**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.](http://www.liverpool.gov.uk/localplanconsultation) Tel. 0151 233 3021. Email: [development.plans@liverpool.gov.uk](mailto: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\***  \*if an agent is appointed, please provide their contact details, as appropriate | | | | |
| Name |  | | | |
| Job Title (if appropriate) |  | | | |
| Organisation (if appropriate) |  | | | |
| Address (inc. Postcode) |  | | | |
| Telephone Number |  | | **Email** |  |
| What is your interest in the site? (Owner/Lessee/Prospective purchaser/neighbour etc.) | |  | | |

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| **Please return completed form(s)to :** | |
| **By Email** | [development.plans@liverpool.gov.uk](mailto:development.plans@liverpool.gov.uk) |
| **In Person** | Municipal Buildings, Dale Street, Liverpool, L2 2DH |
| **By Post** | FREEPOST RRUK-HRTT-LATT, Liverpool City Council, Planning and Building Control, Municipal Buildings, Dale Street, Liverpool, L2 2DH |
| 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**

**allocate / designate it or support its development / protection in the future**. All sites will need to be judged against relevant planning policies and other considerations.

For assistance on completing the form please read the Guidance Notes below. If you require further assistance please contact the Development Plans Team, as above.

**PLEASE USE A SEPARATE FORM FOR EACH SITE**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **(1) Site Details** | | | | |
| Name of site / other names it is known by | Sefton Park Meadows | | | |
| Address | Park Avenue  Liverpool 18 | | | |
| *Postcode: near L18 8FB* | | | |
| Ordnance Survey Grid Reference | *Easting* | 338191 | *Northing* | 387401 |
| It is essential that you provide a map showing the site’s location and detailed boundaries. Please see the accompanying guidance note or the website for information on how to obtain an appropriate map. | | | | |





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| --- | --- | --- | --- | --- | --- | --- |
| **(2) Proposed future use(s)** | | | | | | |
| **Are you proposing that this site be developed  OR protected from development🗹?**  *Please tick as appropriate* | | | | | | |
| *If you are proposing a site* ***for development, please complete this and all subsequent sections****. If you are proposing that a site be* ***protected from development****,* ***please fill in relevant sections****.*   * 1. Please indicate the preferred use that you would like the site to be considered for.   2. Please also indicate any other uses you would consider acceptable.   (If you wish the site to be considered for a mix of uses, please tick all uses that apply.) | | | | | | |
|  | Residential | Employment | Retail | Commercial Leisure | | Other\* |
| 2.1 Preferred future use |  |  |  |  | |  |
| 2.2 Alternative future use(s) |  |  |  |  | |  |
| 2.3 Potential Capacity | # houses: | SqM | SqM | SqM | | SqM |
|  | or # flats: |
| \* If “Other”, please indicate which use(s): | |  | | | | |
|  | | | | | | |
| 2.4 Has any design work been done (for any use)? | | | Yes  | No  |  | |

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| **(3) Site Ownership** | | | |
| 3.1 Please record the details of the owner(s) of the site.  If there are more than three owners, please record the 4th owner, etc. on a separate sheet.  ***Please indicate the extent of individual landholding(s) on the site map.***  If you do not know who owns the site, please state so below. | | | |
|  | Owner 1 | Owner 2 | Owner 3 |
| Name | Liverpool City Council |  |  |
| Address | Municipal Buildings  Dale Street Liverpool L2 2DH |  |  |
| Or: I do not know who owns the site   | |  | |
| 3.2 Has the owner (or each owner) indicated support for proposed redevelopment? Please also record these details for the 4th and subsequent owners (where necessary). | | | |
| Yes |  |  |  |
| No |  |  |  |
| Don’t know |  |  |  |



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| --- | --- | --- |
| **(4) Market Interest** |  |  |
| Please choose the most appropriate category below to indicate what level of market interest there is in the site. | | |
|  | | *Any comments* |
| Site is owned by a developer |  |  |
| Site under option to a developer |  |  |
| Enquiries received |  |  |
| Site is being marketed | **🗹** |  |
| None |  |  |
| Not known |  |  |



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| **(5) Site Condition** | | |
| 5.1 Please record the current use(s) of the site (or for vacant sites, the previous use, if known). | | |
| Current use(s) | | Green open space |
| If vacant | Previous use(s) |  |
| Date last used |  |

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| --- | --- | --- | --- |
| 5.2 What proportion of the site is made up of buildings, and what proportion is (open) land? | | | |
| Proportion covered by buildings | % | Proportion not covered by buildings | 100% |

|  |  |  |
| --- | --- | --- |
| 5.3 **If there are buildings on the site**, please answer the following questions: | | |
| How many buildings are there on the site? |  | buildings |
| What proportion of the buildings are currently in use? | % in use: | % |
|  | % derelict: | % |
| Approximately what year were the buildings built? | |  |
| *(If there is a mix of buildings, please give the age of the predominant building type.)* | | |

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| 5.4 For the **parts of the site not covered by buildings**, please answer these questions: | |
| What proportion of the land is currently in active use? | **100%** |
| What proportion is ***greenfield*** (not previously developed)? | **100%** **(A)\*** |
| What proportion is ***previously developed*** and cleared? | **0%** **(B)\*** |
| What proportion is ***previously developed*** but not cleared? (e.g. demolition spoil, etc.) | **0%** **(C)\*** |
| *\* A plus B plus C should add to 100%.* | |
| Please provide any additional comments on a separate sheet if necessary. | |

**(6) Constraints to Development**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.  Please use a separate sheet where necessary to provide details. | | | | | |
| Constraint | Yes, No or Don’t know | Nature and severity of constraint | Action needed, timescales and progress | Confirmed by technical study or by service provider?  Yes No | |
| a) Land contamination |  |  |  |  |  |
| b) Land stability |  |  |  |  |  |
| c) Mains water supply |  |  |  |  |  |
| d) Mains sewerage |  |  |  |  |  |
| e) Electricity supply |  |  |  |  |  |
| f) Gas supply |  |  |  |  |  |
| g) Telecommunications |  |  |  |  |  |
| h) Highways |  |  |  |  |  |
| i) Ownership, leases etc. |  |  |  |  |  |
| j) Ransom strips, covenants |  |  |  |  |  |
| k) Drainage, flood risk |  |  |  |  |  |
| l) Other (please provide details) | Yes | Draft Local Plan & NPPF.  Within the significant setting of Grade I designated Sefton Park. Constraints very severe. See (8) Any Other Information. |  | **🗹** |  |

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| --- | --- | --- |
| **(7) Site Availability** | | |
| Excluding planning policy constraints, when do you believe this site could be available for development? | | |
| Immediatel y  | (Note: to be “immediately available”, a site must be cleared of all buildings, unless buildings are being considered for conversion.) | |
| If not immediately, please state when it could be available: | | (Year) |
| If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these: | | |

**(8) Any Other Information**

Please tell us anything else of relevance regarding this site. Please explain in as much detail as possible why you are proposing the development or **protection of the site** and provide evidence for the points you make.

Constraints detailed within

* Liverpool City Council Draft Local Plan, September 2016
* Strategic Green & Open Spaces Review Board Final Report 2016, Chair’s Concluding Thoughts state that the temptation to sell off Parks and public green spaces is folly, there will never be an excuse for building on public green space and all public green space should be legally protected in perpetuity.
* LCC Open Space Study 2005
* LCC Green Infrastructure Strategy 2010
* National Planning Policy Framework

should protect Sefton Park Meadows from being developed for housing.

* The Draft Local Plan Policy GI 1 - Green Infrastructure states that the recreational function, visual amenity, historic and structural quality and value of the City’s green infrastructure resource will be protected and enhanced.
* Key Priorities of the Draft Local Plan are a focus on delivering homes on brownfield sites

and protecting Liverpool City Parks for the health and wellbeing of the population.

The National Planning Policy Framework states that local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them.

By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

● where the green space is in reasonably close proximity to the community it serves;

● where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historicsignificance,recreational value (including as a playing field), tranquility or richness of its wildlife; and

●where the green area concerned is local in character and is not an extensive tract of land.

Sefton Park Meadows fulfil all of these criteria.

Also the site is within the Sefton Park Conservation Area and within the significant setting of Grade I designated Sefton Park. Land Registry documents, Park Bye-Laws and Council maps confirm Sefton Park Meadows are and always have been an integral part of Sefton Park.

The site is a valuable public green open space amenity of great ecological, environmental and historical value, surrounded by mature trees with tree preservation orders.

Public opinion is against the sale of Sefton Park Meadows for housing development.

Public opinion is in favour of retaining Sefton Park Meadows as public green open space.

Guidance Notes

How the site information will be used

Information from all sites submitted either for development / redevelopment or land to be safeguarded will inform the Local Plan process. We must stress that putting a site forward in this exercise does not guarantee that the Council will allocate / designate it or support its development / protection in the future. All sites will need to be judged against relevant planning policies and other considerations.

If you have previously submitted site suggestions to earlier ‘Call for Sites’ exercises and your submissions remain valid, we ask you to re-submit as part of this Draft Local Plan consultation. This will enable the City Council to take account of the most up-to-date position on development intentions and site availability.

Sites identified for housing, or for mixed use development including housing, will be considered for inclusion in future updates of the City’s SHLAA.

How to fill in the Call for Sites Form

Most of the fields on the form should be self-explanatory; further guidance is provided below. If you are identifying a site for development / redevelopment, please fill in all sections of the form. If you are identifying land to be protected from development, please fill in as many sections as possible.

Submitting more than one site

You are welcome to submit a number of different sites. We will require a separate form to be used for each site. However, it will be sufficient to simply record your own name and interest in the site on page 2 of the form (“Your details”) for second and subsequent forms.

Section 1 – Contact details

Your contact details are required, and as this is a public consultation process, your name and organisation and the site location will be published with your representation. Please note that sites cannot be treated as confidential. However, in accordance with the Data Protection Act, no other personal details will be divulged to third parties or published without your permission. An email address is helpful as it enables us to save time and paper contacting you. You do not necessarily need to be the owner of a site to promote it for development; please indicate your interest in the site at the end of Section 1.

Section 1 – Site location plans

We need to be able to clearly identify the location and boundaries of all sites that are submitted. We require a good quality map at a scale which shows the detailed site boundaries, and any surrounding buildings, with the site boundary clearly edged with a red line. This is so that we can precisely identify the site and record it on our own mapping system. More than one site boundary may be marked on one map (e.g. if they are close together), provided the sites are clearly labelled.

Ordnance Survey base maps such as those used for planning applications will provide the necessary information. For more information see [https://www.ordnancesurvey.co.uk/blog/2011/07/how-to-get-maps-for-a-planning-](https://www.ordnancesurvey.co.uk/blog/2011/07/how-to-get-maps-for-a-planning-application/) [application/](https://www.ordnancesurvey.co.uk/blog/2011/07/how-to-get-maps-for-a-planning-application/)

Ordnance Survey identify the following suppliers in Liverpool City Centre from whom base site plans can be purchased:

**Name:** Service Point UK - Liverpool

**Address:** 19, Brunswick Street

**Town:** Liverpool **Postcode:** L2 0PJ **Phone:** 0151 236 0507

**Email:** [liverpool@servicepointuk.com](mailto:liverpool@servicepointuk.com)

**Website:** <http://www.servicepointuk.com/>

**Name:** Mail Boxes Etc Liverpool

**Address:** 1, Imperial Court, Exchange Street East

**Town:** Liverpool **Postcode:** L2 3AB **Phone:** 0151 236 5500

**Email:** [info@mbeliverpool.co.uk](mailto:info@mbeliverpool.co.uk)

**Website:**

**Name:** Entwistle Thorpe-Liverpool

**Address:** 19, Hatton Garden

**Town:** Liverpool **Postcode:** L3 2HA **Phone:** 0151 236 5151

**Email:** [li@entwistlegroup.com](mailto:li@entwistlegroup.com)

**Website:** [http://www.nationalplans.co.uk](http://www.nationalplans.co.uk/)

Or,

**Name:** Blackwell's Mapping and Data Centre

**Address:** Alsop Building, University of Liverpool, Brownlow Hill

**Town:** Liverpool **Postcode:** L3 5TX **Phone:** 0151 7096512

**Email:** [maps.liverpool@blackwell.co.uk](mailto:maps.liverpool@blackwell.co.uk)

**Website:** <http://bookshop.blackwell.co.uk/jsp/editorial/mapping/landing.jsp>

Site plans can also be purchased online from CentreMaps, an external supplier whose website is [www.centremapslive.co.uk](http://www.centremapslive.co.uk/).

For a demonstration of how to obtain an electronic location plan from CentreMaps please view the following webpage: <http://www.centremapslive.co.uk/page/a_quick_flash_demonstration>.

Please note that before you can use CentreMaps you will need to download and install the Adobe SVG viewer by visiting this website: <http://www.adobe.com/svg/viewer/install>

Alternatively, site plans can be created using internet sources such as Bing or Google Maps.

Please call if you need further advice.

Section 4 – Ownership

You do not need to be the owner of a site to promote it for development. The Council does not tend to hold information on who owns land (apart from its own). If you require details of who owns a particular site, we suggest you contact the Land Registry.

Section 7 – Site constraints

We are asking for an indication of the extent of various constraints which may affect how easily or quickly the site could be developed. Please provide supporting evidence, wherever possible. It is important to note, as already stated, that the Council will make its own assessment of these matters for each site, perhaps in consultation with utilities providers, the highways authority, etc, and may come to a different conclusion from that submitted on the form. However, any information provided on these forms will be a useful starting point in assessing each site.