

Document Name SPD – Town Centre 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 existing centres. 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) shops and trading facilities for the general public b) services and community facilities, including betting shops, solicitors, banks, building societies, doctors and medical surgeries etc c) food and drink establishments d) offices and commercial businesses e) entertainment and leisure facilities f) visitor accommodation, including hotels g) the use of upper floors and backland sites h) advertisements <p>The SPD will contain guidance on achieving development solutions that could 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, massing, appearance and landscaping; accessibility, travel, parking and servicing arrangements; enhancing character and amenity; 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> CS26 - Criteria for Development within Existing Centres CS27 - Food & Drink Uses in Existing Centres & Parades, CS29 - Criteria for Edge of Centre & Out of Centre Facilities 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 Building for Life 12 Building Research Establishment Environmental Assessment Method (BREEAM) Understanding Place (English Heritage 2011) By Design Manual for Streets 2 Building in Context Tool Kit (Design Review - Principles and Practice) Planning and Access for Disabled People: Guide Merseyside Code of Practice on Access and Mobility Safer Places: Planning System & Crime Prevention Planning for Town Centres: Guidance on Design and Implementation tools

	<p>Practice Guide on Need, Impact and the Sequential Approach (CLG)</p> <p>Outdoor advertisements and signs: a guide for advertisers (CLG)</p>
<p>Key Stakeholders</p> <p>Highways Agency Environment Agency Natural England English Heritage Network Rail Scottish Power United Utilities National Grid adjoining Planning Authorities Neighbourhood Planning Area Forums Wirral Society Wirral Older People's Parliament Disabled People's Partnership Wirral Wildlife Wirral Footpaths and Open Spaces Society Local Enterprise Partnership Chambers of Commerce Wirral Business Forum NHS Wirral Wirral Clinical Commissioning Group Landowners and developers Retail and Traders Associations retail and service operators hotel and leisure operators Merseytravel Public transport operators Merseyside Cycling Campaign Merseyside Recycling and Waste Authority Merseyside Police and emergency services</p>	
<p>Contact</p> <p>Eddie Fleming, Principal Planning Officer Wirral Council Regeneration and Planning Service North Annexe, Wallasey Town Hall, Brighton Street, Wallasey, Wirral CH44 8ED Tel (0151) 691 8129 Fax (0151) 691 8188 email eddiefleming@wirral.gov.uk</p>	

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 Town Centre Uses 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 town centre uses including shops, trading facilities, services and community facilities, food and drink establishments, offices, commercial businesses, entertainment and leisure facilities, commercial visitor accommodation (including hotels) and advertisements

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 type of development, with guidance on the location and concentration of uses such as hot food takeaways and drinking establishments and how national tests for town centre uses, including the sequential approach and impact assessments, will be applied at local level.

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; orientation of buildings and street and pathway alignments; access, parking and servicing arrangements; drainage; the public realm; 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, massing and appearance of buildings and extensions; shop fronts; 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, public art, street furniture, litter bins and linkages to green infrastructure.

Amenity

Guidance to ensure reasonable levels of amenity including noise, privacy, natural light and outlook for neighbouring uses and future occupiers.

Planning Contributions

Guidance on the circumstances in which contributions will be sought for highway and infrastructure works, public litter bins and waste collection, public art and maintenance of the public realm.

