

7

Implementation

7.1 Adopting a comprehensive approach

In order to continue the successful regeneration of RopeWalks, an integrated and co-ordinated approach is needed. The City Council and Liverpool Vision has prepared this SPD in order to deliver five key objectives for the area (see Paragraph 3.3).

To tackle the key issues and meet the five objectives set out in the SPD, public and private sector resources need to be aligned. The resources include financial contributions, but also involve the commitment of key stakeholders to make use of existing powers and initiatives.

7.2 Delivery

The regeneration of the area has been kick-started by substantial levels of investment from both public and private sources over recent years. The development principles as set out in this SPD will ensure that RopeWalks develops in a way that is sustainable. Developers will be expected to submit comprehensive planning applications demonstrating how individual proposals will help to deliver the key objectives and requirements of this SPD. Applications should be accompanied with the following documents:

- Planning Statement;
- Design Statement;
- Conservation/Heritage Statement (incorporating PPG15 justification if appropriate);
- Maintenance and Management statement; and
- Refuse and Servicing Strategy.

In addition to the above, officers can request environmental reports to deal with issues such as noise and light pollution. The provision of Green Travel Plans will be encouraged with all major development proposals, to encourage people to travel by public transport, to walk or to share cars.

Where necessary legal agreements and conditions will be sought and will for example:

- Make sure the delivery of high quality schemes is maintained;
- Make sure that developments are brought forward within a reasonable timescale;
- Make sure that physical elements such as open space, public art and security measures are provided within proposals and maintained;
- Secure financial/developer contributions; and
- Require occupiers to enter into management agreements.



Discussions and negotiations will need to take place before applications are submitted to prevent delays in determining the applications and subsequent delivery of the proposals.

With regards to financial contributions, an appropriate level of contribution will be determined on a site-specific basis, taking account of a number of issues including the nature/scale of the proposals and the economic viability of the scheme. The precise formula for such contributions will be set out in a separate SPD in due course, which will form part of Liverpool's Local Development Framework.

The Liverpool Unitary Development Plan *Policy OE 14 Open Space in New Residential Development* requires the provision for open space either on site or a commuted sum for off site works. The Executive Board at its meeting of 24 June 2005 updated this commuted sum requirement to £1,000 per dwelling (plus administration fee) and made clear that this policy should also apply to non family housing and could take the form of a contribution to public realm provision as well as open space.

Due to the nature of development opportunities (mostly small-scale, infill sites), the most appropriate method of delivering the more challenging/large scale improvements is to pool contributions. Examples of improvements that could be funded this way include: Public realm improvements; Parking/transport strategies; Open space studies/provision; Transport improvements; Security improvements; Land acquisitions (particularly gap sites or Listed Buildings at risk); and maintenance of the public realm for a set period until the relevant public authority can take on costs.

7.3 Statutory Powers

As well as influencing developments, there are other powers that will be used to ensure that the regeneration of RopeWalks continues successfully.

Urgent Works Notices, under section 54 of the Planning (Listed buildings and Conservation Areas) Act 1990 (amended by the Planning and Compensation Act 1991), will be used to target those buildings in the worst condition, ensure that they do not deteriorate any further, and to encourage building owners to implement further repairs and bring the building back into use. Seven days after a notice is served, the City Council may implement the specified works, in order to stabilise the building structurally, prevent water ingress, and ensure the building is not accessible. The City Council can recover any costs incurred from the property owner.

Repairs Notices, under section 48 of the above Act, may be also be used. A Repairs Notice contains a schedule of works that are required to be implemented, that are considered necessary for the full repair of the building, putting it back in the same condition that it was at the time that the building was listed. Following a period of 2 months after a Repairs Notice has been served the City Council may make a **Compulsory Purchase Order (CPO)**. Through section 226 of the Town and Country Planning Act 1990 as amended, local authorities have the power to acquire property through a CPO. This power will be used if all other methods of securing the successful development of a site or property are unsuccessful.

Section 215 of the Town and Country Planning Act gives local planning authorities the power to require the **proper maintenance** of land where neighbourhood amenity is adversely affected by the condition of land in the authority's area. Such a power could be required to tidy up and secure land and property in RopeWalks.

The **Licensing Act 2003** enables night time uses such as pubs, clubs, restaurants, cafes, theatres and cinemas to open longer hours, diversify their activities and attract new customers, with all licensing functions being carried out by the local authority. Changes in hours of operation may also be subject to planning control through this SPD.

7.4 Strategies and Briefs

For specific areas that require more detailed guidance and concentrated efforts to attract investment, **development briefs** will be prepared. These briefs will provide more specific guidance for developers in formulating development proposals, and will address issues such as vehicular access, car parking and design in more detail.

The **RopeWalks Phase 2 Action Plan** identifies priorities for investment to deliver the next phases of regeneration in RopeWalks, complementing the guidance set out in this SPD.

Inscription of the Liverpool **World Heritage Site**, together with the success of the bid for **Capital of Culture 2008**, will enhance the image of the city to investors and thereby complement the other initiatives to encourage economic regeneration.

The **Public Realm Implementation Framework** guides the public and private sector organisations engaged in the delivery of public realm works within the City Centre and provides continuity in the quality of public realm across the City Centre. The strategy will set a benchmark for the implementation of present and future public realm schemes in RopeWalks.

The **Public Art Development Plan** establishes mechanisms to encourage and support best practice in the commissioning of artists and permanent art works for the city.

The **Merseyside Local Transport Plan** sets out a transport strategy and plan for transport investment and improvement. The importance of the City Centre as a focal point to the regeneration of Merseyside is recognised through the **City Centre Movement Strategy**. This sets out a balanced approach towards establishing pedestrian priority areas, high quality public transport corridors and a traffic/parking circulation plan.

The identification and use of public funding sources to deliver the objectives set out in this SPD will be rigorously pursued.

Liverpool has been successful in bidding for **Townscape Heritage Initiative** (THI) funding. The Liverpool World Heritage Site THI involves a programme of grants awarded to property owners for the repair and regeneration of the historic environment. Funding in RopeWalks will be targeted at the many historic warehouses and merchants housing which characterise the area.

7.5 Maintenance

Maintenance of the public realm and buildings is essential for the delivery of a better environment. To deliver this the private sector will be engaged to take responsibility for land and buildings in their ownership and to work alongside public sector organisations including the City Council, Streetscape and Enterprise-Liverpool in initiatives that have a remit to co-ordinate efforts in this regard.

Well-designed development, together with practical maintenance regimes, can help to improve the quality of the local environment. Developers are advised to liaise with the Local Authority's City Centre Neighbourhood Management Service on maintenance issues related to new developments. It is particularly important that the following issues are addressed within RopeWalks:

- Maintenance of a city-wide street cleansing regime
- Ensuring that businesses dispose of waste in accordance with a Trade Waste Agreement
- Ensuring that new residential developments are served by domestic refuse collection
- Prevention of fly-tipping
- Maintenance of an intense street-washing programme to public realm
- Maintenance of designated fly-posting sites at approved locations
- Prevention of illegal car parking
- Maintenance of high quality street-lighting and highways
- The creation of a safer environment for people to visit, work and live



A

Planning Policy Context

This SPD is embedded in and consistent with international, national, regional and local planning guidance and policy. Related plans, programmes and strategies are listed below.

International: the World Heritage Site

As part of the area is within the World Heritage Site, all developments a) will need to be of the highest design and construction quality, b) should respect the significance of the Site, c) should be appropriate to the historic, spatial and townscape context and d) should protect key visual relationships, panoramas and vistas into, out of and across the area. Development Briefs and Environmental Assessments will be requested to accompany applications for significant developments to make sure that their impact on the WHS can be fully assessed.

National

The current theme underpinning all national planning guidance is the need to create sustainable communities by making most efficient use of previously developed land in urban locations. Integral to this is the need to ensuring high quality developments to enable most efficient use to be made of resources (including land); and the promotion of mixed-use developments.

Conservation and Heritage are key issues, and make a major contribution to the special character of the urban areas. **PPG15** is of particular relevance to the RopeWalks SPD and is an important tool in Development Control.

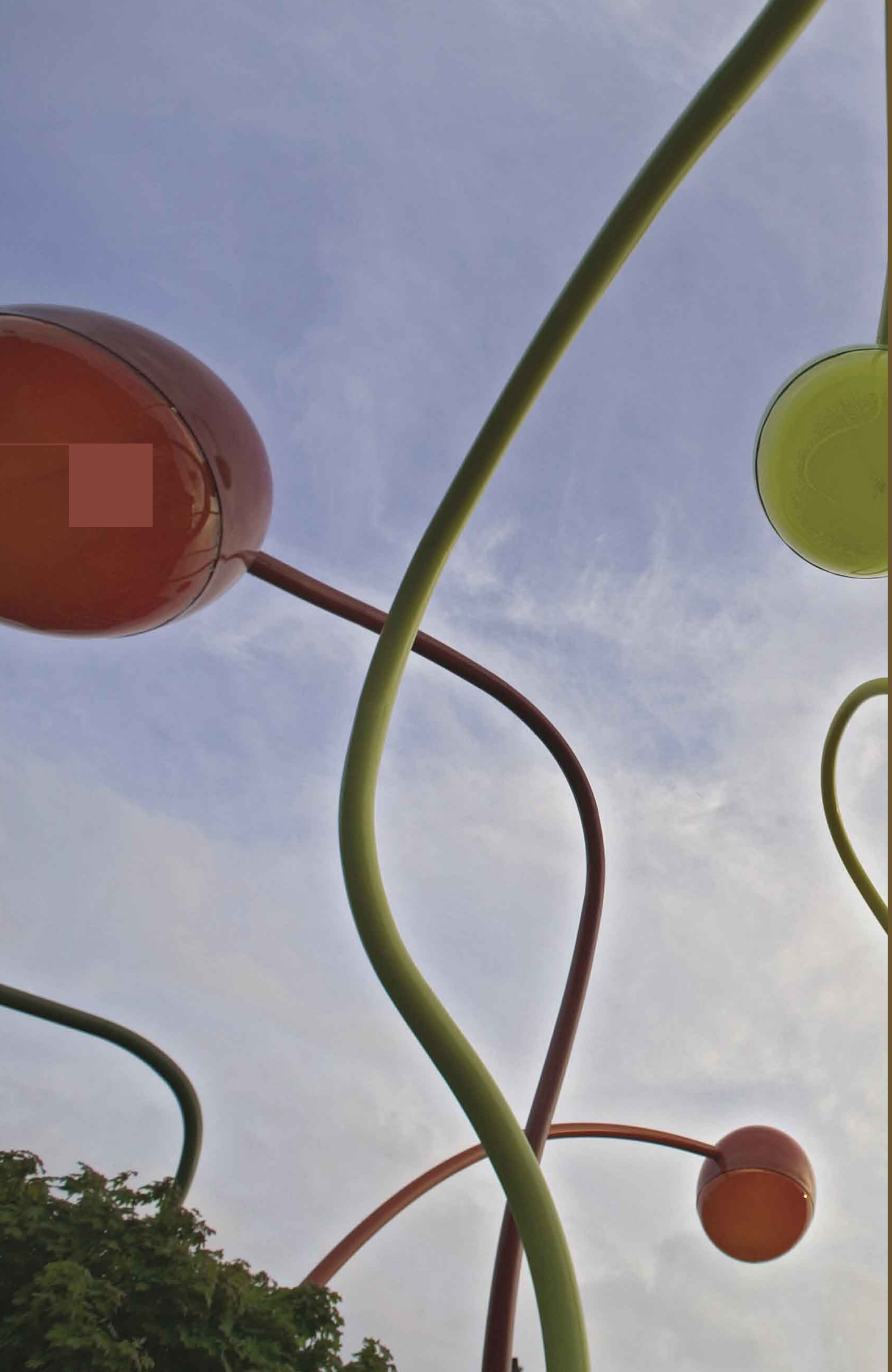
Relevant guidance is also contained within:

- **PPS1** - Creating Sustainable Communities
- **PPG3** - Housing
- **PPG 13** - Transport
- **PPS6** - Planning for Town Centres
- **By Design** - Urban Design in the Planning System

Regional

Regional Planning Guidance for the North West (RPG13) March 2003 comprises the **Regional Spatial Strategy** (RSS) for the North West and is a key determinant in development control decisions. It directs new development and investment to the regional poles of Liverpool and Manchester/Salford.

Policy SD1 relates to Liverpool and seeks its regeneration and renaissance through taking advantage of the concentration of existing physical resources, and sustainable development opportunities with a significant proportion of development being focussed in central Liverpool.



Local: the Unitary Development Plan

The overarching theme of the **Unitary Development Plan** is the regeneration of the city. Policies directly relevant to this SPD include:

- GEN 1 - identifies the City as one of five key Economic Regeneration Areas and a focus for regeneration.
- GEN 9 - seeks to maintain and enhance the City Centre's role and function as a regional centre.
- M18 (Duke Street/Cornwallis Street), M19 (Nelson Street), M20 (Duke Street/Dukes Terrace) and M23 (Roscoe Street/Knight Street/Roscoe Lane) - Four sites within RopeWalks are identified as Sites for Mixed Use Development (with the remainder of the area being suitable for a mix of uses).
- E6 - in mixed use areas planning permission will be granted for those uses specified in the mixed use area profiles subject to the provisions of other relevant plan policies.
- H3 - supports the growth of the City Centre's residential population, particularly within Mixed Use Areas.
- HD1 - take positive action to secure the retention, repair and maintenance and continued use of Listed Buildings, seeking to support and fund these actions from available sources. Use powers to take action in the case of derelict buildings to secure the retention of a building of special architectural or historic interest.
- HD2 - the need for the Department of Culture Media and Sport to keep the statutory list of building of architectural and historic interest under review and draw to the Department's attention to buildings, which appear to merit listing or upgrading.
- Policies HD3 and HD4 - a presumption in favour of retaining Listed Buildings and any applications for demolition must contain a full justification for the proposals.
- HD4 - consent will not be granted for extensions, external or internal alterations or the change of use that would adversely affect the architectural or historic character of that building.
- HD5 - seeks to ensure that the setting of a Listed Building preserves important views of the building.
- HD7 - ensures that conservation areas and their boundaries will continue to be reviewed by the City Council and the consideration of new conservation areas will accord with consistent standards applied through assessment undertaken in each area annually.
- HD8 - prepare Action Plans for Priority Areas and use its available powers to secure the removal of features that significantly detract from the character of an area while providing planning advice and guidance to owners and developers.
- HD9 - presumption in favour of preservation of any building or part of a building within a conservation area that makes a positive contribution to the character or appearance of that conservation area. Where a building makes little or no contribution to the character of the conservation area, proposals for demolition will be considered in light of alternative proposals for the site and the contribution made to preserving or enhancing the character of the Conservation Area.
- HD10 - protect the character and appearance of buildings when the City Council give consideration to alterations of non-Listed buildings in Conservation Areas.

- HD11 - new development in Conservation Areas, which fail to preserve and enhance the character of the Conservation Area, will not be allowed.
- HD18 - general design requirements enabling the City Council to assess proposals for new development against a number of criteria ensuring a high quality of design. This policy is supplemented through specific urban design guidance for RopeWalks set out in this document.
- HD19 - requirement to provide access for all in accordance with the City Council's equal opportunities policy.
- S1 -protect and enhance Liverpool City Centre's role as a regional centre. The policy states that this will be achieved primarily by giving primacy to the Main Retail Area for new retail development in the City Centre.
- S3 - General policy setting out methods for improving the shopping environment of the City Centre.
- EP9 - requirement to provide adequate provision for on-site storage and disposal of waste.
- **Strategic Regeneration Framework, 2000.** The SRF, prepared by Liverpool Vision, is a flexible framework, to guide the regeneration of Liverpool City Centre. The SRF recognises RopeWalks as a key component in the regeneration of the City Centre, complementing other regeneration initiatives in the City, including the adjacent Paradise Street Development Area.
- **Lighting Strategies.** The SRF recognises the importance of lighting to improve the presentation of the City and create a safe, attractive environment. Liverpool Vision commissioned Lighting Strategies in 2000 and 2002 to transform the City Centre by night. This work forms the rationale for the **City Centre Lighting Programme.**
- **Historic Environment of Liverpool Project (HELP).** This is a major initiative intended to put the built environment at the heart of Liverpool's continuing renaissance.
- **Liverpool City Centre Public Realm Implementation Framework.** This guidance document sets quality and performance parameters within which movement and public realm schemes are to be designed and implemented in Liverpool City Centre.

Local: Other strategies and supplementary planning policy

As well as the statutory policies outlined in the UDP there are a number of initiatives that have been put in place by Liverpool City Council and partners in order to promote the importance of Liverpool's built heritage. These include:

- **Liverpool Urban Design Guide (Supplementary Planning Guidance).** This document sets out detailed design criteria. The aim is to integrate good design principles into all new developments, in order to deliver a better quality environment.
- **New Housing Development Supplementary Planning Document.** This document was adopted by the Council in July 2005, and sets out additional guidance on new housing development in addition to that provided in the UDP. Any residential element of the scheme shall accord with advice set out in this document.
- **Oldham Street Area Supplementary Planning Document.** This document sets guidance for the development of the Oldham Street area, which is directly adjacent to the RopeWalks.

- **St. Michaels Development Brief.** This document covers the area bounded by Kent Street, Upper Pitt Street, Nelson Street and Grenville Street South, and sets out more detailed development guidance for the area.
- **RopeWalks Phase 2 Action Plan.** A document produced in 2003 by Liverpool Vision, to identify the priorities for the future regeneration of RopeWalks, and make recommendations for the delivery of key projects.

Paradise Street Development Area

The Paradise Street Development Area is a major regeneration project in the heart of the City Centre, directly adjacent to RopeWalks. It is important that RopeWalks both complements and integrates with this key regeneration scheme.

The project is mainly a retail-led development, which will add over 1 million square foot of retail and leisure floorspace, with residential units, recording studios and offices, 2 hotels, a new bus station, 3000 car parking spaces and public open space. This development will increase pedestrian activity along Hanover Street and up adjoining streets through RopeWalks. The scheme will 'mesh' into RopeWalks, with development sites on either side of Hanover Street including:

- A collection of new buildings along the western side of Hanover Street, between School Lane and Paradise Street, of a scale reflecting surrounding buildings and introducing predominantly retail uses at ground floor with offices or residential above. These uses will be particularly prominent from Gradwell, Seel and Fleet Streets.
- A new John Lewis department store, on the corner of Paradise Street and Canning Place, of 4/5 storeys, with a curved facade directly opposite the junction of Duke Street/Hanover Street.
- A new hotel of up to 7 storeys, on the corner of Gradwell Street and Hanover Street, serviced from Campbell Street.
- A new building of approximately 8 storeys with retail frontage on Hanover Street and public car park above, with vehicular access/egress from Gradwell Street. New retail uses on the corner of Hanover Street and Seel Street.
- A new development of 3 to 4 storeys between Seel Street and Fleet Street, reinstating a retail frontage on Hanover Street, and introducing retail and restaurants along Seel and Fleet Streets, around new open space. Seel Street is to be pedestrianised towards Hanover Street, with vehicular traffic diverted to Gradwell Street via a new road link. There is the potential for 4 to 5 storeys as the block develops further up Seel and Fleet Streets, with residential and office uses above bars and restaurants, around new open space, linking through to adjoining developments and thus improving permeability between Fleet and Seel Streets.

Details of schemes within the PSDA may change as plans are progressed.

RopeWalks

Supplementary Planning Document