

**From:** David Barton [REDACTED]  
**Sent:** 25 September 2024 17:21  
**To:** Ian Loughlin; BootleAAP  
**Subject:** Bootle AAP Stage 3 Consultation Submissions- CC David Barton

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Dear Ian and team at Bootle AAP,

Please find attached my detailed submissions as discussed regarding the Bootle AAP:

The Summary of Issues needing addressing and the Vision and Objectives are all correct, however the means of achieving these are mostly spot on with some revisions only required for a few of these which shall be highlighted below. Please note where either a supporting comment is provided or none is given agreement is given for the outlined Policy points. Any objections or revisions will be discussed. Supporting comments where feedback has since been actioned from Stage 1 and 2 will be discussed to provide insightful analysis as to what the Local Authority has taken the right decision to integrate particular points raised by myself gained from both my own observations and canvassing grassroots knowledge.

#### **BAAP1 DESIGN:**

##### **General**

All strongly encouraging with a special mention for Point 10 where the introduction of detailed design codes is a huge positive step forwards and I myself would be happy to promote and support this moving forwards to increase the Traditional Vernacular Architecture (TVA) strengthening Bootle's maritime history. It is great to see this backed up by Points 1, 2, 7 & 8 bolstering the case for authentic and distinctive construction bringing people from all ages and backgrounds together. **[Please keep me posted on all and any upcoming events for the Design Codes]**

##### **Canal Corridor**

All encouraging, however to preserve the natural aesthetic in Point 11 iii), heights of any new developments should be as low as possible to better promote the Canal as an economic asset, providing a relaxed ambience so that more discerning people are inclined to visit without feeling as though they are visiting a smaller city centre. This will also blend better with the original use of the canal by residents and businesses historically allowing potential tourist opportunities such as boat trips to be made more fulfilling enabling higher rates to be charged where necessary if deemed worthwhile by people willing to spend for the unique experience.

Points 12&13 are extremely encouraging. **[Please keep me posted on all and any upcoming events for the Design Codes]**

Points 14,15,16,17 are excellent as they encapsulate a strong grip on TVA which could be a game changing benchmark in raising Bootle's profile making it not just an alluring place to visit, but to live, work and operate a business long-term stabilising revenue for the Local Authority through hardened economic times.

#### **BAAP2 BEST USE OF RESOURCES:**

Point 1 excellent however Old Builds should be permitted to continue functioning with improved energy efficiency measures that may not be as fully energy-efficient as preferred on the basis that existing technology, such as heat pumps would detract from their overall appearance, space conditions, etc.

Points 3&4 incur a major objection with the alternative to be to retain ALL Old Builds (period style Victorian and Edwardian with modern Pre-fab 1950s onwards being the exception) owing to their rich carbon capacity storage when compared to new builds that only retain 16% on average (English Heritage and The Guardian). This will boost the conservation programme, provide better social benefits for residents and investors overall, combat the climate crisis effectively and prevent laborious paperwork exercises for agreed demolition which is still harmful if allowed to continue. In beautifying the streetscape this will attract a stronger rapport with all social groups, especially younger people who it can be demonstrated that the Local Authority are trying to improve the Built Environment for them, thereby reducing spin-off problems such as littering and fly tipping.

Point 5 is fine when it excludes the demolition aspect.

#### **BAAP3 BOOTLE CENTRAL AREA:**

All points extremely encouraging with a special mention for Points 2,3&4. Point 2 iv, v, vi, vii) are key proposals that I have been actively striving for and are welcomed greatly by many grassroots and prospective investment sources alike. The Bootle Town Hall Complex as a visitor/education visitor centre would be a brilliant initiative enabling people to fulfil their potential through traditional academic and vocational qualifications alike. Interconnecting these areas will help pupils and volunteers even acquire better accessibility to resources that could benefit them and the local economy for the long-term through retention of localised skill sets and a resurgence in particular industries, such as luxury car making. The use of green and blue infrastructure will serve as a magnet for wider investment from both public and private sector sources enabling better promotion of the entirety of Bootle in turn.

Point 3- Free Car Parking provision must be actively explored to grow the economy and visitation leading to longer-term investment opportunities in vacant units, etc. **[Please keep me posted on all and any upcoming events for Car Parking Proposals]**

Point 4 must be fully exercised to get to grips with some of the underlying issues plaguing both the Local Authority and the local communities present across Bootle and Sefton. **[Please keep me posted on all and any upcoming events for the Masterplan]**

#### **BAAP4 BOOTLE TOWN CENTRE:**

All points very encouraging, especially Point 3 prioritising Traditional Retail enabling Bootle to retain its shopping identity and encouraging others across the Borough to persevere.

Sub-Sections all fine, however the introduction of new drinking establishments should be monitored with a focus on restoring historic Public Houses and integration of traditional style restaurant inns to create a friendly atmosphere that may actively and positively make people consider using these place more frequently and hosting business events to invest in the area beyond holding meetings for work away from home, etc.

A special mention for Bootle Strand Shopping Centre which has been well-put together by a dedicated team of professionals listening to and acting on feedback being presented to them.

#### **BAAP5 BOOTLE OFFICE QUARTER:**

All points very good, especially Point 3 concerning preserving the South Sefton Magistrates Court Building, however as before and throughout this consultation any demolition of modern buildings (1950s onwards) should be replaced using TVA designs to be gained from specialist Design Codes. The Placemaking Principles I myself suggested in 2021 can and should be actively considered across here and other areas to enable variety and effective use of space to prevent saturation of any one type of sector/ market be this retail and/ or office use.

#### **BAAP6 CIVIC AND EDUCATION QUARTER:**

All points are thoroughly excellent and I am pleased that my own original proposals for the Bootle Town Hall Complex as an Education/ Visitor Centre now appear more possible to happen when I first proposed these back in 2021. All effort should be made to bring back the former use of the civic buildings, notably the Library & Museum;

Public Baths; Police Station & Courts and Post Office albeit in a smaller capacity to begin with combined with the educational and visitor centre concept interwoven to increase overall use of the premises in the modern day. The Placemaking Principles I myself suggested in 2021 can and should be actively considered across here and other areas to enable variety and effective use of space to prevent saturation of any one type of sector/ market be this retail and/ or civic and education use. **[Please keep me posted on all and any upcoming events for the Masterplan]**

#### **BAAP7 LOCAL SHOPPING PARADES:**

All points are very good, however scope for exploring problematic areas- be these historically poorly managed, maintained or vacated should engage a plethora of public events with ALL and any potential stakeholders beyond the Local Authority and landowners that would maximise the chances at regenerating these areas, ensuring quality outcomes for everyone, reduce potential long-term challenges between the Public and Private Sectors and reduces obstacles towards securing grant funding and 3rd party private investment where areas of inconvenience can be actively addressed and resolved with material action much sooner than 2020 and indeed 2035 and 2040. **[Please keep me posted on all and any upcoming events for the Masterplan]**

#### **BAAP8 GETTING AROUND:**

These points are overall ok, however Point1 iii&vii) should be completely revised to consider a greater level of free car parking provision to incentivise anyone from part-time visitors to business and in time transformative investors that may have initially part-time visited to take a longer-term stakehold in the area. Whether we want to accept it or not- it is these people that can and will shake up the economic potential of this area and improve livelihoods for everyone in this part of the Borough so we must cater for their interests. In time as electric car technology progresses phased free car parking for electric vehicles when they become mainstream here as well as nationally could be considered.

Point2 ii, iii&iv) require in-keeping TVA signage with the addition of mass-scale tree planting and greenery insertion, especially hedgerows until such time new greenspaces can be identified. It may be that contaminated areas requiring costly cleansing or those that are potentially too hazardous may be converted to entire greenspaces if this can be authorised safely and/or needs isolating from the public if still too unsafe to be traversing for some time to come.

#### **BAAP9 NATURE:**

These points are manly fine, however Point 2 requires revision to ensure that if planning situations truly cannot introduce Biodiversity net Gain or Greenery to that individual case, then a concerted effort by that builder/applicant and others may be pooled to use ring-fenced funding to create a new greenspace- be it a former one that was built over for modern buildings now left vacant/derelict and/ or contaminated land that requires a deep cleansing. High-rise projects should be stopped to retain the skyline and enable the benefits of the scarce greenspaces already available to be better appreciated ad enjoyed alongside the attractive vistas that could lend for filming opportunities boosting the tourism economy in turn. **[Please keep me posted on all and any upcoming events for the Masterplan]**

#### **BAAP10 HEALTHY BOOTLE:**

All brilliant points, however there is a pressing need to create new greenspaces, especially regarding Point 1x) where there are already a number of Poor Quality Air Zones that besides affecting communities may be actually prohibiting the Local Authority from fulfilling its full grant funding opportunities to improve its infrastructure, such as flooding defences which in turn are compounding the very first problems described here. **[Please keep me posted on all and any upcoming events for the Masterplan]**

#### **BAAP11 PUBLIC GREEN SPACES:**

Points 1&2 are excellent and well outlined. Points 3&4 incur objections namely for the fact that Sefton Council has an overarching commitment to its Climate Agenda it pledged to address and resolve back in 2019 which is scheduled to materialise by 2030. The climatic benefits of greenspaces will greatly enhance this core objective and even before

the Climate Agenda was established as a flagship policy there was always a need to improve, increase and restore the level of greenspace that has been dramatically reduced since Bootle's inception as a settlement originally. This would also go a long way towards impressing scholars monitoring areas globally, such as Bootle whereupon the AAP in fact originated from by demonstrating shrewd resourcefulness and leadership worthy of further aid and support beyond grant funding, such as external investment from abroad that may fuel employment, education, restorative and many more possibilities not even being countenanced presently. **[Please keep me posted on all and any upcoming events for the Masterplan]**

#### **BAAP12 EMPLOYMENT LAND PROVISION:**

These points are all fine, however I would suggest a prospectus of desired industries be produced to entice people to invest here using my 2021 Placemaking Principles Guide and the Role of the Traditional Town Articles to support effective new investment happening sooner. These resources may also assist with previous policy points regarding Town Centre, Education, Housing & Office Quarters. **[Please keep me posted on all and any upcoming events for the Masterplan]**

#### **BAAP13 PROTECTION OF EMPLOYMENT LAND:**

These points are all fine, however I would suggest a prospectus of desired industries be produced to entice people to invest here using my 2021 Placemaking Principles Guide and the Role of the Traditional Town Articles to support effective new investment happening sooner. These resources may also assist with previous policy points regarding Town Centre, Education, Housing & Office Quarters. **[Please keep me posted on all and any upcoming events for the Masterplan]**

#### **BAAP14 LIMITING THE IMPACT OF INDUSTRY ON RESIDENTS:**

These points are all fine, however this strengthens my case for a pressing need for NEW Greenspaces in and across Bootle. There are also ways beyond tree planting which should be prioritised along all arterial routes to begin with anyway plus the planting of hedgerows and enticement for landowners to introduce greenery at their homes where a partial/ full removal of a driveway for greenery including a lawn, etc may be reflected in rates and long-term tariff discounts that would in turn motivate others to take up this venture if its brought down their overall every day and annual living costs.

#### **BAAP15 SECURING OPPORTUNITIES FOR EMPLOYMENT AND SKILLS FROM NEW DEVELOPMENT:**

These points are fine in general, but as before should TVA principles be adopted this will support all parties and improve all outcomes ranging from beautification, carbon capacity of the built environment, pride in the area and retention of people and skills long-term in this part of the world.

#### **BAAP16 HOUSING LAND PROVISION:**

In general these points are fine BUT only if TVA Principles are adopted. Hawthorne Road is a prime example where modular New Build Housing detracts from the overall area and negates the Climate Emergency through the poor use of low carbon-storage materials which couples to the poor aesthetic. That in turn simply makes younger people think that the Local Authority is pushing profit with builders over the community hence cultural mindset of littering and fly tipping, etc owing to lack of respect for officials themselves seemingly let the area go down in quality.

#### **BAAP17 AFFORDABLE HOUSING AND HOUSING MIX:**

In theory these points are fine BUT only if TVA Principle are adopted. In agreement with the Local Authority for those individuals and families seeking to become more aspirational it would be preferable to provide attractive family-sized style homes of a beautiful design that will bring with them good everyday living habits that will dampen any pre-existing issues encountered by anyone across Bootle- be it Sefton council or the residents and businesses themselves. Modern brutalist and in the moment new style Self and Custom Build houses should be blocked as Bootle should clearly demonstrate its commitment to showcasing its maritime heritage and more importantly

maritime future potential with the Freeport status opportunities that could boost employment and education facets.

**BAAP18 HOUSING FOR OLDER PEOPLE AND SUPPORTED LIVING:**

In general these points are fine BUT only if TVA Principles are adopted.

**BAAP19 CONVERSIONS To FLATS AND HOMES IN MULTIPLE OCCUPATION:**

In general these points are fine BUT only if TVA Principles are adopted. There is however scope for exploring problematic areas- be these historically poorly managed, maintained or vacated should engage a plethora of public events with ALL and any potential stakeholders beyond the Local Authority and landowners that would maximise the chances at regenerating these areas, ensuring quality outcomes for everyone, reduce potential long-term challenges between the Public and Private Sectors and reduces obstacles towards securing grant funding and 3rd party private investment where areas of inconvenience can be actively addressed and resolved with material action much sooner than 2020 and indeed 2035 and 2040. **[Please keep me posted on all and any upcoming events for the Masterplan]**

**BAAP20 HAWTHORNE ROAD/ CANAL CORRIDOR:**

In general these points are fine BUT only if TVA Principles are adopted. There is however scope for exploring problematic areas- be these historically poorly managed, maintained or vacated should engage a plethora of public events with ALL and any potential stakeholders beyond the Local Authority and landowners that would maximise the chances at regenerating these areas, ensuring quality outcomes for everyone, reduce potential long-term challenges between the Public and Private Sectors and reduces obstacles towards securing grant funding and 3rd party private investment where areas of inconvenience can be actively addressed and resolved with material action much sooner than 2020 and indeed 2035 and 2040. Hawthorne Road is a prime example where modular New Build Housing detracts from the overall area and negates the Climate Emergency through the poor use of low carbon-storage materials which couples to the poor aesthetic. That in turn simply makes younger people think that the Local Authority is pushing profit with builders over the community hence cultural mindset of littering and fly tipping, etc owing to lack of respect for officials themselves seemingly let the area go down in quality.

**[Please keep me posted on all and any upcoming events for the Masterplan]**

**BAAP21 BOOTLE VILLAGE:**

Points 1&2 are fine generally, however Points 3,4,5,6,7&8) incur objections on the grounds that the oldest part of Bootle faces threat of being erased and there hasn't been enough effort to scope the right 3rd party individuals and organisations to resolve historical long-term issues plaguing the area, such as making best use of old buildings. It is insulting to consider stripping old features and simply placing elsewhere when Bootle can be debated to be the oldest entire settlements in the whole of the Borough of Sefton and indeed the region. It should be especially emphasised at this stage of the consultation that There is however scope for exploring problematic areas- be these historically poorly managed, maintained or vacated should engage a plethora of public events with ALL and any potential stakeholders beyond the Local Authority and landowners that would maximise the chances at regenerating these areas, ensuring quality outcomes for everyone, reduce potential long-term challenges between the Public and Private Sectors and reduces obstacles towards securing grant funding and 3rd party private investment where areas of inconvenience can be actively addressed and resolved with material action much sooner than 2020 and indeed 2035 and 2040.

**BAAP22 OPEN LAND BETWEEN IRLAM ROAD AND THE ASDA STORE:**

This incurs a full objection namely citing earlier points raised such as raising the profile of Greenspace the concept being of immense importance in combatting the Climate Crisis, Sefton council's own pledges to reaching Net Zero by 2020 and the fact that there exist scarce actual greenspaces sites. This can and should in fact be considered for sports use with the relevant investment sought to materialise this. Community interaction may be diverted to the

Bootle Strand Shopping Centre and other greenspaces where existing facilities cater for some of the infrastructure items suggested here may already be in place.

**BAAP23 COFFEE HOUSE BRIDGE:**

This incurs a full objection namely citing earlier points raised such as raising the profile of Greenspace the concept being of immense importance in combatting the Climate Crisis, Sefton council's own pledges to reaching Net Zero by 2020 and the fact that there exist scarce actual greenspaces sites. This can and should in fact be considered for sports use with the relevant investment sought to materialise this. Community interaction may be diverted to the Bootle Strand Shopping Centre and other greenspaces where existing facilities cater for some of the infrastructure items suggested here may already be in place.

**BAAP24 ENVIRONMENTAL IMPROVEMENTS:**

In general these points are fine, however as raised earlier there are many ways to improve the natural and built environments through carbon storage-rich old builds and new construction in this TVA style facilitating energy efficient technology upgrades that blend in seamlessly alongside a range of Improved Greenery measures that I myself have proposed in my Greenery Programme article in 2021. Trees should and must be planted completely across ALL ARTERIAL ROUTES AND CARRIAGEWAYS to see swift action taken to combat the climate Crisis and reach net zero by 2020.

Kind Regards

David  
Community Campaigner David Barton

PS I can send the articles mentioned in due course as part of my submissions.

If you can procure me a hard copy of the 2nd Stage "Preferred Options" document then once again I'd be most obliged. :)