

REPORT TO: PLANNING COMMITTEE

DATE: 10th MARCH 2010

SUBJECT: LIVERPOOL CORE STRATEGY PREFERRED OPTIONS 2010

**WARDS
AFFECTED:** All

REPORT OF: Andy Wallis – Planning and Economic Development Director

**CONTACT
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**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

Liverpool Council's Preferred Options document is now available for consultation as part of their preparation of the Core Strategy. Members' views are requested.

REASON WHY DECISION REQUIRED:

To agree Members' views.

RECOMMENDATION:

That Planning Committee support the choice of Option Two ('Focused Regeneration') as the preferred option in the 'Liverpool Core Strategy Preferred Options 2010' document.

No

KEY DECISION:

FORWARD PLAN:

No

IMPLEMENTATION DATE:

N/A

ALTERNATIVE OPTIONS:

None

IMPLICATIONS: None**Budget/Policy Framework:** None**Financial:** None

| <u>CAPITAL EXPENDITURE</u> | 2009 2010 £ | 2010/ 2011 £ | 2011/ 2012 £ | 2012/ 2013 £ |
|--|----------------------------|-----------------------------|-----------------------------|-----------------------------|
| Gross Increase in Capital Expenditure | | | | |
| Funded by: | | | | |
| Sefton Capital Resources | | | | |
| Specific Capital Resources | | | | |
| <u>REVENUE IMPLICATIONS</u> | | | | |
| Gross Increase in Revenue Expenditure | | | | |
| Funded by: | | | | |
| Sefton funded Resources | | | | |
| Funded from External Resources | | | | |
| Does the External Funding have an expiry date? Y/N | When? | | | |
| How will the service be funded post expiry? | | | | |

Legal: N/A**Risk Assessment:** N/A**Asset Management:** N/A**CONSULTATION UNDERTAKEN/VIEWS**

None

CORPORATE OBJECTIVE MONITORING:

| <u>Corporate Objective</u> | | <u>Positive Impact</u> | <u>Neutral Impact</u> | <u>Negative Impact</u> |
|-----------------------------------|---|-------------------------------|------------------------------|-------------------------------|
| 1 | Creating a Learning Community | | ✓ | |
| 2 | Creating Safe Communities | ✓ | | |
| 3 | Jobs and Prosperity | ✓ | | |
| 4 | Improving Health and Well-Being | ✓ | | |
| 5 | Environmental Sustainability | ✓ | | |
| 6 | Creating Inclusive Communities | ✓ | | |
| 7 | Improving the Quality of Council Services and Strengthening local Democracy | | ✓ | |
| 8 | Children and Young People | | ✓ | |

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

'Liverpool Core Strategy Preferred Options 2010'

LIVERPOOL CORE STRATEGY PREFERRED OPTIONS 2010

1 Introduction

- 1.1 Like Sefton, Liverpool Council are preparing a Core Strategy as part of their Local Development Framework. Their timetable is slightly ahead of Sefton's and they have published their revised Preferred Options report for public consultation.

2 Vision

- 2.1 Liverpool's vision is, in summary:

- That by 2026, Liverpool will be a thriving international city at the heart of the sub-region with an outstanding urban environment
- The City's economy will be competitive and robust, having capitalised fully on the ability to generate growth of sectors in which it has key strengths (examples given)
- All of Liverpool's residential neighbourhoods will be thriving and attractive places to live and the City's population will have increased
- The amount of vacant and derelict land and buildings will have been significantly reduced
- The City Centre will remain at the heart of the City's economic and urban renaissance. It will be a thriving regional centre of commercial, and retail investment, a showcase for culture and art, and civic, leisure, educational and residential uses
- The Inner Area surrounding the City Centre will have been a focus for population growth. North Liverpool will have been transformed by the benefits of excellent neighbourhood design with major investment in housing, new and improved schools, university and other higher education facilities, public services and open spaces.

3 Strategy

- 3.1 A major challenge within Liverpool's strategy is to meet its housing requirement which is over 40,000 dwellings between 2008 – 2026. This comprises the target set in the Regional Spatial Strategy, but 20% of this represents an additional amount added as a result of Government's 'growth point' initiative. (This is something which Liverpool and Wirral are jointly committed to and will be met, in the main, by Peel Port's major proposals on the Mersey waterfront for a variety of uses, including residential development. These schemes are known as 'Liverpool Waters' and 'Wirral Waters').

4 Options

- 4.1 The Liverpool Core Strategy sets out three different options to meet its vision. The key differences between these various options is that they represent three different ways of meeting its housing need

Regardless of which option is chosen the Report notes that there will be features common to all three approaches. The proposed approach to North Liverpool is of most interest to Sefton, as it immediately borders Sefton.

For each option it is anticipated that North Liverpool will be a particular focus for new residential development within the 'Inner Areas' zone of Liverpool. This is in view of the concentrations of deprivation and number of significant site opportunities such as Central Docks (the proposed location of Liverpool Waters).

Elsewhere within the Inner Areas, sites in the Housing Market Renewal 'Zones of Opportunity' will be the first priority for housing in order to support the required housing market renewal, and underpin wider investment programmes. All options will need to make family housing a priority to meet the Housing Strategy requirements through the provision of lower to medium density housing with gardens (30-50 dwgs/ ha) and improve the provision of green infrastructure.

4.2 The proposed options are these:

Option One – Intensive Regeneration

Under this option the majority (90%) of housing growth would be concentrated in the City Centre and surrounding Inner Areas, representing an intensification of recent patterns. Only a small proportion (10%) of housing growth would take place in the rest of the City where it would be targeted to the Regeneration Fringes.

Option Two – Focused Regeneration

Under this option, the City Centre and surrounding Inner Areas would continue to be the primary geographical focus for new residential development (70%). However, a greater proportion than under Option 1 (30%) of new housing growth would be directed to the Outer Areas, thus enabling a relatively greater development emphasis on the Regeneration Fringes.

Option Three – Dispersed Regeneration

Whilst the City Centre and Inner Areas would remain as the primary focus for residential development under this option, the proportion (55%) would be considerably less than Options 1 & 2 whilst the proportion (45%) in the Outer Areas would be significantly greater.

5 Preferred Option

5.1 The report states that the favoured option is Option Two. This option places less reliance on the City Centre and Inner Areas than Option One. It therefore has more flexibility and a reduced risk of failing to achieve development targets if sites are not built as anticipated. The effect of this on North Liverpool is likely to be the opportunity to build more family houses rather than flats. This would be more sympathetic to the housing needs for the part of south Sefton immediately adjoining North Liverpool.

6 Great Homer Street – district centre

6.1 Great Homer Street will 'be the primary focus for new investment and will 'support the main convenience needs of new residents on Liverpool Waters site'. The report goes on to say that, with regard to the Liverpool Waters site for residential development: 'small scale convenience shops [etc] will be supported to serve the needs of the new residents on the site.'

6.2 With regard, to both these proposals, the former of which Sefton has already supported because of its perceived local regeneration benefits, it will be important that individually and cumulatively any retail development is predominantly convenience and of a scale which will meet local needs without detrimentally affecting retail centres in South Sefton.

7 i Linking with Sefton's plans and strategies

7.1 The report notes that it is important for the various plans and strategies of Liverpool and the other districts in the Liverpool City region to be compatible and, where possible, to be mutually supportive. It notes that Sefton may require assistance from Liverpool in meeting some housing needs to reduce pressure on the Green Belt. In Appendix 1, the report states that:

'Sefton estimate that its affordable housing development is required to be at 80% of new provision. The deliverability of this level of requirement has led to Sefton asking Liverpool for assistance with the delivery of both its general and affordable housing requirement..... It has also asked Liverpool if some of its employment needs can be met in North Liverpool'.

7.2 This is not quite accurate, as no formal requests of this kind have been made. It is also not accurate to say that Sefton's affordable housing provision is required to be at 80% of new provision. (The target is 30% subject to viability). These detailed points will be taken up direct with Liverpool officers, but some context is provided below.

7.3 The Government requires authorities to follow a 'sequential' approach to identifying land to meet its development needs. First, an authority should look within its own urban area, next it should investigate whether any adjoining authority can assist, and only finally should it identify land in the Green Belt.

7.4 All Merseyside authorities have either completed, or are in the process of completing, strategic housing and employment land studies to assess their ability to meet needs within their respective urban areas for the Core Strategy period up to 2027. In this regard, the final Sefton Strategic Housing Land Availability Assessment (SHLAA) has found that Sefton has an approximate 10 year supply of housing land covering the period 2008 to 2018 with no supply after that date. This potentially implies that Sefton, looking forward to say 2027, will be likely have a housing shortfall of the order of 4,500 dwellings (i.e. 9 years @ a notional 500 pa RSS housing requirement) which cannot be met from within its existing urban area.

7.5 As has been found from its separate SHMA (Strategic Housing Market Assessment), an important element of this overall requirement will be likely to be for affordable (principally social rented) housing. With regard to employment land needs, Sefton is likely to be able to meet its employment needs from the retention and recycling of existing employment sites, save for the need to identify a successor site in Green Belt for Southport Business Park to the east of Southport, to be identified by about 2016 and allowing for a lead in, come on stream at or about 2020.

7.6 A sub regional Overview Study (excluding Wirral) is soon to be commissioned which will bring together the results of these housing and employment studies. It will provide a common framework which will, in turn, be used to assess what scope, if any, there is for one authority to meet the unmet needs (where they arise) of an adjoining authority. The results of this important study should not be anticipated at this time. They will be considered together with the outcome of the Green Belt Study which is being jointly commissioned by Sefton and Knowsley Councils.

8 Conclusion

8.1 The preferred option (Option Two: 'Focused Regeneration') is likely to complement Sefton Council's ambitions for South Sefton, and is supported.

9 Recommendation

Planning Committee support the choice of Option Two ('Focused Regeneration') in Liverpool's Core Strategy Preferred Options report 2010.