



## Liverpool City Region Combined Authority Spatial Development Strategy, Call for Strategic Sites Guidance Note, November 2023

This guidance note provides some information to help you complete the Call for Strategic Sites form.

### What is the purpose of the Call for Strategic Sites?

The Liverpool City Region (LCR) comprises Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral. The LCR Combined Authority is preparing a Spatial Development Strategy (SDS) which will set a spatial strategy for future development across the LCR to 2040. When finalised the SDS will form part of the Development Plan for the city region along with adopted Local Plans and Neighbourhood Plans in the six LCR local authority areas.

This Call for Strategic Sites is being undertaken because the SDS will identify strategic areas or broad locations for growth and infrastructure provision at the City Region scale. Awareness of any sites or locations for future growth (considered to be of strategic scale) will help the Combined Authority understand the extent of potential land available for strategic development in the city region.

The Call for Strategic Sites is an opportunity for local communities, individuals, landowners, developers, and stakeholders to suggest potential strategic sites or broad locations within the LCR that could be suitable and available for strategic development up to 2040.

This Call for Strategic Sites is focusing on sites for large-scale housing, employment and green infrastructure opportunities. Sites under construction, with planning permission or allocated for development in a LCR authority Local Plan or other Development Plan document **do not** need to be submitted, as these sites are already accounted for in the plan making process, unless you have an alternative proposed use for the site or updated site information.

The sites submitted need to be within or partially within the boundary of the Liverpool City Region covering the local authority areas of Halton, Knowsley, Liverpool City, Sefton, St Helens and Wirral, as shown in Figure 1 below but can cross internal local authority boundaries.

It should be noted that the SDS will not specify particular sites where development should take place. The allocation of specific development sites for particular uses will continue to be undertaken through the LCR Local Plans.



**Figure 1: Liverpool City Region Combined Authority Area**

## What constitutes a Strategic Development Site?

As a general guide the LCR Combined Authority considers a site to be strategic if it:

- Has the capacity for at least 500 new dwellings or is 10ha or above<sup>1</sup>; or
- Is at least 10 ha in size for economic development<sup>2</sup>; or
- Will support green infrastructure delivery in two or more local authorities within the LCR. The site itself does not have to physically cross local authority boundaries, it is the extent of the area the site would serve that defines its strategic nature. For example, potential sites for a major park or open space should have the potential to provide a sub-regional scale-attraction (based on scale and function). Or potential strategic green infrastructure corridor sites should have the potential to develop large-scale network enhancements or expansion; or
- Is smaller than the thresholds identified above, but the use, scale, impact, or location of the site is considered to be strategically important to the LCR. It would be helpful if you could provide some information about why you think the site is strategically important, for example what would be the strategic social, environmental or economic benefits of developing the site?<sup>3</sup>

*1 If the site is below the thresholds listed above, then it may be that it could come forward together with others to be considered as a collective group or broader area for development. We would encourage those with smaller options to work with neighbours to see if there is the potential to work together to bring forward the sites as a collection of sites.*

*2 Strategic employment sites or areas are more difficult to define due to the different site sizes and site types that different businesses need. Suggested sites may include innovation centres or business districts, and proposed uses may include any type of employment use class or economic land use. As such, this category of sites or areas is more flexible in the definition as long as the use or scale of site is considered to be strategically important to the LCR.*

*3 What would the impact of the site be? For example, development near a major train station that will have strategic impact on city region.*



## How do I submit a response?

Please complete the Call for Strategic Sites Suggestion Form, providing as much information as possible and accompanied by a **red line boundary map** clearly marked with the site boundary. Please complete a separate form for each site.

If you are a technical resposdee, in order to aid the Call for Strategic Sites digitisation process, where possible please provide spatial information for each individual site, the site boundary and site reference in form of GIS data using either MapInfo tab files or Esri Shapefiles.

Completed forms should be returned to:

- Post: Spatial Planning Team, Liverpool City Region Combined Authority, Floor 12, 1 Mann Island, Liverpool, L3 1BP
- Email: [SDS@liverpoolcityregion-ca.gov.uk](mailto:SDS@liverpoolcityregion-ca.gov.uk)

## What information should I provide?

### 1. Your details

Your contact details are required. If you are/have an agent employed to act on someone else's/your behalf, please fill out both your own and your client's/agent's details. As this is a public consultation process, your name, organisation, and the site's location will be published by the LCR Combined Authority in the relevant emerging SDS evidence base documents as appropriate. However, in line with the Data Protection Act 1998, no other personal details will be released to third parties or published without your permission. Please note that site submissions cannot be treated as confidential.

The Fair Processing Notice - Spatial Planning can be viewed at [www.liverpoolcityregion-ca.gov.uk/sdsengagement](http://www.liverpoolcityregion-ca.gov.uk/sdsengagement)

### 2. Landowner details

You do not need to be the owner of the site to put it forward for development. If you know the details of the site owner(s), please give their details. If there is more than one owner, please indicate the extent of individual landholdings on the site map. Please also indicate whether the site owner(s) shows support for its proposed development.

The Government's online Land Registry can provide details of the site owner(s) for a fee.

### 3. Site details

In order for us to precisely identify the locations and boundaries of all submitted sites, it is essential that a map of suitable quality (preferably on an Ordnance Survey (OS) base at an appropriate scale e.g., 1:1250), clearly showing the detailed site boundaries. Site boundaries should be marked in **red**. Any neighbouring land that you own should be marked in **blue**.

More than one site boundary may be marked on one map (e.g., if they are close together), provided the sites are clearly labelled and the boundaries remain clear. If you are the landowner, a Land Registry map will normally suffice. If you are submitting your form by email, you will need to send us an electronic copy of the site plan (a scanned copy will suffice).



In addition, please tell us the name of the site that it is commonly known by and its location. If known, it would be helpful if you could tell us the site's approximate size in hectares (but if you prefer to work in acres, please state this instead). It is also important to tell us what your interest in the site is and why you are submitting it to us, i.e., for development.

Suitable OS base maps can be provided by a list of accredited suppliers from the Government's online Planning Portal. Please note that these services will charge a fee for using their service. Due to licensing restrictions and OS copyright, we are unable to provide blank maps for this exercise.

#### 4. Site information

Please record whether the site is in active use, followed by the current use(s) of the site, or the previous use of the site and when it was last used.

Use this section to also state the main use of the neighbouring land, e.g., residential, industrial, agricultural, and if the site is currently within or borders the existing settlement area.

Please note that sections A, B and C should total 100% when referring to the proportion of greenfield or previously developed land (cleared and not cleared).

#### 5. Proposed Future Uses

Please indicate the preferred use that you would like the site to be considered for. If you wish the site to be considered for a mix of uses, please tick all boxes that apply.

In this section, please indicate the potential capacity of the site e.g., the number of houses and approximate density (dwellings per hectare - dph), or amount of floorspace in square metres (sqm), and whether any indicative design work has been undertaken.

#### 6. Market interest

Use this section to indicate whether there has been any market interest in the site, such as by developers, housebuilders or other operators. Please tick all that apply and provide supporting comments relevant to the site's proposed future uses and the date the last interest was received.

#### 7. Constraints to development

Please indicate the severity of any constraints that may affect ease and speed of delivery on site and use evidence where possible to support statements. These can be for example, ownership issues, restrictive covenants, access constraints, Tree Preservation Orders (TPOs or mature trees/hedges, pylons or overhead cables, public rights of way, infrastructure needs, topography, contamination, flood risk, minerals or landfill sites, legal issues or existing use relocation. The Combined Authority, together with the Local Planning Authority, will make our own assessment of these matters as part of the Call for Strategic sites assessment work.

To support your statements, please provide any information useful, including other constraints that may not be listed.

#### 8. Timescale for delivery



Use this section to explain your chosen timescale for delivery. Please note that to be considered immediately available, a site must be cleared unless it is an existing building that could be converted to another use. If the site is not immediately available, please state which year it could be available for development and explain why, e.g., by listing the main constraint(s) or delaying factor(s) and actions necessary to remove these. The Combined Authority together with the Local Planning Authority may ask for further assessments to be undertaken to support assessment of delivery.

#### 9. Any other information

To help us fully assess your suggested site, it would be helpful if you can provide some information about what you think are the main benefits for LCR, in terms of the social, environmental or economic benefits, and also if you know about any challenges that might need to be overcome in order to deliver the site.

#### **What is the deadline for responses?**

Please respond by **5pm on 16th February 2024**. Late responses will not be considered.

#### **What Happens Next?**

The LCR Combined Authority will give due consideration to all sites put forward in the Call for Strategic Sites exercise when preparing the SDS.

Please note, that submitting details of a particular site is not the same as submitting a planning application. If a site is identified as a potential strategic development site in a LCR Combined Authority Study or within the SDS, this does not guarantee that the site will be allocated within a Local Plan or be granted planning permission. The Combined Authority will notify the Local Planning Authority of the sites submitted, however, sites will still need to be promoted separately to the relevant Local Plan Authority for Local Plan making purposes.

If you require further assistance in completing the Call for Sites form, please contact the LCR Spatial Planning Team at:

- [SDS@liverpoolcityregion-ca.gov.uk](mailto:SDS@liverpoolcityregion-ca.gov.uk)
- 0151 330 1005

#### **How can I keep informed of progress?**

The Combined Authority maintains a spatial planning consultation database which is used to notify interested individual and organisations of SDS consultation and spatial planning matters. If you would like to be added to the consultation database please email [SDS@liverpoolcityregion-ca.gov.uk](mailto:SDS@liverpoolcityregion-ca.gov.uk).