

<b>Document Name</b> SPD - Residential Development	<b>Status</b> Supplementary Planning Document (SPD)
<b>Scope/Purpose</b> To provide detailed planning guidance to supplement adopted planning policies for all types of residential development. The SPD will update and replace 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. The SPD will be applicable to: <ul style="list-style-type: none"> <li>a) new housing development</li> <li>b) house extensions</li> <li>c) self-contained flats</li> <li>d) Houses in Multiple Occupation</li> <li>e) specialist accommodation including care facilities</li> <li>f) appropriate residential development in the Green Belt</li> </ul> The SPD will contain guidance on achieving development solutions that could be permitted under the terms of adopted planning policies. This is will cover all aspects of design including layout, scale, massing and appearance; open space and landscaping; accessibility, parking, travel and servicing arrangements; location; spaces between buildings and amenity; sustainable construction methods; architectural detailing; boundary treatment; public safety and crime prevention; and planning contributions.	
<b>Coverage</b> Borough Wide	<b>Time Period</b> 15 Years
<b>Chain of Conformity</b> <i>Core Strategy Policies:</i> CS3 - Green Belt CS11 - Priorities for the Rural Area CS21 - Criteria for New Housing Development CS22 - Affordable Housing Requirements CS23 - Criteria for Specialist Housing CS26 - Criteria for Development within Existing Centres CS40 - Transport Requirements 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	<b>Supporting Information</b> Core Strategy Sustainability Appraisal Building for Life 12 Building in Context Tool Kit (Design Review - Principles and Practice) Code for Sustainable Homes HCA Quality Indicators Lifetime Homes Housing in Later Life (Dec12) Understanding Place (English Heritage 2011) By Design Planning and Access for Disabled People: Guide Merseyside Code of Practice on Access and Mobility Safer Places: Planning System & Crime Prevention Manual for Streets 1 & 2 Home Zone Design Guidelines Design for Play: A Guide to Creating Successful Play Spaces

**Key Stakeholders**

Highways Agency  
Environment Agency  
Natural England  
English Heritage  
Network Rail  
Scottish Power  
United Utilities  
National Grid  
Homes and Communities Agency  
Home Builders Federation  
Registered Social Landlords  
Landowners, house builders and developers  
adjoining Planning Authorities  
Neighbourhood Planning Area Forums  
Wirral Society  
Wirral Disabled Peoples Partnership  
Wirral Green Belt Council  
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 Residential Development Proposed Content**

It is anticipated that 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 new housing development including, house extensions, self contained flats, houses in multiple occupation, residential care facilities, specialist housing and appropriate residential development in the Green Belt.

### **Design Objectives**

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

### **Suitable Locations**

Advice on suitable locations for each category of development, with guidance on the location and concentration of houses in multiple occupation, flats and care homes and their impact on local character and communities.

### **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 its setting, existing uses and buildings; provision for cycling, walking and transport; the enhancement of existing features such as trees, wildlife habitats and biodiversity; heritage and archaeology; and 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 plots and buildings; access, parking and servicing arrangements; drainage, gardens, open space and green infrastructure; public safety and crime prevention; and integration with the surrounding area.

### **Designing Buildings**

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

### **Landscaping**

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

### **Residential Amenity**

Guidance to ensure reasonable levels of privacy, natural light, outlook and access to amenity space, including advice on backland and infill development and conversions.

### **Planning Contributions**

Guidance on the circumstances in which contributions will be sought for affordable housing; open space, children's play and green infrastructure; highway and infrastructure works; flood alleviation and water management; pollution control; access to jobs and training; and maintenance of the public realm.

