

Sustainability Appraisal for the Baltic Triangle Planning Framework

December 2005

Contents

1	Introduction	2
2	Baltic Triangle Planning Framework	4
3	Area Planning Framework Options	6
4	Evaluation of Options	10

Annex 1: Sustainability Objectives

Annex 2: SEA Screening Statement

Annex 3: SA Panel

Annex 4: Option Evaluation

1 Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 requires that a Sustainability Appraisal be undertaken during the preparation of policy programmes and documents. Sustainability Appraisals (SA) are conducted independently from the development of policy as it is intended to inform the process and ensure that the document meets national and regional policy requirements for achieving sustainable development.
- 1.2 Sustainable development embraces economic, environmental and social concerns, covering a range of issues from the global to the local scale. Sustainable development can be summarised as social progress that recognises the needs of everyone; the effective protection of the environment; the prudent use of natural resources and the maintenance of high and stable levels of economic growth and employment.
- 1.3 The report presents an account of the appraisal process for the Baltic Triangle Planning Framework. The Report will be submitted for public consultation alongside the draft Area Planning Framework.

The Sustainability Appraisal Process

- 1.4 Sustainability Appraisals seek to examine the potential social, economic and environmental effects of planning documents. This is achieved by first defining a range of sustainability objectives which are relevant to the document.
- 1.5 The objectives in this case have been derived from a wider set used by Liverpool City Council in appraising all Local Development Documents and have been informed by the Liverpool Community Strategy.
- 1.6 As part of the investigative work for preparing an Area Planning Framework, a series of options for its content are drawn up. Each of these options is tested against the sustainability objectives (See Annex 1) in order to identify which of them is best suited to delivering sustainable development for Liverpool.
- 1.7 On completion of the appraisal, and consideration of other local factors (such as local acceptability), the option identified as “most sustainable” will be taken forward as the Area Planning Framework.

Strategic Environmental Assessment

- 1.8 The European Directive 2001/42/EC and Environmental Assessment of Plans and Programmes Regulation 2004 places an obligation on local planning authorities to carry out a Strategic Environmental Assessment (SEA) on land use and spatial plans. This is a more comprehensive and detailed process than that required for sustainability appraisal.

- 1.9 However, some small-scale plans will have a negligible (or zero) overall effect on the environment, and in these cases SEA may not be required. The first task, in undertaking sustainability appraisal is the determination of whether SEA needs to be incorporated into the appraisal.
- 1.10 The Regulations set out the criteria by which this “screening” process is to be carried out by the local planning authority, together with the 4 statutory bodies which must be consulted to ratify the result of the determination process.
- 1.11 For the Baltic Triangle Planning Framework it has been determined that SEA is *not* required, because the Area Planning Framework is not a statutory document and relates only to a small area. Full details of the Screening Statement are provided at Annex 2.
- 1.12 The Sustainability Appraisal process has been overseen by an Appraisal Panel, comprising representation from the lead authority for production of the Area Planning Framework (Liverpool Vision), from the other local representatives and from officers of Liverpool City Council (see Annex 3 for full details).

2 Baltic Triangle Planning Framework

Purpose of the Planning Framework

- 2.1 The Baltic Triangle Planning Framework is intended to provide interim planning policy guidance for a distinct area of Liverpool City Centre. The Area Planning Framework will not be a statutory policy document, but will form a material consideration in the determination of planning applications within the Baltic Triangle. Despite its non-statutory status, the document is being prepared with direct reference to the regulations and guidance that applies to the preparation of Development Plan Documents. As far as possible, these procedures are being adhered to in the preparation of the Area Planning Framework. The Area Planning Framework will provide a comprehensive set of development principles for the area, encouraging integrated regeneration which takes into account relevant environmental, social and economic issues.

The Baltic Triangle

- 2.2 The Baltic Triangle is located in the City's historic port area bordered by Rope Walks, the Paradise Street Project and the Kings Waterfront. The area currently contains a number of businesses, emerging residential development and mixed commercial uses. The environment is, however, in certain areas, degraded. Surrounding the Baltic Triangle are areas of major change: the ongoing investment in the Ropewalks, and the planned transformation of the Kings Waterfront and Paradise Street area. The area has the potential to build on and benefit from these developments. The Baltic Triangle is under considerable development pressure.
- 2.3 The area is currently identified within the Liverpool Unitary Development Plan as a Primary Industrial Area under Policy E1, which allows planning permission for industrial/business uses (B1/B2/B8) and small ancillary uses. Liverpool City Council considers that a wider range of uses is now appropriate to be planned for and accommodated in the area. In advance of the preparation of a statutory Area Action Plan for Princes Park Riverside, the Baltic Triangle Planning Framework is intended to provide interim policy guidance to control this shift in emphasis.

Draft Area Planning Framework Objectives

- 2.4 The following objectives have been identified for the Area Planning Framework:
- That the Baltic Triangle is known as an exciting, inspirational and safe place to work, live and visit;
 - That the Baltic Triangle reflects a diverse land use pattern, that is not homogenous, and creates zones of particular use and character;

- That the Baltic Triangle becomes an important location for business development and growth in the City, through incubation, managed workspace and small scale office development;
- To introduce complementary residential activity into the area, which offers a mix of housing-types and sizes, aimed at the creation of a sustainable community;
- To bring land and buildings back in to worthwhile use and ensure new build accords with environmental standards;
- To create an urban environment that respects the human scale;
- To conserve the existing historic street pattern and to increase north-south pedestrian permeability throughout the area;
- To create active uses / frontages along key pedestrian routes and encourage a pedestrian friendly environment;
- To implement a high quality public realm, allowing for full interaction and the creation of a welcoming environment;
- To bring forward development opportunities in a comprehensive and co-ordinated manner, ensuring that the phasing of residential development is entirely consistent with City-wide considerations.

3 Area Planning Framework Options

- 3.1 As part of the investigative work for producing the Area Planning Framework, and following consultation with local residents, businesses and stakeholder, four main options for its content have been drawn up. Each of these options were designed to meet the Area Planning Framework's aims and objectives.
- 3.2 The options relate to land use only. For each of the options there are certain consistent elements, as these are considered essential to the Area Planning Framework objectives and should apply regardless of which land use option emerges. Those fixed elements relate to:
- The height of built form, which is to be dictated by reference to the particular context of individual areas within the wider Baltic Triangle, i.e. height and character of surrounding buildings, width of street.
 - The retention of existing buildings considered to be conservation value
 - The road hierarchy and key movement routes
 - Public spaces
- 3.3 The land use options that have been developed to apply to this framework can be described as follows:

Option 1

This option represents a 'do-nothing' scenario, whereby it is assumed the existing policy framework will remain unaltered and development proposals will be determined on an individual basis against this framework. It foresees that the existing mix of uses will remain largely unaltered, subject to existing planning permissions being implemented and new development emerging that accords with existing planning policy for the area.

Option 2

Provides clear guidance on the distribution of uses at ground level and above and is characterised by a residential focus for the area. This option builds upon recent developments of apartments and spreads this northwards. It proposes an area of residential apartments and family housing in the southern half of the Triangle. A limited area is identified for commercial business uses. Active uses (i.e. local retail, front door offices, leisure, food and drink) would be focused at ground floor along primary routes.

Option 3

This option represents a commercial business-led approach to development, with very limited residential uses and extensive areas assigned to offices and industry. The concentration of active uses along strategic corridors and around public spaces remains.

Option 4

Option 4 represents a balance between options 2 and 3, whereby residential uses will be focused in a defined area in the northern section of the Triangle and the south eastern corner (apartments and family housing) and business space will be the focus for the remainder. Active uses are still encouraged along strategic corridors and around public spaces.

Identifying Sustainability Objectives

- 3.4 The first stage in the appraisal process is to define a series of sustainability objectives, against which the options will be measured. The intention is to clarify which of the options would represent a move towards greater sustainability in the area.
- 3.5 A range of sustainability objectives has been identified for use in appraising all Liverpool City Council Local Development Documents. While these accord with national policy on sustainable development, they are defined within eight themes of the city's Community Strategy. This is to ensure that all Sustainability Appraisals are specific to the local area.
- 3.6 The eight themes of the Community Strategy are:
- Efficient use of resources, energy and waste
 - Improving health, wellbeing and access to essentials
 - Limiting pollution
 - Lifelong learning and community involvement
 - Satisfying work in a sustainable economy
 - Access and sustainable transport
 - Local identity and the built environment
 - Enhancing the diversity of nature and leisure opportunities
- 3.7 17 of the 'generic' sustainability objectives identified under these themes have been selected by the Sustainability Panel to appraise the Baltic Triangle Planning Framework. A further
-

objective, 17, was identified by the Sustainability Appraisal Panel to ensure there is direct reflection of the issues specific to this area.

Objectives for use in the appraisal

3.8 The sustainability objectives for use in this appraisal are set out below:

Proposed Sustainability Objective	What the Area Planning Framework should do
1. To use land, energy, and water resources prudently and efficiently, and increase energy generated from renewable resources (including energy and resource efficiency of new and refurbished buildings) (ENV).	The Area Planning Framework should adopt the following sequential approach to development: effective use of existing buildings; use of previously developed land; use of previously undeveloped land where this avoids important open space and is accessible. The Area Planning Framework should allude to the need for more sustainable buildings, and encourage their development. e.g. eco-friendly and adaptable buildings, embodied energy & efficient use of energy & materials.
2. To provide good quality, affordable and resource efficient housing (SOC).	The Area Planning Framework should provide housing which meets identified needs and which meets appropriate quality standards.
3. To improve safety and reduce disorder, crime and fear of crime (SOC).	The Area Planning Framework should adhere to the concepts of designing out crime, or introducing new uses and activity to underused areas that attract crime
4. To improve health and reduce health inequalities.	The Area Planning Framework should provide good quality homes, employment opportunities, an enhanced environment with accessible open spaces.
5. To improve accessibility of goods, services and amenities (SOC)	The Area Planning Framework should introduce a mix of accessible local facilities in to an area where there is an identified lack of supply.
6. To protect and where necessary, improve air quality (ENV)	The Area Planning Framework should reduce the need to travel and prioritise walking, cycling and public transport
7. To reduce light and noise pollution (ENV)	The Area Planning Framework should seek to avoid conflicts between land uses/activities and avoid adverse impact on sensitive uses / activities
8. To protect manage and restore land and soil quality (and reduce the amount of contaminated land (ENV)	The Area Planning Framework should direct development to derelict/ contaminated sites.
9. To encourage communities to be actively involved in local decision making and volunteering (SOC)	The Area Planning Framework should have thorough community involvement throughout its production.
10. To maintain high and stable levels of	The effects of the Area Planning Framework should be to

employment and reduce long-term unemployment (ECN)	create more and diverse sustainable employment opportunities in the long term
11. To develop and market the city's image (ECN)	The Area Planning Framework should contribute to the enhancement of the City's image to potential investors
12. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors, and increase the number of new businesses (ECN)	The Area Planning Framework should aid economic development within the area and provide opportunities for new business and expanded businesses
13. To reduce the need to travel and improve choice and use of sustainable transport modes (SCC)	The Area Planning Framework should reduce the need to travel and prioritise walking, cycling and public transport
14. To reduce the number of vacant properties (ENV)	The Area Planning Framework should reduce the number of vacant buildings, and direct new development to currently underused locales in order to improve the area's environment.
15. To protect, enhance and manage the local character and accessibility of the landscape across the city, its rich diversity of cultural, historical and archaeological assets, including the built environment (ENV).	The Area Planning Framework should identify and protect historic buildings within its remit, particularly ones in need of restoration, for which alternative uses should be identified. The Area Planning Framework should identify the area's assets and seek to protect those assets and their settings.
16. To increase the population of the city (ECN)	The Area Planning Framework should provide new housing, in accordance with a wider housing strategy
17. To introduce complementary residential activity into the area, which offers a mix of house-types and sizes, aimed at the creation of a sustainable community	The Area Planning Framework should provide a mix of housing, complementary to the wider Housing Market Renewal Initiative, diversifying the population of the City
18. To improve the quality of, and protect, create and improve public and green spaces (ENV)	The Area Planning Framework should identify and secure suitable locations for new public and green spaces, particularly in areas of deficiency; and improve access to nearby open spaces.

Scoring methodology

- 3.9 A scale of 1 to 5 was used to score each option against the objectives: 1 represents a negative impact on sustainability, 3 represents no overall impact, and 5 represents a positive impact on sustainability.

4 Evaluation of Options

4.1 The Sustainability Appraisal Panel met on 23 November 2005 to appraise the four options against the agreed objectives. The scoring of the four options is set out in detail at Annex 4. The conclusions with regard to each option can be summarised as follow.

Option 1

4.2 This option scored the lowest of the four possible approaches. The Panel felt that the area had significant potential and a number of existing problems. This 'do-nothing' scenario would not maximise the potential of the area or adopt a pro-active approach to addressing the area's problems. This option scored poorly and was judged to represent a negative impact against each of the sustainability objectives, with the exception of objective 9 (including the community), 15 (enhancing landscape character and cultural, historical and archaeological assets) and 18 (improving public and green spaces). The Option scored a total of 27.

Option 2

4.3 This option scored the second highest of the four possible approaches. The Panel felt that the proactive approach to guiding and controlling development was preferable to the status quo and that the approach would introduce a sound framework. The distribution and types of uses were considered to offer a mix that would encourage activity in the area, whilst providing the opportunity to address a number of existing conflicts and improve the environment.

4.4 Concerns were raised as to the extent of residential development in terms of providing ongoing employment opportunities, ensuring daytime activity and potential conflict with wider housing strategies. The total score for this option was 76. The option scored neutral or positive in all but one category, namely category 10, to maintain high and stable levels of employment and reduce long-term unemployment.

Option 3

4.5 This option scored the second lowest of the four approaches. The Panel considered that the option would convey the same benefits as option 2 in terms of providing a pro-active approach to delivering change. This option scored well in terms of providing employment opportunities, exploring business growth and enhancing the City's image. The option scored poorly in terms of delivering a range of housing complementary to the rest of the City, given the proposed focus on employment uses. The total score given to the option was 73.

Option 4

4.6 This option scored the highest of the four possible approaches for site redevelopment. The Panel found that this option also provided for a pro-active approach to delivery change and

that this was far more preferable than the do-nothing scenario. The option scored particularly well given the mix of uses proposed, whereby the option would support the creation of employment opportunities and provide for a mixed of housing. The option scored a total of 82.

Conclusions and Recommendations

- 4.7 The Panel concluded that Option 4 represents the most sustainable solution for the redevelopment of the Baltic Triangle.
- 4.8 The Panel therefore recommended that Option 4 should be incorporated into the Area Planning Framework.

Monitoring

- 4.9 The Panel agreed that in view of its small scale nature, its non-statutory status and the future introduction of a wider Area Action Plan, it was felt that monitoring of indicators specific to the Area Planning Framework would not be required.

Annexes

Annex 1

Proposed Sustainability Objective	What the Area Planning Framework should do
<p>1. To use land, energy, and water resources prudently and efficiently, and increase energy generated from renewable resources (including energy and resource efficiency of new and refurbished buildings) (ENV).</p>	<p>The Area Planning Framework should adopt the following sequential approach to development: effective use of existing buildings; use of previously developed land; use of previously undeveloped land where this avoids important open space and is accessible. The Area Planning Framework should allude to the need for more sustainable buildings, and encourage their development. e.g. eco-friendly and adaptable buildings, embodied energy & efficient use of energy & materials.</p>
<p>2. To provide good quality, affordable and resource efficient housing (SOC).</p>	<p>The Area Planning Framework should provide housing which meets identified needs and which meets appropriate quality standards.</p>
<p>3. To improve safety and reduce disorder, crime and fear of crime (SOC).</p>	<p>The Area Planning Framework should adhere to the concepts of designing out crime, or introducing new uses and activity to underused areas that attract crime</p>
<p>4. To improve health and reduce health inequalities.</p>	<p>The Area Planning Framework should provide good quality homes, employment opportunities, an enhanced environment with accessible open spaces.</p>
<p>5. To improve accessibility of goods, services and amenities (SOC)</p>	<p>The Area Planning Framework should introduce a mix of accessible local facilities in to an area where there is an identified lack of supply.</p>
<p>6. To protect and where necessary, improve air quality (ENV)</p>	<p>The Area Planning Framework should reduce the need to travel and prioritise walking, cycling and public transport</p>
<p>7. To reduce light and noise pollution (ENV)</p>	<p>The Area Planning Framework should seek to avoid conflicts between land uses/activities and avoid adverse impact on sensitive uses / activities</p>
<p>8. To protect manage and restore land and soil quality (and reduce the amount of contaminated land) (ENV)</p>	<p>The Area Planning Framework should direct development to derelict/ contaminated sites.</p>
<p>9. To encourage communities to be actively involved in local decision making and volunteering (SOC)</p>	<p>The Area Planning Framework should have thorough community involvement throughout its production.</p>
<p>10. To maintain high and stable levels of employment and reduce long-term unemployment (ECN)</p>	<p>The effects of the Area Planning Framework should be to create more and diverse sustainable employment opportunities in the long term</p>
<p>11. To develop and market the city's image (ECN)</p>	<p>The Area Planning Framework should contribute to the enhancement of the City's image to potential investors</p>

12. To improve the competitiveness and productivity of business, exploit the growth potential of business sectors, and increase the number of new businesses (ECN)	The Area Planning Framework should aid economic development within the area and provide opportunities for new business and expanded businesses
13. To reduce the need to travel and improve choice and use of sustainable transport modes (SCC)	The Area Planning Framework should reduce the need to travel and prioritise walking, cycling and public transport
14. To reduce the number of vacant properties (ENV)	The Area Planning Framework should reduce the number of vacant buildings, and direct new development to currently underused locales in order to improve the area's environment.
15. To protect, enhance and manage the local character and accessibility of the landscape across the city, its rich diversity of cultural, historical and archaeological assets, including the built environment (ENV).	The Area Planning Framework should identify and protect historic buildings within its remit, particularly ones in need of restoration, for which alternative uses should be identified. The Area Planning Framework should identify the area's assets and seek to protect those assets and their settings.
16. To increase the population of the city (ECN)	The Area Planning Framework should provide new housing, in accordance with a wider housing strategy
17. To introduce complementary residential activity into the area, which offers a mix of house-types and sizes, aimed at the creation of a sustainable community	The Area Planning Framework should provide a mix of housing, complementary to the wider Housing Market Renewal Initiative, diversifying the population of the City
18. To improve the quality of, and protect, create and improve public and green spaces (ENV)	The Area Planning Framework should identify and secure suitable locations for new public and green spaces, particularly in areas of deficiency; and improve access to nearby open spaces.

Annex 2

Screening Statement for the need for Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 for the proposed Baltic Triangle Planning Framework.

SECTION 1: INTRODUCTION

1.1 The Environmental Assessment of Plans & Programmes Regulations 2004

The Environmental Assessment of Plans and Programmes Regulations 2004 places an obligation on Local Planning Authorities to carry out a Strategic Environmental Assessment (SEA) on land use and spatial plans. The first stage in the SEA process is to determine whether or not a plan is likely to have a significant effect on the environment. The Regulations advise that this is determined via a *screening process*, based on a static set of criteria. The results of this process should be summarised in a *SEA Screening Statement*, which must be made publicly available within 28 days of the determination being made.

If the Statement concludes that SEA is not required, or if there is doubt as to the need for SEA, the Planning Authority has a duty to consult four statutory environmental bodies (as listed under Regulation 9 of the Regulations). Liverpool City Council will adopt a three week consultation period for this stage, beginning with date of receipt of the Screening Statement, or such longer period as may be agreed in writing with the environmental body making the request.

There is no duty for Liverpool City Council to follow advice received from this consultation process. Regulation 10 of the Regulations, however states that, at any time, the Secretary of State may request that a copy of the draft SPD and SEA Screening Statement is submitted to him/her within 7 days. If the Secretary of State determines that SEA is required, the justification for this will be made in a revised Statement. The Local Planning Authority has a statutory duty to make this revised Statement publicly available and undertake SEA on the proposed Baltic Triangle Planning Framework.

The Baltic Triangle Planning Framework is not a statutory document and therefore, the SEA Regulations do not strictly apply. However, Liverpool City Council considers it appropriate to approach its preparation as close as possible to the procedures required in the relation to Development Plan Documents. This includes the screening of the document to determine whether SEA would be required.

1.2 Determining the need for SEA: The Screening Process for the Baltic Triangle

When completed in full this statement will provide the results and conclusions of the screening process for the proposed Baltic Triangle Planning Framework. The purpose of the Area Planning Framework is to provide interim policy guidance and supplement existing statutory planning policy. This screening process therefore, will assess whether the formal approval of the document by Liverpool City Council as a policy statement is likely to have a significant effects on the environment beyond those that might occur irrespective of the existence of the Area Planning Framework.

SECTION 2: THE BALTIC TRIANGLE PLANNING FRAMEWORK

The Baltic Triangle Planning Framework is intended to provide interim planning policy guidance for a distinct area of Liverpool City Centre. The Area Planning Framework will not be a statutory policy document, but will form a material consideration in the determination of planning applications within the Baltic Triangle. Despite its non-statutory status, the document is being prepared with direct reference to the regulations and guidance that applies to the preparation of Development Plan Documents. As far as possible, these procedures are being adhered to in the preparation of the Area Planning Framework. The Area Planning Framework will provide a comprehensive set of development principles for the area, encouraging integrated regeneration which, takes into account relevant environmental, social and economic issues.

The Baltic Triangle is located in the City's historic port area bordered by Rope Walks, the Paradise Street Project and the Kings Waterfront. There is a need for the area to reflect and complement the ongoing investment in the Ropewalks, and the planned transformation of the Kings Waterfront and Paradise Street area, and to build and benefit from these developments. The Baltic Triangle is under considerable development pressure and it is important that policy guidance is in place that ensures sustainable and integrated development emerges.

The area is currently identified within the Liverpool Unitary Development Plan as A Primary Industrial Area under Policy E1, which allows planning permission for industrial/business uses (B1/B2/B8) and small ancillary uses. Liverpool City Council considers that a wider range of uses is now appropriate to be planned for and accommodated in the area. In advance of the preparation of a statutory Area Action Plan for the Princes Park Riverside, the Baltic Triangle Planning Framework will provide interim policy guidance to control this shift in emphasis.

SECTION 3: THE SCREENING PROCESS

3.1 Characteristics of the Area Planning Framework

The Screening Process consists of two sets of questions. The first set relates to the *characteristics* of the proposed Area Planning Framework. The questions are shown below, with their respective answers.

Question	Answer (with brief justification)
<p>1a. For all plans and programmes:</p> <p>Does the Action Plan set the framework for future development consent of projects listed in Annex I or II to Council Directive 85/337/EEC [the EIA Directive] and has the plan or programme been determined to require an assessment pursuant to Article 6 or 7 of Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna...”?</p>	No.
<p>1b: For small areas at a local level or minor modifications to plans:</p> <p>Will the plan set a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources?</p>	Yes. The Area Planning Framework will provide a guide on the appropriate mix and distribution of uses and inform the allocation of resources. However, this is an interim policy statement, a statutory Area Action Plan (AAP) for Princes Park is to be prepared to guide long term development. The preparation of the statutory AAP will be subject to its own screening for SEA.
<p>2. Will the plan influence other plans/programmes, including those in a hierarchy?</p>	No. The Area Planning Framework is not a Statutory Document. It will be used to inform the preparation of the statutory Area Action Plan for City Centre South, but this document will be subject to its own screening for SEA.
<p>3. Does the plan relate to the integration of environmental considerations, in particular with a view to promoting sustainable development?</p>	Yes. The Area Planning Framework seeks to influence and support the redevelopment of a major brown field area in a city centre location. It will emphasise that priority should be given to walking and other sustainable modes of transport, through pedestrian and public transport links with the remainder of the City Centre and wider urban area. It will also emphasise the importance of good design of both private and public realm and the importance of permeability and legibility within and throughout the area.
<p>4. What environmental problems are relevant to the plan?</p>	Poor quality of the urban realm. Potential conflicts between uses (industry and residential).
<p>5. Will the plan aid the implementation of EC legislation on the environment (e.g. those linked to waste management or water protection)?</p>	No

3.2 Effects of the Area Planning Framework

The second set of questions relates to the expected environmental *effects* of the proposed Area Planning Framework. The questions are shown below, with their respective answers.

Question	Answer
6. What are the probability, duration, frequency and reversibility of the effects of the plan?	The Area Planning Framework itself will not lead to redevelopment in the Baltic Triangle. It is intended that the Area Planning Framework will help to ensure a comprehensive and consistent approach to development in the Baltic Triangle, with the aim of providing high quality spaces, a sustainable mix of uses, good design and public space, to the benefit of the wider area. The long term stability/enhancement of the Baltic Triangle is in the best interest of the City's economy as a whole. The Area Planning Framework will provide important policy guidance until a Statutory Area Action Plan for the wider area is prepared.
7. What is the cumulative nature of the effects of the plan?	<p>Limited. The Area Planning Framework will provide informal guidance consistent with delivering a more sustainable regeneration of the Baltic Triangle and neighbouring industrial/residential areas. The Area Planning Framework's purpose is to provide guidance leading to higher quality design, a more accessible environment; a sustainable mix of uses and public realm.</p> <p>In promoting new build office and residential space in the City Centre, implementation of the Area Planning Framework could impact on similar proposals at PSDA, Kings Waterfront etc. However, target market sectors are likely to be differentiated between competing developments, and provision of a range of accommodation will take place irrespective of the preparation of this Area Planning Framework.</p>
8. What is the trans-boundary nature of the effects of the plan?	None, other than the potential provision of employment opportunities and residential accommodation for current non-Liverpool residents.
9. Are there any risks to human health or the environment (e.g. due to accidents)?	No.
10. What is the magnitude and spatial extent of the effects (i.e. geographical area and size of population likely to be affected) of the plan?	The Area Planning Framework relates to the Baltic Triangle part of central Liverpool. A number of existing business operations and adjoining residents may be affected by this Area Planning Framework.
11. Is the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> • Special natural characteristics or cultural heritage, • Exceeded environmental quality standards or limit values, or • Intensive land use? 	The Area Planning Framework area is located within the buffer zone of the Liverpool Waterfront World Heritage Site. Policies in the existing Unitary Development Plan will regulate development of the Baltic Triangle to ensure that sensitive adjacent areas are not adversely affected.
12. Will the plan have an effect on areas or landscapes which have a recognised national, Community or international protection status?	No. See above

SECTION 4: DETERMINATION & STATEMENT OF REASONS

4.1 Determination

On the basis of consideration of the above responses SEA is not considered to be required for the proposed Baltic Triangle Planning Framework.

4.2 Reasons for Determination, relating to the Screening Process for the Area Planning Framework's characteristics and effects

The Area Planning Framework is intended to provide interim planning policy guidance for the Baltic Triangle. The Area Planning Framework is not a statutory document, albeit it will be a material consideration in the determination of planning applications. The Area Planning Framework relates only to a small area and supplements existing policy. A statutory Area Action Plan will be prepared covering the area, and this will be subject to its own SEA screening.

4.3 Consultation with Statutory Bodies

A draft of this Screening Statement was sent to the Government's four statutory environmental bodies. A period of 5 weeks was allowed for a response. No response was received in this period.

Annex 3 – Members of the Sustainability Appraisal Panel

Jenny Douglas, Development Manager, Liverpool Vision

Mike Eccles, Group Leader (Development Plans), Liverpool City Council

Adrian Devers, Neighbourhood Management Services, Liverpool City Council

Andy Green, Business Liverpool

Annex 4

Baltic Triangle – Evaluation of Options

Recorded at Meeting of Sustainability Appraisal Panel 23 November 2005

Scoring: 1 to 5, where 1 represents negative impact on sustainability, 3 represents no overall impact, and 5 represents a positive impact on sustainability.

Obj.	Options				Comments
	1	2	3	4	
1.	2	4	4	4	All options avoid greenfield development. Options 2 – 4 recommend the retention and reuse of quality buildings, which represents an energy efficient option. Option 1 would not specifically encourage reuse. Options 2 – 4 all encourage change, providing a pro-active framework for redevelopment. Such change provides greater opportunities for new premises to include energy and resource efficiency measures, providing this is made a clear guideline with the Area Planning Framework.
2.	1	5	2	4	Option 1 infers continued employment use and resistance to the loss of such uses. Option 3 is employment focused but would allow for elements of residential. Option 2 offers more residential than option 4, with a greater number of smaller units which have the greater likelihood of being affordable.
3.	1	4	4	5	Option 1 would not address this. Options 2 – 4 would all encourage more diverse and constant activity and incorporate the principles of designing out crime. Option 4 would provide the most diverse mix of uses, providing residential and employment uses as well active frontages, thereby encouraging activity throughout the day and evening.
4.	1	4	4	4	Options 2 – 4 all provide equal opportunity to deliver uses which can have a positive effect on health and enhance the environment. Option 1 would not address this.
5.	1	4	4	5	Option 4 represents the most positive mix of residents and employment / facilities, enhancing accessibility to those uses. Options 2 and 3 would both convey significant benefits in introducing local facilities, but would not deliver the same sustainable mix. Option 1 would not be expected to deliver any such facilities.
6.	1	5	4	5	An increased number of residents in the area will increase the prospects of delivering public transport links between the area and the City Centre. Options 2 – 4 should all generate an enhancement of the environment, introduce natural surveillance and thereby encourage walking and cycling. Option 3 retains a concentration of industrial uses around Jordan Street which may not encourage such movement in this location. The Area Planning Framework should seek contributions towards enhancing links to the City centre.
7.	1	4	4	4	Any managed change would improve the current situation, which has a number of land use conflicts creating problems for businesses / residents. Leisure activities being encouraged would create new potential for conflict, but this can be effectively managed. The Action Area Planning Framework should emphasise the need for licencing control and set out principles. Option 4 has greater potential for conflict than 2 and 3, but with appropriate measures and development control, the land use mix is achievable without causing conflict.
8.	1	5	5	5	Aside from Option 1, all the options have the potential for a strong positive impact, by encouraging redevelopment of underused and vacant brownfield plots.

9.	5	5	5	5	All options have been subject to the same level of public consultation.
10.	1	2	5	4	Option 2 would likely result in a reduction of the level of employment premises within the area, option 3 would involve a marked increase and option 4 a level consistent with the existing situation. Options 2, 3, and 4 should all provide more appropriate business accommodation responding to market needs. Option 1 is a reactive approach which the Panel considered did not maximise the potential of the area. The Area Planning Framework should provide more detail on nature and extent of existing businesses and impact the preferred option would have in terms of floorspace.
11.	1	4	5	4	Option 3 was considered to represent the greatest opportunity for enhancing the City's image to potential investors, since business space would provide ongoing future opportunities for investment. Options 2 and 4 would both convey significant benefits.
12.	1	3	5	4	Option 3 would deliver the greatest amount of business floorspace, and serve to enhance the offer available. Option 4 would provide a similar amount of floorspace as the current situation. Option 2 would involve a net reduction but an enhanced offer. Option 1 would not encourage a pro-active response to changing the existing business space offer.
13.	1	5	4	5	An increased number of residents in the area will increase the prospects of delivering public transport links between the area and the City Centre. Options 2 – 4 should all generate an enhancement of the environment, introduce natural surveillance and thereby encourage walking and cycling. Option 3 retains a concentration of industrial uses around Jordan Street which may not encourage such movement in this location. The Area Planning Framework should seek contributions towards enhancing links to the City centre.
14.	1	5	4	5	Options 2 – 4 should all encourage the reuse / redevelopment of vacant premises. Option 3 may take longer to deliver than 2 or 4, given the reliance on a business market in an area under residential development pressure. Option 1 does not provide a pro-active framework for delivery.
15.	3	4	4	4	All options would encourage retention of quality buildings. Options 2 –4 would provide greater opportunity to enhance the environment including the built environment.
16.	1	5	3	4	Option 1 would maintain an employment focus. Of the three other options, option 2 would deliver the greatest number of residential units, then option 4.
17.	1	4	3	5	Options 2 and 4 offer more residential use than option 3. Option 2 is potentially detrimental to the objectives of the Housing Market Renewal Initiative. Option 4 provides a more balanced approach in terms of numbers and mix.
18.	3	5	5	5	Option 1 allows for the development of the 'hub', but limits the opportunity to secure funding for enhancement and to open up sites for creation of new spaces. Options 2- 4 all deliver these opportunities.
Total	27	77	74	82	

- A score of **18 – 45** indicates a **negative** overall impact on sustainability
- A score of **46 – 63** indicates a **neutral** overall impact on sustainability
- A score of **64 – 90** indicates a **positive** overall impact on sustainability