

**ten streets**

Spatial Regeneration Framework

**Supplementary Planning Document  
(SPD)  
Strategic Environmental Assessment  
(SEA) Environmental Report**

**October 2017**



for **HOW** on behalf of



Liverpool  
City Council

by

enfusion



# Liverpool Draft Local Plan

# **ten streets** Spatial Regeneration Framework Spatial Regeneration Framework (SRF) Supplementary Planning Document (SPD)

## Strategic Environmental Assessment (SEA) Environmental Report

October 2017

|                           |  |          |
|---------------------------|--|----------|
| <i>date:</i>              | October 2017 Draft v01<br>Final v02              |          |
| <i>prepared for:</i>      | How Planning on behalf of Liverpool City Council |          |
| <i>prepared by:</i>       | Barbara Carroll<br>Owen Jeffreys                 | Enfusion |
| <i>quality assurance:</i> | Barbara Carroll                                  | Enfusion |

*enfusion*

environmental planning and management for sustainability



Treenwood House  
Rowden Lane  
Bradford on Avon  
BA15 2AU

t: 01225 867112

[www.enfusion.co.uk](http://www.enfusion.co.uk)

---

## CONTENTS

|   | Page |
|---|------|
| <b>Non-Technical Summary (NTS)</b> (also available separately)            |      |
| This is the NTS of the Environmental Report                               | 1    |
| The Local Plan for Liverpool  | 1    |
| The Ten Streets Spatial Regeneration Framework (SRF) SPD                  | 1    |
| Strategic Environmental Assessment (SEA)                                  | 2    |
| Environmental Characteristics of the Ten Streets area                     | 2    |
| Key Environmental Issues, Problems and Opportunities                      | 2    |
| How has the Ten Streets SRF SPD been assessed?                            | 3    |
| What reasonable alternatives have been considered & addressed?            | 4    |
| What are the likely significant effects of the Draft Ten Streets SRF SPD? | 4    |
| How could negative effects be mitigated?                                  | 4    |
| How has the SEA influenced the Draft Ten Streets SRF SPD?                 | 4    |
| Monitoring Proposals  | 4    |
| Consultation  | 5    |
| <b>1 INTRODUCTION</b>   |      |
| Strategic Environmental Assessment (SEA)                                  | 6    |
| The Local Plan for Liverpool  | 7    |
| The Ten Streets Spatial Regeneration Framework (SRF) SPD                  | 10   |
| SEA Screening & Scoping   | 13   |
| Consultation  | 15   |
| This Environmental Report   | 15   |
| <b>2 METHODS</b>  |      |
| Introduction and the SEA Process  | 17   |
| Scoping and the SEA Framework   | 18   |
| Assessing the Ten Streets Spatial Regeneration Framework (SRF) SPD        | 21   |
| Consideration of Alternatives   | 22   |
| <b>3 ENVIRONMENTAL CONTEXT, OBJECTIVES &amp; BASELINE CHARACTERISTICS</b> |      |
| Introduction  | 23   |
| Biodiversity & Green Infrastructure                                       | 23   |
| Communities & Accessibility; Human Health                                 | 24   |
| Water   | 24   |
| Air & Climatic Factors  | 25   |
| Cultural Heritage   | 25   |
| Landscape & Urban Quality   | 26   |
| Material Assets & Natural Resources: Land/Soil, Energy, Waste             | 27   |
| Key Environmental Issues, Problems and Opportunities                      | 27   |
| <b>4 SEA FINDINGS</b>   |      |
| Introduction & SA of draft Local Plan (October 2016)                      | 28   |
| The Vision & The Ten Big Ideas  | 29   |

---

|  |    |
|--|----|
| Key Themes, Character Area Development Principles, & Illustrative Masterplan | 30 |
| Biodiversity & Green Infrastructure  | 30 |
| Communities & Accessibility; Human Health                                    | 32 |
| Water, Air & Climatic Factors  | 33 |
| Cultural Heritage  | 34 |
| Landscape & Urban Quality  | 36 |
| Natural Resources: Land/Soil, Energy & Waste                                 | 36 |
| Inter-relationships  | 38 |

## **5 SUMMARY CONCLUSIONS, PROPOSED MONITORING & NEXT STEPS**

|                     |    |
|---------------------|----|
| Summary Conclusions | 39 |
| Proposed Monitoring | 41 |
| Next Steps          | 41 |

## **APPENDICES**

|   |  |
|---|--|
| I | Statement of Compliance with the SEA Directive |
|---|--|

### **Tables**

|     |  |
|-----|--|
| 1.1 | Chronology of Local Plan Preparation, Accompanying SA/SEA & Consultation |
| 2.1 | SEA Framework  |
| 2.2 | SEA Significance of Effects Key  |
| 5.1 | Summary SEA Findings   |

### **Figures**

|     |                                      |
|-----|--------------------------------------|
| 1.1 | Location of the Ten Streets SRF Area |
| 2.1 | SEA Process and the SPD Process      |

---

## Non-Technical Summary (NTS)

### This is the NTS of the Environmental Report

1. This is the Non-Technical Summary of the Environmental Report (ER) documenting the process of Strategic Environmental Assessment (SEA) of the Ten Streets Spatial Regeneration Framework (SRF) Supplementary Planning Document (SPD) that will become part of the Local Development Framework for Liverpool City. The NTS describes the SEA process, how the SEA of the SPD was carried out, and the findings of the SEA.

### The Local Plan for Liverpool

2. The Liverpool Unitary Development Plan (UDP) was adopted in November 2002 and under the new planning system (National Planning Policy Framework, 2012) is a Local Plan Document with saved policies. The UDP is gradually being replaced by the new Local Plan for Liverpool that will set strategic objectives and details to guide and manage development over the next 15-20 years. The strategic regeneration framework area for the Ten Streets SPD is identified under a number of saved UDP Policies that primarily designate the area for industrial/employment uses alongside areas identified for a mix of uses in the Stanley Dock Complex and the City Fringe.
3. The initial draft of the new Local Plan was subject to statutory and public consultation in 2014. Comments received were considered and the Draft Liverpool Local Plan (September 2016) was published for public consultation during 16 September – 11 November 2016. Chapter 6 of this draft version of the Plan identified character areas within the City Centre with distinct roles and functions, including the City Fringe Zone of the Ten Streets SRF area defining it as located within the Commercial Quarter of the City Centre. The rest of the SRF area was not identified spatially.

### The Ten Streets Spatial Regeneration Framework (SRF) SPD

4. The Ten Streets area is located to the east of the River Mersey between the docks and the City Centre. The area includes a mix of derelict and underused buildings from previous industrial and commercial use, as well as existing businesses and the redeveloped Titanic Hotel. It is also located in the Buffer Zone for the internationally important Liverpool Maritime Mercantile City UNESCO World Heritage Site. The SRF comprises six distinct Character Areas, each with its own unique features, characteristics and opportunities, as follows:

- 01 ten streets**
- 02 the stanley dock complex**
- 03 the northern gateway**
- 04 the city fringe**
- 05 the north eastern corridor**
- 06 the south eastern corridor**

5. The Development Framework comprises: the Vision, Five Key Themes, Development Principles for each of the six Character Areas, the Design Code for Ten Streets, and an illustrative Spatial Masterplan. The key issues/challenges and potential opportunities for the area are identified and discussed, together with a summary of the relevant extant (UDP) and emerging planning policies (new Liverpool Local Plan).

### **Strategic Environmental Assessment (SEA)**

6. Strategic Environmental Assessment (SEA) is a European Union (EU) requirement that seeks to provide a high level of protection of the environment and to contribute to promoting sustainable development by integrating environmental considerations into the process of preparing certain plans and programmes. For testing Local Plans, SEA should be addressed as an integral part of the Sustainability Appraisal (SA) process. SA and SEA are tools to inform plan-making and are used to assess the likely effects of a plan when judged against reasonable alternatives.
7. It is only in exceptional circumstances that an SEA may be required when producing a SPD – if it is likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. Although the emerging new Local Plan has been tested through SA/SEA so far, it is still a draft and has not yet been tested through independent examination. Therefore, the draft Ten Streets SPD has been tested by SEA – but with a pragmatic approach building upon the SA/SEA already undertaken for the new Plan.

### **Environmental Characteristics of the Ten Streets area**

8. The SRF area is entirely previously developed land with a variety of built infrastructure in the form of warehouses, employment land and derelict buildings, interlinked by roads. It is in a townscape that has been influenced by the industrial heritage of the area; it is part within the Commercial Quarter Character Area of the City, and has a rich cultural heritage. This is reflected in the numerous heritage designations present both within and adjacent to the Ten Streets Area, and including the whole area within the Buffer Zone for the World Heritage Site.
9. The SRF area is within Flood Zone 1 with a low probability of any flood risk. It is within the Liverpool City Air Quality Management Area designated for poor air quality due to nitrogen dioxide emissions from road traffic. There is no known locally important or designated biodiversity in the area or nearby.

### **Key Environmental Issues, Problems and Opportunities**

10. These may be summarised as follows:

- Improve open/green space and biodiversity within green infrastructure strategy
- The City Centre is a major opportunity for continuing economic growth and regeneration with wider benefits
- The SRF area has poor public transport and limited cycling/walking routes
- Lack of usable public space and no amenity space
- Disturbing previously contaminated land releasing pollutants into the river
- Flooding from culverted drainage in poor condition
- Poor air quality associated with emissions from road traffic
- Protection & enhancement of cultural heritage assets, including the World Heritage Site
- Degraded urban quality, unsightly with disused buildings; need to protect & enhance important heritage assets
- Disused land and buildings previous industrial & commercial use

**How has the Ten Streets SRF SPD been assessed?**

11. The SEA Framework of Objectives for testing the SPD is the same as the SA/SEA Framework that has been used to test the emerging elements of the new Local Plan; as follows:

| SA No | SA Objective   |
|-------|--|
| 1     | To use natural resources prudently and efficiently, and increase energy generated from low carbon sources  |
| 2     | To reduce all types of flood risk and encourage effective water management   |
| 3     | To minimise the production of waste and increase reuse, recycling and recovery rates   |
| 4     | To protect and improve water, air and soil quality   |
| 5     | To preserve, enhance and manage the city's rich diversity of cultural, historic and archaeological buildings, areas, sites and features and their settings |
| 6     | To protect, enhance and manage the City's green infrastructure resource to maximise benefits for health, biodiversity, climate change and economic growth  |
| 7     | To protect, enhance and manage biodiversity, the viability of endangered species, habitats and sites of geological importance                              |
| 8     | To maintain and enhance the quality of landscapes and townscapes, and achieve a quality urban design which enhances the local character                    |
| 9     | To reduce the need to travel by car and improve choice and use of sustainable transport modes  |
| 10    | To provide a mix of good quality, affordable and resource efficient housing  |
| 11    | To improve health and reduce health inequalities (including mental health)   |
| 12    | To reduce poverty and social deprivation and secure economic inclusion   |
| 13    | To give everyone access to learning, training skills and knowledge   |
| 14    | To provide for future economic growth, support new and existing businesses, and maintain high and stable levels of employment                              |
| 15    | To enhance the vitality and viability of city, district and local centres  |

12. The SPD was assessed against SEA Objectives grouped in themes, using baseline information and professional judgment, and the likely significant effects recorded. The SEA considered the nature of the likely environmental effects (including positive/negative, duration (short, medium or long term), permanent/ temporary, secondary, cumulative and synergistic) and according to categories of significance – major/minor, positive/negative, neutral, and uncertain. The SEA made suggestions for mitigating significant negative effects, where possible, and possibilities for enhancement, where relevant.

### **What reasonable alternatives have been considered & addressed?**

13. In consideration of the purpose, objectives and sphere of influence of the SPD and its place in the local plan and SA/SEA hierarchies, there were no other reasonable alternatives possible that required testing through the SEA process. In the absence of the Local Plan and the SPD, there would be no development guidance or management to resolve help environmental issues/problems or promote environmental opportunities.

### **What are the likely significant effects of the Draft Ten Streets SRF SPD?**

14. Overall, the SEA found positive effects for environmental objectives for employment/economy, communities, accessibility, housing, health, sustainable transport,

### **How could negative effects be mitigated?**

#### **Were there any difficulties encountered?**

15. Potential negative effects have been mitigated by identifying the character zones within the SRF area; considering the key challenges & potential opportunities; and preparing a SPD with key themes, development principles, a design code, and illustrative masterplan – that mitigates potential negative effects. There were no significant technical difficulties encountered during the preparation of this SEA and any data gaps or uncertainties about the effectiveness of mitigation measures were recorded.

### **How has the SEA influenced the Draft Ten Streets SRF SPD?**

16. The SEA made one recommendation with regard to making explicit the role of biodiversity and ecosystems in the SPD – and the role of green infrastructure for wildlife, people and health. The SEA also made some suggestions regarding the potential for including the aspiration for certain sustainability and environmental standards.

### **Monitoring Proposals**

17. The SPD, together with the other Local Plan Documents and the SA/SEA, will be monitored as part of the Authority's comprehensive Monitoring Report, as required by Government. The SPD includes specific mention of monitoring

that commits to monitoring the effectiveness of the SPD and review, when appropriate. No additional proposed monitoring that might be required as part of the SEA process was indicated from the findings of the SEA.

### **Consultation & Next Steps**

18. The Draft SPD was placed on public consultation for six weeks from 10 October 2017<sup>1</sup>. This SEA Report is also placed on the Ten Streets website for 5 weeks statutory consultation in line with the SEA Regulations. Representations on the draft SPD and the SEA will be taken into account in the preparation of the final SPD. Upon adoption of the SPD, there will be an Environmental Adoption Statement published in line with the SEA Regulations.

Any comments on this SEA Report should be sent to:

<http://tenstreetsliverpool.co.uk/>

---

<sup>1</sup> <http://tenstreetsliverpool.co.uk/>

## 1.0 INTRODUCTION

### Strategic Environmental Assessment (SEA)

- 1.1 Strategic Environmental Assessment (SEA) is a European Union (EU) requirement that seeks to provide a high level of protection of the environment and to contribute to promoting sustainable development by integrating environmental considerations into the process of preparing certain plans and programmes. The EU Directive is implemented in the UK through the SEA Regulations (2004)<sup>2</sup>. Where the Directive applies there are some specific requirements that must be complied with and, in the case of Local Plans, SEA should be addressed as an integral part of the Sustainability Appraisal (SA) process.
- 1.2 SA and SEA are tools to inform plan-making and are used to assess the likely effects of a plan when judged against reasonable alternatives. An SA of the proposals in a Local Plan is required by section 19 of the Planning & Compulsory Purchase Act (2004)<sup>3</sup> and in Paragraph 165 of the National Planning Policy Framework (NPPF). Government guidance<sup>4</sup> advises that the SA should incorporate the requirements of the SEA Regulations with socio-economic factors being considered in the same way as environmental factors. It may be noted that an Environmental Impact Assessment (EIA) is applied to individual projects that are likely to have significant environmental effects and in accordance with the EIA Regulations (2011)<sup>5</sup>.
- 1.3 SA/SEA is an iterative and ongoing process that informs the preparation of draft planning documents. Likely significant effects are identified and assessed for the emerging elements of the draft plan and judged against reasonable alternatives. Mitigation measures are suggested for any significant negative effects identified. The role of SA/SEA is to inform the Council as the planning authority; the SA/SEA findings do not form the sole basis for decision-making – this is informed also by other studies, feasibility, and feedback comments from consultation.
- 1.4 There is a tiering of appraisal/assessment processes that aligns with the hierarchy of plans – from international, national and through to local. This tiering is acknowledged by the NPPF (2012) in paragraph 167 that states that “Assessments should be proportionate and should not repeat policy assessment that has already been undertaken.” At each stage of plan preparation and consultation, the accompanying SA/SEA is also published; comments received are taken into account and considered at the next stage of plan-making and assessment. The findings of the SEA process can help set the scope for the lower tier project level EIA process.

<sup>2</sup> <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

<sup>3</sup> <http://www.legislation.gov.uk/ukpga/2004/5/section/19>

<sup>4</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#sustainability-appraisal-requirements-for-local-plans>

<sup>5</sup> <http://www.legislation.gov.uk/uksi/2011/1824/contents/made>

- 1.5 Supplementary Planning Documents (SPDs) are only prepared where necessary as they build upon policies in the Local Plan in order to provide more details or guidance. It is only in exceptional circumstances that an SEA may be required when producing a SPD – if it is likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan<sup>6</sup>.

### The Local Plan for Liverpool

- 1.6 **The Liverpool Unitary Development Plan (UDP)** was adopted in November 2002 and under the new planning system (NPPF 2012) is a Local Plan Document with saved policies. The UDP is gradually being replaced by the new Local Plan<sup>7</sup> for Liverpool that will set strategic objectives and details to guide and manage development over the next 15-20 years. The spatial regeneration framework area for the Ten Streets SPD is identified under a number of saved UDP Policies<sup>8</sup> that primarily designate the area for industrial/employment uses alongside areas identified for a mix of uses in the Stanley Dock Complex and the City Fringe. The key relevant UDP policies are as follows:

**Policy E1 Primary Industrial Areas:** Policy E1 covers a large part of the Ten Streets area, and as shown on the Proposals Map and Schedule 6.1 of the UDP that sets out a list allocated for industrial and/or business development in the framework area. The Policy also allows for the development of other types of uses subject to certain criteria, including when a proposal would act as a catalyst to comprehensive redevelopment that would not prejudice the long-term development of the area for industrial/business use.

**Policy E6 Sites for Various Types of Development & Mixed-Use Areas:** Policy E6 relates to the Stanley Dock and land adjacent to it – Site M43 Gt Howard St/Sherwood St & Site M65 Stanley/Salisbury/Collingwood Docks, as shown on the Proposal Map. Policy E6 also states that planning permission will be granted for a mix of uses in certain locations specified in the mixed-use area profiles of the UDP – these include the Stanley/Clarence Docks Area and its profile states that the area provides opportunities for tourism, recreational and commercial uses. In assessing proposals, the UDP promotes the principle of mixed use development and the encouragement of a range of complementary uses. It also covers one of the character areas in the SRF – the City Fringe.

Other UDP Policies are relevant, including HD18 on Design, T6-T15 on transport, HD1-14 on heritage, OE11-12 & OE15 on landscape & the natural environment, and S12 out of centre retailing.

<sup>6</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

<sup>7</sup> <http://liverpool.gov.uk/council/strategies-plans-and-policies/environment-and-planning/plan-making-in-liverpool/current-local-plan-documents/local-plan/>

<sup>8</sup> <http://liverpool.gov.uk/council/strategies-plans-and-policies/environment-and-planning/plan-making-in-liverpool/current-local-plan-documents/unitary-development-plan/>

- 1.7 **The new Liverpool Local Plan<sup>9</sup>** aims to guide and manage development for the next 15 – 20 years and, once adopted, it will replace the adopted UDP. In response to Government changes to planning, in February 2013 the City Council resolved to prepare a single Local Plan, rather than the Core Strategy with various development plan documents that it had been preparing. However, the developing draft Core Strategy had been through several preparatory stages including consultation during 2006 to 2012 (please note Table 1.1 following). In taking the Core Strategy forward as part of the new Local Plan, the City Council has recognised the changes since the key objectives had been formulated but also been able to build upon the previous work.
- 1.8 The new Local Plan will provide a long-term spatial vision, strategic priorities and policies for future development with regard to the quantity and location of new homes, employment provision, shops, facilities & other services, transport & other infrastructure provision, climate change mitigation & adaptation, and the conservation & enhancement of the natural and historic environment. It will set out development management policies that will guide delivery of development, and site allocations for residential, employment, retail and other land uses – to be shown on a Proposal Map. It will also set out designation where land is safeguarded or where specific policies apply. The Local Plan will be supported by an Infrastructure Delivery Plan (IDP).
- 1.9 The initial draft of the Local Plan was subject to statutory (Regulation 18) and public consultation in 2014. Comments received were considered and the Draft Liverpool Local Plan (September 2016) was published for public consultation during 16 September – 11 November 2016. This version of the draft Plan comprised the following:
- Spatial Portrait of Liverpool; Vision & Strategic Priorities
  - Chapters on Delivery, The City Centre, Employment & Economy, Housing, Shopping & Community Facilities, Urban Design, Heritage, Green Infrastructure, Environmental Resources, and Sustainable Transport & Accessibility
- 1.10 Chapter 6 of this draft version of the Plan identified character areas within the City Centre with distinct roles and functions, including the City Fringe Zone of the Ten Streets SRF area defined as being located within the Commercial Quarter of the City Centre. The rest of the SRF area was not identified spatially. Other key policies are relevant to the Ten Streets area, including as follows:
- **Policy EC1 Employment Land Supply** identifies a requirement for 120 hectares of land for industrial and business use over the Plan period
  - **Policy EC2 Employment Areas** requires new employment development to be directed towards land designated as Primary Industrial Areas
  - **Policy EC5 Mixed Use Areas & Sites for Various Types of Development** states that uses and allocations will be specified and will be shown on the Proposals Map

<sup>9</sup> <http://liverpool.gov.uk/council/strategies-plans-and-policies/environment-and-planning/plan-making-in-liverpool/current-local-plan-documents/local-plan/>

- **Policy EC4 Office Development** sets out requirements within and outside of the Main Office Area in the City Centre
- **Policy SP6 Out of Centre & Edge of Centre** sets out criteria for proposals for Main Town Centre uses

- 1.11 The Council is currently preparing the next version of the Plan having taken into account representations received on the September 2016 version and updated evidence. It is understood that this next draft Local Plan is likely to be published for formal (Regulation 19) and public consultation later in 2017 or early 2018. After this next round of consultation, it is expected that the plan will be submitted to the Secretary of State for independent examination and, if found sound, it will be adopted as the Local Plan for Liverpool City Council.
- 1.12 At each stage of plan preparation and consultation, an accompanying SA/SEA is also published; comments received are taken into account and considered at the next stage of plan-making and assessment. The stages of the draft Liverpool Local Plan preparation and accompanying SA/SEA reports, together with formal and public consultation periods, are summarised in the following table:

**Table 1.1: Chronology of Local Plan Preparation, Accompanying SA/SEA & Consultation**

| Local Plan Document Consultation   | SA/SEA Document Consultation   |
|--|--|
| Core Strategy Issues & Options (2006); Preferred Options (2008); Revised (2010); Submission Draft (2012) | Core Strategy Revised Preferred Options<br>SA Report (February 2010) <sup>10</sup>       |
| Draft Local Plan Initial Regulation 18 Consultation 2014   | SA Scoping Report (February 2014)  |
| Draft Local Plan Consultation 16 September – 11 November 2016  | SA Report (September 2016) <sup>11</sup><br>Consultation 16 September – 11 November 2016 |
| Draft Local Plan Regulation 19 Late 2017 – early 2018  | SA Report<br>Late 2017 – early 2018  |
| Submission Local Plan  | SA Report  |
| Examination  |  |
| Adoption   | SA Adoption Statement  |

- 1.13 Thus, the emerging drafts of the Local Plan have been tested and informed by SA/SEA relevant to the stage of plan-making at the time. The original intention for this major redevelopment project of the Ten Streets SRF is grounded in Policies E1 and E6 of the adopted UDP. In the new draft Local Plan (2016), Policies EC1-5 set out the proposed approach for delivery of

<sup>10</sup> <http://liverpool.gov.uk/council/strategies-plans-and-policies/environment-and-planning/plan-making-in-liverpool/evidence-monitoring-and-information/evidence-and-information/>

<sup>11</sup> [http://consult.liverpool.gov.uk/portal/draft\\_liverpool\\_local\\_plan?tab=files](http://consult.liverpool.gov.uk/portal/draft_liverpool_local_plan?tab=files)

economic growth including the identification of transformative actions and the intention for major development sites to be shown on the Proposal Map and detailed in a Schedule.

- 1.14 Policies EC1-5 have been subject to SA/SEA and consultation such that the wider context and justification for development regeneration in key sectors has been tested through SA/SEA. However, the site-specific proposal for Ten Streets has not yet been tested through SA such that any likely significant effects have not been precisely assessed previously. The next version of the Draft Plan and its accompanying SA Report will be subject to consultation, and it may or may not include a site-specific Policy on the Ten Streets area. Therefore, although the wider context for development regeneration has been previously tested through SA/SEA, the site-specific area of the Ten Streets SRF has not yet been precisely subject to SEA.

### **The Ten Streets Spatial Regeneration Framework (SRF) SPD**

- 1.15 The Council is preparing the Ten Streets Spatial Regeneration Framework as a Supplementary Planning Document (SPD) that will then comprise part of the Local Development Framework of planning documents; the SPD will need to be in conformity with the higher-level Liverpool UDP and emerging Local Plan. Ten Streets is one of the City's transformational regeneration projects, covering over 125 acres of former dockland and seeking to include a new creativity district. The Ten Streets Spatial Regeneration Framework (SRF) has been prepared to establish a planning framework and development principles to shape development in the Ten Streets area and its surrounds; it is intended that the final document (after review comments) will be a SPD and thus constitute a material planning consideration to assist in determining planning applications.
- 1.16 The original intention for this major redevelopment project of the Ten Streets SRF is grounded in Policies E1 and E6 of the adopted UDP. In the new draft Local Plan (2016), emerging Policies EC1-5 set out the proposed approach for delivery of economic growth including the identification of transformative actions and the intention for major development sites to be shown on the Proposal Map and detailed in a Schedule. As yet, there is no site-specific Policy for the Ten Streets development area but other emerging Policies are relevant, including those relating to design, transport, heritage and environmental assets. The SRF SPD<sup>12</sup> is being prepared by architects shedkm and HOW Planning on behalf of, and in partnership with, Liverpool City Council.
- 1.17 The location of the Ten Streets area is shown in the figure as follows:

---

<sup>12</sup> Shedkm, HOW Planning & Liverpool City Council (October 2017) Ten Streets Spatial Regeneration Framework <http://tenstreetsliverpool.co.uk/>

Figure 1.1: Location of the Ten Streets SRF Area<sup>13</sup>



<sup>13</sup> Shedkm, HOW Planning & Liverpool City Council (October 2017) Ten Streets Spatial Regeneration Framework

- 1.18 The SRF comprises six distinct **Character Areas**, each with its own unique features, characteristics and opportunities, as follows:

- 01 ten streets**
- 02 the stanley dock complex**
- 03 the northern gateway**
- 04 the city fringe**
- 05 the north eastern corridor**
- 06 the south eastern corridor**

- 1.19 The draft SPD sets out a Vision, illustrative Masterplan, together with design and Development Principles to guide the future development of the Ten Streets framework area over the next 15-20 years. The SRF responds to existing and emerging planning policies and seeks to nurture the assets and opportunities that are unique to this part of the city. When adopted, the SPD provides a set of development principles and design guidance against which future planning applications, investment decisions, and development options can be decided.

- 1.20 The SRF explains the drivers for change that led to the requirement for an integrated approach to the transformation of the Ten Streets Framework area. It sets out the Vision for the area founded on the Ten Big Ideas that have undergone wide and early consultation. The SRF sets out the strategic and regeneration context with the Ten Streets area that is at a pivotal strategic location benefitting from excellent links to the City Centre, transport hubs, and major regeneration initiatives.

- 1.21 The Development Framework comprises the Vision, Five Key Themes, Development Principles for each of the six Character Areas, a Design Code for the Ten Streets character area, and an illustrative Spatial Masterplan. The key issues/challenges and potential opportunities for the area are identified and discussed, together with a summary of the relevant extant (UDP) and emerging planning policies (new Liverpool Local Plan).

- 1.22 The five key **Themes** are intended to underpin a more detailed area-based approach to each Character Area within the SRF, and are as follows:

- 1: a mix of uses to deliver the engine for economic and employment growth**
- 2: integrating movement and connectivity**
- 3: creating an identity and quality of place**
- 4: conserving and enhancing heritage assets**
- 5: delivery and collaboration**

- 1.23 The **Development Principles**, applied as relevant to each Character Area, are summarised as follows:

- 1. relevant uses**
- 2. scale and density**
- 3. conserving heritage and character**
- 4. improving connectivity**

**5. new public spaces, public realm & amenity**

**6. design and materiality**

- 1.24 An overarching **illustrative Masterplan** has been developed that demonstrates how the six identified character Areas could be woven together to deliver an integrated approach to the development of the SRF area. Figures lxi – lxi<sup>14</sup> illustrate one possible form of development, including land use, transport connections, and development opportunities.
- 1.25 The SRF SPD further provides a ten-point **Design Code** for the Ten Streets character area that outlines design parameters to be applied to future development schemes, as follows:

- 01 retained character, heritage + structures**
- 02 a mix of old + new with a controlled material palette**
- 03 celebrating re-use within controlled height parameters**
- 04 pocket parks + public spaces**
- 05 a new primary north/south pedestrian route**
- 06 a creative hub (with affordable workspace)**
- 07 a new central square + greenery**
- 08 enforced edges to regent rd + great howard st**
- 09 an iconic + recognisable roof profile**
- 10 a hierarchy of east/west routes**

- 1.26 The final section of the SRF deals with implementation and phasing, together with suggestions for developer contributions and an approach to monitoring and review, when appropriate.
- 1.27 The SRF also makes clear that, in addition to the adopted and emerging planning policy, there are several other SPDs that provide more detail and which are likely to be material in determining applications in the Ten Streets area. These include the following:

- World Heritage SPD<sup>15</sup> (adopted 2009)
- Ensuring a Choice of Travel SPD<sup>16</sup> (adopted 2008)
- Design for Access for All SPD
- Commercial Quarter SPD<sup>17</sup> (adopted 2006)
- Atlantic Corridor Development Framework (published 2016)

The World Heritage, Choice of Travel, and Commercial Quarter SPDs were subject to SA incorporating SEA during their preparation.

**SEA Screening & Scoping**

- 1.28 There is no requirement for SPDs to be subject to SA but they may, in exceptional circumstances, require an SEA if they are likely to have significant

<sup>14</sup> <http://tenstreetsliverpool.co.uk/>

<sup>15</sup> <http://liverpool.gov.uk/media/9644/world-heritage-site-spd.pdf>

<sup>16</sup> <http://liverpool.gov.uk/media/9638/ensuring-a-choice-of-travel-spd.pdf>

<sup>17</sup> <http://liverpool.gov.uk/media/9376/commercial-quarter-spd.pdf>

environmental effects that have not already been assessed during the preparation of the Local Plan. Before deciding whether significant environmental effects are likely, the local planning authority should take into account the criteria specified in schedule 1 of the SEA Regulations and consult with the consultation bodies (in England – Environment Agency, Historic England & Natural England).

- 1.29 As the new Local Plan is still at a draft stage and has not been subject to examination yet, the City Council undertook an SEA screening assessment<sup>18</sup> for the Ten Streets SRF SPD. This was carried out by SA/SEA specialists Enfusion Ltd for HOW Planning on behalf of the Council. The SEA screening concluded the following:
- The characteristics of the plan do set a framework for projects and other activities; and it is relevant for integrating environmental consideration to promote sustainable development. The SRF SPD does seek to build upon the endorsed Atlantic Corridor Development Framework and to transform over 125 acres located in the City Enterprise Zone – grounded in policies in the adopted UDP and the emerging policies of the new Local Plan, which have been subject to SA/SEA. However, the site-specific area has not been explicitly previously assessed through SA/SEA.
  - The SRF SPD is not relevant as a plan for implementing Community legislation as this is undertaken by the higher-level plan – the Liverpool Local Plan; the plan does not influence other plans in the development planning hierarchy – but it does influence project level assessments and activities.
  - The SRF SPD is likely to have significant effects on human health, material assets, cultural heritage, and biodiversity, flora and fauna. Therefore, an SEA is required due to the spatial extent of the likely effects and the value and vulnerability of the area affected.
- 1.30 The SEA screening decision considered that the Ten Streets SRF (proposed Supplementary Planning Document) is likely to have significant environmental effects and thus does require a Strategic Environmental Assessment (SEA) for the following reasons:
1. Likely significant effects have been previously assessed through SA incorporating SEA for the emerging new Liverpool City Local Plan (2016) but the site-specific area of the Ten Streets SRF SPD has not been tested through SA.
  2. Thus, there are likely significant effects on the environment that have not been previously assessed through SEA.
- 1.31 However, the draft Local Plan - and its accompanying SA/SEA - is at a stage of development such that it does carry some weight in plan-making and

---

<sup>18</sup> Enfusion for How Planning on behalf of Liverpool City Council (October 2017) Ten Streets SPD SEA Screening Report

associated assessment processes, and therefore, a pragmatic approach was proposed for the SEA of the Ten Streets SRF SPD. This is also in recognition of the level of plan-making and the level of assessment processes – it is not necessary to duplicate any subsequent project level Environmental Impact Assessment (EIA). The SEA Screening Report also included a proposed scope and method for the SEA of the Ten Streets SRF SPD that builds upon the SA/SEA work already undertaken by the Council for the emerging new Local Plan.

## Consultation

- 1.32 The emerging drafts of the new Local Plan and its SA/SEA have been subject to statutory and wider public consultation as previously described in paragraphs 1.7-1.14 and as shown in Table 1.1. Comments received have been taken into account in the next stage of plan-making and assessment. Consultation is an important stage in both processes and comments received will continue to be considered in an iterative and ongoing way.
- 1.33 The draft Ten Streets SRF SPD has been prepared with both formal and informal consultation, including significant consultation on the Vision & Ten Big Ideas in February 2017. The comments made have been taken into consideration in the preparation of the draft SRF. The Council is seeking to consult further on the Ten Streets SPD, commencing 10 October 2017<sup>19</sup> for 6 weeks and, after consideration of any representations, it is anticipated that the SPD could be adopted in December 2017.
- 1.34 The Ten Streets SRF SPD Screening & Scoping Report was sent in early October 2017 to the environmental bodies – Environment Agency, Historic England & Natural England – in accordance with statutory requirements for a 5 weeks period. This Environmental Report is being sent to the environmental bodies and also made available on the Council's website for 5 weeks late October through November to accompany the draft SPD on public consultation. Any comments received on the SEA will be considered when finalising the SPD and will also be reported in the final SEA Adoption Statement that will accompany the SPD on adoption in due course.

## This Environmental Report

- 1.35 This SEA has been carried out in consideration of extant Government guidance<sup>20</sup>, good practice and pragmatism, taking into account proportionality - the status of the SPD within the Local Plan hierarchy of documents and the tiering of assessment processes. This SEA has been undertaken in accordance with requirements of the SEA Regulations and this Environmental Report is considered to be part of the wider SA/SEA process for the emerging new Local Plan and associated documents.

---

<sup>19</sup> <http://tenstreetsliverpool.co.uk/>

<sup>20</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#sustainability-appraisal-requirements-for-local-plans>

- 1.36 Following this introductory section, the approach taken and methods used is outlined in section 2, including the consideration of alternatives. The environmental characterisation is outlined in section 3. The findings of the assessment are presented and discussed in section 4. Monitoring proposals are indicated in section 5, together with a summary conclusion and next steps. Appendix I signposts how the requirements of the SEA Regulations have been met and in accordance with government guidance<sup>21</sup>.

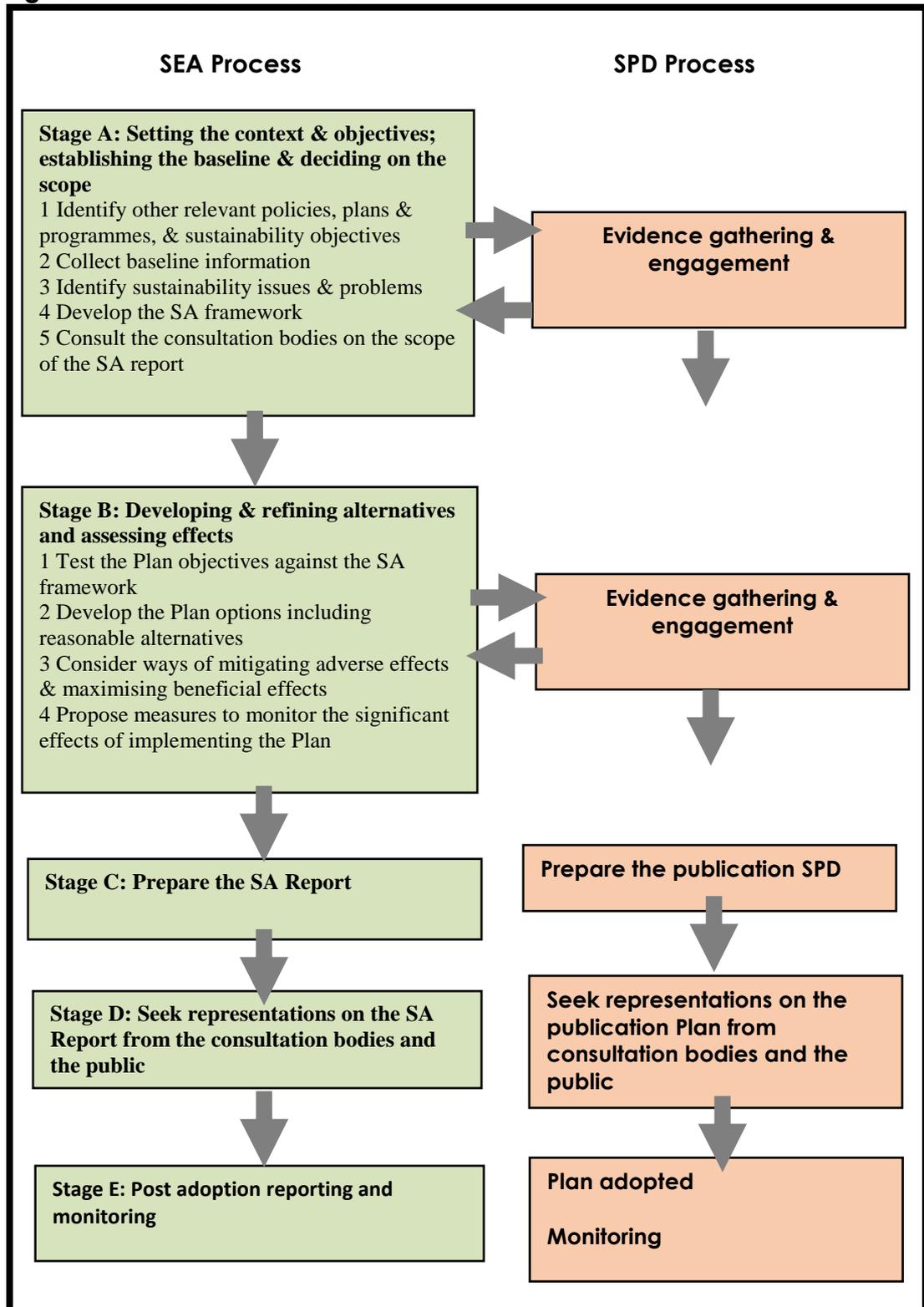
---

<sup>21</sup>[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/580073/Strategic\\_Environmental\\_Assessment\\_Regulations\\_requirements\\_checklist.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/580073/Strategic_Environmental_Assessment_Regulations_requirements_checklist.pdf)

## 2.0 METHODS

### Introduction and the SEA Process

Figure 2.1: SEA & SPD Processes



- 2.1 National Planning Practice Guidance<sup>22</sup> sets out the key stages and tasks for the SA (incorporating SEA) process and their relationship with the Local Plan process. The above diagram sets out the SEA stages and tasks as they are applicable to the SPD preparation process, and shows how the two processes interact.
- 2.2 The first stage (A) of the SEA process must identify the scope and level of detail of the information to be included in the Environmental Report. It sets out the context, objectives and approach of the assessment; and identifies relevant environmental issues and objectives. Stage B of the SEA process comprises the assessment of effects, including of any reasonable alternatives to the proposals in the draft plan; ways of mitigating adverse effects and maximising beneficial effects are considered, and monitoring measures proposed. Stage C of the SEA process includes the preparation of the Environmental Report that must include certain information. Stage D considers representations made on the Environmental Report from the consultation bodies and the public. After examination and adoption of the plan, SEA Stage E includes the preparation of the post-adoption statement and considers monitoring.
- 2.3 Consultation on the proposed scope of the SEA is required with the statutory bodies; wider public consultation is required for the draft SPD and accompanying Environmental Report. It is important to note that SEA is an iterative and on-going process. Government advises a pragmatic approach to SA/SEA for plan-making and suggests that the evidence base can be used for both processes. This Environmental Report (October 2017) is Stage C in the SEA process.

### **Scoping & the SEA Framework**

- 2.4 The SA/SEA Scoping Report<sup>23</sup> for the new Local Plan was published for statutory and public consultation in early 2014. Comments received were taken into account and this then completes Stage A of the SA/SEA process, setting the scope for the assessment of Local Plan documents, including a SA/SEA Framework of Objectives and significance criteria that form the basis for assessment against the baseline conditions and character of the area.
- 2.5 The SEA of the draft SPD used the SA/SEA Framework of Objectives (Table 5.3 SA Report, September 2016) that has been applied to the emerging Local Plan documents. The SEA Framework of Objectives for the SPD considers only those SA Objectives that are relevant to an SEA and for environmental topics as listed in Schedule 2 (6) Regulation 12(3) of the SEA Regulations; the SEA Framework is set out below in Table 2.1:

<sup>22</sup> [www.planningguidance.communities.gov.uk](http://www.planningguidance.communities.gov.uk)

<sup>23</sup> <http://liverpool.gov.uk/media/9590/local-plan-sa-scoping-feb-2014.pdf>

**Table 2.1: SEA Framework**

| <b>No.<br/>SEA Objective</b>  | <b>Assessment Criteria<br/>Will the policy...</b>   |
|---|---|
| 1. To use natural resources prudently and efficiently, and increase energy generated from low carbon sources  | Reuse vacant/derelict building or a vacant/overgrown space<br>Encourage higher density development in highly accessible locations<br>Maximise energy and water efficiency in design and construction of new development<br>Increase energy generated from local and renewable sources |
| 2. To reduce all types of flood risk and encourage effective water management   | Protect and enhance green infrastructure<br>Direct development to areas of lowest risk of flooding<br>Maximise use of Sustainable Urban Drainage Systems  |
| 3. To minimise the production of waste and increase reuse, recycling and recovery rates   | Minimise the production of waste<br>Support recycling and composting  |
| 4. To protect and improve water, air and soil quality   | Reduce the emissions of greenhouse gases and other pollutants<br>Prevent pollution of water<br>Protect water quality<br>Improve air quality<br>Protect residential amenity from noise<br>Assist with reclamation of contaminated land   |
| 5. To preserve, enhance and manage the city's rich diversity of cultural, historic and archaeological buildings, areas, sites and features and their settings | Protect and enhanced the character of the City's heritage assets<br>Protect the integrity of, and assist the management of the World Heritage Site<br>Promote high quality design and enhance the public realm  |
| 6. To protect, enhance and manage the City's green infrastructure resource to maximise benefits for health, biodiversity, climate change and economic growth  | Protect and enhance green infrastructure<br>Enhance environmental quality   |
| 7. To protect, enhance and manage biodiversity, the viability of endangered species, habitats and sites of geological importance                              | Protect and enhance designated habitat sites and other natural environmental assets   |
| 8. To maintain and enhance the quality of landscapes and townscapes, and achieve a quality urban design which enhances the local character                    | Protect and enhance the character of the City's heritage assets<br>Encourage a good relation to existing development and a quality public realm<br>Improve accessibility<br>Improve safety and perceptions of safety  |
| 9. To reduce the need to travel by car and improve choice and   | Ensure high trip generating uses are in locations accessible by a range of public transport modes   |

|  |   |
|--|---|
| use of sustainable transport modes   | Direct shops, services and facilities that meet day to day needs to the network of centres as these are in close proximity to local communities   |
| 10. To provide a mix of good quality, affordable and resource efficient housing  | Support the creation of successful housing markets<br>Provide housing to meet local needs, including vulnerable and disadvantaged people<br>Assist the creation of mixed communities – type, tenure, affordability<br>Include a requirement for a specific percentage of affordable housing                             |
| 11.To improve health and reduce health inequalities (including mental health)  | Protect and enhance green infrastructure<br>Prevent pollution of water<br>Improve air quality<br>Protect residential amenity from noise<br>Direct shops, services and facilities that meet day to day needs to the network of centres as these are in close proximity to local communities<br>Promote physical activity |
| 12.To reduce poverty and social deprivation and secure economic inclusion  | Reduce the need to travel<br>Direct shops, services and facilities that meet day to day needs to the network of centres as these are in close proximity to local communities<br>Provide local employment opportunities in employment deprived locations   |
| 13.To give everyone access to learning, training skills and knowledge  | Direct educational and training facilities to accessible locations  |
| 14.To provide for future economic growth, support new and existing businesses, and maintain high and stable levels of employment | Protect a supply of sites and buildings for employment<br>Support the growth of new and existing businesses, especially in the growth sectors<br>Help attract inward investment   |
| 15.To enhance the vitality and viability of city, district and local centres   | Enhance environmental quality<br>Direct shops, services and facilities that meet day to day needs to the network of centres as these are in close proximity to local communities  |

2.6 The SEA Regulations (12 (3)) require consideration of the objectives of other relevant Plans and Programmes (PP) during the SA/SEA scoping stage. The PP Review was undertaken and reported for the SA/SEA scoping in 2014 and this was updated and informed the higher-level SA/SEA published in September 2011 (Appendix 1); overall, the other plans/programmes objectives considered remain relevant to the SEA of the SPD.

2.7 The SEA Regulations also require that the likely significant effects on the relevant aspects of the environment should be assessed and reported. The characteristics of the plan area should be described, including the likely evolution without the plan. Government advises a pragmatic approach to the collation, analysis and reporting of this baseline information - and much of it is shared between the plan-making and SA/SEA processes. The baseline

characteristics were identified, and consulted upon, in the SA/SEA scoping 2014. Issues for sustainable development were identified and contributed to the preparation of the SA Framework of Objectives.

### Assessing the Ten Streets Spatial Regeneration Framework SPD

- 2.8 As explained above, this SEA is part of an assessment tier that correlates with the hierarchy of plan-making and, in line with Government guidance, is proportionate to the stage of plan-making and assessment. It should also be remembered that at subsequent levels of plan-making, there are the Environmental Impact Assessment (EIA) Regulations (amended 2015) that require assessment of development proposals above certain thresholds. The SPD must be in conformity with the higher level Local Plan that has been subject to detailed SA/SEA.
- 2.9 Accordingly, the same SEA Framework was used to structure the assessment of the SPD and to demonstrate conformity with the previous higher level SA/SEAs. The assessment used the previous SA/SEA baseline information (2014 & 2016) and any relevant Local Plan evidence, including the evidence supporting the SPD. This formed the basis for testing the draft SPD against the SEA Objectives, together with professional judgment in the absence of any relevant information, particularly with regard to cumulative effects.
- 2.10 In compliance with the SEA Regulations, the assessment considered the likely significant effects, including short, medium and long term, permanent, and temporary, positive and negative, secondary, cumulative and synergistic, wherever possible and relevant. Any gaps or difficulties were also reported. The assessment recognised 6 levels of significance in the same way as the earlier SA/SEAs of the higher-level planning documents and as shown in the following diagram:

**Table 2.2: Categories of Significance**

| Categories of Significance |                |  |
|----------------------------|----------------|--|
| Symbol                     | Meaning        | Sustainability Effect  |
| --                         | Major Negative | Problematical because of known sustainability issues; mitigation likely to be difficult and/or expensive |
| -                          | Minor negative | Potential sustainability issues: mitigation and/or negotiation possible                                  |
| +                          | Minor positive | No sustainability constraints and development acceptable   |
| ++                         | Major Positive | Development encouraged as would resolve existing sustainability problem                                  |
| ?                          | Uncertain      | Uncertain or Unknown Effects   |
| 0                          | Neutral        | Neutral effect   |

- 2.11 The SEA considered the likely significant effects of the implementation of the Ten Streets SRF SPD on the sustainability objectives for the Liverpool City Local Plan area. Relevant SEA Objectives were grouped by themes so that the

assessment could focus on the key aspects. Many of the issues and aspects of the draft SPD are inter-related and the assessment sought to focus on the key matters, avoid duplication, and retain the readability of the report. For each environmental theme, the relevant SEA Objectives are recorded and a narrative provided describing any significant effects identified, the potential for mitigation of any significant adverse effects, and any suggestions for enhancing beneficial effects.

### Consideration of Alternatives

- 2.12 The EU SEA Directive requires assessment of the likely significant effects of implementing the plan and “reasonable alternatives” taking into account “the objectives and geographical scope” of the plan and the reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term “reasonable alternative”; however, UK SA/SEA guidance<sup>24</sup> advises that it should be taken to mean “realistic and relevant” i.e. deliverable and within the timescale of the plan. This is confirmed by the NPPF (paragraph 167) that requires that assessments should be proportionate to the level and scope of decision-making.
- 2.13 The Ten Streets SRF SPD is limited in its geographical scope (the Ten Streets area and adjoining areas in Liverpool City) and its sphere of influence aligned with its purpose - to provide developers, their agents and design teams with a framework of advice that will support compliance with requirements for regeneration development in the City. At this stage, no other reasonable alternatives were identified. In accordance with the SEA Regulations, the assessment did consider the implications of the do-nothing scenario if there was no Ten Streets SPD – and this is reported in the following section 3 that discusses the baseline characterisation for the area.
- 2.14 In consideration of the purpose, objectives and sphere of influence of the SPD and its place in the local plan and SA/SEA hierarchies, there were no other reasonable alternatives possible that required testing through the SEA process at this stage.

---

<sup>24</sup> <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

## 3.0 ENVIRONMENTAL CONTEXT, OBJECTIVES & BASELINE CHARACTERISTICS

### Introduction

- 3.1 The SEA Regulations suggest a number of environmental factors that may be considered with regard to assessment of likely significant effects (Regulation 12(3) Schedule 2 Information for Environmental Reports). This Schedule also suggests that the inter-relationships between such factors or issues should be considered and reported. As many environmental factors are inter-related, the environmental characteristics are summarised for this Environmental Report within Themes that also correlate with the SA/SEA Framework used for appraising the emerging new Local Plan. The baseline conditions relevant to the Ten Streets SRF for each theme are described and the likely evolution without the Local Plan and SPD are outlined. In accordance with the SEA Regulations, the key environmental issues, problems and opportunities are also outlined.

### Biodiversity & Green Infrastructure

- 3.2 The Mersey Estuary is a significant environmental asset<sup>25</sup> with a large part designated for international importance as a Ramsar site and under the EU Habitats Directive as Special Protection Area (SPA). There are no internationally, nationally or locally designated biodiversity sites within the Ten Streets area, and no Priority Habitats present. The nearest Natura 2000 sites to the Ten Streets area are approx. 1.6km to the west<sup>26</sup>. These are the Mersey Narrows and North Wirral Foreshore Ramsar site and Special Protection Area (SPA). Ramsar and SPA sites are also located approx. 4km to the south, 4km to the north and 3km to the west<sup>27</sup>. Nationally important Special Sites of Scientific Interest (SSSIs) are also designated at the Ramsar and SPA sites. The nearest Local Nature Reserve is approx. 5km to the west<sup>28</sup>.
- 3.3 There are no locally designated biodiversity sites within the Ten Streets area, and no Priority Habitats present<sup>29</sup> - the land currently comprises retail, various employment and industrial uses together with the important heritage assets, many maritime and of international significance. The SA Report (section 4, September 2016) of the Local Plan recognises that open/green space and habitat patches are somewhat isolated and fragmented throughout the City, and indicates that there is a key issue to improve the open space and biodiversity resource generally. It also notes that the Green Infrastructure Strategy (2010) concluded that low levels of GI correlate with areas of poor mental health and poor air quality. The Liverpool City Region Ecological Network (2015) aims to reduce the loss and/or fragmentation of important habitats.

<sup>25</sup> Liverpool Local Plan SA Report (September 2016)

[http://consult.liverpool.gov.uk/portal/draft\\_liverpool\\_local\\_plan?tab=files](http://consult.liverpool.gov.uk/portal/draft_liverpool_local_plan?tab=files)

<sup>26</sup> Defra Magic Map- Accessed Online (2017)

<sup>27</sup> Ibid.

<sup>28</sup> Ibid.

<sup>29</sup> Defra Magic Map- Accessed Online (2017)

- 3.4 Without the Local Plan and the Ten Streets SPD, the loss and fragmentation of habitats and open/green spaces is likely to continue with likely major negative effects in the longer term on biodiversity, ecosystem functioning, and human health.

### **Communities & Accessibility; Human Health**

- 3.5 Recent estimates suggest that the population of Liverpool is increasing and it is a young population reflecting the popularity of the City among students and young professionals<sup>30</sup>. The scale of deprivation in parts of the City manifests itself in social factors including significant health inequalities. Liverpool is one of the most deprived local authorities in England with the level of deprivation highest in the north of the City. Whilst there has been an improvement in the condition of dwellings since 2006, development activity declined significantly following the recession but with some signs of recovery in the housing market in recent years.
- 3.6 Generally, most district and local centres have deteriorated over time. The City Centre is fundamental to the economic growth of the City Region and over recent years has had a major transformation with the completion of development projects such as Liverpool One, the arena and conference centre at Kings Waterfront, and the Museum and mixed-use scheme at Mann Island. Liverpool is well supplied by rail and bus services and links to the transport network; as a City, it is also well-placed to promote more sustainable transport modes including walking and cycling.
- 3.7 The studies for the draft SRF identified key challenges associated for a lack of pedestrian and cycle connections north-south through the area, and poor public transport. There is limited parking provision to support increased levels of development and any increase in visitors. It was further identified that there is a lack of usable public space and no amenity space for people to congregate or relax (page 71).
- 3.8 Without the Local Plan and the Ten Streets SPD, there will be no support for coordinated encouragement and support for the creation of sustainable communities, including infrastructure, housing, and provision of services and facilities. Without the Plan and SPD, there will be no management or planning for location of employment development in the right place and the right time, nor adequate protection of employment land from other uses; there will be no coordinated planning for sustainable transport modes.

### **Water**

- 3.9 The Lower Mersey sandstone aquifer lies beneath most of the Mersey Estuary Catchment and is used for public and industrial water supply. The SRF area is

---

<sup>30</sup> Liverpool Local Plan SA Report (September 2016)

partially within a major aquifer with a high vulnerability, and partially within a minor aquifer with a high vulnerability<sup>31</sup>.

- 3.10 Historically, the area has been associated with major shipping, mining and industrial activities that left a legacy of environmental issues for pollution and physical modifications such as culverts and weirs<sup>32</sup>. Water quality has improved in recent years, including from the implementation of the extension to the Waste Water Treatment Works at Sandon Dock. However, some problems for the River Mersey are likely if contaminated land near the rivers is disturbed and/or sediment is disturbed through dredging – and this could be the situation in the Ten Streets area with its previous industrial use.
- 3.11 As Liverpool developed and open fields were built upon, minor river channels were culverted, laid with drains or filled in. Many of the culverted sections are in poor condition and have the potential to collapse which poses a considerable risk of flooding<sup>33</sup>. Groundwater levels are continuing to rise due to the reductions in industrial abstraction. The North West Flood Risk Management Plan (to 2021)<sup>34</sup> sets out the ongoing measures to manage flood risk in the Liverpool area. The SRF area is entirely within Flood Zone 1, which means there is a low probability of flooding<sup>35</sup>.
- 3.12 Without the Plan and SPD, there will be no direction or management of development to sustainable locations in order to help promote sustainable water management.

### **Air & Climatic Factors**

- 3.13 A city-wide Air Quality Management Area was designated in 2008 due to the exceedances of nitrogen dioxide NO<sub>2</sub> levels mostly associated with emissions from road traffic, particularly from heavy duty vehicles<sup>36</sup>. The SRF is within the Liverpool City AQMA<sup>37</sup>. Without the Plan and SPD there would be no development management to encourage and support sustainable transport to help reduce emissions to air and contribute to climate change mitigation.

### **Cultural Heritage**

- 3.14 The City has a very rich cultural heritage – the City Centre is unique and the waterfront setting together with numerous historic buildings is designated as a World Heritage Site (WHS)<sup>38</sup> confirming its international significance. The City Council is obliged to protect the area through its WHS Management Plan<sup>39</sup>. A

<sup>31</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=e&ep=map&scale=8&x=334049.8333333334&y=391298.91666666674#x=334290&y=392607&lq=1,2,10,&scale=9>

<sup>32</sup> Liverpool Local Plan SA Report (September 2016)

<sup>33</sup> Ibid.

<sup>34</sup> <https://www.gov.uk/government/publications/north-west-river-basin-district-flood-risk-management-plan>

<sup>35</sup> Defra Magic Map- Accessed Online (2017)

<sup>36</sup> Liverpool Air Quality Action Plan (AQAP, 2008)

<sup>37</sup> [https://uk-air.defra.gov.uk/aqma/details?aqma\\_id=229](https://uk-air.defra.gov.uk/aqma/details?aqma_id=229)

<sup>38</sup> <http://whc.unesco.org/en/list/1150>

<sup>39</sup> <http://liverpool.gov.uk/council/strategies-plans-and-policies/environment-and-planning/plan-making-in-liverpool/liverpool-maritime-mercantile-city-world-heritage-site-management-plan-2017-2024/>

Buffer Zone surrounding the WHS has also been identified in order to protect the setting of the WHS. There are further nationally designated and locally important heritage assets throughout the City, as well as important archaeological remains<sup>40</sup>. Drawing upon the architectural and cultural heritage, the tourism, leisure and cultural industries are a vital part of Liverpool's economy.

- 3.15 The World Heritage SPD<sup>41</sup> was adopted by the Council in October 2009 to provide guidance for protecting and enhancing the WHS, whilst encouraging investment and development to help secure a healthy economy and support regeneration. The SPD indicates that the entire Ten Streets framework area is located within the WHS Buffer Zone and a portion of the framework area is located within the WHS Character Area 3 ('The Stanley Dock Conservation Area'). Section 4 of the WHS SPD sets out general guidance for development in the WHS and Buffer Zone. The guidance seeks to ensure that any new development in these areas is designed to a high standard, is accessible to all and reflects the historic character of the surrounding area. The SPD provides specific guidance in relation to proposals for Tall Buildings, stating that there will be a strong presumption against high-rise developments within the World Heritage Site.
- 3.16 Without the Plan and the Ten Streets SPD, there will be no direction or management of development to ensure that the important cultural heritage assets are protected and enhanced within the framework area, nor will the requirements for the World Heritage Sites designation and management be supported.

### **Landscape & Urban Quality**

- 3.17 The heritage assets contribute to the distinctive urban landscape which further significantly contributes to the special identity for the City<sup>42</sup>. Liverpool is within the Merseyside Conurbation Character Area (NE505)<sup>43</sup> that recognises the diverse historic and cultural centre, together with the large area of industrial land use, associated commercial land, interlinked by an extensive transport structure.
- 3.18 The SRF is in an urban setting with a townscape that has been influenced by the industrial heritage of the area, and is in the Commercial Quarter Character Area of the city. This is reflected in the numerous heritage designations present both within and adjacent to the Ten Streets Area, but also characterised by the number of vacant and disused buildings.
- 3.19 Without the Plan and SPD, there will be no direction or management of development and no coordinated approach to regeneration and re-

---

<sup>40</sup> Liverpool Local Plan SA Report (September 2016)

<sup>41</sup> <http://liverpool.gov.uk/council/strategies-plans-and-policies/environment-and-planning/plan-making-in-liverpool/current-local-plan-documents/world-heritage-site-spd/>

<sup>42</sup> Liverpool Local Plan SA Report (September 2016)

<sup>43</sup> <http://publications.naturalengland.org.uk/publication/5835259841085440>

use/redevelopment of disused buildings such that the landscape and urban quality of the area would not be improved.

### **Material Assets & Natural Resources: Land/Soil, Energy, Waste**

- 3.20 The decline in the city's port-related industries has resulted in increasing amounts of vacant land with varying degrees of contamination<sup>44</sup>. The Council has a Contaminated Land Strategy (2008) that provides a framework for addressing potentially contaminated land. The SRF area is entirely previously developed land, with no natural resources (such as woodland or agricultural land) present. The area has a variety of built infrastructure in the form of warehouses, employment land and derelict buildings, interlinked by roads.
- 3.21 Without the Plan and SPD, there will be no direction or management of development and no coordinated approach to regeneration of previously developed land, energy and waste resources<sup>45</sup> in the area.

### **Key Environmental Issues, Problems & Opportunities**

- 3.22 The key environmental issues identified through the SA/SEA scoping process (February 2014) for appraisal of the emerging Local Plan remain relevant and valid for the SEA of the Ten Streets SPD. The area-specific issues identified from the baseline characterisation and relevant plan objectives are summarised below; it may be noted that issues and problems often present opportunities through regeneration proposals:
- Improve open/green space and biodiversity within green infrastructure strategy
  - The City Centre is a major opportunity for continuing economic growth and regeneration with wider benefits
  - The SRF area has poor public transport and limited cycling/walking routes
  - Lack of usable public space and no amenity space
  - Disturbing previously contaminated land releasing pollutants into the river
  - Flooding from culverted drainage in poor condition
  - Poor air quality associated with emissions from road traffic
  - Protection & enhancement of cultural heritage assets, including the World Heritage Site
  - Degraded urban quality, unsightly with disused buildings; need to protect & enhance important heritage assets
  - Disused land and buildings previous industrial & commercial use

<sup>44</sup> Liverpool Local Plan SA Report (September 2016)

<sup>45</sup> Waste is dealt with by the Joint Merseyside & Halton Waste Local Plan (2013)

## 4.0 SEA FINDINGS

### Introduction & SA of draft Local Plan (October 2016)

- 4.1 The adopted Local Plan (UDP 2002) and the emerging new Local Plan (Regulation 18 Draft, October 2016) have been subject to SA/SEA in accordance with the relevant legislation and guidance at the time. Policies EC1-5 relating to Employment Land & the Economy were tested through SA/SEA and the SA Report<sup>46</sup> (Appendices, pages 115-128, October 2016) generally found positive effects for SA Objective Nos 14 for employment/economy, 15 vitality/viability, 11 & 12 health/social inclusion, 7 & 8 biodiversity/land through reuse of previously developed land, and 5 the historic environment (by bringing derelict and vacant buildings back into use).
- 4.2 The SA found potential minor negative effects for SA Objective Nos 2 water & 3 waste – as additional waste will be produced and there is increased risk of air pollution through additional traffic movements. Potential minor positive effects were indicated for No 1 resources and No 6 biodiversity & green infrastructure (GI) – but with some uncertainty as the site-specific locations for employment allocation were not yet determined. It may be noted that emerging Local Plan Policies GI1-5 and R1 provide mitigation measures to minimise potential negative effects on air quality and GI.
- 4.3 The emerging Local Plan has also been tested through Habitats Regulations Assessment (HRA) in accordance with the requirements of the HRA Regulations. The HRA Report<sup>47</sup> (October 2016) concluded that the Local Plan would not lead to likely significant effects on the identified European & Ramsar designated sites – the emerging Local Plan will provide sufficient policy protection to ensure no adverse effects on the integrity, even when considered in combination with other projects and plans.
- 4.4 Thus, whilst the new Local Plan is still being developed and has not yet been independently examined, the emerging elements have been subject to iterative and ongoing consultation including Regulation 18. Comments received on both the plan-making, together with the accompanying SA/SEA and HRA have been taken into consideration in preparation of the next draft of the Plan. The strategic priorities and approach for the Plan have been tested and established.
- 4.5 Chapter 6 of the draft of the Local Plan identifies a number of character areas within the City Centre with distinct primary roles and functions. Figure 1 indicates that the City Fringe Zone of the SRF framework area is located within the Commercial Quarter of the City Centre. The remainder of the SRF framework area is not identified spatially within the Plan, which is not yet accompanied by a detailed policies map. Policies EC1-6 guide employment development in the City and have been subject to SA/SEA and consultation.

<sup>46</sup> Liverpool Local Plan SA Report (September 2016)

<sup>47</sup> [http://consult.liverpool.gov.uk/portal/draft\\_liverpool\\_local\\_plan?tab=files](http://consult.liverpool.gov.uk/portal/draft_liverpool_local_plan?tab=files)

## The Vision & Ten Big Ideas

4.6 The Vision for the draft Ten Streets SRF is as follows:

*"The Ten Streets SRF is not starting from a blank slate. At the heart of the vision for the Ten Streets SRF is the aspiration to nurture existing assets and opportunities that are unique to this part of the city, including stunning maritime architecture, a diverse commercial and industrial heritage and a pivotal location. The Ten Streets vision seeks to deliver a vibrant creative quarter located within the Liverpool City Enterprise Zone, that will drive future prosperity and enhance the city's status as an international destination with a unique offer and character. Ten Streets will be a place with a clear identity, built on its strengths as a place that fosters creativity and innovation. It will respect the City's heritage and its relationship with its World Heritage Site assets, whilst ensuring it is connected to new opportunities that will drive the regeneration of North Liverpool. It will improve connectivity and movement, creating new public spaces and providing an opportunity to draw people northwards from the City Centre"*

4.7 The Ten Big Ideas for the draft Ten Streets SRF are as follows:

|    |                                 |
|----|---------------------------------|
| 01 | <b>an engine for growth</b>     |
| 02 | <b>a cultural stage</b>         |
| 03 | <b>embracing innovation</b>     |
| 04 | <b>creating new spaces</b>      |
| 05 | <b>making new connections</b>   |
| 06 | <b>a creative catalyst</b>      |
| 07 | <b>a thriving community</b>     |
| 08 | <b>a vibrant destination</b>    |
| 09 | <b>celebrating heritage</b>     |
| 10 | <b>a collaborative approach</b> |

4.8 The SRF is underpinned by this Vision and the Ten Big Ideas that were initially consulted upon as drafts in February 2017. Comments made have been taken into consideration in this next draft of the SRF and the Ten Big Ideas have been further developed to help inform the preparation of the development framework with its 5 themes, a set of development principles for each of the 6 identified character areas, and an illustrative masterplan.

4.9 The Vision is likely to have major positive effects for SEA Objectives No 14 Economic Growth and No 15 Enhance Vitality & Viability with associated minor positive effects indicated for SEA Objectives No 11 Health and No 12 Economic Inclusion – through the health, well-being and inclusive effects from a varied, creative and vibrant employment area well linked to residential areas.

- 4.10 The Ten Big Ideas reinforce and provide further information regarding the Vision. Idea 01, an engine for growth, will have major positive effects for both the Ten Streets area and beyond by supporting other ongoing regeneration of the wider North Docks area, indicating likely positive synergistic and cumulative effects, in both the short term and longer-term, for SEA Objectives No 1 Resources - reuse of buildings/land, 14 Economic Growth, and 15 Vitality & Viability. The hub for innovation and creativity set out in Ideas 02, 03, 06 & 08 will support the positive effects for SEA Objective No 15 Enhance Vitality & Viability.
- 4.11 Ideas 04, 05 & 07 support SEA Objectives No 6 Green Infrastructure and No 9 Transport, with positive effects indicated for Nos 11 and 12 on health and economic inclusion. Idea 09 recognises the international importance<sup>48</sup> and sensitivity of the area's heritage providing mitigation measures for any potential negative effects by acknowledging that heritage, history and character are the most precious assets to the area – positive effects for SEA Objective No 5 Historic Environment. Idea 10 confirms the collaborative approach taken with local businesses, new occupiers, investors, and co-creators – with positive effects for SEA Objectives economic growth, health, well-being and inclusion – all likely to be synergistic and cumulative in both the shorter and longer terms.
- 4.12 The particular focus on heritage reflects the importance and international sensitivity of this environmental factor. It demonstrates that the Vision is founded on the need to protect and enhance the historic and cultural heritage of the area with positive effects that will be synergistic and cumulative in the longer term; also extending wider than the Ten Streets area.

### **Key Themes, Character Area Development Principles, & Illustrative Masterplan**

- 4.13 **Biodiversity & Green Infrastructure**  
*[SEA Topics: biodiversity, flora, fauna, health]*

**SEA/SA Objectives:**

- 6. To protect, enhance and manage the City's green infrastructure resource to maximise benefits for health, biodiversity, climate change and economic growth
- 7. To protect, enhance and manage biodiversity, the viability of endangered species, habitats and sites of geological importance

- 4.14 An Initial Habitats Regulations Assessment (HRA, 2012) was undertaken on the earlier Core Strategy and this concluded that there would be no likely significant effects (LSEs). This work was built upon to identify possible impact pathways that result from emerging Local Plan policies that could lead to negative LSEs on the integrity of a European site – either individually or in-

<sup>48</sup> <http://whc.unesco.org/en/list/1150>

combination with other projects and plans. A further HRA Report (July 2016)<sup>49</sup> accompanied the draft Local Plan on public consultation in October 2016. This HRA identified impact pathways from the draft Liverpool Local Plan to many of the European and Ramsar sites, particularly in-combination. However, it was ultimately concluded that the Local Plan would not lead to likely significant effects on these sites – the emerging Local Plan will provide sufficient policy protection to ensure no adverse effects on the integrity of even when considered in combination with other projects and plans.

4.15 The emerging draft Local Plan (2016) includes policies to protect and enhance biodiversity and green infrastructure (GI), as follows:

- Policy GI1 Green Infrastructure
- Policy GI3 Open Space, Sport & Recreation Provision
- Policy GI4 Water Spaces
- Policy GI5 Protection of Biodiversity & Geodiversity
- Policy GI7 New Planting and Design
- Policy GI8 Management of Existing Site Vegetation
- Policy GI9 Green Infrastructure Enhancement

4.16 These policies provide strong mitigation measures and guidance for development proposals to ensure that there are likely to be positive effects for SA Objective Nos 6 & 7 – and these will be synergistic and cumulative in the longer-term. Policy GI9 should help to enable net gains in biodiversity and green infrastructure overall through seeking enhancements. Major positive effects were identified for many of these policies by the SA Report (Appendices, 2016). Strategic Policy STP2 Sustainable Growth Principles & Managing Environmental Impacts provides guidance and strong mitigation overall for development and including specific reference to sensitive biodiversity. The Strategic Policies have been subject to SA and the SA Report<sup>50</sup> (pages 60-61, October 2016) found major positive effects.

4.17 The Ten Streets SPD supports Green Infrastructure uses as explained in Key Principles 1 & 6 indicating that GI has been integrated into the development of the SRF with positive effects. The illustrative masterplan indicates soft landscape/open/green space for Character Area 05 at the northern meeting point and in the south for Character Area 04 with the commercial quarter; some green connectivity is indicated through Character Area 06 the eastern edge and 02 the heritage quarter (figures 1xi, 1xii, & 1xiii). However, this relates to public space and soft landscaping – biodiversity and GI are not specifically mentioned. The SPD includes a Design Code for the Ten Streets character area and 07 outlines a new central square with green linkages.

4.18 The principles of GI are well established in urban design<sup>51</sup> and this can be particularly significant for previously developed land where there can be important diverse flora and fauna. Whilst the SPD is likely to have positive effects and this will be ensured through emerging Policies GI1, 5 & 9, it is

<sup>49</sup> [http://consult.liverpool.gov.uk/portal/draft\\_liverpool\\_local\\_plan?tab=files](http://consult.liverpool.gov.uk/portal/draft_liverpool_local_plan?tab=files)

<sup>50</sup> Ibid

<sup>51</sup> For example: <https://www.tcpa.org.uk/pages/category/green-infrastructure-partnership>  
<http://publications.naturalengland.org.uk/publication/35033>

considered that these positive effects could be more certain and improved if the SRF refers explicitly to the opportunities for contributing to habitat creation and linkages especially in line with objectives for the GI Strategy for the City.

**SEA Recommendation:**

- The opportunities for biodiversity and green infrastructure enhancements should be made explicit, including referencing their importance in ecosystem<sup>52s</sup> - perhaps in the illustrative masterplan or in the relevant Character Area sections.

**SEA Suggestion:**

- Consider whether there could be confirmation of commitment to GI through reference to a GI Strategy for the area – and could be part of the new Local Plan

**4.19 Communities & Accessibility; Human Health**

*[SEA Topics: Population, Health, Material Assets]*

**SEA/SA Objectives:**

- 9.To reduce the need to travel by car and improve choice and use of sustainable transport modes
- 10. To provide a mix of good quality, affordable and resource efficient housing
- 11.To improve health and reduce health inequalities (including mental health)
- 12.To reduce poverty and social deprivation and secure economic inclusion
- 13.To give everyone access to learning, training skills and knowledge
- 14.To provide for future economic growth, support new and existing businesses, and maintain high and stable levels of employment
- 15.To enhance the vitality and viability of city, district and local centres

4.20 The emerging Local Plan includes policies to protect transport and promote more sustainable modes; those relevant to the SPD as follows:

- Policy TP1 Improving Accessibility & Managing Demand for Travel
- Policy TP2 Transport Assessments
- Policy TP5 Cycling
- Policy TP6 Walking
- Policy T8 Car Parking & Servicing
- Policy T9 Public Transport

4.21 These policies provide guidance for development proposals to ensure that strong mitigation measures are identified and implemented to minimise potential negative effects and promote positive effects for SEA Objective No 9. These draft policies have been subject to SA and the SA Report (Appendices October 2016) generally found neutral or positive effects against SA Objectives; no negative effects were reported<sup>53</sup>.

<sup>52</sup> <https://www.gov.uk/guidance/natural-environment#biodiversity-and-ecosystems>

<sup>53</sup> Except for TP4 Strategic Road Schemes and this policy is not relevant to the SPD

- 4.22 The draft SRF recognises the need to ensure that priority is given to road safety conditions for a range of transport modes and that improved pedestrian, cycle and public transport connections should be integrated into the development of the area (page 62) – all with potential positive effects.
- 4.23 The existing area has poor movement north-south and fragmented connections between the Character Areas. The approach proposed in the SPD offers the opportunity to provide new routes and linkages. Connectivity is indicated in Figure 1xix and shows sustainable routes and linkages both within the SPD area and beyond in all directions, including surrounding regeneration initiatives, with major positive effects for SEA Objective No 9 by helping resolve existing problems.
- 4.24 The emerging local plan includes policies to provide housing (Policies H1-H11) and economic growth/employment land (EC1-5) to meet identified needs that are relevant to the SRF. These draft policies have been subject to SA and the SA Report (Appendices pages 115-127, October 2016) generally found neutral or positive effects against SA Objectives. Uncertainty of effects was reported for SA Objectives on flood risk, transport and green infrastructure until further studies indicate the site-specific locations. Minor negative effects were found for SA Objectives on waste, and for air with additional movement and economic/industrial activity; however, it was noted that mitigation measures were available by directing development to areas with good sustainable transport.
- 4.25 The overall aim and intentions of the draft SRF are to regenerate an important part of the City that is close to the vital City Centre. The proposals include employment uses, particularly in the Northern Gateway and Ten Streets areas, mixed use in the south on the City Fringe, and residential/leisure uses at the Stanley Dock complex. The contribution of quality and sustainable housing to meet identified needs, together with provision/retention of employment land will have positive effects on human health and material assets. The Illustrative Masterplan and Development Principles suggest those areas that would be best suited to the various uses, taking into account the Character Areas and connectivity and protection of heritage assets (Figures 1xiii, 1x1 and 1xv) indicating positive effects for SEA Objective Nos 10, 11, 12, 13, 14 & 15). These will be synergistic and cumulative in the longer term and with likely positive effects extending beyond the boundary of the Ten Streets area.
- 4.26 **Water, Air & Climatic Factors**  
*[SEA Topics: Water, Air, Material Assets, Health, Climatic Factors]*

**SEA/SA Objectives:**

- 2. To reduce all types of flood risk and encourage effective water management
- 4. To protect and improve water, air and soil quality

- 4.27 The emerging draft Local Plan (2016) includes policies to protect and improve water and air quality; those relevant to the SPD as follows:
- Policy R1 Air, Light, & Noise Pollution
  - Policy R2 Hazardous Substances
  - Policy R3 Flood Risk & Water Management
  - Policy R5 Rivers, Canals, Watercourses & Culverts
  - Policy GI4 Water Spaces
- 4.28 These draft policies have been subject to SA and the SA Report (Appendices, pages 233-243, October 2016) generally found neutral or positive effects against SA Objectives; no negative effects were reported.
- 4.29 The draft SPD recognises the importance of water assets such as the Stanley Dock area that forms the heart of the heritage character. The area is in Flood Zone 1 with only a low probability of flooding. The SRF does not make any specific mention of any areas that need particular attention with regard to water quality – but extant and emerging policies provide strong guidance and mitigation measures to ensure that there are no negative effects. Such policies promote the use of sustainable urban drainage systems, where appropriate.
- 4.30 By regeneration of previously developed land, major positive effects are indicated with regard to SA Objectives for soil quality, through avoiding development of greenfield land. The SRF recognises the potential for problems through disturbance of contaminated land and, for example, suggests retention of certain grade b structures within the Ten Streets character area including their foundations thus eliminating the likelihood of having to deal with contaminated ground (SRF Key Principle 3, page 86).
- 4.31 The draft SPD seeks to encourage sustainable transport with new and improved cycle and pedestrian routes which will contribute to mitigating the effects of increased access. However, some car and vehicle access will continue/be enhanced with associated increases in emissions with negative effects for air quality and climatic factors. There may be scope for mitigation through policy or other encouragement to use sustainable forms of transport, and/or through green planting to help absorb/treat air pollution such as with vertical walls/green roofs. These will be details for future detailed design for individual plots.

**SEA Suggestions:**

- Consider whether encouragement of sustainable urban drainage is applicable to any of the Character Areas
- Consider whether green planting to mitigate air pollution could be encouraged through the SPD.

#### 4.32 Cultural Heritage

[SEA Topics: Cultural Heritage, including Architectural & Archaeological Heritage]

##### **SEA/SA Objectives:**

5.To preserve, enhance and manage the city's rich diversity of cultural, historic and archaeological buildings, areas, sites and features and their settings

- 4.33 The Ten Streets framework area is located within the WHS Buffer Zone and a portion of the framework area is located within the WHS Character Area 3 ('The Stanley Dock Conservation Area'). Development is guided by the WHS SPD (adopted 2009) which was subject to SA/SEA in accordance with the SEA Regulations during its preparation. The SA Report<sup>54</sup> concluded that the WHS SPD is likely to have significant positive effects on SA Objectives to improve safety, health, accessibility, sustainable transport, local character & landscape, cultural & historic assets, public & green spaces, and economic factors to improve the City's image through redevelopment of vacant buildings.
- 4.34 The draft SRF states in Key Principle 3 that conserving the character and heritage of the Ten Streets framework area is integral to the vision for the SRF and the integrity of the WHS and its buffer zone. This principle is in line with the WHS SPD and is enshrined within and throughout the SRF through integration of this Key Principle, Development Principles for each character area, and including in line with Design Code for Ten Streets.
- 4.35 The emerging draft Local Plan (2016) includes policies to protect and improve cultural heritage; those relevant to the SPD as follows:
- Policy HD1 Designated Heritage Assets
  - Policy HD2 Non-Designated Heritage Assets of Archaeological Remains
- 4.36 These draft policies have been subject to SA and the SA Report (Appendices, pages 204-206, October 2016) generally found neutral or positive effects against SA Objectives; no negative effects were reported.
- 4.37 The draft SPD has been prepared with careful consideration of the adopted SPDs, including the WHS SPD, and the emerging Local Policies – all have been subject to SA/SEA. These requirements and policies provide strong guidance to promote positive effects and ensure mitigation measures are in place to minimise potential negative effects. Key Principle 3 conserving heritage and character is embedded in the SRF, and therefore, it is considered that the Ten Streets SRF is likely to have major positive effects on SEA Objective No 5 by preserving, enhancing and managing the important heritage assets of the

<sup>54</sup> <http://liverpool.gov.uk/media/9643/sustainability-appraisal.pdf>

SRF area. These effects will be synergistic and cumulative, extending into the wider area of the City, including indirect effects for human health and economic/cultural development.

#### 4.38 **Landscape & Urban Quality**

*[SEA Topics: Landscape, Material Assets]*

##### **SEA/SA Objectives:**

8.To maintain and enhance the quality of landscapes and townscapes, and achieve a quality urban design which enhances the local character

4.39 The emerging draft Local Plan (2016) includes policies to protect and improve landscape and urban design; those relevant to the SPD include the following:

- Policy CC 8 – Waterfront Design Requirements
- Policy SP2 Town Centre Uses
- Policy SP3 Design of new Development within the City Centre MRA, District, Local and Neighbourhood Centres
- Policy UD1 Local Character and Distinctiveness
- Policy UD2 Development Layout and Form
- Policy UD3 Public Realm
- Policy UD4 Inclusive Design
- Policy UD5 New Buildings
- Policy UD6 Alterations and Extensions to Existing Buildings
- Policy UD7 Public Art

4.40 These draft policies have been subject to SA and the SA Report (Appendices, pages 86-7,166 -172, 181-196, October 2016) generally found neutral or positive effects against SA Objectives; no negative effects were reported.

4.41 As with the assessment of heritage assets as described previously, conserving heritage and character through Key Principle 3 is embedded in the draft SRF. It is considered that the SPD will have major positive effects on landscape and urban quality through regeneration and reuse/redevelopment of vacant and disused buildings and land. Theme 3 creating an identity and quality of place is also embedded in the SRF and will have major positive effects through promoting innovative approaches to design that promote quality, reflecting the existing character of the area, including its industrial heritage. Further specific guidance and requirements are provided in each of the six SRF Character Areas reflecting the sub-area characteristics. This is further supported by the Design Code for the Ten Streets character area. The overall approach in the SPD indicates positive effects that will be synergistic and cumulative in the longer-term.

4.42 **Natural Resources: Land/Soil, Energy & Waste**

[SEA Topics: Soil, Health, Material Assets]

[Water, Biodiversity & Air are considered within other themes]

**SEA/SA Objectives:**

1. To use natural resources prudently and efficiently, and increase energy generated from low carbon sources
3. To minimise the production of waste and increase reuse, recycling and recovery rates
4. To protect and improve water, air and soil quality

4.43 The emerging draft Local Plan (2016) includes policies to protect and improve landscape and urban design; those relevant to the SPD include the following:

- Policy R2 Hazardous Substances
- Policy R7 Decentralised Energy Networks
- Policy R8 Wind Turbines
- Policy R9 Solar Panels
- Policy R10 Non-Fossil Fuel Energy Sources

4.44 The draft policies have been subject to SA and the SA Report (Appendices, pages 235-6, 246-254, October 2016) generally found neutral or positive effects against SA Objectives; no negative effects were reported. The SA noted that there is the potential for some negative effects through the generation of waste from new development – but this could be mitigated through encouraging avoidance, recycling and reuse.

4.45 The draft SPD includes consideration of energy generating uses within the Stanley Dock complex, including exploring the possibility for a new Energy Centre. The SPD aims to be an exemplar neighbourhood for renewable energy and environmentally sustainable design and construction – as described in the Ten Big Ideas 03. These intentions, together with the emerging Local Plan Policies, will have positive effects for SEA Objectives on natural resources. New development is likely to produce additional waste and this will be guided and managed through the Joint Merseyside & Halton Waste Local Plan<sup>55</sup>.

**SEA Suggestion:**

- Consideration could be given to indicating a required sustainability or environmental standard that would demonstrate commitment to exemplar design, construction and operation/occupation.

<sup>55</sup> <http://liverpool.gov.uk/council/strategies-plans-and-policies/environment-and-planning/plan-making-in-liverpool/current-local-plan-documents/joint-waste-plan/>

#### 4.46 **Inter-relationships**

The Ten Streets SPD is strong on guiding developers, communities and other interested people on the interactions and inter-relationships between sustainability and environmental factors. The complexity of interactions can make guidance difficult to navigate and use; however, this SPD is well structured and explains clearly the inter-relationships, particularly the inherent interactions between biodiversity/green infrastructure, landscape, cultural and historic heritage, - with socio-economic factors and their effects on health and well-being. The positive effects from the SPD are likely to extend beyond the spatial boundaries.

## 5.0 SUMMARY CONCLUSIONS, PROPOSED MONITORING & NEXT STEPS

### Summary Conclusions

- 5.1 Liverpool City Council is preparing the Ten Streets Spatial Regeneration Framework (SRF) as a Supplementary Planning Document (SPD) that will then comprise part of the Local Development Framework of planning documents, and in conformity with the adopted and emerging Local Plan. The Ten Streets SRF has been prepared to establish a planning framework and development principles to shape development in the Ten Streets area and its surrounds.
- 5.2 Supplementary Planning Documents (SPDs), unlike a Local Plan, do not have a mandatory requirement for SA incorporating Strategic Environmental Assessment. However, they may in exceptional circumstances require an SEA if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. The emerging new Local Plan has been subject to SA/SEA and wide consultation but the Plan is still draft and has not yet been tested through independent examination.
- 5.3 An SEA Screening & Scoping Report (October 2017) identified that the SRF SPD is likely to have significant effects on human health, material assets, cultural heritage, and biodiversity, flora and fauna. Therefore, an SEA is required due to the spatial extent of the likely effects and the value and vulnerability of the area affected. However, the SA/SEA already undertaken of the emerging Local Plan does carry some weight (as does the draft Plan) and the SEA of the Ten Streets SPD builds upon the SA/SEA work already undertaken by the Council.
- 5.4 The SEA has been undertaken according to good practice and in line with Government guidance. It is aligned with the SEA of the Local Plan, following the same methods and approach, and is proportionate - acknowledging the hierarchy of plan-making and the tiering of assessments processes. Overall, the SEA has found that the implementation of the Ten Streets SPD will have positive effects on SA Objectives within the scope and sphere of influence of the Plan. Effects on employment/economy, health & well-being are likely to be major positive, synergistic and cumulative in the longer-term; such effects are also likely beyond the spatial boundary of the SPD as the implementation of the SPD inspires and encourages other regeneration nearby.
- 5.5 The summary findings may be represented as follows:

**Table 5.1: Summary SEA Findings**

| <b>No. SEA Objective</b>  |            |
|---|------------|
| <b>SEA Theme: Biodiversity &amp; Green Infrastructure</b>   |            |
| 6. To protect, enhance and manage the City's green infrastructure resource to maximise benefits for health, biodiversity, climate change and economic growth  | +          |
| 7. To protect, enhance and manage biodiversity, the viability of endangered species, habitats and sites of geological importance                              | 0/+        |
| <b>SEA Theme: Communities, Accessibility: Human Health</b>  |            |
| 9. To reduce the need to travel by car and improve choice and use of sustainable transport modes  | ++         |
| 10. To provide a mix of good quality, affordable and resource efficient housing   | +          |
| 11. To improve health and reduce health inequalities (including mental health)  | ++         |
| 12. To reduce poverty and social deprivation and secure economic inclusion  | ++         |
| 13. To give everyone access to learning, training skills and knowledge  | 0          |
| 14. To provide for future economic growth, support new and existing businesses, and maintain high and stable levels of employment                             | ++         |
| 15. To enhance the vitality and viability of city, district and local centres   | ++         |
| <b>SEA Theme: Water, Air &amp; Climatic Factors</b>   |            |
| 2. To reduce all types of flood risk and encourage effective water management   | +          |
| 4. To protect and improve water, air and soil quality   | 0/-?<br>++ |
| <b>SEA Theme: Cultural Heritage</b>   |            |
| 5. To preserve, enhance and manage the city's rich diversity of cultural, historic and archaeological buildings, areas, sites and features and their settings | ++         |
| <b>SEA Theme: Landscape &amp; Urban Quality</b>   |            |
| 8. To maintain and enhance the quality of landscapes and townscapes, and achieve a quality urban design which enhances the local character                    | ++         |
| <b>SEA Theme: Natural Resources – Land/Soil, Energy &amp; Waste</b>   |            |
| 1. To use natural resources prudently and efficiently, and increase energy generated from low carbon sources  | +?         |
| 3. To minimise the production of waste and increase reuse, recycling and recovery rates   | 0?         |
| 4. To protect and improve water, air and soil quality   | +/-?<br>++ |

- 5.6 The SEA made one recommendation – that the opportunities for biodiversity and green infrastructure enhancements should be made explicit, including referencing their importance in ecosystems - perhaps in the illustrative masterplan or in the relevant Character Area sections.
- 5.7 The SEA made several suggestions for improving the environmental sustainability of the draft SPD as follows:
- Consider whether there could be confirmation of commitment to GI through reference to a GI Strategy for the area – this could be through the Local Plan
  - Consider whether encouragement of sustainable urban drainage is applicable to any of the Character Areas.
  - Consider whether green planting to mitigate air pollution could be encouraged through the SPD.
  - Consideration could be given to indicating a required sustainability or environmental standard that would demonstrate commitment to exemplar design, construction and operation/occupation.

### **Proposed Monitoring**

- 5.8 The SPD, together with the other Local Plan Documents and the SA/SEA, will be monitored as part of the Authority's comprehensive Monitoring Report<sup>56</sup>, as required by Government. The SPD includes specific mention of monitoring on page 137 that asserts commitment to monitoring the effectiveness of the SPD and review, when appropriate. No additional proposed monitoring that might be required as part of the SEA process was indicated from the findings of the SEA.

### **Next Steps**

- 5.9 The Draft SPD was placed on public consultation for six weeks from 10 October 2017<sup>57</sup>. This SEA Report is also placed on the Ten Streets website for 5 weeks statutory consultation in line with the SEA Regulations. Representations on the draft SPD and the SEA will be taken into account in the preparation of the final SPD. Upon adoption of the SPD, there will be an Environmental Adoption Statement published in line with the SEA Regulations.

Any comments on this SEA Report should be sent to:  
<http://tenstreetsliverpool.co.uk/>

---

<sup>56</sup> <http://liverpool.gov.uk/council/strategies-plans-and-policies/environment-and-planning/plan-making-in-liverpool/authority-monitoring-report/>

<sup>57</sup> <http://tenstreetsliverpool.co.uk/>

## Appendix I: Statement on Compliance with SEA Directive & Regulations

The EU SEA Directive<sup>58</sup> (Annex 1) requires certain information to be provided in the Environmental Report. This requirement is implemented into UK legislation through the SEA Regulations (2004)<sup>59</sup>. This is Appendix 1 of the Environmental Report as required by the SEA Directive and the UK SEA Regulations. This Appendix 1 sets out how the requirements for SEA have been met and signposts where this information is found in the Environmental Report (October 2017) - and in accordance with paragraph 165 of the National Planning Policy Framework (2012)<sup>60</sup>.

| SEA Directive & Regulation Requirements   | SEA Report Section              | Summary of Contents  |
|---|---------------------------------|--|
| <i>An outline of the contents, main objectives of the plan and relationship with other relevant plans</i>   | Section 1<br>Introduction       | Sets out the contents and purpose of the Draft SPD   |
|   | Section 3<br>Context & Baseline | Outlines context, baseline & including the relationship with other relevant plans, the implications for the Draft SPD & SEA; also signposts links with Local Plan & SA/SEA Scoping (2014) & SA Report (2016) |
| <i>The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan</i>                                 | Section 3<br>Context & Baseline | Summarises the relevant baseline conditions for environmental aspects in the SPD area, and likely evolution without the SPD  |
| <i>The environmental characteristics of the area likely to be affected</i>  | Section 3<br>Context & Baseline | Summarised in Section 3 of Environmental Report.   |
| <i>Any existing environmental problems which are relevant to the plan including, in particular, those in relation to any areas of a particular environmental importance</i> | Section 3<br>Context & Baseline | Summarises existing environmental issues/problems for the SPD area (para 3.22).  |
| <i>The environmental protection objectives relevant to the plan</i>   | Section 2                       | Detailed SEA Framework guiding assessment of effects against the Objectives – grounded in the SA/SEA   |

<sup>58</sup> <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

<sup>59</sup> <http://www.parliament.uk/documents/post/postpn223.pdf>

<sup>60</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

| <b>SEA Directive &amp; Regulation Requirements</b>  | <b>SEA Report Section</b>                | <b>Summary of Contents</b>  |
|---|--|---|
| <i>and the way those objectives and any environmental considerations have been taken into account during its preparation</i>  | SEA Methods Section 3 Context & Baseline | Framework for the Local Plan as reported in Scoping (2014) and initial SA Report (2016).  |
| <i>The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects</i> | Section 2 SEA Methods Table 2.1          | Presents the SEA Framework of objectives that shows the issues listed by the SEA Regulations that are progressed by which SEA objective. This ensures that all the issues are considered during the assessment of each element of the Draft SPD. The draft SPD was assessed against each SEA objective. |
|   | Section 4                                | Describes the likely significant effects of implementing the Draft SPD.<br><br>Where possible, an indication is given of whether the effect is likely to be cumulative, short, medium and long term.  |
| <i>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan</i>  | Section 4                                | No significant negative effects were predicted; the SEA noted where the SRF suggested mitigation possibilities to address likely negative effects, for example, against the sensitive heritage assets.  |
| <i>An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in</i>  | Section 2 (paras 2.12-2.14)              | There are no other reasonable alternatives to the Ten Streets SPD. The do nothing scenario is assessed & this is explained in section 2.  |
|   | Section 2 Method                         | Outlines how the assessment was undertaken.   |

| <b>SEA Directive &amp; Regulation Requirements</b>                                  | <b>SEA Report Section</b> | <b>Summary of Contents</b>  |
|---|---------------------------|---|
| <i>compiling the required information</i>   |                           |   |
| <i>A description of the measures envisaged concerning monitoring</i>                | Section 5 (para 5.8)      | Outlines measures proposed for monitoring the environmental effects of the implementation of the Draft SPD. |
| <i>A non-technical summary of the information provided under the above headings</i> | Report preface            | Provides a non-technical summary.   |

DRAFT