needs/demand (Employment Land Study), and
 - Open space and recreation facilities and needs (Open Space Study)
- Infrastructure requirements (IDP) which will be regularly reviewed
- Masterplans/strategic regeneration documents for different parts of the City (eg, the Ports, the Airport, North Liverpool, International Gateway, City Centre etc.) and for key sectors of the local economy (professional/financial services, knowledge economy, visitor economy, creative industries, low carbon/green technology etc.)
- City-region initiatives including the Local Enterprise Partnership (LEP)

5.2 Further information on the documents in the evidence base can be found on the Liverpool City Council website-:

[Evidence, monitoring and information - Liverpool City Council](#)

5.3 The City Council will keep its Local Plan evidence base under review and update and refresh it as appropriate, in light of emerging needs and identified gaps. In addition, and reflecting the emphasis in the NPPF, the City Council will compile new evidence in respect of viability and deliverability.

6. Sustainability Appraisal/ Habitats Regulations Assessment

6.1 The Local Plan process will be accompanied by parallel statutory processes:

- Sustainability Appraisal (SA), integrating the requirements of the EU Strategic Environmental Assessment (SEA) Directive and applied to English law through the Environmental Assessment of Plans and Programmes Regulations 2004
- Habitat Regulations Assessment (HRA), as required by the EU Habitats Directive and 1994 Habitats Regulations (updated 2010).

6.2 The Sustainability Appraisal will consider the potential sustainability impacts of policy options for the Local Plan through the use of a Sustainability Appraisal Framework. The Framework will be made up of objectives, indicators and targets across a range of social, environmental and economic

factors, and will set out the current sustainability baseline to enable comparison between the current situation and the potential impacts of policy options. The City Council has also made use of Health Impact Assessment in developing the Core Strategy. This will continue with the rest of the Local Plan.

- 6.3 A HRA is required to assess the impacts of the Liverpool Local Plan on the protected nature sites of European Importance (Natura 2000 network and Ramsar sites).
- 6.4 The City Council has previously undertaken SA and HRA throughout the preparation of the Core Strategy. Consultation on both SA and HRA will take place alongside the various consultation stages of the Local Plan, as required.

7. Cross Boundary Issues

- 7.1 The Local Plan must be based on effective joint working on cross boundary strategic priorities to ensure that it is effective and deliverable.
- 7.2 Liverpool City Council has worked collaboratively with other authorities, strategic partners and stakeholders in the preparation of its Core Strategy, to ensure that consideration of cross-boundary and other sub-regional issues and challenges are properly coordinated. In particular, it has participated in a number of joint projects with other authorities on key evidence base documents. It has also worked closely with infrastructure providers in the preparation of the IDP to ensure that the right type and level of infrastructure is provided at the right time, to enable future growth and to support the needs of the City's existing communities.
- 7.3 The Council will continue to cooperate with neighbouring authorities and other bodies on areas of common interest. NPPF requires local authorities to collaborate to identify, and if appropriate meet, development requirements which cannot be met wholly within one authority's area.

8. Timetable for production

- 8.1 The timetable for the production of the Local Plan is set out in the Local Development Scheme and is as follows:

Programme Stages Under the 2012 Regulations		
Other stages		
Name of Stage	Date Planned / Undertaken	Completed
Regulation 18: Preparation of a Local Plan*	May /June-2013	
Informal Draft Plan**	Jan/Feb 2014	
Regulation 19:Publication of a local plan*& Regulation 20: Representations relating to a local plan*	June / July-2014	
Regulation 22: Submission of documents and information to the Secretary of State for Examination*	November 2014	
Regulation 24: Independent Examination (including Examination hearings period)*	November 2014 - May 2015	
If required Public Consultation on Proposed Modifications and final Sustainability Appraisal and Habitat Regulations Assessment.	March 2015 if required	
Regulation 25: Publication of the recommendations of the appointed person*	May 2015 (later if modifications are to be made)	
Regulation 26: Adoption of the Local Plan: Sites and Policies (followed by publishing)*	July 2015 (later if modifications are to be made)	
Legal Challenge period	July /August 2015 (later if modifications are to be made)	

* indicates key milestone

** The timetable includes an informal Draft Plan stage. This is not required by the 2012 Regulations but has been included by the City Council to set out its preferred policies and site allocations, informed by the consultation responses on this Regulation 18 Consultation Document, and by the parallel Sustainability and Habitats Regulations Assessments. It is intended as a “vehicle” for undertaking effective and meaningful engagement with local communities, organisations and businesses in shaping both policy (strategic and detailed) and site allocations/designations in the Local Plan, as required by NPPF.

9. Next Steps: Consultation and how to get involved

9.1 This Regulation 18 Document is seeking to encourage representations on what should be contained within the Liverpool Local Plan. Representations should be submitted using the Consultation Questionnaire which is available on the City Council's website. The consultation will take place over 6 weeks; the dates will be published on our website. Consultation will be undertaken in accordance with the City Council's approved Statement of Community Involvement (SCI).

9.2 As part of this consultation, the City Council is also undertaking a "Call for Sites" exercise, to enable developers, landowners, public and private bodies and individuals to bring to the City's Council attention potential development opportunities for allocation in the Local Plan, or potential sites/ areas for protection. This pro forma is also available on the Council's website.

What happens to the responses?

9.3 All responses and comments received will be taken into account in developing the Local Plan for Liverpool. In addition:

- All responses and contact details will be recorded by the City Council
- All responses will be available for public viewing and cannot be treated as confidential (NB. Only the consultee name will be included in published reports)
- You will be kept informed of all future stages of Local Plan production.