

# LDF

Local Development Framework



# RopeWalks

Supplementary Planning Document

Adopted December 2005



# RopeWalks Supplementary Planning Document

Translation available on request

ستترجم عند الطلب

অনুরোধ করলে এর অনুবাদ করানোর ব্যবস্থা করা হবে।

若有需要時將會翻譯成中文。

अनुरोध करने पर अनुवाद करने की व्यवस्था की जाएगी।

ਬੇਨਤੀ ਕਰਨ 'ਤੇ ਤਰਜਮਾ ਕਰਵਾਇਆ ਜਾਵੇਗਾ

Marka la soo codsado ayaa la turjumi doona.

درخواست کرنے پر ترجمہ فراہم کیا جائے گا۔

Braille, audio tape & large print available on request

Development Plans Team  
Planning Service, Regeneration  
Municipal Buildings  
Dale Street  
Liverpool L69 2DH

Email : [development.plans@liverpool.gov.uk](mailto:development.plans@liverpool.gov.uk)

Telephone : 0151 233 3021

Produced in association with:



# Contents

1	Introduction	6
2	Historic Context	12
3	The Vision for RopeWalks	18
4	The Special Character of RopeWalks	22
5	Development Principles for RopeWalks	30
6	Development Principles for Character Areas	42
7	Implementation	60
	Appendix - Planning Policy Context	66

# 1

## Introduction

### 1.1 Purpose

This Supplementary Planning Document (SPD) was adopted by the City Council's Executive Board on 23rd December 2005 to provide more detailed planning guidance to the Unitary Development Plan (UDP) in relation to the RopeWalks area of Liverpool City Centre (see Figure 1). It has been produced in partnership with Liverpool Vision and with the assistance of consultants Jones Lang LaSalle and BDP. The SPD has three roles:

- As a **land use development brief** for key locations within the RopeWalks
- As an **enhancement statement** for the Duke Street Conservation Area<sup>1</sup>
- As an **urban design guide** for the RopeWalks

By fulfilling these roles, the intention is that the SPD will guide the development of RopeWalks as a distinct, vibrant, mixed use part of the City Centre.

### 1.2 Supplementary Planning Documents: relationship to statutory planning policy

Under the Planning and Compulsory Purchase Act 2004, Supplementary Planning Documents (SPDs) are classified as Local Development Documents (LDDs) within a Local Development Framework (LDF). Their role is to provide more detailed planning guidance to either adopted "saved"<sup>2</sup> statutory policies, or Development

Plan Documents (DPDs) within an LDF. The RopeWalks SPD will supplement planning policy contained within the adopted Liverpool Unitary Development Plan (UDP), 2002.

This SPD aims to assist the successful regeneration of the area in accordance with planning policy contained within the UDP, including its status within Duke Street Conservation Area. In the latter respect the SPD will assist the City Council, as Local Planning Authority, in its duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. In particular the SPD supplements UDP policies E6, HD8 and HD18 (see box below). However, it also reflects the principles of, and conforms to, a number of other policies including particularly M19 and M23 (relating to land use); HD1-HD5, HD7 and HD9-HD11 (relating to heritage and design); and S1 and S3 (relating to retail provision in the City Centre). These policies are set out in more detail in the Appendix.

1 Under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2 Under the Planning and Compulsory Purchase Act a 'saved plan' is a statutorily adopted plan that although formulated under the original planning system, continues to represent the statutory plan for Liverpool







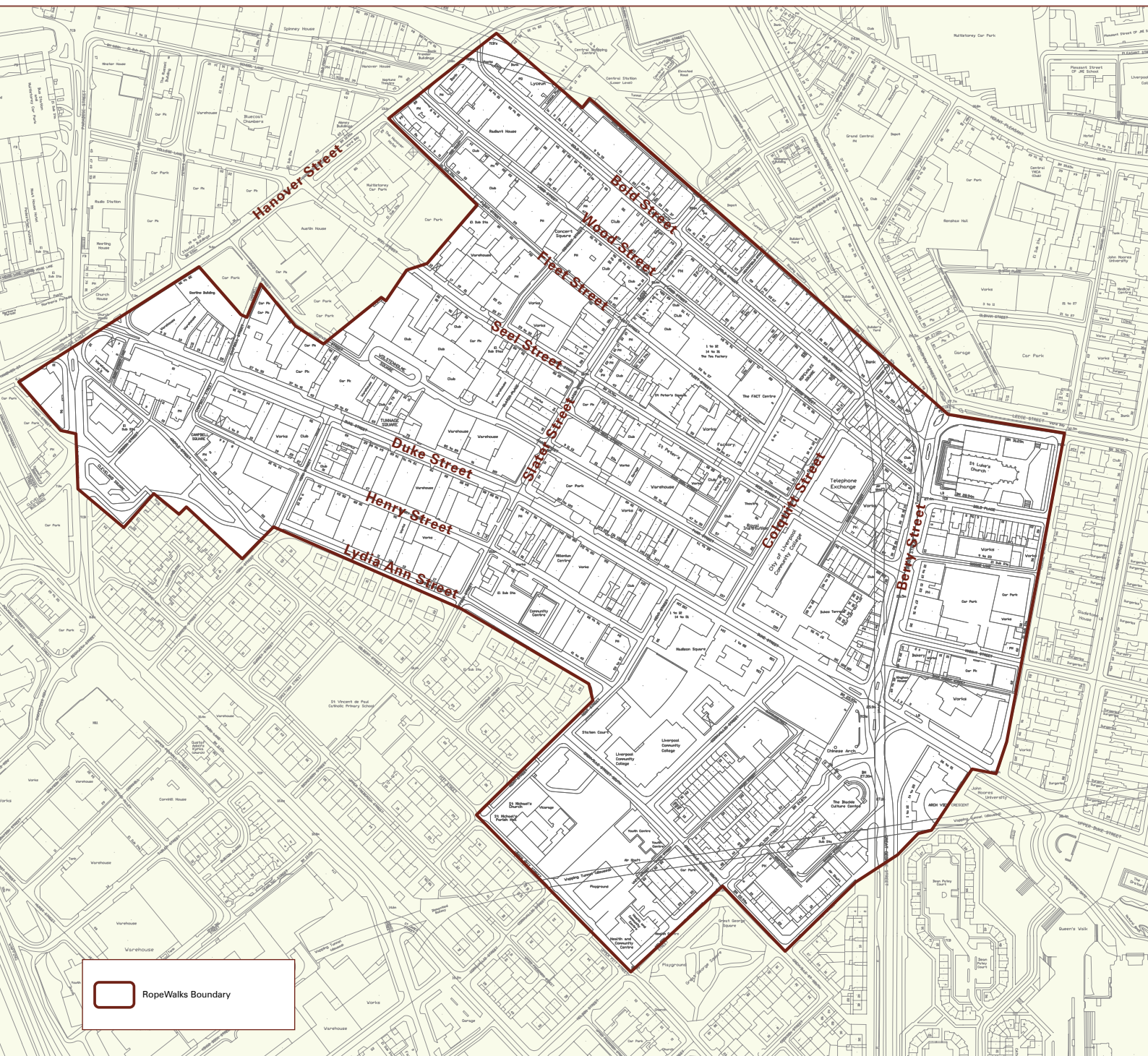


Figure 1: RopeWalks Boundary Plan



### 1.3 UDP Policies

#### ***Policy E6: Mixed Use Areas and Sites for Various Types of Development***

1. *In Mixed Use Areas, as designated on the Proposals Map, planning permission will be granted for those uses specified in the Mixed Use Area profiles subject to the provisions of other relevant Plan policies.*
2. *On Sites for Various Types of Development as identified on the Proposals Map, planning permission will be granted for the uses specified in Schedule 6.3, subject to the provision of other relevant Plan policies.*
3. *In assessing development proposals within those Mixed Use Areas and on Sites for Various Types of Development which are located in the City Centre, the City Council will promote the principle of mixed use development whereby a range of complementary uses will be encouraged, subject to the provision of other relevant Plan policies.*

#### ***Policy HD8: Preservation and Enhancement of Conservation Areas***

*The City Council will take positive action to secure the preservation and enhancement of conservation areas and will:*

1. *Seek support and funding from all available sources for the repair of buildings and environmental improvements*
2. *Prepare action plans for priority areas*
3. *Use its available powers to secure the removal of features which significantly detract from the character of the area*
4. *Provide planning guidance and advice to owners and developers*

#### ***Policy HD18: General Design Requirements***

*When assessing proposals for new development, the City Council will require applications to comply with the following criteria, where appropriate, to ensure a high quality of design:*

1. *The scale, density and massing of the proposed development relate well to its locality;*
2. *The development includes characteristics of local distinctiveness in terms of design, layout and materials;*
3. *The building lines and layout of the development relate to those of the locality;*
4. *External boundary and surface treatment is included as part of the development and is of a design and materials which relate well to its surroundings;*
5. *All plant machinery and equipment are provided within the building envelope or at roof level as an integral part of the design;*
6. *The development pays special attention to views into and out of any adjoining green space, or area of Green Belt;*
7. *The development has regard to and does not detract from the city's skyline, roofscape and local views within the city;*
8. *The satisfactory development or redevelopment of adjoining land is not prejudiced;*
9. *There is no severe loss of amenity or privacy to adjacent residents;*
10. *In the case of temporary buildings, the development is of a suitable design and not in a prominent location;*
11. *Adequate arrangements are made for the storage and collection of refuse within the curtilage of the site and the provision of litter bins where appropriate;*
12. *The exterior of the development incorporates materials to discourage graffiti; and*
13. *Adequate arrangements are made for pedestrian and vehicular access and for car parking.*

## 1.4 Status and usage

The SPD will be used to assess planning applications that come forward in the area. Such applications should primarily accord with the provisions of the statutory development plan (the UDP). The SPD will be a material consideration in making development control decisions, and applicants will be expected to demonstrate in their submission how their proposals address the issues it covers.

The principles set out in this SPD have been formulated in order to safeguard the continued regeneration of RopeWalks. It is inevitable that there will at times be exceptions; however, it is the intention of the Liverpool City Council and its partners to apply these principles to all developments in all but very exceptional circumstances. Any exception will need to be supported by an overwhelming justification.

It is intended that the SPD will be reviewed in the future alongside the production of proposed Development Plan Documents within Liverpool's Local Development Framework, which may necessitate alterations to the SPD as a consequence.

## 1.5 Production process

In producing this SPD, a set procedure has been followed in order to satisfy regulations set out in:

- The Planning and Compulsory Purchase Act 2004;
- Part 5 of the Town and Country Planning (Local Development) (England) Regulations 2004;
- Planning (Listed Buildings and Conservation Areas) Act 1990; and
- The Environmental Assessment of Plans and Programmes Regulations 2004.

This has involved:

- Determining the need for a Strategic Environmental Assessment,
- Undertaking a Sustainability Appraisal; and
- Preparing a Statement of Methodology for Community Involvement.

## 1.6 Strategic Environmental Assessment

Through the process of screening, Liverpool City Council (in consultation with relevant statutory consultees) determined that this SPD does not require Strategic Environmental Assessment, as its proposals are not likely to have a significant effect on the environment, having regard to Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004.

## 1.7 Sustainability Appraisal

A full account of the Sustainability Appraisal process is contained within the accompanying Sustainability Appraisal Report. The appraisal involved the assessment of the predicted economic, social and environmental effects of 12 development options against a number of criteria. The appraisal identified common objectives and assessed potential development options that were categorised into three key themes: Conservation and Heritage, Urban Design and Land Use.

### **1.8 World Heritage Site**

Part of RopeWalks falls within the World Heritage Site (WHS), with the remainder being part of its Buffer Zone. Inscription as a World Heritage Site does not at present carry any additional statutory controls, but it is a key material consideration in determining planning and listed building consent applications.

Once adopted, this SPD will also act as the “Local Vision” document for RopeWalks, as required under Objective 5.2 of the Management Plan for the World Heritage Site. As a Local Vision document it draws together issues such as Conservation Area appraisals, masterplans and public realm strategies, and provides a cohesive and integrated approach to the future management and development of the area.

### **1.9 Site-specific designations**

Reference is made throughout this SPD to site-specific designations, particularly those relating to conservation and heritage. Liaison with officers at Liverpool City Council is encouraged to make sure that buildings/land have not been designated or de-designated since the document was published.