

**Upper Central Spatial Regeneration Framework
SPD**

Regulation 12 Pre-Consultation Statement

June 2019

Liverpool City Council

This Supporting Statement accompanies the consultation version of the Upper Central Spatial Development Framework which will be published for the consultation in July 2019.

1.0 Introduction

This statement has been prepared in accordance with Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and supports the draft Upper Central Spatial Regeneration Framework (SRF) Supplementary Planning Document (herein called the Upper Central SRF) which is to be published for consultation in March 2019 (actual dates will be confirmed). The framework area was previously referred to as the “Knowledge Quarter Gateway”.

Regulation 12 requires that before a local planning authority adopts a supplementary planning document it must prepare a statement setting out:

- i) The persons the local authority consulted when preparing the supplementary planning document;
- ii) A summary of the main issues raised by those persons; and
- iii) How those issues have been addressed in the supplementary planning document.

This report is a pre-consultation statement which sets out the consultation exercise that has been carried out during the preparation and formulation of the draft Upper Central SRF to date prior to formal consultation.

2.0 Purpose of the Upper Central SRF

The draft Upper Central SRF has been prepared collaboratively with Liverpool City Council and its partners. Once adopted it will be a Supplementary Planning Document (SPD) which will support existing saved policies that are set out in the Liverpool Unitary Development Plan (UDP). Supplementary Planning Documents are defined in the National Planning Policy Framework (NPPF) as *“Documents which add further detail to the policies in the development plan [in this case the Liverpool Unitary Development Plan]. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.”*

The Upper Central SRF seeks to build on the opportunity for significant investment, redevelopment, regeneration, improved connectivity and job creation within the wider Knowledge Quarter Liverpool (KQ Liverpool) area which includes Lime Street and Central Stations. The framework area centres around the historic area known as Ranelagh Place, a key intersection of roads into the city centre and framed by iconic historic buildings such as the Adelphi Hotel and the former Lewis’s Department Store. The SRF area identifies six distinctive character areas which include:

- 1) Ranelagh Place
- 2) Lime Street
- 3) Copperas Hill
- 4) Mount Pleasant
- 5) Renshaw Street

6) Bold Street

The Upper Central SRF provides an exceptional opportunity to increase the economic potential of KQ Liverpool, improve public realm, connectivity and green infrastructure and bring under-utilised and vacant land/buildings back into productive use. Its strategic position, wealth of development opportunities and strategic links to the rest of the city and beyond provide a unique opportunity to create a new innovative and distinctive gateway district to Liverpool.

The Upper Central SRF presents a vision, illustrative masterplan and set of design and development principles to guide the future development of the framework area over the next 15 – 20 years. Once adopted, the document will become an adopted SPD which will represent a material consideration for future planning decisions and an important planning tool to guide developers, investors and occupiers.

3.0 Consultation to date

Consultation has been undertaken prior to and during the preparation of the draft Upper Central SRF in the following ways:

- 1) Internal consultation with key officers at Liverpool City Council;
- 2) Consultation with key landowners / stakeholders.
- 3) Consultation with statutory consultees.

3.1 Internal consultation with key officers at Liverpool City Council

Consultation was undertaken during the drafting of the draft Upper Central SRF with a number of internal City Council departments and senior officers within them. The following provided input to the emerging document:

- Development Management Team
- Planning Policy Team
- Regeneration Team
- World Heritage Site Officer
- Highways Team
- Urban Design and Conservation Team
- Appointed Tall Buildings Consultant
- Corporate Access Panel

In-house consultation was undertaken by way of a series of meetings and design workshops to allow for comments to be made on the contextual analysis, methodology, and early versions of the SRF document. This process has led to revisions to the draft SRF before it was made available to public consultation.

The main issues that arose from this internal consultation were as follows:

- Structure of the SRF and detail of individual elements;

- Draft vision and SRF principles;
- The illustrative spatial masterplan;
- Identification and detailed development of spatial options, the existing context, proposals, appropriate uses, temporary uses, and development opportunities;
- The appropriateness and context for individual development opportunities;
- Heights and massing;
- Consistency with other regeneration and highways initiatives / programmes being brought forward within and outside the SRF area; and
- Consistency with adopted and emerging planning policies, including the tall buildings evidence base and SPD.

The above issues have shaped the draft SRF and amendments made to the document where appropriate.

3.2 Consultation with key landowners / stakeholders

The draft Upper Central SRF has been informed through consultation with key landowners and third-party stakeholders who have an interest in the area. A series of individual meetings have been held with the following organisations:

- Knowledge Quarter Liverpool
- ION Developments
- Liverpool John Moores University
- Augur Group
- Code Students
- Bruntwood
- Vita Group
- Heeton
- Arup on behalf of Merseyrail and Network Rail
- Beckwith Group / Sanderson Weatherall regarding Rail House

The main points of discussion that arose from this consultation were as follows:

- Purpose, role, and vision of the SRF;
- Branding and identify of the area;
- Development aspirations for individual sites;
- Appropriate uses in the area;
- Key routes and permeability to and within the SRF area;
- Car parking;
- Appropriate heights for new development;
- Delivery of key public realm and transport projects;
- Phasing of new development; and
- Temporary / interim uses.

The above issues have shaped the draft SRF and amendments made to the document where appropriate.

3.3 Consultation with external stakeholders

The draft Upper Central SRF has been informed through consultation with external stakeholders including:

Places Matter

A presentation of the Upper Central SRF was given to Places Matter on 12 September 2018 at KQ Liverpool along with site visit to the area. A formal response to the design review was received on 25th September 2018.

Table 1 sets out the main issues raised during this consultation exercise and how they have been addressed in the draft Upper Central SRF.

Table 1: Summary of issues raised by Places Matter

Main Issues Raised	How those issues have been addressed in the Supplementary Planning Document
The panel support the key intention to remove the existing multi-storey car park on Brownlow Hill/Mount Pleasant.	Noted.
Decision to blur the original 'red line' of the masterplan boundary is supported.	Noted.
The notion of 'Lime Square' is not considered to either correctly locate or describe the intended space. An alternative and more suitable name to define the space should be considered.	Reference has been revised to 'Ranelagh Place' to reflect the historic name for this area, which is considered to best reflect the space.
A key challenge is establishing a cohesive and appropriate 'gateway' in the City including the defined public space running from St Georges Plateau, along Lime Street to 'Lime Place' and the linkages between Brownlow Hill / Mount Pleasant and Central Station / Church Street.	Considerable work has been undertaken to understand key routes into and through the SRF area, with a series of site-wide public realm projects and associated development principles established.
The historic approach to reinvesting in the "the star of buildings" was considered to have merit but should be tested further and explored to define what this really means.	Noted. Further work was undertaken to explore key views and the most appropriate form of new development that would complement the historic buildings within Ranelagh Place.
The 'skeleton' of public realm' needs to ensure that it is a walkable place and not just a 'gateway' and urged not to describe the street treatment at this stage.	As above, considerable work has been undertaken to set out a series of site-wide public realm projects and associated development principles established.
Showing the SRF area in the context of the wider City and its districts is felt to be a strong 'figure ground' and urged	Noted. The SRF describes the role of the SRF in relation to the wider City Centre, its future role, and introduces

not to underplay the vitality of the triangle where key routes intersect, with the Adelphi as its centrepiece.	new public realm and development opportunities within the new epicentre of the city within the individual character areas.
Demolition of Mount Pleasant Car Park was welcomed but it is important to consider how you manage a much wider strategic access network, for cyclist and pedestrians. There is also a need to consider how to reanimate the gyratory around Lime Street Station in order to take some load away from the gateway and allow people more space and freedom to walk.	The SRF has been informed by detailed discussions and assessments of the wider car parking and access network within the area and its surrounds. Opportunities for replacement car parking, rebalancing of taxi rank locations, and significant improvements to permeability and public realm are proposed as part of the SRF.
Debated the approach to establishing heights for new development opportunities. The aim should be to avoid uniformity of height and to create a varied skyline and 3D modelling should be used to assist with this.	A detailed assessment of the potential heights for key development opportunities has been undertaken using the City's 3D model, key views, and appropriate street widths and microclimate implications. A variety of heights are proposed across a series of mid-rise development opportunities, with the potential for limited landmark buildings.
The notion of the "lost streets" approach was strongly supported by the Panel but advised to confine this to only a few key ones.	The approach to the 'lost streets' has been refined and details are included within the site-wide public realm projects.
Overall, the panel strongly supported the proposals, particularly the objectives to create a permeable place, the study of the historic backdrop and the removal of the Mount Pleasant Car Park.	Noted.

Historic England

An informal presentation of the Upper Central SRF was given to Historic England on 9th October 2018. A further meeting was held on 20th November 2018 to further discuss emerging massing principles for the SRF.

Table 2 sets out the main issues raised during consultation with Historic England and how they have been addressed in the draft Upper Central SRF.

Table 2: Summary of issues raised by Historic England

Main Issues Raised	How those issues have been addressed in the Supplementary Planning Document
Considered the SRF to be positive and supported the vision, acknowledging the	Noted.

<p>need for improvements to the area, and that the proposals have the potential to repair significant damage to this part of the city.</p>	
<p>Lyceum building - HE would support positive and sensitive preservation and reuse.</p>	<p>Noted. This is included as one of the Key Development Opportunities.</p>
<p>Renshaw Street - HE considers that recent proposals outside of the SRF boundary have been too tall. HE supports the approach to Renshaw Street around repositioning existing buildings, a better street scene, and potential shopfront signage strategy.</p>	<p>Noted.</p>
<p>HE is aware that the Grade II* listed Vine Pub in the Ranelagh Place character area could be vacated and is keen to see the building and a similar use retained in the SRF.</p>	<p>Noted and reference included.</p>
<p>HE welcomed the proposed 'super crossing' for Ranelagh Place as well as better revealing the Adelphi Hotel and improvements to public realm to improve its setting.</p>	<p>Noted. These principles are further detailed in the SRF.</p>
<p>Heights - HE expressed a concern that identifying locations for tall buildings (over 15 storeys) within the SRF could be premature in advance of a city-wide Tall Building Policy and evidence base being prepared as part of the replacement Local Plan. Any tall building locations need to be considered in the context of the wider city skyline.</p>	<p>The SRF advocates a mid-rise datum across most of the SRF area but does identify limited opportunities for local landmark buildings of up to 15 storeys to be explored in key areas, which could be recognisable by their architectural innovation, sustainable credentials, and massing. The SRF states that any landmark buildings will need to be brought forward as part of a city-wide plan-led approach to Tall Buildings, and need to be assessed in conjunction with most up to date planning policies and design guidance, which will include (once adopted) the New Local Plan and its evidence base, and the World Heritage Site SPD. Relevant new developments will also need to include a full assessment of their impacts and key views, heritage assets, and the Outstanding Universal Values of the World Heritage Site, including verified views.</p>
<p>Former O51 Building - HE is comfortable with concept of a landmark building here with presence and potentially bold</p>	<p>Noted. Detailed principles for this development site are included in the SRF.</p>

architecture subject to appropriate testing of massing	
Central Station – some concern raised about the potential for a tall building here despite the previous consent, as any tall building here would be outside of the defined zones in the World Heritage Site SPD.	Noted. The SRF makes reference to the potential for a landmark building as part of the redevelopment of Central Station but that it must form part of a wider planned approach to tall buildings across the city as part of the Local Plan review.
Seymour Street – HE raised some concern about the potential for a landmark building in advance of the wider tall building evidence base being procured as part of the replacement Local Plan.	Noted. The SRF makes reference to the potential for a landmark building on this development site, which should be no higher than 9 storeys given the potential to impact on key World Heritage Site views.
Overall, HE was very positive with general support for ambition and focus on design quality.	Noted.

4.0 Formal consultation process on draft Upper Central SRF

During the formal consultation period, the draft Upper Central SRF Supplementary Planning Document will be made available to review and comment on. A formal consultation notification will be sent out by letter to local stakeholders, including:

- Local businesses, landowners, and residents within the Upper Central SRF and a consultation buffer zone identified just outside the SRF area;
- Other organisations and businesses in the area including those organisations consulted in section 3.2 above;
- Individuals that have registered their interest in the project through previous consultation events;
- Merseytravel;
- Network Rail;
- Historic England

In addition, a number of public consultation events are being organised in, or in close proximity to, the Upper Central area during the consultation period. More information about these events will be communicated by the City Council's website and the Upper Central website.

5.0 Availability of documents (when and where)

In accordance with Regulation 12 (1a,b) (2) and 35 of the Town and Country Planning (Local Development) (England) Regulations 2004, the draft Upper Central SRF, along with the pre-production consultation statement, together with a Consultation

Questionnaire Response Form, will be made available for inspection during the 6 week consultation period in the following places.

- Online: www.liverpool.gov.uk/consultation, www.regeneratingliverpool.com, and www.uppercentral.co.uk
- At the Central Library - William Brown St, Liverpool L3 8EW
- At Liverpool City Council reception – Liverpool City Council Planning Municipal Building, 4th Floor, Cunard Building, Brunswick St, Liverpool L3 1AH (Monday to Friday 9.00am – 5.00pm)

6.0 How to comment on the draft SRF

Preferred Method: Online at: <http://www.liverpool.gov.uk/consultation>

Email: uppercentral@liverpool.gov.uk

In writing to: Paper copies of feedback forms to be located at the Cunard Building and Central Library. Boxes to return forms located at each location too.

Any representors will be notified in the future of the adoption of the SRF as a formal Supplementary Planning Document.

7.0 Next Steps

Following the consultation, all comments received will be considered and reflected in the final SPD where appropriate.

The final document will then be taken to a meeting of the City Council's cabinet committee for consideration and for adoption as a Supplementary Planning Document (SPD). The SPD will then form part of the planning policy framework in consideration of planning applications. The Pre-Consultation Statement will be updated to form a Consultation Statement which will include a summary of responses received; which will be published alongside the SPD. Once adopted, all documents are to be published on Liverpool City Council's website.