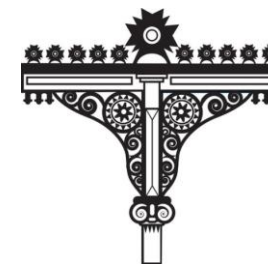


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Main Modifications			
Number	Section/Policy/ Paragraph	Proposed Change	Reason
1	Policy BAAP1 Design, part 9	Amendments to the wording of part 9 of policy BAAP1 so that it reads: 9. Development proposals should help mitigate and adapt to the impact of climate change including taking appropriate opportunities to introduce, protect and enhance green and blue infrastructure, soft landscaping and biodiversity, prioritise use of above ground, natural sustainable drainage system features and reduce surface water run-off rates and volumes and other sources of flood risk. Development proposals will need careful consideration of drainage, surface water, sewer and other flood risks and their management and mitigation at the detailed design, masterplanning and drainage details stages as these may affect the developable area of the site and the detail of design and layout. Standard measures should include maximal greenery planting across all main arterial and commuter routes combining traditional tree planting with uptake of other practices such as hedgerow planting to improve ecology and air quality overall. This will achieve the previously listed outcomes, notably the indicators of flood risk cited above.	This aligns with United Utilities' contributions and also that of all major Policy Programmes presently being administered by Sefton Council, not ably the Climate Emergency and aim to reach Net Zero Carbon Status by 2030.
2	Paragraph 5.10 & new paragraph 5.10A, part of the explanation to policy BAAP1	Amendments to the wording of paragraph 5.10, and splitting the paragraph into two, so that they read: "5.10 Surface water flood risk run-off, and surface water, sewer flood risk and to a lesser extent groundwater and canal flood risk (indicated in the Strategic Flood Risk Assessment) are issues in certain parts of Bootle, including on many some housing and employment sites and Regeneration Opportunity and other areas. Development proposals for these sites	Further rationale provided for boosting the Local Authority's own funding grant credentials across many different areas, such as infrastructure, heritage and year-round subsidies where it can be demonstrated that existing pathways and options have been taken to justify existing funding from both the Public and Private Sectors.

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		<p>will need careful consideration of these drainage, surface water and other flood risk issues at each stages for the site. It should be noted that as management and mitigation of these risks may affect the developable area of the sites and the detail of design and layout. This includes surface water management, rates and volumes, exceedance flow paths from existing and proposed drainage systems, finished floor and ground levels; and for sewers also matters such as the point of connection, whether the proposal will be gravity or pumped, whether changes to public sewers are likely to be acceptable and mitigating measures for any sewer surcharge risks. Developers should engage with United Utilities, the Lead Local Flood Authority and where appropriate the Canal and River Trust from an early stage. 5.10A This should be reflected in submitted SuDS/ Drainage Pro Formas and Site-specific Flood Risk Assessments and the overall design and layout of development, including green and blue infrastructure. Development Pproposals on these sites must be able to show that the provisions of Local Plan policy EQ8 'Flood Risk and Surface Water' and the National Planning Policy Framework have been met, including, where reasonably practicable, securing a 20% reduction in surface water run-off rates and volumes. Above ground, natural drainage features for SuDS, landscaping, green and blue infrastructure and public realm measures could include new or retrofit permeable surfacing, bio retention tree pits / landscaping, rain gardens, soakaways and filter drainage, swales, green roofs and grey water recycling. Partnerships with academic and industrial</p>	
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		organisations should be encouraged to monitor existing and future water levels to justify all sources of funding being invested into conserving and increasing actual green spaces and blue spaces alike, especially where key capital cost infrastructure is required in hotspot areas with historical and ongoing flood risk.	
3	Policy BAAP2 Best use of resources, part 2	Amendments to the wording of part 2 of policy BAAP2 so that its reads: 2. All new build housing developments should aim to be water efficient by seeking to encourage water consumption to fewer than must achieve, as a minimum, the requirement of 110 litres per person per day set through the optional Building Regulations Requirement G2: Water Efficiency.” Full extensive consultation should be undertaken with leading recognised bodies such as Create Streets to produce actual “new build housing developments” that will be well-received by residents alongside harnessing naturally in-built resource efficient measures that combat the Climate Crisis, such as Embodied Carbon output also aided by their greater structural longevity besides the vast storage of carbon in beautifully well-designed buildings more appealing to wrapper-funding investment.	This overlapping justification of Traditional Architecture cuts right through all points mentioned ere regarding achieving peak resourcefulness be it energy derivation, efficiency, stored carbon capacity or acceptance by the community.
4	BAAP3 Part 4	Amend the first part of the clause: ‘A Masterplan or Masterplans for sites in the Central Area will be progressed.... Additional Masterplans shall include: prescribed Design Codes protecting Bootle’s proud maritime history as a key economic town (part of the LCR) in the UK’s history over the centuries; Target Greenery areas for maximal Tree and hedgerow Planting should private investment be sought; alongside other key documents such as a Placemaking Prospectus with suggested new building uses to	Specification of the suggested Masterplans as raised by myself at each of the three previous stages notably Publication should be made clear to assist the Local Authority attract key stakeholders past and present towards supporting the Bootle AAP.

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		encourage uptake of vacant units and investment in newly constructed local “historical” buildings that would enhance and strengthen existing Conservation Areas and subsequent Government funding grant opportunities across all categories.	
5	BAAP9 Part 2	Amend the wording so that it relates more generally to national BNG exemptions: to say: 2. For development proposals that are exempt from national BNG requirements do not have to provide Biodiversity Net Gain due to its scale or if a development site has a zero or negligible baseline biodiversity, the Council will encourage developers to take opportunities for securing measurable net gains for biodiversity within the development having regard to the Local Nature Recovery Strategy. Opportunities to create and improve wildlife corridors and ‘stepping stones’ that connect existing and new areas of biodiversity value in the area should be taken. Fiscal incentives should be encouraged for investors that take on and restore authentically historical buildings pre 1950 as a major contributor towards improving the natural and built environments.	As one of the main contributors towards not only the Climate Crisis but also the Ecology of any one area- those persons and organisations who work positively with the existing built and natural environments, namely utilising said existing historical buildings will achieve multiple outcomes and make the area more investor welcoming. This also supports the concerning Air Quality which is frequently referenced as an economic prohibited so this threat may become an opportunity through this approach.
6	BAAP11 Part 3	Amend final part of the last sentence: ‘Instead, a financial contribution in lieu of public green space will be secured by planning obligation towards environmental enhancements in the local area of existing public green spaces.’ Financial contributions may be waived for investors that take on and restore authentically historical buildings pre 1950 as a major contributor towards improving the natural and built environments.	The multi fold benefits covering Ecology, Environment, Economy and enhanced funding grant prospects from central Government should be duly considered in adopting a “Speculate to accumulate” approach here that will see a net return of investment overall.
7	BAAP17 New Section 6A	Add new section after section 6 ‘If the above requirements cannot be achieved because it is not	Applicants need to be provided the greatest opportunity to proceed with the Planning process without circumnavigating it as may have

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		economically viable, this will have to be clearly demonstrated to the satisfaction of the Council.' If the applicant is financially unviable then alternative candidates for the site should be considered, especially if existing criteria are too cost-exorbitant for this party. Where a third party who can take on the material considerations outlined, namely the adoption and utilisation of traditional Design Codes for construction this may provide a way back to the initial planning trajectory for the applicant.	happened in past times. This approach gives them the ability to actually comply with existing policy whilst simultaneously proving multiple ecological, economic and environmental benefits. Whilst the latter two categories are virtually universally tied since UK Law itself significantly since 2020, the first point is automatically entwined so this should be borne in mind at all times.
8	A new paragraph 5.183A, after paragraph 5.183, part of the explanation to policy BAAP17	Insert a new paragraph to say: 5.183A Where an applicant seeks to depart from the policy position and provision of a commuted sum due to viability considerations, the Council will require a full financial assessment to be submitted by the applicants. This will be appraised by independent economic viability consultants. The applicant will be required to meet the full cost of this work. Funding Grant support may be considered for those landowner applicants who work closely with the Local Authority where finance may be unattainable if a sincere strategy is adopted that conserves the landscape as outlined.	As above multiple investment partners should be considered where the landowner is reluctant to work with the Local Authority, however this should be done in an amicable way with the assistance of funding grants to conserve the historic streetscapes and vistas.
9	A new paragraph 5.247A, after paragraph 5.247 ,part of the explanation to policy BAAP24	Insert a new paragraph to say: 5.247A Where an applicant seeks to depart from the policy position and provision of a commuted sum due to viability considerations, the Council will require a full financial assessment to be submitted by the 1applicants. This will be appraised by independent economic viability consultants. The applicant will be required to meet the full cost of this work. The Council will actively keep a register of alternative applicants that may develop any one site either with the applicant or should the landowner applicant decide to sell.	It should no longer be the case that property developers play the long game and wait for Local Authorities to either concede or relax policy due to extraordinary circumstances such as international events. The adverse consequences should be duly measured by academic institutions such as effect on communities and economies, societal divides, etc which is only polarising people further and in fact contributing towards "gentrification".

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10	Policy BAAP24, Part 3	This will be secured through a planning obligation. The total financial contribution can be offset through providing environmental improvements off-site, or on site if these are substantively over and above normal policy requirements and the Council considers that they provide clear benefits to future residents and the wider neighbourhood. Supplementary Masterplans should include case study situations of where environmental improvements may be permitted or prioritised on or off-site.	Clear Guidance documents should be provided to minimise costly time delays between applicants and the Local Authority alike. This will also prevent duplicate funding for projects where other local budgets may be better resourcefully allocated such as Area Committee (or equivalent) and district representative funds.
11	New para 5.245A	5.245A The Council will accept on-site environmental improvements on the site where the applicant can demonstrate to the Council's satisfaction that these are substantively over and above normal policy requirements and there are clear benefits to the future residents of the site and the wider neighbourhood. For example, this may include providing a new equipped play area on housing sites which are not within the Council's accessibility targets for community parks. In such cases, the applicant must incorporate and demonstrate suitable arrangements for long-term management and maintenance of, and public access to, the relevant facility or part of the site. The Council will accept environmental improvements at their discretion for key economic contributors that directly support the mainland environment, such as cleaning of the Coastline and associated blue spaces and creation of new greenspaces where air quality may be an endemic issue for local communities, alongside cleansing of greyspaces such as carriageways on main roads, such as Derby Road and Princess Way/ Dunnings Bridge Road, etc.	In improving blue spaces such as the Sefton Coastline and creating new green spaces this will align with the "three E goals" (Ecology, Environment and Economy) actually assisting everyone from applicants to the Council and communities themselves where individual funding improvements can be sourced to a particular applicant for said funding improvements. The cleaning of grey spaces as specified here would have immediate improvements across the board serving as a pioneering strategy for the Local Authority.

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Additional Modifications			
1	Paragraph 1.27	<p>Replace text with: 1.27 Following a review of the updated evidence for Sefton in 2024, the analysis led to the establishment of four key themes that shape Sefton's updated economic strategy. These themes are: • Employment and opportunities for work • Business Growth & Investment • Social inclusion and access for all • Regenerated places</p> <p><i>*Traditional Local Architecture & Regenerated Places</i></p>	<p>As per Mr. Loughlin's request I have altered TVA to TA including the word local to highlight this point that it is not about striving to build what some may consider "old-fashioned" buildings as a case of building beautiful timeless character buildings that are structurally sound, have many policies encase in their sound construction and they will break societal divides and indeed prevent gentrification if done on a mainstream basis by Sefton Council.</p>
2	Paragraph 5.34	<p>To support this policy (and BAAP4-6) a number of Masterplan (visioning) Documents will be published to show what could be achieved in this area and how the different areas would link together. This These documents could be used to demonstrate the development opportunities that would be available through the AAP, the current investment occurring in Bootle and the vision the Council have for the town. T</p> <p><i>Design Codes will be published for each corresponding area to ensure actual authentic construction that is as structurally efficient to celebrate Bootle's maritime civic heritage.</i></p>	<p>It's essential to state the Design Codes will be used in preference to Design Guides so that actual planning applications and subsequent construction occurs that will be well received amongst residents and businesses removing costly objections, appeals, etc that adversely impact on all parties, especially Sefton Council.</p>
3	Paragraph 5.35	<p>It is intended to formally commence work on the Masterplans once the Bootle AAP is approved for publication, with that work progressing through the Summer of 2024 2025. It is be intended that the draft Masterplan will be available during the AAP examination. <i>Masterplans will include: Design Codes; Car Parking; Greenery Planting Priority Areas; Prospectus of Placemaking Uses as key cornerstone documents to aid this Action Plan.</i></p>	<p>Specification of invaluable documents that will aid the Bootle AAP are essential to keep audience engagement, key stakeholder interest and inwards investment from discerning people considering Bootle's distinct maritime heritage in a less busy part of the LCR whilst relatively nearby.</p>
4	Paragraph 5.67	<p>This area will be covered by the a Masterplan for the wider Central Area (see above). A targeted engagement will be undertaken with the owners of</p>	<p>It is paramount that people who have contributed towards the Bootle AAP from the beginning are especially included so that they can provide due feedback and support continuously to both the</p>

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		the offices/land in this area as part of the masterplanning process. The Masterplan will identify how opportunity areas could be redeveloped and how these could fit into the plans for the wider area. This will be fully advertised across all available media platforms with interested third parties invited and kept fully informed at all times to provide due support.	associated property owners and the Local Authority alike.
5	Paragraph 5.170, part of the explanation to policy BAAP16	5.170 The former Johnson’s Cleaners Site (BH5) is a largely cleared site that was formerly occupied by Johnson’s Cleaners. Permission was granted in April 2022 for 121 homes. This has subsequently been reduced (DC/2024/00443) to 104 homes to secure more houses and fewer apartments and so better reflect local need. All 104 homes will be affordable rent properties. Affordable Housing will be incentivised wherever Traditional Architecture is utilised- either a pre-existing building or the construction of new housing in this style.	As mentioned this achieves the three “Es” which benefits all parties.
6	On Contents page, name of policy BAAP11	Replace policy name with new name: BAAP11 Public Green Spaces Public Greenspace Include Bluespaces	Fine but requires addition of Bluespaces to acknowledge the Sefton Coastline and associated Beaches in turn that may iteratively benefit from Bootle’s economic success and vice versa.
7	In box on first page of in Chapter 5, name of policy BAAP11	Replace policy name with new name: BAAP11 Public Green Spaces Public Greenspace As directly above	As Directly above
8	In chapter 6, name of policy BAAP11	Replace policy name with new name: BAAP11 Public Green Spaces Parks, Public Open Space and Playing Fields As directly above	As directly above
9	Paragraph 5.211	It is intended to formally commence work on the Masterplan once the Bootle AAP is approved for publication, with that work progressing through the Summer of 20254. It is intended that the draft Masterplan will be available during the AAP	-

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		examination. -	
10	In Appendices A and C, name of policy BAAP11	BAAP11 Public Green Spaces Parks, Public Open Space and Playing Fields Include Bluespaces	Fine but requires addition of Bluespaces to acknowledge the Sefton Coastline and associated Beaches in turn that may iteratively benefit from Bootle's economic success and vice versa.