

Document Name SPD - Employment Uses	Status Supplementary Planning Document (SPD)
Scope/Purpose <p>To provide detailed planning guidance to supplement adopted planning policies for types of development that would be acceptable within industrial areas. The SPD will update and replace the existing Supplementary Planning Documents and Guidance Notes related to policies in the Unitary Development Plan, which will be replaced by policies in the emerging Core Strategy Local Plan.</p> <p>The SPD will be applicable to:</p> <ul style="list-style-type: none"> a) offices and commercial businesses b) general industrial development c) storage and distribution facilities d) businesses with trade counters e) industrial training facilities f) car sales and repair facilities h) advertisements. <p>The SPD will contain guidance on achieving development solutions that can be permitted under the terms of adopted planning policies. This will include advice on site selection and cover all aspects of design including layout, scale, appearance and landscaping; accessibility, travel, parking and servicing arrangements; amenity and spaces between buildings; sustainable construction methods; architectural detailing; boundary treatment; public safety and crime prevention; and planning contributions.</p>	
Coverage Borough Wide	Time Period 15 Years
Chain of Conformity <i>Core Strategy Policies:</i> CS15 - Criteria for Employment Development CS17 - Protection of Employment Land CS42 - Development Management CS43 - Design, Heritage & Amenity CS45 - Developer Contributions <i>Waste Local Plan Policies:</i> WM8 - Waste Prevention and Resource Management WM9 - Sustainable Waste Management Design and Layout for New Development	Supporting Information Core Strategy Sustainability Appraisal By Design Building Research Establishment Environmental Assessment Method (BREEAM) Building in Context Tool Kit (Design Review - Principles and Practice) Manual for Streets 2 Planning and Access for Disabled People: Guide Merseyside Code of Practice on Access and Mobility Safer places: Planning System & Crime Prevention Outdoor advertisements and signs: a guide for advertisers (CLG)

Key Stakeholders

Highways Agency
Environment Agency
Natural England
English Heritage
Health and Safety Executive
Network Rail
Scottish Power
United Utilities
National Grid
Local Enterprise Partnership
Homes and Communities Agency
adjoining Planning Authorities
Chambers of Commerce
Landowners, developers and agents
Wirral Business Forum
Wirral Society
Disabled Peoples Partnership
Wirral Wildlife
Wirral Footpaths and Open Spaces Society
Merseytravel
public transport operators
Merseyside Cycling Campaign
Merseyside Recycling and Waste Authority
Merseyside Police and emergency services

Contact

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Comments on the proposed scope of this Supplementary Planning Document must be received in writing, by letter, e-mail or fax, at the address above, no later than 5pm on Friday 13 September 2013.

Supplementary Planning Document for Employment Uses Proposed Content

The proposed SPD will deal with the following issues:

Introduction

Explain why the SPD is needed, make the links with relevant policies in the emerging Core Strategy Local Plan, set out the policy context and indicate how the SPD would be applied to applications for offices and commercial businesses within Use Class B1, general industrial development within Use Class B2, warehouses and businesses with trade counters within Use Class B8, industrial training facilities, car sales, hire and repair facilities and other uses that would be appropriate within a designated primarily industrial or employment area.

Design Objectives

A general explanation to indicate how development can contribute to improving the quality and character of the area.

Suitable Locations

Advice on suitable locations for each category of development, including the accommodation of identified growth sectors.

Design Objectives

A general explanation to indicate how development can contribute to improving the quality and character of the area.

Site Appraisal

Matters that may need to be considered at the conceptual stage in the development process including the context of the site in relation to existing uses and buildings; provision for cycling, walking and transport; the enhancement of landscaping and other features such as trees, wildlife habitats and biodiversity; heritage and archaeology; and dealing with contamination, flood risk, drainage and utilities.

Layouts

Guidance on internal and external block and layout plans to secure sustainable patterns of development; street and pathway alignments; orientation of buildings; access, parking and servicing arrangements; drainage and green infrastructure; public safety and crime prevention; and integration with the surrounding area.

Designing Buildings

Guidance on sustainable construction methods; opportunities for improved environmental performance, including energy and water efficiency; the scale, massing and appearance of buildings and extensions; the impact on the street scene and important views; architectural details and corner development; and the storage, recycling and collection of waste.

Landscaping

Guidance to cover ground levels, trees, hedges, plantings, grassed areas, hard surfaces, boundary treatment, the public realm, street furniture and linkages to green infrastructure.

Amenity

Guidance to ensure reasonable levels of amenity and privacy for neighbouring uses and future occupiers, in relation to the control of pollution, noise and disturbance and the management and location of external operations and storage.

Alternative Uses

Advice on matters that could be taken into account when considering alternative uses within designated primarily industrial or employment areas.

Planning Contributions

Guidance on the circumstances in which contributions will be sought for highway and infrastructure works; access to jobs and training; green infrastructure and maintenance of the public realm; and measures for the control of noise and pollution.