

**METRO MAYOR**  
LIVERPOOL CITY REGION



**LIVERPOOL  
CITY REGION**  
COMBINED AUTHORITY



**Liverpool**  
City Council

# Liverpool North Docks Mayoral Development Corporation

Consultation Document



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## Foreword

Few places have played a bigger role in Liverpool's story than our docks. For generations, they connected us to the world, helping to build the city we know today and earning Liverpool its reputation as a place of ambition, innovation and enterprise. They shaped our identity, created opportunities for countless families and helped establish our city as one of the country's great trading centres. Today, Liverpool's North Docks stand at another important moment in that story. The time has come for this area to become the next chapter in Liverpool's renaissance.

With its scale, location and history, the North Docks represent one of the most exciting regeneration opportunities anywhere in the UK. The chance to create new homes, attract investment, support new industries and deliver thousands of good-quality jobs for local people.

We're already seeing signs of that potential. Major investments, including Everton's new stadium and wider plans for the waterfront, are helping to build momentum and confidence in the future of this part of our city.

But bricks and mortar only tell part of the story.

The real measure of success is whether local people feel the benefits. Whether a young person can access a better job. Whether a family can find a good home. Whether communities feel connected to the opportunities being created around them. That's the kind of regeneration that lasts. The kind that leaves a legacy long after the cranes have gone.

To deliver a transformation on that scale, Liverpool City Region Combined Authority and Liverpool City Council are working together to bring forward proposals for a Mayoral Development Corporation for Liverpool's North Docks.

We share an ambition to unlock the area's enormous potential and ensure that this once-in-a-generation opportunity delivers lasting benefits for Liverpool and the wider city region. Most importantly, we want to ensure that the next chapter of Liverpool's waterfront is shaped here by the people who know it best.

But the future of this part of Liverpool shouldn't be decided behind closed doors.

The best ideas rarely come from a desk in a town hall or an office block. They come from the people who know an area best. The people who live there, work there, run businesses there and care about its future.

That's why we're consulting now.

Before any final decisions are made, we want to hear from residents, businesses, landowners, community organisations and stakeholders across the area. Your views will help shape not only whether a Mayoral Development Corporation is established, but how it could help deliver the future that local people want to see.

We should have no illusions about the scale of the challenge ahead. Transforming an area of this size and importance will take time, commitment and partnership. There are no quick fixes.

But Liverpool is not a city that has ever shied away from ambition. We've always been at our best when we've looked beyond the challenge in front of us and focused on the opportunity ahead.

Throughout our history, we've succeeded when we've looked forward with confidence, embraced change and shaped our own destiny. I believe we have the chance to do that once again.

We want to build a new future for Liverpool's North Docks that honours its heritage, unlocks its potential and leaves a legacy that successive generations can be proud of.

I hope you'll take the time to have your say and help shape what comes next.



*Steve Rotheram*

**Steve Rotheram**

Mayor of the Liverpool City Region

## Consultation Process

The proposed Liverpool North Docks MDC is a Mayoral objective involving joint working between Liverpool City Region Combined Authority and Liverpool City Council.

The proposal relates to a significant regeneration programme, bringing together many major development and infrastructure priorities, which requires a statutory consultation.

A six-week public consultation is proposed on the name, purpose, powers and red line boundary of the MDC.

The consultation will be developed and delivered by the Liverpool City Region Combined Authority, assisted by Liverpool City Council, in line with the statutory framework and the relevant sections of Localism Act 2011 relating to Mayoral Development Corporations.

It will also adhere to established public law principles for consultation – proposals must be presented at a formative stage, and sufficient information must be provided to enable intelligent consideration and response.

The consultation objectives include:

1. Meeting the statutory requirement for public consultation on the proposed MDC.
2. Explaining why an MDC is being proposed, what area it would cover, what powers are proposed, and the rationale - what the intended benefits, risks and implications are.
3. Reaching residents, businesses, landowners, community organisations and wider stakeholders likely to be affected by, or interested in, the proposal.
4. Securing informed responses that help test the proposed scope, governance, geography, priorities and delivery approach of the MDC.
5. Demonstrating joint leadership between LCRCA and LCC, including aligned messaging, shared governance and a single consultation architecture.

The consultation will aim to reach:

- Members of the Liverpool City Region Combined Authority;
- MPs whose parliamentary constituency contains part of the MDC area;
- Liverpool City Council; and
- Any other appropriate person such as residents, businesses and employees, landowners, developers and infrastructure partners, the community and voluntary sector, public sector and statutory stakeholders, elected members and civic leadership

This will involve:

- Multichannel promotion of the consultation - online / social media / press
- Notifying businesses / residents / owners within the area
- Direct engagement with statutory consultees / public bodies
- Direct engagement with elected members / civic leadership
- Bespoke plans to engage different interest / resident / business groups

## Regeneration Strategy

**Liverpool has set out a clear and ambitious long-term regeneration strategy for Liverpool North Docks, grounded in the Liverpool City Region's Growth Strategy and the City Plan.**

The aim is to deliver regionally and nationally important economic growth, worthy of Liverpool's status as a global city. The intention is to create a step-change in the city's economy and employment opportunities, grow the city's population, and ensure a fairer, more prosperous, and sustainable place that creates opportunities to enable a good life for all.

The regeneration and investment strategy focuses on five drivers of change:

1. the future of work
2. new economic opportunities
3. housing,
4. the place offer and
5. transport and infrastructure investment that will reset and reshape Liverpool's economic story.

This consultation on the proposed Liverpool North Docks MDC sets out the proposals that will play a central role in delivering our ambitious [vision for this area](#) by putting in place a proven, place-based delivery model capable of meeting the specific requirements of the area, the city and wider city region.

Establishing this MDC would bring together stakeholders from across the city to focus on unlocking delivery in this area. It would establish a single delivery team and framework, identify the key constraints on development, and work with partners to systematically remove them.

### Activity and opportunity

Transformation is already underway in the North Docks and private sector developer and investor interest is strong with proposals to deliver homes, jobs and high-quality, sustainable and connected neighbourhoods that will inclusively power the region's growth into the future.

Everton Football Club's Hill Dickinson stadium is a key catalyst in transforming this former industrial dockland. The conversion of the Stanley Dock warehouse complex is Europe's largest single heritage regeneration project. The new Isle of Mann ferry terminal is fully operational, and expansion of Liverpool's international cruise terminal is planned by 2028.

£81m of public-private investment is delivering strategic infrastructure in Liverpool Waters to facilitate 2,350 new homes and 55,000 sq. m of commercial development at Central Docks.

A public / private-backed Grade A office-led development with a hotel and a new public park in Liverpool's Business District is also commencing. This is supported by investment in a Rapid Transit and Active Travel network across North Docks and into surrounding communities connected with strategic public open space. This represents a 'here and now' opportunity to promote and deliver further growth.

There is a further development pipeline of at least 17,000 homes and over 550,000 sq. m of commercial floorspace. This will deliver half of the city's housing over the next 15-years for up to 40,000 residents via mixed tenure homes in sustainable and supported new communities, including 2,850 homes in the Kings development that will deliver the tallest buildings Liverpool has ever seen.

The proposed 7,000 residential-led redevelopment of the Pumpfields and Limekilns neighbourhood will assist in meeting Liverpool's social and affordable housing needs and be brought forward in tandem with the ongoing expansion of the city's key business growth sectors in the North Docks, including professional and financial services, creative and cultural industry, leisure development, digital and maritime economy.

### **What is an MDC?**

MDCs are statutory bodies created to drive forward the regeneration of a defined area, bringing together stakeholders across public and private sectors to ensure successful delivery.

MDCs' have powers to acquire, (either through commercial agreements or Compulsory Purchase Order) develop, hold and dispose of land and property.

They also have powers to facilitate the provision of infrastructure and the ability to use flexible financial tools to speed up development. Other powers can enable more streamlined and efficient decision-making, including planning decisions taken as a Local Planning Authority.

The Liverpool City Region Mayor has recognised the need to take action to maintain momentum and accelerate delivery of the North Dock's substantial development pipeline by working collaboratively with partners to coordinate regeneration in this part of the city via a dedicated, skilled and resourced delivery team working to a tailored and evolving delivery plan, so that the area delivers on its full potential.

This includes coordinating land assembly, infrastructure provision, and phasing of delivery to unlock growth over a 15-year programme.

## **MDC scope**

### **Planning**

It is proposed that the Liverpool North Docks MDC would also be the Local Planning Authority responsible for determining planning applications relating to major development. As a result of work by the City Council, comprehensive planning strategies and policies are now in place for the key growth areas to be covered by the MDC.

Based on those strategies and plans, the MDC would provide for a significantly quicker, more predictable and more straightforward, pro-growth approach to planning.

Proposals which come forward in conformity or alignment with those strategies and policies, or where variations from policy can be objectively justified and mitigated, will be agreed through delegated arrangements, without the need for a planning committee decision.

A dedicated North Docks planning team will work to actively support and bring forward good quality proposals. In exceptional cases, where proposals are significantly in breach of national or local planning policies, such that delegated decisions are not possible, an escalation route will be set out in the MDC's constitution to resolve the issue in the public interest.

### **Investment**

The MDC would provide a single "front door" for people interested in investing in this part of the city, improving confidence and attracting quality investment and targeting funding, faster. It will coordinate investment in the public realm, and community infrastructure including cultural, health and educational facilities. It will support high-quality green spaces.

### **Connectivity**

The MDC will work to enhance active travel, including walking and cycling routes, and improved public transport, including the Mayor's proposals to improve bus services and develop a high-quality rapid transport network.

The MDC will also work with utility providers to address other infrastructure constraints on development, including digital connectivity, electricity, water, drainage and sewerage infrastructure.

## **Land**

Because of the fragmentation of land ownership across the area, the MDC would need the ability to compulsorily purchase land, to hold land and property on its own account, and to assemble land for high-quality development at pace. Although most land in the area is in private hands, there are some areas of land already held by the public sector, and the MDC would have the ability to have public land transferred into it from public sector partners, where this provides the best route for securing good quality development on individual sites.

## **Housing**

The provision of social and affordable homes is a challenge across the Liverpool City Region, and the North Docks area provides a particular opportunity to expand supply to meet the needs of communities. The Combined Authority and City Council are working closely with Homes England, the government's national housing agency, and local social landlords to bring forward investment in the North Docks area.

Planning requirements to provide a mix of affordable homes, will ensure that the future housing mix across the North Docks helps meet the pressing housing needs of Liverpool's communities.

## **Governance**

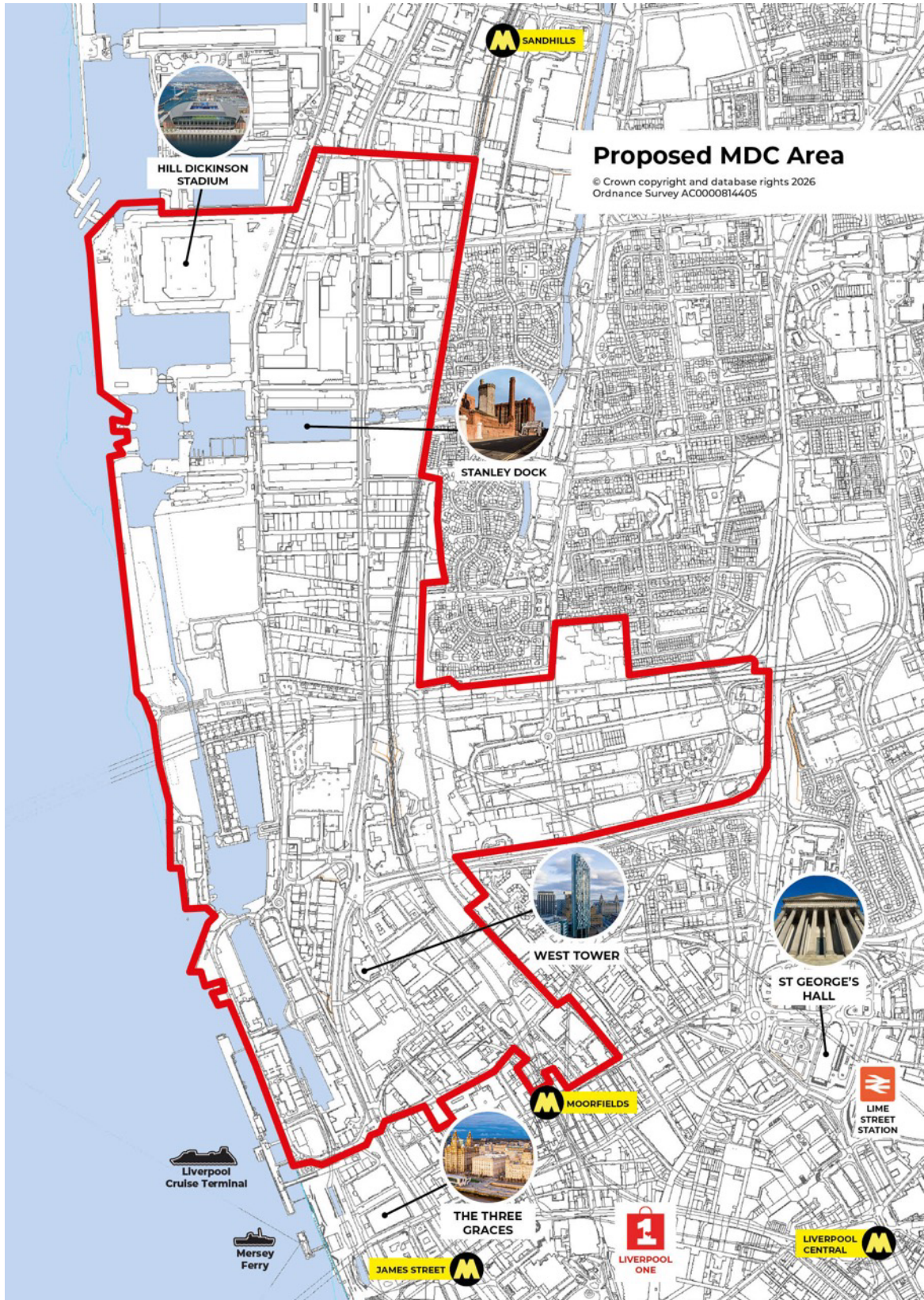
A governing Board for the MDC will be established to oversee its activity. The Board will have an independent Chair, appointed by the Metro Mayor in consultation with the Leader of the City Council, and Non-Executive Directors who bring expertise in areas such as regeneration, planning and economic growth to complement the activities of the MDC. The Board will also ensure the local communities are consulted at every stage.

While a majority of the Board will be drawn from outside the public sector, the Board will also include the Leader of the City Council and its Cabinet Member for the Economy, providing a strategic and democratic link to the governance of the wider city.

## **Monitoring**

The MDC would be obliged to publish an annual report setting out its financial position and reporting on its activities and plans. The Monitoring Officer of the Combined Authority would have a statutory obligation to oversee its good governance.

Arrangements would be agreed between the Overview and Scrutiny Committees of the Combined Authority and City Council, to regularly scrutinise the activities of the MDC, holding them accountable publicly and transparently.



*Proposed MDC area map*

The proposed Liverpool North Docks MDC boundary is shown in the map above. It would consist of the Liverpool waterfront from just north of the Liver Building to the Hill Dickinson stadium in the North. Moving inland, it would encompass the Ten Streets area and industrial land to their North. as well as Pumpfields and Limekilns. To the South it will include the majority of the city's Business District, together with land around Moorfields station. Land which is already developed as housing would be excluded.

The proposed area within Liverpool presents a remarkable opportunity to create one of the most significant investment and regeneration initiatives in the UK today.

This transformative project would dramatically enhance economic performance and quality of life for residents, businesses and visitors to the area.



Ariel View, Bramley Moore and Stanley Docks, Liverpool Waters  
Image Credit: Peel Waters



Liverpool Waters towards Liverpool City Centre  
Image Credit: Peel Waters



Central Dock, Liverpool Waters  
Image Credit: Peel Waters



Computer Generated Image of Pall Mall Scheme, Liverpool Commercial District  
Image Credit: Liverpool City Council



The proposed £1bn Kings scheme, looking south to Pier Head  
Image Credit: Beetham Davos



Liverpool Waters – looking south to Liverpool City Centre  
Image Credit: Liverpool City Council

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