Appendix 2 – Responses Received on Baltic Triangle Neighbourhood Area

| **Forename** | **Surname** | **Organisation** | **Comment** |
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| Beatriz | Ortiz | Resident | I'm a resident within the Baltic Triangle, specifically in The Gallery at Plaza Boulevard. I got your letter last week about the Designated Forum area for the Baltic Triangle. I wanted to express my full support on the matter. I believe this is a great opportunity to actively contribute to the development of the area where we live in. |
| John | Deary | City Centre Sheds | This is a really good idea to give the good people both residents and business more of a say in the long term plans of this area in Liverpool. As a small business that has been operating in the Hart of Baltic Triangle L10AH we feel very strongly about having a  more interactive say in what is not only happening now but what will happen in the future of OUR area .  We strong hope that Liverpool City Council and its Public Servants we pay, will support this project at every stage. |
| Paul | Jackson | Make Architecture | I am very keen to see the above go through, as a member of the Baltic Community this can only be a great thing for the area. |
| Tim | Speed | Elevator Studios | Following our telephone conversation earlier today I am writing to you to express concern about the possibility of planning decisions affecting the Baltic Triangle being decided or influenced by a local community interest group set up within the Baltic Triangle. I am a Landlord within the Baltic Area and own and manage a property known as Elevator Studios which comprises 4 grade 2 listed warehouses and houses approximately 50 separate businesses providing work space for approximately 450 people. Elevator was the first major redevelopment of space within the Baltic in recent years and has acted as a major catalyst for regeneration in the area and is at the forefront of providing space for the digital and creative sector in Liverpool. I am aware that the application your letter refers to has come from a local group known as Baltic CIC. I must make it clear that this group does not represent the views of Elevator nor does it represent the views of our 450 tenants or the views of many in the Baltic Triangle business community . I believe it would be a huge mistake to allow Baltic CIC to control or influence planning decisions within the Baltic Triangle. There is a planning framework already in place for the Baltic Triangle and the area should be allowed to develop and grow within the guidelines of the planning framework . The area should be a mix of business , residential and retail and should include student accommodation. I am aware from attending meetings in the past that there are elements within the group Baltic CIC that have a very different agenda and in particular wish to restrict planning uses with the area to suit their very specific agenda. I do not believe that this is healthy for the regeneration of the Baltic Triangle and I know that Baltic CIC do not represent the views of many people with in the wider Baltic Triangle community.   It is important for the regeneration of the area that planning permissions allow for diverse uses. This will bring a real sense of community and identity to the area. The area needs more retail and restaurants and a student population would help support the local economy. The fact that Baltic CIC are seeking to exercise control over how the Baltic Triangle develops and regenerates is of real concern as I do not believe they represent the views of the whole community.  Please keep me informed of any further developments and if I can be of any further help please do not hesitate to contact me |
| Darren | Ratcliffe | Historic England | Thank you for consulting Historic England on the Neighbourhood Boundary maps for Liverpool Waterfront and the Baltic Triangle Neighbourhood Plan areas. We have no comment to make on these boundaries. Please reconsult Historic England when policies have been drafted for these areas. |
| Susan | Davidson | Marine Management Organisation | Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation. I can confirm that the MMO has no comments to submit in relation to this consultation. |
| Kate | Stewart | Made Here | I am just writing to offer the support of made-here a business who are based in the Baltic Area, to the idea of forming a Baltic Triangle Neighbourhood Area and developing a Neighbourhood Plan. I believe it is really important that a Neighbourhood Plan is developed for this locality and intend to be as involved and supportive as possible to those producing it |
| Kate | Stewart | Different Studio | I am writing to let you know that I fully support the formation of a Baltic Area Neighbourhood Forum and I would be grateful if you would register my support for the project on your files |
| Stephen | Sayce | Environment Agency | Thank you for forwarding the above consultation received in this office 14th May 2015. We have no objection in principle to designate the Baltic Triangle a Neighbourhood area or the proposed area boundary. Should you wish to discuss the contents of this letter in more detail please do not hesitate to contact this office. |
| Grace | Perez | Resident | I am a resident of the Baltic Triangle (L1 8DP).  I just wanted to contact you to express my support for the proposed Baltic Triangle Neighbourhood Area. I would like the area to be designated as a Forum Area. |
| Laura | Anderson | The Women's Organisation | As a business within the Baltic Triangle Area we would support the area indicated being a Designated Forum Area. |
| Diane | Clarke | Network Rail | Thank you for the opportunity to provide feedback to the proposed consultation. Network Rail is the owner and operator of Britain’s railway infrastructure, which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations – the largest of which we also manage.  All profits made by the company, including from commercial development, are reinvested directly back into the network. Network Rail has the following comments to make.  The proposal area includes railway land within its boundary. Whilst Network Rail has no objection in principle to the Baltic Triangle Neighbourhood Area, we are concerned developments within the boundary red line will not require planning permission. Network Rail is a statutory undertaker and as such LPAs consult our Town Planning Teams on a wide variety of proposals that may impact upon Network Rail land and infrastructure. We are consulted about proposals next to, near to, on, under or over the railway as well as schemes for stations, mining and mineral extraction and also proposals that might impact upon Network Rail access points, level crossings etc. We are concerned that the Baltic Triangle Neighbourhood Area which includes railway land may result in proposals being undertaken near to or next to the operational railway / Network Rail land which may impact upon its safety and operation as we will not have had the opportunity (as via the current planning application notification process) to review and pass comments on vital asset protection measures to the council and developer / applicant. Equally we would be concerned if any Network Rail rights of access were affected by proposals, as these require unblocked access around the clock including emergency vehicles. |
| In light of the above we would request that the Baltic Triangle Neighbourhood Area group should contact Network Rail for any proposals within the area to ensure that: (a)   Access points / rights of way belonging to Network Rail are not impacted by developments within the area.  (b)   That any proposal does not impact upon the railway infrastructure / Network Rail land e.g. ·         Drainage works / water features ·         Encroachment of land or air-space ·         Excavation works ·         Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues ·         Lighting impacting upon train drivers ability to perceive signals ·         Landscaping that could impact upon overhead lines or Network Rail boundary treatments ·         Any piling works ·         Any scaffolding works ·         Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949) ·         Any use of crane or plant ·         Any fencing works ·         Any demolition works ·         Any hard standing areas ·         Tunnels  o    Liverpool LPA have been issued geo-spatial data on the Network Rail tunnels within the LPA area. Any development in the Neighbourhood Area should take full cognisance of its location over or near to an operational railway tunnel. Ideally any works in the vicinity of a tunnel should be flagged up to the Network Rail asset protection team for discussion prior to any plans being submitted to the LPA. |
| We would very strongly recommend that the Baltic Triangle Neighbourhood Area Area authority / group are made aware that any proposal within 10m of the operational railway boundary will also require review and approval by the Network Rail Asset Protection Team, and such schemes should be accompanied by a risk assessment and a method statement.  We would request that the Baltic Triangle Neighbourhood Area Area authority / group when submitting proposals for a development contact Network Rail’s Town Planning Team and include a location plan and a description of the works taking place for review and comment.   All initial proposals and plans should be flagged up to the Network Rail Town Planning Team London North Western Route at the following address: Town Planning Team LNW Network Rail 1st Floor, Square One 4 Travis Street Manchester M1 2NY Email: TownPlanningLNW@networkrail.co.uk  We would highlight in the first instance that the LPA is requested to notify Network Rail of any planning proposal within 10m from our boundary. Also, any proposal that is on, over or under Network Rail land and the operational railway (including stations, freight or maintenance depots). |
| Network Rail would draw the council’s attention to the following (which applies to England only): The Town and Country Planning (Development Management Procedure) (England) Order 2015 Publicity for applications for planning permission within 10 metres of relevant railway land 16.—(1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land. (2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land. (3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification in relation to a particular description of development, type of building operation or in relation to specified sites or geographical areas (“the instruction”), the local planning authority is not required to notify that infrastructure manager. (4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing. (5) In paragraph (2) “requisite notice” means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect. |
| Rachel | Bowden | Natural England | Thank you for notifying Natural England in respect of your Neighbourhood Planning Area dated 14/05/2015. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.  Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements. |
|  |  |  | The following is offered as general advice which may be of use in the preparation of your plan. Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: https://www.gov.uk/consulting-on-neighbourhood-plans-and-development-orders Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nfbr.org.uk/nfbr.php  Protected landscapes If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership. National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. http://www.naturalengland.org.uk/publications/nca/default.aspx  Protected species You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.  Natural England Standing Advice Local Wildlife Sites You should consider whether your plan or proposal has any impacts on local wildlife sites, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.  Best Most Versatile Agricultural Land Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. Paragraph 112 of the National Planning Policy Framework states that: ‘Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality’. General mapped information on soil types is available as ‘Soilscapes’ on the www.magic.gov.uk and also from the LandIS website; http://www.landis.org.uk/index.cfm which contains more information about obtaining soil data.  Opportunities for enhancing the natural environment Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature. Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at consultations@naturalengland.org.uk |
| Annette and Jerry | Graham | Resident (outside) | As owners of Apt 21, Adler Way, City Quay, L3 4FX, we write in support of Gerry Proctor’s proposal to create a Neighbourhood Forum which can input to a Neighbourhood Plan for the Waterside and Baltic Dock areas. |
| Charlotte | Horn | Liverpool Biennial | Liverpool Biennial of Contemporary Art Ltd., based at 55 Jordan Street, are supportive of these plans. |
| Heather | Raisbeck | Resident (outside area) | I think this is a brilliant proposal and look forward to the formation of a Neighbourhood Forum hopefully leading to a Neighbourhood Plan. What makes Liverpool such a wonderful city, are the people. It’s only right that they should have a say and be consulted as to its future developments. |
| Rebecca | Pemberton | United Utilities | Thank you for your email notifying us of the intention to designate the above as a Neighbourhood Area. United Utilities does not wish to submit any formal comments at this stage, however wish to be kept informed and consulted with further should this designation be approved. It is important that United Utilities are kept aware of any future development plans and supporting policies to ensure we can facilitate the delivery of the necessary sustainable infrastructure at an appropriate time. Therefore we encourage further consultation with us once a draft Neighbourhood Plan has commenced as we may submit detailed comments at the Draft Plan public consultation stage. |