

Castletown Masterplan Interim Supplementary Planning Document

October 2008


Sunderland
City Council

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1.0 Introduction

1.1 This document sets out the masterplan strategy for Castletown. The Masterplan was prepared by Nathaniel Lichfield & Partners (NLP) on behalf of Sunderland City Council. NLP's Castletown Masterplan Strategy Updated Final Report and accompanying Sustainability Appraisal were the subject of statutory consultation in accordance with Regulation 17 (1)(b) of the Town and Country Planning (Local Development)(England) Regulations 2004 (as amended) in August and September 2008. As far as practicable, the responses to that consultation have been reflected in this document.

1.2 This report is set out under the following sections:

- Context - this section summarises the basis for and purpose of developing a masterplan for Castletown, outlines the key characteristics of the area and emphasises the role of the local community in arriving at the final masterplan proposals
- Vision - this section clearly states the vision underpinning the masterplan strategy and principles
- Challenges and opportunities - sets out the key findings from the various assessments undertaken as part of the baseline assessment, which provided the platform for developing the masterplan
- Option appraisal summary - provides a summary of the options which were considered and appraised, leading to the identification of the preferred strategy
- Strategy - this section sets out the masterplan strategy and details the various components of the masterplan
- Risk assessment - highlights the key risks to the masterplan and identifies what can be done to mitigate these risks
- Implementation strategy - outlines in more detail how the masterplan should be taken forward and delivered

2.0 Context

Purpose of the masterplan

2.1 The masterplan aims to:

- Restructure the housing market to create a better balance of type and tenure
- Evaluate accessibility and movement
- Improve the physical condition of the neighbourhood
- Evaluate the needs of the community in terms of job opportunities, learning initiatives, community development and facilities
- Identify partnership and funding opportunities
- Improve and enhance the image of Castletown
- Help to combat crime and anti-social behaviour and enhance the sense of security
- Have regard to City, Sub-Regional and Regional Housing and Spatial Planning policies

Masterplan area

2.2 Castletown lies to the west of the city centre and north of the River Wear. The masterplan area is bounded to the north by Hylton Dene, to the south by Wessington Way (A1231), to the east by Dene Road and to the west by Hylton Castle Road. The area covers approximately 41ha consisting largely of residential properties (around 1,000 properties), with small elements of retail and community use as well as a part of Hylton Dene, the main area of open space.

2.3 Hylton Castle and Chapel - a scheduled ancient monument - lie to the north of the masterplan area. The masterplan area was once within the extensive grounds and parkland of the castle. The medieval villages of Hylton and Newton were also nearby, although their exact location is not precisely known.

2.4 The area developed rapidly from the mid to late 1800's to support the local coal mines with an original mix of typical workers' terraces and Sunderland cottages. Sunderland and its surrounding small towns and villages - of which Castletown was one - grew, stagnated and grew again over the succeeding decades to support both the coal mines and riverside industries.

2.5 The housing is a mix of ages and styles; predominantly semi-detached, older terraced dwellings and some 1960's 'Radburn' style housing, all of varying quality. Areas of high quality open space, major landscaping and mature treescape are limited to the edges of the masterplan area.

2.6 Recent commercial development in Castletown and the adjoining areas has not been aimed at meeting the needs of the local population. Retail warehousing, car showroom

and fast food uses at the eastern end of the study area are reliant on car-borne customers. To the south of Wessington Way, extensive office and industrial premises were developed during the 1990s with the assistance of an Enterprise Zone status.



Background to masterplan

2.7 In the last 10 - 15 years Castletown has suffered as a result of regional economic decline and population loss, leading to the gradual decline of both the social and physical environment. There has been a dramatic rise in the private rented sector to 6.9%, which has had a visible impact on the housing environment, particularly within the older Sunderland cottages. There has also been a trend of economically active home owners in parts of Castletown choosing to move away from the area, one reason being that the existing housing stock no longer meets their aspirations. At the time of survey just over half of properties in Castletown were owner occupied compared to the north east average of 63.3%¹. The north east average has now risen to 65% and Sunderland's to 67.3%².

2.8 Residents in general feel that the area has declined and anti-social behaviour and the fear of crime have increased, impacting on residents' quality of life. The imbalanced house tenure profile, in parts of Castletown, coupled with other factors highlights the need for change in some parts of Castletown to create a more balanced housing market and community. It is the aspiration of the masterplan to ensure that all parts of Castletown have a balanced tenure profile, with the private rented sector accounting for no greater than 4.5%, the Sunderland average at the time of survey³. Research from 2007 now puts the Sunderland average at 5.8%.⁴

¹ Castletown Baseline Report 2005

² Sunderland City Council Draft Strategic Housing Market Assessment report Feb 2008

³ Castletown Baseline Report 2005

⁴ Sunderland City Council Draft Strategic Housing Market Assessment report Feb 2008

2.9 The private sector house condition survey completed in 2002 identified parts of the Castletown area as being in an advanced stage of decline. As a result Sunderland City Council commissioned a Neighbourhood Renewal Assessment (NRA) of housing on Barron Street South and Castle Street South (odd numbers) which identified that properties in these streets demonstrated high levels of physical housing stress.

2.10 These properties exhibited the signs of some of the poorest quality housing in the city; including a high vacancy and abandonment rate, serious disrepair and unfitness, low demand and low value with an over representation of the private rented sector.

2.11 Following the NRA the City Council embarked on a programme of acquiring and demolishing houses in Barron Street South and Castle Street South (odd numbers). This has since extended to the acquisition and demolition of houses in Park Street South, East View South and the remainder of Castle Street South.

2.12 The options generated as part of the NRA process determined that widening the study area with a view to an area based regeneration scheme, or masterplan, represented the best course of action by the City Council in order to deliver housing renewal objectives.

Community engagement

2.13 From the outset of the masterplan development process community engagement was identified as an important element of the masterplan by the consultants and a detailed consultation programme was developed accordingly. The approach to community engagement links to the Government's aim to ensure that plans, which will help to create sustainable communities in which people will want to live and enable people to achieve their aspirations, are drawn up in conjunction with the community. It is important that plans which are developed present a vision and strategy for the future of an area which is shared by the community and stakeholders.

2.14 The consultation aimed to continue and complement the extensive consultation process undertaken by the City Council from January 2005 to June 2005 and which involved focus groups, an 'event in a tent', the 'Talk-in' newsletter, weekly surgeries and a number of public meetings.

2.15 A wide range of consultation techniques were used to encourage as many residents and businesses as possible to get involved in the process of developing the masterplan. These included:

- A neighbourhood walkabout attended by residents, local ward councillors and council staff, which helped to inform the consultants of the key issues at the beginning of the process

- An introductory meeting - open to all residents to introduce the consultancy team and explain the process which would lead to a masterplan for Castletown being developed
- A community reference group which was set up with a small group of active residents and businesses who met regularly throughout the masterplan process
- Design workshop attended by residents, agencies and local businesses who gave feedback on the issues affecting Castletown and some of the solutions which could address some of these issues
- Neighbourhood drop-in sessions held at the option appraisal stage, to present the preferred masterplan and the updated masterplan
- Outreach work carried out with young people

2.16 A full report of the findings of the consultation process can be found at Appendix 1, which includes details of all of the events undertaken as part of the masterplan development process - including the statutory consultation - and the publicity involved in each.

2.17 Community consultation will continue as the masterplan is implemented and the City Council is committed to working with residents to ensure that they are fully involved in the process.

3.0 Vision

3.1 The vision and objectives for the masterplan are defined by the baseline work and initial design workshop session with residents. They are therefore rooted in both technical analysis and stakeholder and resident views. The vision and supporting objectives have been aspirational from the outset, which although challenging will achieve the desired transformational impact on Castletown. The vision and objectives represent a benchmark against which the masterplan should be developed.

3.2 The vision for the masterplan area is:

'To create a place where people are proud to live and will be attracted to come and live, both now and in the future - a sustainable neighbourhood where everyone's quality of life is significantly better than today with opportunities for people to meet their aspirations and achieve their full potential.'

3.3 This vision for Castletown complements the vision for the city established in the Sunderland Strategy (2008-2025):

'Sunderland will be a welcoming, internationally recognised city where people have the opportunity to fulfil their aspirations for a healthy, safe and prosperous future.'

3.4 The housing objectives within the Sunderland Strategy are reflected in the Housing Strategy (2006-2011) which takes forward the housing aims in more detail. The objectives for housing in Sunderland set out in the Housing Strategy (2006-2011) and in the Sunderland Strategy are based on:

- Improving the choice of type, location and price to meet aspirations and demand
- Improving the quality of housing in safe, secure and attractive sustainable buildings
- Providing housing with support options that meet the needs of Sunderland's diverse population

3.5 These objectives are taken forward under 10 key priorities, of which the following are particularly relevant to the development of the masterplan:

- monitoring local housing markets
- intervening in areas showing symptoms of decline
- making sure all housing in the city is decent
- identifying and tackling poor standards and management in the private sector

3.6 To deliver this vision, the main objectives of the masterplan, derived from resident feedback and the baseline analysis are to:

- Tackle the worst housing problems in the area
- Create a better choice of quality housing in the area
- Help deal with problems of anti-social behaviour through better housing management
- Improve the overall quality of the environment and public spaces
- Help to move towards changing the image of Castletown and re-establishing Castletown as a good place to live
- Improving retail offer to residents
- Attract new residents to the area and ensure existing residents are able to remain in the area if they wish

3.7 The objectives set out above are aligned to those set out for the city in the Sunderland Strategy. They complement and provide a neighbourhood specific focus required to ensure the Castletown masterplan tackles the issues which have been identified.

3.8 These objectives provided the benchmark for developing the options and informed the option appraisal criteria against which the options have been tested.

4.0 Challenges and opportunities

Introduction

4.1 This section summarises the key challenges and opportunities which were identified for Castletown during the baseline assessment⁵. The baseline assessment document contains details of each of the assessments. They are set out under the following headings:

- Strategic issues
- Housing Market Assessment
- Retail Assessment
- Transport
- Urban design

Strategic issues

4.2 In order to provide the strategic context for the masterplan, relevant national, regional and local policies were reviewed. The key messages from the review are:

- The North East needs to provide a variety of good quality house types to attract and retain highly skilled workers, in order to help the region realise its economic growth aspirations
- The focus must be on high quality design and the creation of high quality housing environments
- Housing market renewal should be undertaken through the development of a partnership approach to maximise the collective impact of resources
- New housing developments should be concentrated within the conurbations of Tyne and Wear, as it is anticipated that economic and population growth will be focussed in these areas
- There is a need for intervention in the Castletown housing market to tackle the areas of housing in the poorest quality housing to help create a long term sustainable community where neighbourhood management is actively developed
- New housing developments or the restructuring of existing housing areas should adopt 'designing out crime' principles, to address community safety and anti-social behaviour problems
- Any strategy developed should ensure the long term sustainability of Ethel Terrace, concentrating development within the existing local centre, providing a wide range of attractive facilities and ensuring that it is well served by a range of means of transport
- Tackling various housing issues such as the concentration of private landlords and improving housing management of both private and socially rented properties

- Improving the quality of housing across Sunderland, particularly addressing the problems faced by vulnerable households

4.3 The strategic housing priorities identified are supported by the reforms contained within the Housing Act 2004, which aim to protect the most vulnerable in society, while creating a fairer housing market for all those who own, rent and let property. The reforms gave Local Authorities power in relation to licensing landlords, making management orders, dealing with empty properties and anti social-behaviour.

Housing Market Assessment

4.4 Following the completion of the NRA in 2003 for Barron Street South and Castle Street South (odd numbers), Sunderland City Council identified the development of a masterplan as their principal mechanism to take forward the NRA recommendations. The masterplan presents an opportunity to change the current housing offer in this part of Castletown, provide new housing to meet the needs and aspirations of residents and improve the quality and choice of housing currently available. The quality of environment could also be significantly improved through tackling the poor quality housing in the area.

4.5 A Housing Market Assessment (HMA) was undertaken, as part of the baseline assessment, which identified the issues related to housing supply and demand, housing stock condition and socio-economic factors. The key issues identified were:

- Small pockets of low demand and housing market dysfunction focused on the Sunderland cottages and pre 1919 terraces to the south east of the area
- The Aviary Estate⁶ where housing fails to meet needs and aspirations, in terms of the dominance of social renting and outdated 'Radburn' type housing
- Self contained local housing market
- High turnover of population particularly in the east of the study area
- extremely low house prices in the east of the masterplan area in comparison to city wide averages, demonstrating a key characteristic of housing market dysfunction⁷

4.6 Up-to-date housing stock information was gathered through two Stock Condition Surveys undertaken during the development of the masterplan by consultants PPS⁸

⁵ Castletown Baseline Appendix 2005

⁶ The Aviary Estate is an area of 71 properties, the majority of which are owned by Gentoo.

⁷ House price data can be found within the Castletown Baseline Assessment Report (2005)

⁸ Aviary stock condition survey, PPS (2006)

appointed by Gentoo, and David Adamson and Partners⁹ appointed by the council. It was felt that stock condition information was particularly required for the Aviary, to ensure the process undertaken for this estate was comparable to that of other Gentoo renewal areas. However in order to ensure a robust evidence base existed for the worst housing in the area, a stock condition survey was also undertaken for 138 Sunderland cottages and pre 1919 terraces in the south east of Castletown. This would ensure that a consistent and robust evidence base guided the development of the options for the future.

4.7 The key findings identified from the Stock Condition Surveys included:

- 19 out of 71 properties in the Aviary Estate identified as non-decent, with minimal investment required to bring them up to the Decent Homes Standard
- 72% of residents of the Aviary highlighted that they were satisfied with their home and the area, although problems were identified particularly around the management of the estate
- The majority of households in the Aviary have low incomes and 83% dependant on the receipt of some sort of benefit, highlighting the correlation between poor quality homes and vulnerable households
- Considerable investment required in the Sunderland Cottages and pre 1919 terraces identified through the Stock Condition Survey (2006), with 99 out of 138 properties categorised as non-decent
- Of the Sunderland cottages and pre 1919 terraces surveyed; 47.8% owner occupied, 26.8% private rented, 11.6% owned by the council and 13.8% are unknown tenure
- 33 of the 138 properties are vacant (23.9%)
- 26.9% of residents of the Sunderland cottages and pre 1919 terraces were dissatisfied with their home and area
- In terms of satisfaction with their homes, owner occupiers are more satisfied with their properties (46.6%) compared to people living in the private rented sector (14.0%)
- Most Sunderland cottages or pre 1919 households identified that they had limited funds for investment in their properties

Sunderland Strategic Housing Market Assessment¹⁰

4.8 The above comprehensive Housing Market Assessment was commissioned in the summer of 2007 by Sunderland City Council to provide a robust and defensible evidence base for future policy development.

4.9 In particular, the research will play a crucial role in:

- Helping to deliver the Sunderland Strategy and its vision
- Contributing to making the case for the resources and policies for delivery of the Housing Strategy (2006-2011), in particular by ensuring that findings of the HMA reflect upon the 10 key priorities of that strategy
- Influencing the development of appropriate planning policies, with particular reference to the evidence base needed for the Local Development Framework. This will take detailed account of the requirements of PPS3 and the emerging RSS including the need for affordable and market accommodation, further information to support the drive for a new sustainable community in the city centre and material to assist with future reviews of RSS
- Identifying the specific requirements for additional affordable and market (non-executive) accommodation, especially the mix and location of new provision and the potential for intermediate tenure and eco-homes
- Considering the potential for "executive market" accommodation
- Identifying supported housing requirements, including support required amongst Black, Asian and Minority Ethnic (BAME) groups, households susceptible to homelessness and people requiring support in their own home
- Identifying the requirements of Gypsy and Traveller communities
- Understanding the housing market drivers operating within Sunderland and how these may change in the future at neighbourhood level

4.10 Some of the key relevant conclusions in the draft report are:

- Within Sunderland, markets are generally self-contained
- Across Sunderland, 90.2% of households who had moved considered that feeling safe was an important or very important factor influencing where they lived
- The research has evidenced household aspirations and the degree to which market imbalances exist across Sunderland. Care needs to be taken to ensure that new development is sensitive to these aspirations

⁹ Castletown (older Sunderland cottages) stock condition survey, David Adamson and Partners (2006)

¹⁰ Sunderland 2007 Strategic Housing Market Assessment, Second Draft Report February 2008

- Over the past decade, Sunderland's social rented supply has reduced by over 10,000 dwellings
- There continues to be a need for affordable housing across Sunderland, particularly in Sunderland North and Sunderland South Local Development Framework (LDF) sub-areas. This partly reflects the programme of stock reduction but more significantly the dramatic increase in house prices over the past few years. Relative affordability is a key issue facing many households across Sunderland, not least newly-forming households who are finding prevailing market prices too high
- Two longer-term strategic challenges are to maintain population within Sunderland and address the needs of households as the population ages; and
- The role played by housing both as a driver of the local economy and in accommodating economically active households must not be lost sight of.

4.11 In relation to Policy and Strategic issues the following are put forward for consideration:

- Particular interventions around stock condition (notably in the private rented sector) are required
- Ensuring that successful markets are allowed to flourish and policy interventions focused on areas that are working less effectively
- Maintaining a programme of affordable housing development to offset identified requirements, ensuring a good balance between property sizes and a tenure split of 75% rented and 25% intermediate
- Diversification of the market housing 'offer':
- The need to address supply/demand imbalances
- Maintaining a good supply of traditional 2-3 bed houses
- Working out an appropriate target for affordable housing across the city and the role of regeneration sites in providing a mix of affordable and market housing
- Encourage residents to stay in Sunderland by providing an increased range of dwellings
- Diversify the range of older persons' housing options, particularly in the open market and linked with wider regeneration activities
- Consider how to better support older people in their homes, including the use of equity loan schemes to provide a higher quality life through aids and adaptations; and
- Ensure that the housing aspirations of economically-active households are reflected in new developments.

Retail assessment

4.12 The local shopping centre for Castletown residents is centred on Ethel Terrace, which historically has provided a wide range of shops and services to the local community. However, in recent years this has contracted and some of the former retail premises have been converted into residential uses. This trend is not unusual and correlates to changing shopping habits and comparison retailing gravitating to larger centres. The decline of Ethel Terrace has been hastened by a reduction in the catchment population through housing market failure and clearance, as well as competition from neighbourhood retail centres serving adjacent residential areas.

4.13 An area of commercial and retail warehouse uses forms the boundary to the east of Castletown. This serves a much wider catchment which is heavily reliant on car borne customers.

4.14 The main weaknesses of the current local shopping centre at Ethel Terrace identified by a retail assessment undertaken by consultants Storeys:SSP, are:

- The age and condition of the buildings
- Declining catchment population
- Absence of dedicated parking
- Interrupted retail frontage
- Vacant and poorly managed premises and spaces - 4 vacant business premises (as at December 2006)
- Empty residential properties

4.15 The main opportunity for Ethel Terrace is to maintain the focus of the local retail centre at its current location and explore the potential of relocating the Post Office to the heart of the retail area¹¹.

Transport

4.16 A transport study undertaken by specialist transport consultants Meyer Brown, identified a number of key issues, including¹²:

- High public transport use and low levels of car ownership
- Lack of formal pedestrian crossing facilities, particularly along Ethel Terrace
- Parking issues along Ethel Terrace where parked cars often restrict movement in the central section

¹¹ Further details provided in the Retail Assessment contained within the Baseline Assessment Document (2005)

¹² Full Transport Study see Appendix 4 and within the Baseline Assessment Document (2005)

- Although close to key employment sites, the A1231 (Wessington Way) acts as a significant barrier to access
- The need to improve the accessibility of the area for all modes of transport, from the car to the pedestrian

4.17 A number of transport issues were identified in relation to safety and security. Particular problems are the back lanes and alleyways (cut-through's) in the area which suffer from overgrown vegetation and poor lighting.

Urban design

4.18 An urban design and townscape assessment was undertaken of the existing built and natural form of Castletown. Eight character areas were identified and a detailed assessment of each of these areas can be found within the Baseline Assessment document¹³.

4.19 Within the character assessment a number of constraints and opportunities were identified. These can be summarised as:

- Road network - layout and principal routes acting as barriers
- Poor entrance to the east of Castletown with conflict between the poorest housing areas and a large commercial area
- Individual block redevelopment schemes throughout the area, resulting in disparate housing across the area
- Lack of public open space with a clear purpose/function
- Poor permeability in some parts and too much in others
- Poor condition /quality of allotments

4.20 Conversely a number of major opportunities were identified in Castletown which underpin the development of the masterplan:

- Areas of open or vacant land with major potential for environmental improvement or new development, such as alongside the Aviary Estate and south of Oswald Street South
- Potential of the two allotment sites to add to any redevelopment proposals through re-provision on/off site
- The opportunity to create a clearly defined hierarchy of streets and routes through Castletown
- Ethel Terrace has the potential to create a hub of activity
- Hylton Dene, which should be further promoted as a landscape corridor

¹³ Baseline Assessment Document (2005)

5.0 Option development and appraisal and public consultation

Introduction

5.1 The vision, objectives and preceding analysis set the agenda for the development of the masterplan. The options generated for Castletown would be the basis for the option appraisal process, allowing an objective assessment for different futures for an area. The option appraisal process aims to ensure that the masterplan and preferred strategy is identified from a process which allows the strengths and weaknesses of different potential strategies to be fully and transparently tested.

5.2 This section of the report outlines the process of the option development and appraisal process. Details of the option appraisal are included in Appendix 3.

Option development

5.3 Following the baseline assessment, technical work and resident and stakeholder consultations an 'issues and options' plan (shown overleaf) was developed, which brought together all of the issues raised and opportunities identified through:

- Evidence from site surveys and the preceding analysis building on the issues and opportunities identified
- The Stock Condition Survey findings and associated socio-economic findings
- Ideas put forward by stakeholders, residents and the consultancy team in order to address the issues identified

5.4 The major intervention areas identified were broadly consistent with the most fragile/unstable areas identified in the analysis and the sustainability matrix.

5.5 The plan above, developed with residents and stakeholders, provided the basis for the consultancy team to draw up a series of options for Castletown. The options developed aimed to:

- Address the housing intervention required in the eastern part of Castletown
- Strengthen the retail centre at Ethel Terrace
- Identify transport, environmental and neighbourhood improvement measures for the whole of Castletown which would complement areas of significant change
- Test differing degrees of intervention in Castletown to understand what level of intervention would be supported by residents and stakeholders

5.6 The draft options were presented to the project steering group, which contained key officers from Sunderland City Council, key stakeholders, elected Ward Members and resident representation. Working closely with the project steering group and taking into consideration the

aims of the masterplan, the draft options were revised and agreed to produce a series of options supported by the steering group prior to wider consultation.

5.7 The options were then taken forward as the basis of wider resident and stakeholder consultation and the option appraisal process. In terms of physical clearance and re-development, the options identified are contained in the table and plans on pages 12 and 13.

Castletown options

Option 1

- Intervention in the areas to the south east of Castletown where previous demolition has taken place (East View South, Castle Street South and Park Street South numbers 2-28)
- Improving the housing stock and environmental quality in the Aviary by reducing access routes through the area, create a children's play area and reviewing current parking arrangements
- Improved parking along Ethel Terrace

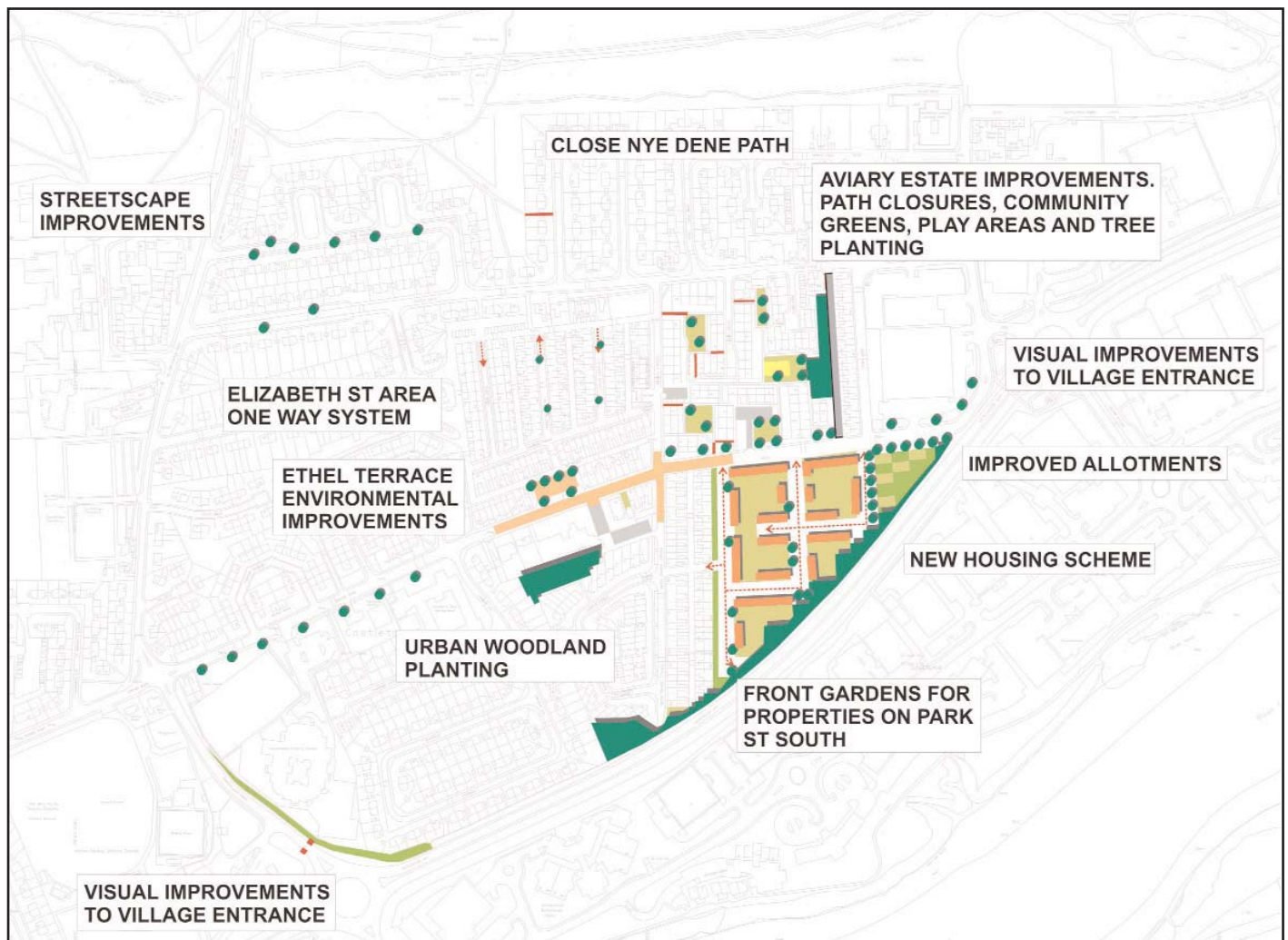
Option 2

- Demolition of 120 residential properties to create a site for redevelopment - same clearance as Option 1 but extended to include all of Park Street South and Oswald Terrace South
- Selective demolition within the Aviary Estate alongside improvements set out in Option 1
- Improved street environment and the creation of off street parking along Ethel Terrace

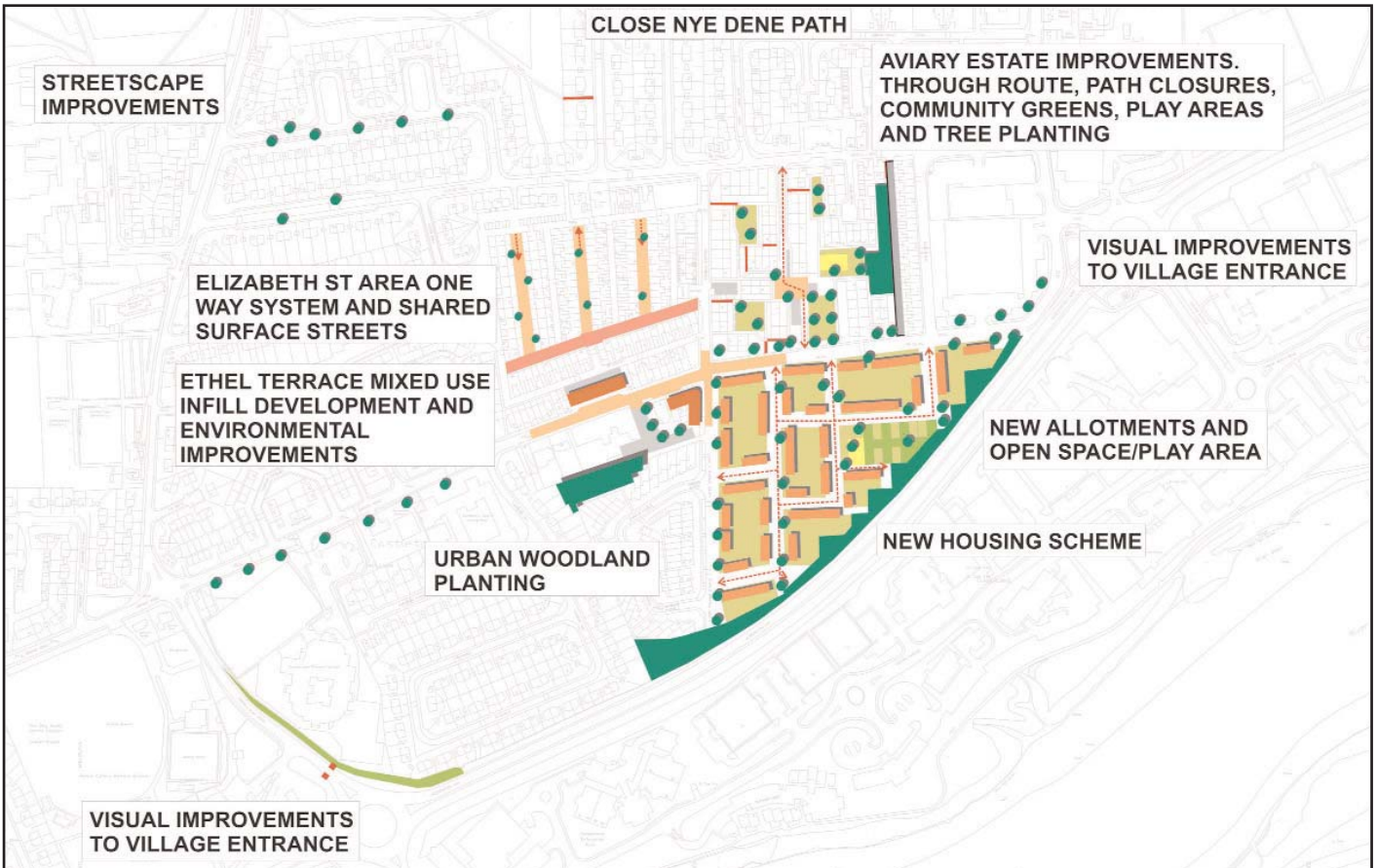
Option 3

- Demolition of 223 residential properties - same clearance as in Option 2 but also includes the Aviary Estate and East View, to create a large redevelopment site
- Complete redevelopment of Ethel Terrace to provide a new and improved local retail centre

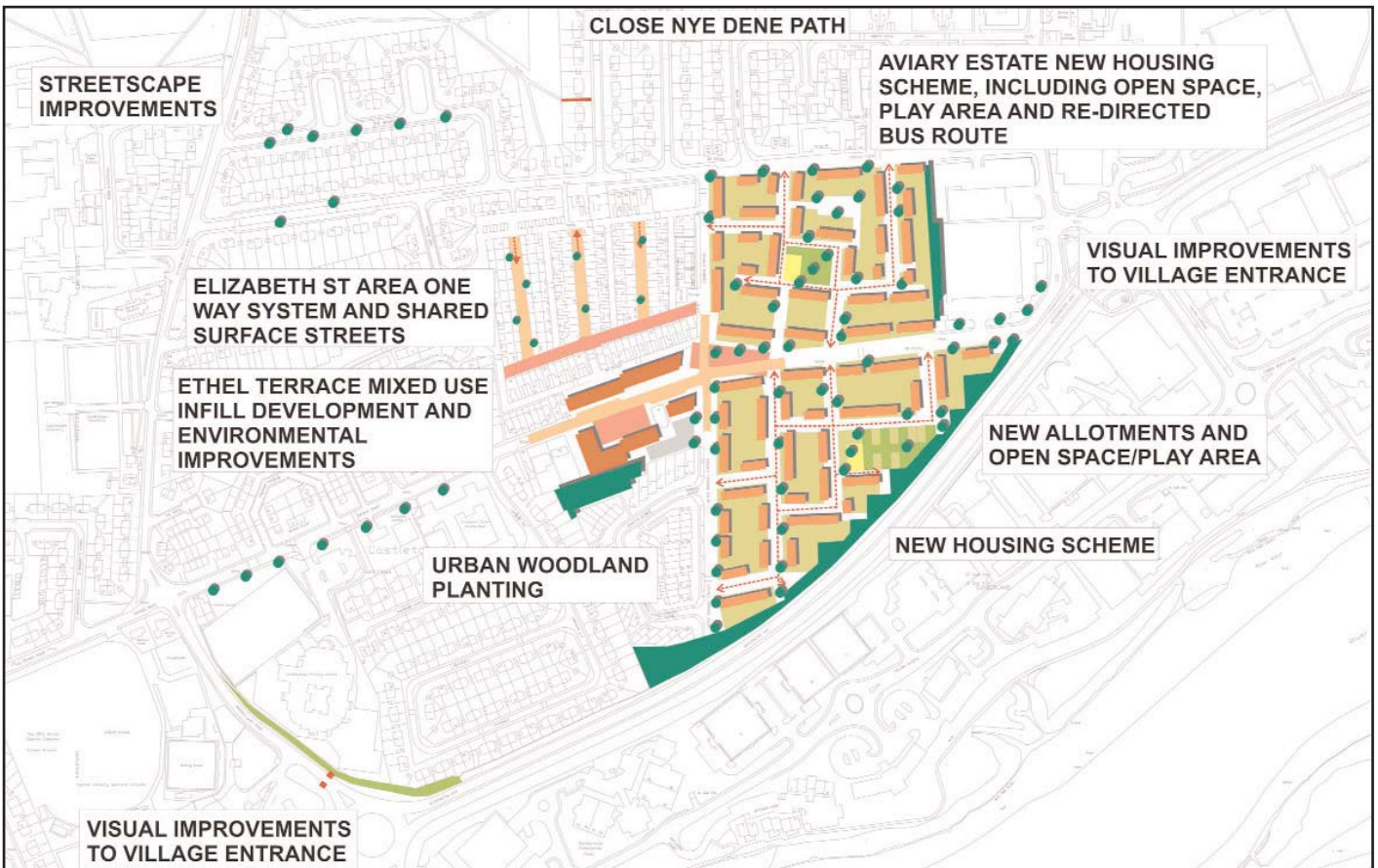
Options 1



Options 2



Options 3



5.8 In tandem with the physical intervention, a series of environmental and other measures were identified, including:

- Environmental improvements
- Housing investment, where resources allow
- Improved neighbourhood management and partnership working between residents and service providers to tackle issues impacting on residents quality of life, including anti-social behaviour, large groups of young people congregating in the area etc

5.9 The physical, environmental and social aspects of the masterplan options were then brought together in a visual exhibition and presented at a drop-in event for residents in May 2006.

Option appraisal methodology

5.10 The Option appraisal stage provides a framework within which the identified options can be objectively appraised against a series of criteria. The methodology used is that set out within the Neighbourhood Renewal Assessment Guidance¹⁴. These techniques are used to score options and identify a preferred option to inform the masterplan strategy.

5.11 The option appraisal sets out to test which option would:

- Best tackle the housing market problems in the area and provide a wider choice of housing
- Best excite and attract investment from the private sector
- Bring the most benefits to the community in terms of potential jobs which may be created through delivering the masterplan
- Most improve environmental quality for residents
- Best help to change the image of the area and retain residents in Castletown
- Be supported by most residents
- Cause least disruption for residents
- Be supported by service providers, businesses, key council officers and stakeholders
- Be able to secure public funds to help deliver the masterplan

5.12 Following the identification of the above objectives for the masterplan, a set of criteria were developed which would be the basis for appraising each option. The criteria included:

- Delivers a sustainable housing market and housing market restructuring
- Improves environmental quality
- Generates a step-change in image
- Compatibility with wider regeneration objectives
- Viability and feasibility
- Ability to attract private sector investment
- Disruption to residents
- Support from stakeholders
- Support from residents
- Capability to attract national and regional funding
- Improves quality of life of residents

5.13 The criteria developed for the basis of the option appraisal, outlined above, were discussed in detail with the client steering group. The discussions focused on the criteria which had been identified and the weighting allocated to each.

5.14 The discussions with the client steering group and general feedback from residents from the initial resident drop-in (May 2006), confirmed that the most important objective to address through the masterplan was how well each option addressed and tackled the housing market problems which had been identified through the baseline assessment. As a result, this criterion was given a higher weighting, ensuring that its importance was reflected through the appraisal process.

5.15 Following the client steering group discussion, the finalised option appraisal matrix was signed off by the client steering group prior to commencing the option appraisal.

Option appraisal matrix

5.16 The next stage in the process was to bring together resident and stakeholder views together with the other option appraisal criteria. Each option was scored against how it performed against each criteria with a total score for each option being identified. The appraisal process was initially carried out by the consultancy team and the conclusions were presented to, and tested and verified by, the client steering group¹⁵. This process ensured that the appraisal process undertaken was objective and strove to identify the option which best meets the criteria and therefore the overall objectives of the masterplan.

¹⁴ Neighbourhood Renewal Assessment Guidance Manual (September 2004)
Office of the Deputy Prime Minister

¹⁵ Full Option Appraisal Report Appendix 2

5.17 The result of the option appraisal process was a score to be attributed to each option along with any comments which need to be considered during the process of identifying the preferred strategy.

Testing the options

5.18 An important part of the option appraisal process was resident and stakeholder consultation to gather views and feedback. The consultation involved:

- Testing and verifying the options with the Community Reference Group prior to resident drop-in
- Presenting options at a resident drop-in (May 2006)
- Stakeholder Workshop (June 2006) which provided an opportunity to discuss options with stakeholders

Resident consultation

5.19 The resident consultation was in the form of a neighbourhood drop-in in May 2006, held over a number of hours, to which all residents within the Castletown Masterplan boundary were invited. The session was attended by 180 residents and community stakeholders. The drop-in provided background information on:

- The emerging views
- Feedback on the consultation so far
- Ideas for further development
- The three options, with differing amounts of physical intervention.

5.20 Recordable feedback from the community was given through the following methods:

- A short questionnaire
- Talking to drop-in staff

5.21 Residents at the drop-ins were given handouts with information explaining the background, the masterplanning process and progress to date.

5.22 A total of 146 questionnaires were completed. A detailed analysis of the questionnaires can be found in the Masterplan Consultation Report (Appendix 1 to this document).

5.23 In relation to the housing change indicated by the three options, the outcomes can be summarised as follows:

	All Questionnaires	Households Affected by Housing Change Proposals
Option 1	28%	36%
Option 2	32%	30%
Option 3	40%	28%

5.24 The responses shown above highlight, as expected, that residents affected by the housing change presented in the different options favoured Option 1, compared to residents from the across the wider masterplan area who showed a preference for Option 3. However, the majority of people identified Option 3 as their preferred option.

5.25 A large proportion of residents (47%) highlighted that they thought that some changes were needed to the option they preferred, suggesting there may be an alternative option to those considered which might gain more support from residents. Discussions and views made suggested residents had concerns around the inclusion of East View & Oswald Street South in any renewal plans.

5.26 Overall the three most popular improvements residents would like to see as an outcome of the masterplan were (shown as a percentage of persons completing questionnaires):

- Tackling shops selling alcohol to underage children (66%)
- General street improvements across the area (63%)
- Enforcement of the non-drinking zone (59%)

5.27 The most popular option for retail improvements was Option 3 - 67% of residents favoured this option.

Stakeholder feedback

5.28 The stakeholder workshop, held in June 2006, was attended by 20 representatives of key stakeholders including police, fire service and the City Council's planning, engineering, education and housing services, who will all have a role in delivering the masterplan. Discussions were based around the three options, focusing on their advantages and disadvantages.

5.29 Overall there was the view that Option 3 would deliver the ambitious and transformational change required in Castletown and tackle the worst area of housing. Stakeholders were also keen to ensure that there was enough consideration given to the environmental, social and economic interventions which will need to be delivered to support any physical change proposed.

5.30 The key issues highlighted by stakeholders were:

- The need to ensure new homes are 'homes for life'
- The viability of significant redevelopment of Ethel Terrace
- The need to ensure housing renewal plans are supported by environmental and neighbourhood improvements

Option appraisal outcomes

5.31 The appraisal process indicated that Option 1 would not go far enough to tackle the fundamental problems in the area and did not address the views of the community. This is primarily as a result of the retention of Park Street South, which has a high concentration of privately rented properties and void properties. It was considered that retention of this street would have a negative impact on the need to successfully change the housing market within this part of Castletown. A smaller potential re-development site would also result which would limit the number and mix of new houses which could be provided to improve housing quality and choice in Castletown.

5.32 Option 2 would go some way towards addressing the issues identified in Castletown, through the clearance and redevelopment of a large proportion of the Sunderland cottages. Although creating a smaller development site and therefore possibly limiting the impact of change which could be generated, a better mix of house types and tenures would be provided to improve the housing choice in the area. Environmental improvements across the Aviary Estate would help to address issues around fear of crime and young people congregating and improve pedestrian access across the estate.

5.33 Option 3 tackles the areas which exhibit signs of housing market weakness. This is affected by a number of factors including concentration of poor quality housing stock, high numbers of private rented properties (40% compared to 6.9% for Castletown average), void properties (38) and a poor quality environment. Option 3 would deliver a large development site, which would contribute significantly to diversifying the housing mix in Castletown and improving the quality of the current environment.

5.34 The option appraisal identified Option 3 as the preferred option. However, there were a number of issues identified which required further consideration to identify the preferred strategy. These were:

- The extent that East View and Oswald Terrace South have sufficiently different characteristics to justify their retention within the masterplan. House prices in these streets are significantly higher than surrounding streets. There is a higher proportion of owner occupation and consequently fewer privately rented properties and associated problems
- The need to address issues surrounding the redevelopment of the local retail centre of Ethel Terrace and assess likely interest from the private sector to understand viability. Complete redevelopment would carry significant costs and would require private sector investment to take it forward
- The implications of the stock condition and socio-economic survey of the Aviary Estate. The survey

identified there were only 19 properties which did not meet the Decent Homes Standard and levels of investment required were lower than initial estimates. In addition, the findings of the socio-economic survey highlighted overall satisfaction in the area with 70% satisfied with their home and area

- Split resident support for Option 3 between those residents affected by the housing change and the wider residents of Castletown. 40% of residents from the wider area favoured Option 3 compared to only 28% of the residents who would be directly affected by the proposals

Additional options tested

5.35 During the appraisal of the three options set out above, it was identified that additional options should be developed and tested for the Aviary Estate. This was undertaken as a result of the views expressed by Gentoo and outcomes from the Aviary Stock Condition and Socio-Economic Survey. The outcomes of the survey suggested residents were happy where they lived and housing condition was not as poor as envisaged, therefore placing questions over the evidence for significant intervention at the Aviary. The Stock Condition Survey highlighted lower investment requirements than was initially thought - £36,000 to undertake urgent repair work and £450,000 to carry out comprehensive improvements to achieve a 10 year life.

5.36 It was felt necessary to consider two options which sat between 'minimal investment' and 'complete comprehensive redevelopment'. The following additional options were tested:

- Selective demolition (31 properties) which would create a development site between East View and the western part of the Aviary
- Selective demolition (24 properties) which would create a development site in the southern part of the Aviary and enable a link to be made with the potential development site to the south

5.37 The additional options, as set out above, were then tested. These options highlighted that they were:

- Lower in cost to deliver
- Potentially less challenging and aspirational to take forward with residents, as clearance areas were smaller and did not impact on so many owner occupied properties within the Aviary

5.38 However, they were also considered to be:

- Less likely to deliver a long term sustainable future for Castletown as a result of retaining housing that does not meet needs and aspirations

- Less likely to help to change the image of Castletown - the Aviary is one of the main factors influencing the perception many people have of Castletown
- More difficult to promote as development sites with private developers which would be capable of improving the housing on offer in Castletown

5.39 As a result neither of the additional options identified were thought to deliver the change required in Castletown which could be delivered by the masterplan.

Identifying the preferred strategy

5.40 The option appraisal outcomes provided the platform for identifying the preferred strategy and developing the masterplan. As a consequence of the main option appraisal results, the additional options which were appraised and issues raised during the process the preferred strategy identified for Castletown differed slightly from the original options.

5.41 The preferred option identified took account of the issues outlined in 5.33. In establishing the preferred option, further consideration and weight was also given to:

- Ensuring widespread community and stakeholder support for the masterplan
- The need to satisfy the four tests to justify compulsory purchase should it prove necessary, particularly financial viability and contribution to the achievement of the promotion or improvement of economic, social or environmental well being of the area
- Reviewing the evidence which was gathered during the baseline assessment and early consultation, in particular the stock condition information and socio-economic surveys of the Sunderland cottages, pre-1919 terraces and the Aviary
- Producing a masterplan grounded in a robust evidence base, heavily influenced by community wishes and aspirations and capable of securing community support

5.42 As a result, the preferred strategy differs slightly from all of the 3 options tested, but is based on Option 3, reflecting the views of residents and stakeholders. Securing broad support for the masterplan from stakeholders and residents was an important objective of the masterplan tested at the preferred option exhibition in September 2006.

5.43 The key components of the preferred option are set out below:

- Monitoring and management of the Aviary
- Clearance of properties on Park Street South, Castle Street South and East View South

- Redevelopment of the north and south side of Ethel Terrace and investment in the retained retail units
- Investment in retained housing on East View and Oswald Street
- Environmental investment across Castletown
- Supporting community and social intervention across Castletown
- Securing additional funding to deliver the components of the masterplan

Resident feedback

5.44 A local resident drop-in event in September 2006 obtained feedback from residents on the initial preferred masterplan. 232 residents attended to give their views, with 136 completing questionnaires. Overall there was broad support for the masterplan with 47% of all respondents supporting the masterplan and 37% agreeing with the masterplan to some extent. Only 10% of respondents were opposed to the preferred option, a significant number of whom were residents of the Aviary and felt there needed to be more certainty for the future of their area.

5.45 Of those that said that there were further ways of improving the masterplan, the following main issues were identified:

- Support for further demolition
- More extensive improvements to existing housing
- Further improvements to local shopping facilities
- Re-thinking the traffic proposals for the Elizabeth Street/Stanley Street area
- Concerns over creating more open/public space at Ethel Terrace

5.46 This feedback clearly highlighted that overall there was support for the preferred masterplan for Castletown but some changes were required in order to secure majority resident support. The most significant changes included:

- Removing the proposed public square on the south side of Ethel Terrace
- Redeveloping the current open space on the north side of Ethel Terrace with residential use, to minimise the areas where young people congregate
- Considering property investment only in Elizabeth Street, Stanley Street, Alder Street and Sheppard Terrace
- Monitoring and managing Aviary Estate with Gentoo to undertake further detailed appraisal work and consultation

Further updating of the preferred option

5.47 The original masterplan strategy identified the Aviary Estate as an ongoing 'Monitor and Manage' area with a view to an early resolution to its long term future. On this basis Gentoo, starting with a letter to residents in October 2006 outlining this strategy, undertook a further review of the Aviary Estate which included extensive consultation with residents and tenants.

The Aviary Residents Survey

5.48 Gentoo undertook a door-to-door survey of all the residents of the Aviary Estate in November 2006. Of the 61 occupied properties, surveys were completed by 49 households, giving a response rate of 80%. Of these respondents, 82% (40) were tenants of Gentoo, 2% (1) were private tenants and 16% (8) were home owners.

5.49 The most significant findings to come out of the consultation were as follows:

- The majority of respondents were very satisfied with their home, compared with 12 (24%) of Gentoo tenants who expressed dissatisfaction with their home
- The majority of respondents indicated they were satisfied with the Aviary Estate, compared with 37% who were dissatisfied, including 2 owners
- 53% of respondents favoured modernisation in some form, whilst 45% favoured demolition to some degree

5.50 Following a review of these responses and in light of the type and quality of housing offered on the Aviary, Gentoo identified for retention 11 bungalows in the south western corner of the estate. On further analysis of the consultation feedback and after removing the results from those 11 properties it was found that 50% of residents favoured demolition, whilst 47.2% favoured modernisation.

5.51 Following a period of reflection and discussion Gentoo organised an informal Drop-In on 11th October 2007 at which they presented proposals to retain the 11 bungalows at 1 - 3 Thrush Grove and 1 - 8 Chaffinch Road whilst demolishing the remaining 52 properties. 26 residents attended of which 18 were Gentoo tenants, 7 were owner occupiers and 1 was a private tenant.

5.52 The general feedback was as follows:

- everyone agreed with the need to redevelop the estate
- everyone agreed with the proposed plan exhibited
- there was concern over the value of properties
- there was concern about the time being taken to reach a decision

5.53 Gentoo sent letters to residents in the following weeks outlining their decision to redevelop the Aviary Estate (excluding the bungalows) and providing affected tenants and owner occupiers with information on their's and Gentoo's next steps. The City Council subsequently also wrote to the 56 remaining households on the Aviary Estate asking them to complete a short questionnaire about Gentoo's proposals. Of 24 responses, 20 (83%) were in favour of the proposals.

Castletown Residents Consultation

5.54 Following the detailed work undertaken by Gentoo with the residents of the Aviary Estate, an Update Consultation event with the residents of Castletown took place on May 21st 2008 between 2:00pm and 7:00pm at Castletown Methodist Chapel, Castle View. The purpose of the drop-in was to provide the public with an informal opportunity to view and comment on the updated version of the Masterplan and discuss proposals for area renewal prior to statutory public consultation on the draft masterplan.

5.55 An exhibition including the Masterplan proposals map was displayed and the event was manned by planning, housing and property services staff from the City Council, as well as representatives from Gentoo and Nathaniel Lichfield and Partners.

5.56 The exhibition was attended by approx 110 people with 62 submitting their views by returning questionnaires to the City Council.

5.57 The key components of the updated preferred option exhibited at the 'drop-in' were:

- Substantial redevelopment of the Aviary Estate, with the retention of 13 homes, the demolition of 52 homes and the provision of approx 55 new properties for sale and rent
- Continuing acquisition and clearance of properties on Park Street South, Castle Street South and East View South and the provision of approx 95 properties for sale and rent
- Retail redevelopment of land to the south of Ethel Terrace and the retention and improvement of existing commercial properties on the north side of Ethel Terrace
- Financial assistance schemes for retained housing on East View, Oswald Terrace South, Alder Street, Elizabeth Street, Stanley Street and Sheppard Terrace
- Environmental investment across Castletown
- Supporting community and social intervention across Castletown

- Securing additional funding to deliver the components of the masterplan

5.58 The responses to the proposals indicated that overall the updated masterplan was received positively, with 80.3% agreeing strongly or to some extent with the proposals. It was not considered that any of the issues raised warranted any amendments to be made to the proposals contained within the Masterplan.

5.59 An analysis of the comments received as part of the consultation indicated that there was concern over timescales with nothing happening on the ground; that no more detailed masterplan information was available, particularly details of the proposed new housing development; concern over the future of Ethel Terrace, and the content and allocation of the residential property financial assistance scheme.

Statutory public consultation

5.60 In June 2008 NLP's Updated Final Report on the Castletown Masterplan Strategy and accompanying Sustainability Appraisal was approved by the City Council's Cabinet for the purposes of undertaking statutory public consultation in accordance with Regulation 17 (1)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).

5.61 The statutory public consultation was undertaken over a five week period from 7 August to 10 September 2008.

5.62 A permanent exhibition of the proposals and associated documents was on display at the Bunny Hill Customer Service Centre, Hylton Lane, Sunderland and the Civic Centre, Sunderland throughout the consultation period. Post-paid response cards were provided for the public to give their views. Six two-hour 'drop-in' sessions were manned by council planning and housing services staff at Castletown Methodist Church on dates publicised by public notice and on flyers delivered to all properties in the masterplan area. In addition all relevant material relating to the consultation was available online at www.sunderland.gov.uk/castletown where responses could also be made online.

5.63 32 people attended the drop-in sessions. 20 response cards were returned, all supporting the masterplan proposals with none expressing views that would require changes to the masterplan.

5.64 Over 160 other organisations and individuals, including statutory consultees, were consulted direct by letter, seeking their views. A summary of the responses received and the minor alterations subsequently required to this masterplan report and the Sustainability Appraisal report as a result of those responses are contained in Appendix 2. No significant changes to the masterplan proposals were required.

Other changes to the masterplan

5.65 Ongoing negotiations between the City Council, Gentoo and English Partnerships in respect of the new housing development on land north and south of Chaffinch Road have necessitated some minor amendments to the masterplan proposals to reflect works that will be carried out as part of that development.

5.66 In accordance with the development guidelines, the rear yard walls of properties in Oswald Terrace South and East View will be improved by the developer (Gentoo), with the agreement of the property owners. Accordingly, the proposals to introduce financial assistance schemes to encourage property owners to undertake those works themselves are no longer necessary and have been deleted.

5.67 Following representations made to council officers at the drop-in sessions as part of the statutory public consultation it has been agreed to add eight older properties to the areas covered by the proposed financial assistance schemes for Stanley, Alder and Elizabeth Streets/Sheppard Terrace and Ethel Terrace.

5.68 The following chapters set out the final masterplan proposals in more detail and the strategy required to deliver the masterplan.

6.0 Strategy

Introduction

6.1 The masterplan strategy is based on the outcome of the option appraisal, the associated issues identified through that process, the further work undertaken by Gentoo between November 2006 and May 2008 with regards the Aviary Estate, the feedback received from the Castletown residents consultation undertaken in late May 2008 and responses to the statutory consultation in August and September 2008.

6.2 The aim of the masterplan strategy is to provide a long term planning and regeneration framework that is:

- Subject to robust and transparent public consultation and is supported by local residents
- A platform for discussion and consultation to be incorporated formally within the Local Development Framework (LDF) process
- The basis for more detailed planning and design work and for securing further resources to implement different elements of the strategy

6.3 The masterplan strategy is set out under the following headings:

- Masterplan principles
- Funding the masterplan
- The approach to housing intervention
- The new housing scheme
- Housing investment
- Housing management
- The new sustainable built environment
- Local retail centre improvements
- Environmental improvements
- Transport and access
- Neighbourhood management
- Community facilities

Masterplan principles

6.4 Whilst preparing the masterplan, a series of principles have been followed:

- Tackling the housing issues within Park Street South, East View South, Castle Street South, the area of previously cleared housing and the Aviary Estate
- Maximising the opportunity for a new housing development to increase the choice and quality of

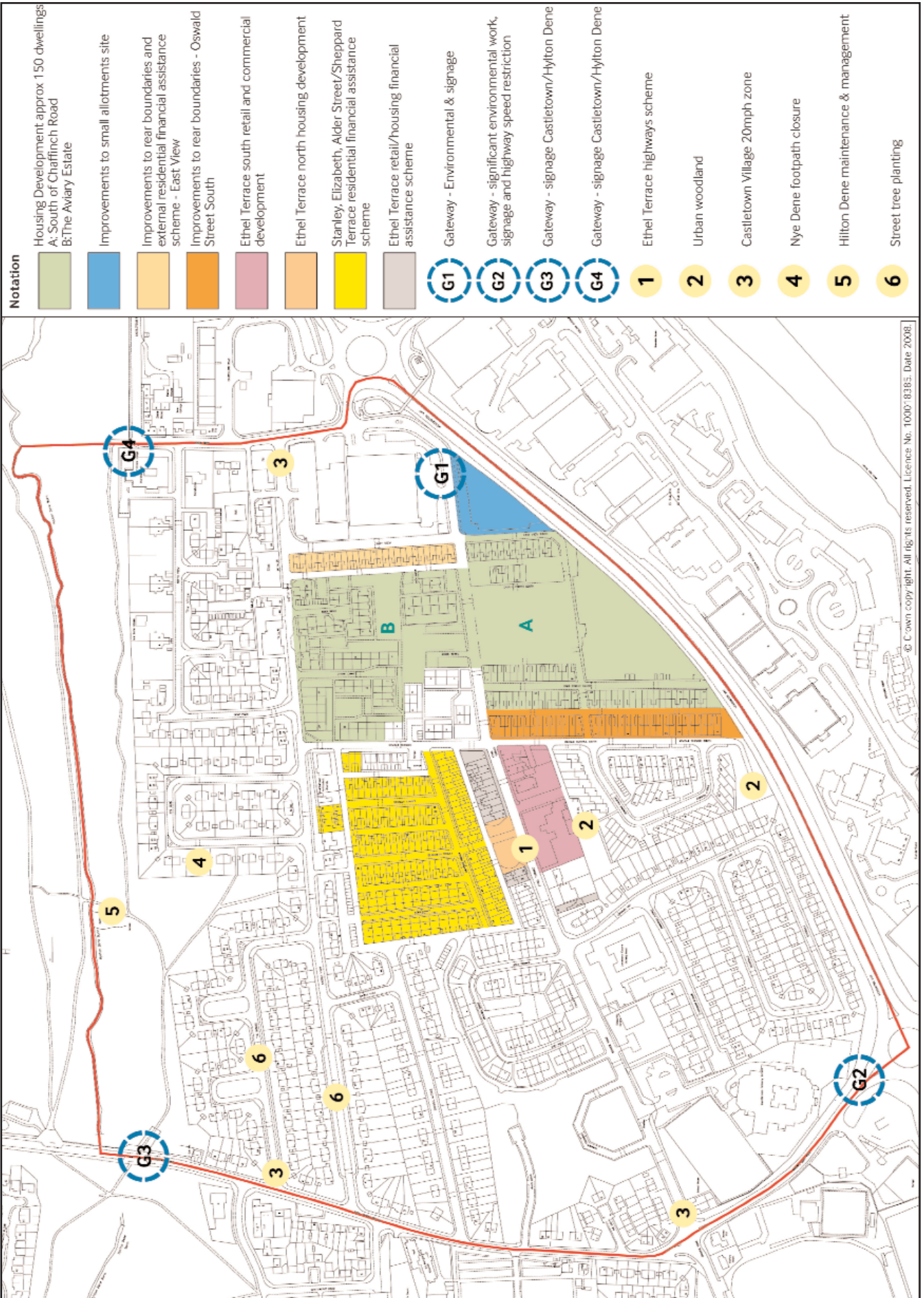
housing on offer, thereby helping to retain and attract residents

- Rationalising routes through the area to create safe and secure links to promote residents' safety and encourage use of Hylton Dene
- Ensuring opportunities for development are viable and maximise the potential for high quality development which will help transform the area
- Maximising the opportunity to secure investment for the surrounding environment to benefit the wider community through any redevelopment secured and where possible ring-fencing capital receipts for reinvestment specifically into Castletown

Funding the masterplan

6.5 The table below contains broad information on the key components of the masterplan and the approximate funding required to deliver them.

Masterplan element	Estimated funding requirement
Housing	South of Chaffinch Road: £5.5 million acquisition cost- £3.6 million secured North of Chaffinch Road: Uncertain, dependent on outcome of additional work in relation to Owner Occupiers
Priority investment area	£130,000
Secondary investment area	£110,000
Local retail centre improvements	
Clearance and Redevelopment Improvement Package	£2.5million £120,000
Environmental investment and improvement	£300,000
Transport and access	£250,000
Neighbourhood management	£520,000
Community facilities	£500,000



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The approach to housing intervention

6.6 The need to create a vibrant sustainable housing market throughout Castletown is the key driver of this masterplan. Areas of housing market dysfunction previously existed in parts of the area characterised by:

- Surplus housing
- Obsolete housing stock
- Unpopular streets

6.7 These characteristics of the housing environment of parts Castletown resulted from economic and population decline, low incomes and the changing aspirations of residents for better quality types of housing.

6.8 This in turn resulted in a high number of obsolete houses located on unpopular streets, where private rented properties predominated, particularly within Park Street South, Castle Street South and East View South.

6.9 The housing market imbalances are compounded by poor housing and neighbourhood management and maintenance, anti-social behaviour and a prolonged period of under-investment in the housing and neighbourhood environment.

6.10 There is a need to take an overall view of the future of the neighbourhood, set these against the local assessments carried out of individual streets and the views of residents on the future of their area to inform the strategy development.

6.11 This masterplan seeks to start this process by:

- Drawing upon the findings of the community consultation and option appraisal process
- Identifying phases where action will need to be continued to deliver restructuring
- Defining some parameters for the action that will be needed in each area, based on the circumstances in specific streets and the neighbourhood-wide perspective. These have been used to identify the streets where demolition and redevelopment could be expected
- Identifying a range of other environmental, neighbourhood management, transport, accessibility and other changes to tackle some of the underlying market drivers in Castletown

6.12 The masterplan will require further detailed planning and neighbourhood management to translate the masterplan strategy into change on the ground. This process needs to be flexible to changing circumstances and monitoring will be an important component of the strategy.

6.13 The masterplan identifies:

- The clearance of the remaining residential properties on Park Street South, Castle Street South and East View South
- The clearance of 52 residential properties on the Aviary by Gentoo
- The redevelopment of around 150 'tenure-blind' new homes on land to the north and south of Chaffinch Road (cleared under the above clearance programmes) of which 50 should be affordable with a mix of house types and tenures to create a balanced housing market within this part of Castletown (also see paragraph 6.25, below). There is also currently the possibility that part of the Aviary site could be developed as a six bedroom children's hospice in a collaborative venture between Gentoo and a local children's charity, although this is subject to confirmation and the availability of appropriate funding. This is included as an option in the development brief being prepared for the site (also see paragraphs 8.7 to 8.9, below)
- The investment in the remaining 13 residential properties on the Aviary Estate to achieve the required decency standard
- A mix of redevelopment and improvement to the local retail centre of Ethel Terrace, including proposed residential development on an area of land currently occupied by a hard landscaped public open space

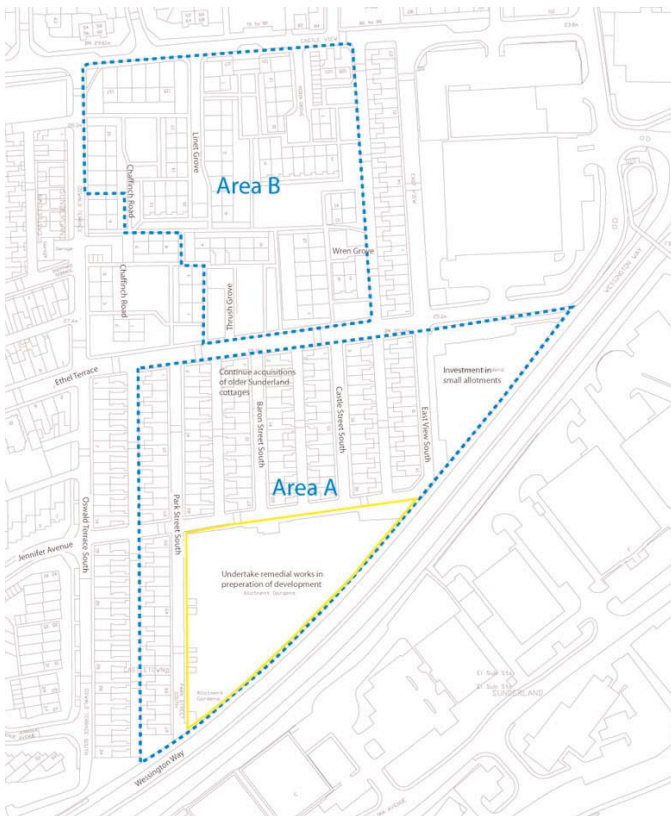
The new housing scheme

6.14 The masterplan identifies one co-ordinated housing intervention scheme spread over two distinct areas. These are:

- Area A (south of Chaffinch Road): Delivery of the clearance and redevelopment of Sunderland cottages and pre-1919 terraces to the south of Chaffinch Road
- Area B (north of Chaffinch Road): Delivery of the partial clearance and redevelopment of the Aviary Estate to the north of Chaffinch Road

6.15 The development will be phased, partly in order to allow for the decanting of residents from the Aviary Estate.

6.16 The masterplan for housing intervention is shown in the plan below and is identified as the main focus for implementation.



6.17 Area A involves the clearance and redevelopment of:

- East View South
- Castle Street South
- Barron Street South
- Park Street South
- The large allotment site

6.18 Area B involves the clearance and redevelopment of:

- The Aviary Estate excluding 1 - 3 Thrush Grove, 1 - 10 Chaffinch Road

6.19 The aim is to create an area for new development and tackle the problems created by a concentration of unpopular, poor quality properties set within a poor quality physical environment and with an over-representation of private rented properties. It also involves the retention and improvement of the small allotment site to provide allotments and pigeon lofts.

6.20 Consideration of a number of issues in this area highlighted that demolition of the above properties was required to address the housing market drivers in this part of Castletown. The creation of a new development will provide an opportunity to improve the housing choice on offer to meet needs and aspirations of both tenants and owner occupiers. It will help to attract people to live in the area and provide a better choice for current residents.

6.21 In order to improve the housing choice in Castletown through delivery of the masterplan, it is recommended that a minimum of 25% of the new housing provided is affordable housing as indicated in the current draft edition of Sunderland's Local Housing Market Assessment report 2008.

6.22 Currently Castletown has a relatively balanced tenure profile, the over proportion of private rented properties in the south east corner excepted. This scheme should therefore aim to maintain the balance but focus on reducing the proportion of private rented properties and increasing the opportunity for home ownership in the eastern part of Castletown.

6.23 It will be important for the redevelopment to provide a mix of types of housing. This will comprise two, three and some four bedroom properties which will allow people to enter the housing market and move up the housing ladder without moving away from Castletown. The retention of 11 bungalows on Thrush Grove and Chaffinch Road further reinforces this approach.

6.24 Further work will be required with the developer to understand what mix of housing can be provided on the redeveloped land and whether there is the opportunity to provide shared equity properties on the site and how the phasing of the scheme will be undertaken bearing in mind the complexities of tenancy decampment.

6.25 The redevelopment of both areas will be undertaken under the terms of a joint venture agreement (JVA) between the City Council, Gentoo and English Partnerships. The JVA will establish the precise numbers of affordable homes to be provided as part of the development. In accordance with English Partnerships' requirements as a funding partner, the number of affordable homes will be 50 out of approximately 150 new homes (33%), thereby significantly exceeding the minimum proposed above. Detailed development guidelines setting out the requirements to be met by the development has been prepared and agreed by the JVA partners for inclusion in this masterplan. The development guidelines are included at Appendix 5

Area A: south of Chaffinch Road
Redevelopment
Components:
<ul style="list-style-type: none"> Continuation of the current acquisition programme to complete acquisition and clearance of all properties in Barron Street South, Castle Street South, Park Street South and East View South to facilitate the redevelopment of new family housing for sale and rent Design and construction to be in accordance with development guidelines agreed between the development partners and otherwise in accordance with a formal Joint Venture Agreement (JVA) between the partners.
Partners:
SCC, Gentoo, English Partnerships
Timescale
Year 1 (2006/07) to Year 6 (2011/12)
Funding secured
£3.2 million estimated public sector funding to complete site assembly. Development costs to be established on the basis of the terms of the JVA.

Area B: the Aviary Estate (north of Chaffinch Road)
Redevelopment and improvement Redevelopment
Components:
<ul style="list-style-type: none"> Continuation of the current negotiation process by Gentoo with tenants and owner-occupiers to establish decanting and acquisition programme Clearance of the 52 two storey properties to facilitate the redevelopment of new family housing for sale and rent, as part of comprehensive development of land north and south of Chaffinch Road. Designed and constructed in accordance with development guidelines agreed between the development partners and appended to the masterplan, and otherwise in accordance with a formal Joint Venture Agreement between the partners. Option for part of the site to be developed for 6-bedroom children's hospice in a collaborative venture between Gentoo and a local children's charity (to be confirmed). Carry out improvements to the remaining 13 properties not included in the redevelopment site
Partners:
SCC, Gentoo, English Partnerships
Timescale
Year 1 (2006/07) to Year 6 (2011/12)
Funding requirement
Not available at present. Will require acquisition costs of owner-occupied properties and costs of relocation packages offered to tenants and owner-occupiers to be established by Gentoo. Development costs to be established on the basis of the terms of the JVA.

Housing investment

6.26 To support the significant change delivered through the housing investment and new housing elements of the masterplan, a number of areas have been identified which will be the focus for home improvements through the possible access to a financial assistance scheme, particularly in areas adjacent to Areas A and B.

6.27 A number of streets have been identified which will be targeted for improvements:

- The rear of Oswald Terrace South
- Front and rear of East View
- Stanley Street/ Elizabeth Street/ Sheppard Terrace/ Alder Street

6.28 The rear yard walls of Oswald Terrace South and East View will be improved as part of the development of the adjoining land for housing under the joint venture agreement between the City Council, Gentoo and English Partnerships and in accordance with the agreed development guidelines.

6.29 The streets identified above can be separated into two phases of investment which correlates to the housing intervention timescales set out above and as funding is secured.

Housing investment areas
Priority investment area - Oswald Street South and East View
Components:
<ul style="list-style-type: none"> External facelifts of surrounding streets to support the clearance areas of Phase 1 housing intervention (acquisitions and demolitions) and subsequent redevelopment
Partners:
Gentoo, English Partnerships, SCC, Private Landlords, Owner-occupiers
Timescale
Year 4 (2009/10) to Year 7 (2012/13) or otherwise in accordance with Chaffinch Road / Aviary Estate development programme
Funding requirement
To be determined and funded as part of housing redevelopment scheme for Chaffinch Road / Aviary Estate.

6.30 A second area for investment has been identified and will be implemented through developing a package of equity loans and grants depending on the level of funding secured.

Housing investment areas	
Secondary investment area	
Components:	
●	External facelifts of Stanley Street, Elizabeth Street, Alder Street and Sheppard Terrace and seven adjacent older properties in Castle View and Oswald Terrace. Funded through equity loans and potentially some grants depending on what level of funding is secured. Financial assistance to be in accordance with a scheme prepared under the City Council's Private Sector Housing Renewal Financial Assistance Policy.
●	Further work is required with residents of this area to identify the investment required but works could include external painting, maintenance to facades and property boundaries to ensure that they are safe/secure and can be easily maintained
Partners:	
SCC, Private Landlords, Owner-occupiers	
Timescale	
Year 4 (2009/10) to Year 6 (2011/12)	
Funding requirement	
Further work required to identify level of property investment required.	
Stanley Street, Elizabeth Street, Alder Street and Sheppard Terrace - loans and/or grants subject to the City Council's Private Sector Housing Renewal Financial Assistance Policy.	

Housing management

6.31 In order to tackle the current drivers of the housing market in Castletown, any physical redevelopment will need to be supported by improved housing management, both of the social and private rented sectors.

6.32 Poor housing management standards and anti-social behaviour can, when left un-tackled, become the rust of a community. Sunderland City Council works with partner agencies to tackle anti-social behaviour using a range of methods including the use of warning letters, joint visits with partner agencies including the Police, referral to support mechanisms and diversionary activities as well as Acceptable Behaviour Agreements, Anti-social Behaviour Officers and other legislative tools that are available. Sunderland City Council also operates a Voluntary Private Landlord Accreditation Scheme which has to date 218 accredited landlords that have agreed to raise housing management standards in the private rented sector and work in partnership with the Council to tackle anti-social behaviour. One of the benefits for the accredited landlords is the vetting of prospective tenants service which is undertaken by the Neighbourhood Relations Team, which encompasses the Anti-Social Behaviour Unit. The vetting procedure uses information from the Anti-Social Behaviour

Unit, the City Council's exclusion register and where appropriate a police check is also undertaken. This procedure assists landlords with the selection of prospective tenants. Neighbourhood Wardens also patrol the area and deal with Neighbourhood Management Issues. There are also a number of resident groups and multi-agency group meetings. All of the measures taken above can be used as evidence if it is proposed to put forward an application to designate the area as one for a selective licensing scheme.

6.33 The Housing Act 2004 gave local authorities the discretionary power to identify areas within which all privately rented properties must be licensed. This is called selective licensing.

6.34 These powers are primarily intended to address the impact that poor quality landlords, and their anti-social tenants, can have on the wider community and if remedial action does not improve a situation a process for designation may commence.

6.35 Before the City Council can introduce selective licensing, an application must be made to the office of the Secretary of State demonstrating how the scheme will significantly help the City Council to achieve the intended objectives. To support this application the City Council must consult with residents, tenants and landlords that are likely to be affected by the scheme.

6.36 The City Council is also required to ensure that the use of this power is consistent with the housing strategy and it is used as part of a coordinated approach to deal with homelessness, empty properties and anti-social behaviour.

6.37 Areas generally should have a large (20%) ratio of privately rented properties. It is a resource intensive process requiring the inspection of all properties and therefore is only used as a measure of last resort.

The new sustainable built environment

6.38 In PPS1 the Government sets out its key objectives for the Planning System. One of these key objectives is to encourage sustainable development. The policies designed to achieve this means of development are set out in PPS 3 Housing. This document is used by local authorities as the basis for promoting sustainable development in their area.

6.39 Sunderland City Council has accordingly produced and adopted a Residential Design Guide Supplementary Planning Document (SPD)¹⁶ against which all new residential development will be assessed. The aim of the guide is to produce a high quality of design in accordance with adopted UDP Policy B2 (scale, massing, layout and setting of new development) and adopted UDP Alteration No.2 policy B2A on sustainable urban design.

¹⁶ Residential Design Guide SPD, Sunderland City Council (November 2008)

6.40 The Residential Design Guide accords with the council's draft Core Strategy policies CS15 and 16 which in turn reflect national and regional policy relating to sustainable design and construction and renewable energy technology. In particular, North East Regional Spatial Strategy (RSS) policy objectives relating to renewable energy (RSS policies 38 and 39), water conservation and sustainable drainage systems (SuDS) (RSS policies 2, 24 and 35) have been incorporated.

6.41 All new residential development in Castletown will be assessed against the requirements of the Residential Design Guide and therefore relevant local, regional and national policies.

6.42 In addition, the new housing development north and south of Chaffinch Road is subject to the requirements of development guidelines prepared specifically for the site and agreed by the development partners - Sunderland City Council, English Partnerships and Gentoo. These guidelines incorporate English Partnerships' Quality Standards which in some respects go beyond the requirements of the council's Residential Design Guide, for example in relation to the level of compliance required under the Code for Sustainable Homes (the national standard for assessing the sustainability of new homes).

Local retail centre improvements

6.43 Improvements to the local retail centre provision at Ethel Terrace are a key component of the masterplan strategy. The strategy for the local retail centre has been informed through the retail assessment carried out by Storeys SSP, consultation with stakeholders, discussions with businesses and a more detailed economic analysis of the area to understand issues around deliverability.

6.44 The retail improvements are based on the following:

- Further consultation with businesses on Ethel Terrace being required
- Identifying funding to provide financial assistance to current retailers on the north side of Ethel Terrace
- Further work to establish how comprehensive redevelopment will be funded e.g. public subsidy, cross-subsidy from housing redevelopment or a joint venture
- Redevelopment of the existing open space on the north side of Ethel Terrace.

6.45 Ethel Terrace is a busy local centre but through the masterplan development process it has been identified as an area with problems in terms of:

- Quality of the retail premises
- Economic sustainability

- Parking / pedestrian conflict and bus access

6.46 It is the aim of the masterplan to support Ethel Terrace to become a more attractive and vibrant local centre which attracts pedestrian and car borne shoppers from the employment areas south of the A1231.

6.47 Improvements to existing premises will improve the appearance of the retail area and help to retain businesses within Ethel Terrace. Redevelopment to the south of Ethel Terrace will provide new, modern shopping provision (A1 uses) with a larger food retail store, which if secured must be designed to provide off-street car parking and off-road servicing area. In addition, there must be sufficient flexibility if necessary to permit other uses in the development that would also help support the centre and local community and make the development viable - these will be A2 and A3 uses (financial and professional services, restaurants and cafes) as well as day nursery/creche facilities and veterinary services (D1).

6.48 An opportunity exists to redevelop the current open space at Ethel Terrace which currently has little positive purpose and is the focus of young people congregating in the area which leads to certain problems of nuisance and disorder. Further work is required by SCC to understand the market potential of this site for housing development. Any planning permissions linked to the redevelopment should aim to secure a financial contribution for the adjacent area to facilitate an improvement scheme to the retail premises on the north side of Ethel Terrace.

6.49 If possible, resources secured through developer contributions as part of the redevelopment or other City Council capital receipts need to be ring-fenced to remain within Castletown to help contribute to delivering the masterplan strategy. This can be achieved through securing the capital for reinvestment and through securing a financial contribution from any redevelopment which is delivered through a private developer selected to develop the site.

6.50 Vehicle and pedestrian traffic along Ethel Terrace creates a conflict between parking and pedestrian access to the shops and public transport. Improved parking is required along Ethel Terrace to help improve pedestrian safety and access to public transport, through the provision of raised kerbs, rumble channels and raised flagstones.

6.51 Improvements to the retail area of Ethel Terrace will complement the change which will be delivered through the housing elements of the masterplan, providing an improved local retail centre which would benefit new and existing households and complement the improved housing environment.

Local retail centre improvements - Ethel Terrace

Redevelopment and improvement

Components:

- Establish how the redevelopment of Ethel Terrace would be funded prior to any further detailed consultation with businesses
- Further consultation with businesses on Ethel Terrace
- Funding to be identified to provide loans or grants to businesses to the north side of Ethel Terrace to invest in the quality of business premises
- Funding to be identified to implement a Castletown Business Security Grant - on a match funding basis. Terms and conditions of any such scheme to be established
- Redevelopment of the northern area of open space on Ethel Terrace for residential use could secure financial contribution for improvements to business premises on Ethel Terrace
- Further detailed discussions with businesses/landowners and prospective developers to identify the potential for comprehensive development of the shopping area on the south side of Ethel Terrace. Permitted uses will be A1, A2 and A3 as well as day nursery/creche facilities and veterinary practice (D1).

Partners:

SCC, Businesses, Private Developers/Developer Partners

Timescale

Year 4 (2009/10) to Year 9 (2014/15)

Funding requirement

Further work required to identify how the redevelopment of Ethel Terrace would be delivered. This might be through a joint venture, public subsidy or cross-subsidy from housing redevelopment.

Further more detailed work is required to identify level of property investment required.

£927,220* acquisition and demolition costs for Ethel Terrace South (based on desk based calculations)

Approx new build costs £1.5million*.

Ethel Terrace North (housing) development site value £200,000* approximately.

Ethel Terrace Retail and residential improvement scheme:

- 8 no retail units - 75% grant up to a maximum of £12,000 per unit
- 9 first floor flats - 75% grant up to a maximum of £2,000 per unit
- 2 terraced house - 75% grant up to a maximum of £3,000 per unit

Total maximum Ethel Terrace improvement package of approximately £120,000

*2005 prices

Environmental improvements

6.52 A number of environmental improvements have been identified as components of the masterplan strategy.

6.53 The environmental improvements are based on the following:

- Improving access to, and the quality and purpose of, open space in Castletown
- Improving the streetscapes within Castletown

6.54 The components of the environmental improvement strategy will be delivered in tandem with the wider proposals and new development, when funding has been identified.

6.55 Through the consultation and urban design assessment undertaken as part of the masterplan development process, it has been identified that there is a need to improve the current open space in Castletown to

Environmental improvement and investment

Investment in Hylton Dene

Components:

- Complementing the Feasibility Study for the Dene developed by Sunderland City Council the investment will be targeted towards actions which will contribute to addressing the actions already established. These will be initiatives to improve paths, general maintenance and improve security within the Dene.

Partners:

SCC, Friends of the Dene, English Heritage

Timescale

Year 4 (2009/10)

Funding requirement

£100,000 through funding accessed by Friends of the Dene and potential Strategic Initiatives Budget (SIB)

ensure that it is well used and has a purpose.

6.56 Hylton Dene is an area of valued open space. However, access into the Dene from Castletown is possible by two routes, which currently is the focus for young people congregating. Limiting access to these routes at particular times of the day/night should improve the management of problems.

Environmental improvement and investment
Gating of Nye Dene and Castle View cuts
Components:
<ul style="list-style-type: none"> Restricting access by closing the two paths between 7am and 7pm every day, undertaken by using the powers set out within the Clean Environment and Neighbourhoods Act
Partners:
SCC, Friends of the Dene
Timescale
Year 1 (2006/07) to Year 2 (2007/2008)
Funding requirement
£20,000

6.57 A number of areas of poor quality open space currently exist in Castletown. There is the need to change their current purpose to improve the overall quality of the environment.

Environmental improvement and investment
Creation of urban woodland areas - rear of the south side of Ethel Terrace and south of Jennifer Avenue
Components:
<ul style="list-style-type: none"> Two specific areas of underused/redundant open space have been identified where tree planting is needed to create an area of biodiversity This would create a purpose for these areas, improve their appearance and improve overall environmental quality. Further consultation with community
Partners:
SCC, Friends of the Dene, Gentoo, residents
Timescale
Year 4 (2009/10) to Year 5 (2010/11)
Funding requirement
£80,000 (approximately), through SIB/Community Chest

6.58 The masterplan strategy acknowledges the need to improve the entrance into Castletown at Baron's Quay Road and reinstate street character within Castletown.

Environmental improvement and investment
Improved street scene at Baron's Quay Road
Components:
<ul style="list-style-type: none"> Small scale landscaping including the planting of bulbs and additional decorative shrubs to visually improve the entrance into Castletown Will help people to identify with Castletown and which part of Sunderland they are entering.
Partners:
SCC / community sponsors / business sponsors
Timescale
Year 5 (2010/11)
Funding requirement
Minimal funding identified (£20,000) within existing departmental budgets or through specific Area Committee budgets and in conjunction with identified sponsors

Environmental improvement and investment
Reinstating traditional street tree character through a programme of tree planting
Components:
<ul style="list-style-type: none"> Re-establishing and re-inforcing avenue street planting in the Briars, Castle View and Ernwill Avenue to improve the current street scene and reinstate street character Encourage community activity and involvement through planting and improvements Opportunity to work with young people in the area to become involved in planting.
Partners:
SCC/Schools/Residents
Timescale
Year 6 (2011/12)
Funding requirement
Minimal funding identified within existing departmental budgets or through specific Area budgets
£30,000 as part of an environmental fund and/or as part of financial contributions from developers

6.59 As part of the housing intervention element of the masterplan strategy, the large former allotment site will be redeveloped along with the surrounding areas. The small allotment to the east of the redevelopment will be retained, but will require investment to ensure that it complements and integrates with the new redevelopment.

Environmental improvement and investment
Improvements to the small allotments to east of new housing development
Components:
<ul style="list-style-type: none"> ● Maintenance/renewal of boundary fences to complement the new housing development ● Investment and improvement to existing allotments to ensure individual allotment sites are secure and encourage good maintenance
Partners:
SCC, Gentoo, English Partnerships, Allotment Association
Timescale
As part of Phase 1 Housing Intervention (Year 4 onwards)
Funding requirement
Dependent on delivery mechanism e.g. tied to Area A (south of Chaffinch Road) redevelopment or separate activity.
Preliminary estimate £55,000 as part of the financial contributions secured from new residential development - subject to further investigation / costing.

Transport and access

6.60 Improving pedestrian safety and traffic management in Castletown is a key component of the masterplan, identified during the transport assessment¹⁸. Addressing transport and accessibility issues will make a significant impact on the environment and transport movement in Castletown.

6.61 A transport assessment has also been carried out to assess the impact of the housing intervention element of the masterplan on traffic and transport movement in Castletown. (See Appendix 4).

6.62 The transport and access improvements are focussed on the following:

- Key routes through Castletown
- Peripheral routes
- Public transport
- Education

6.63 Key routes through Castletown focuses on reducing the speed of vehicle traffic to create a safer environment for pedestrians, particularly on Grange Road and Castle View. This will be encouraged through improved signage and where possible provision of junction plinths to promote safe pedestrian movement when crossing roads.

6.64 The main aim of measures identified for the peripheral routes is to ensure that access from main routes promote a reduction in traffic speed more appropriate for a residential area. These will be on Baron's Quay Road, Grange Road and Hylton Castle Road.

¹⁸ Transport Assessment, contained within Castletown Baseline Assessment (Nathaniel Lichfield and Partners, 2005)

Transport and access
Key routes through Castletown
Components:
<ul style="list-style-type: none"> ● Implement a Castletown 20mph zone - speed limit roundels on the road, extension of the surface colour and signing ● Castletown Primary School/Community Centre Parking - sharing the two parking areas particularly for pick up and drop-offs ● Improve footway linking Castle View to Hylton Road to improve environment and reduce fear of crime ● Stop up section of 'highway of use' at Oswald Terrace South adjacent to No.34 which is across private land
Partners:
SCC, Nexus, Schools, Northumbria Police, Regional Development Agency
Timescale
Year 4 (2009/10) to Year 7 (2012/13)
Funding requirement
£20,000 Castletown 20mph zone
£50,000 improvements to Hylton Dene Footway
£25,000 stopping up of Oswald Street South
LTP Road Safety, Sunderland City Council, Local Education Authority, Neighbourhood Renewal Fund

Transport and access
Peripheral routes
Components:
<ul style="list-style-type: none"> ● Implement a 30mph speed limit on Baron's Quay Road ● Gateway treatments to Castletown to emphasise the entrance into Castletown ● Traffic calming on Grange Road, west of Baron's Quay Road through speed cushions (non full-width) and signage ● Speed cushions (non full-width) on Hylton Castle Road to enforce speed limit and assist safe pedestrian movement between Castle View School and residential areas
Partners:
SCC, Nexus, local schools, Northumbria Police
Timescale
Year 4 (2009/10) to Year 7 (2012/13)
Funding requirement
£3,000 approx for 30mph Baron's Quay Road
£80,000 for gateway treatments (£60,000 Highways, £20,000 shrub planting)
£10,000 traffic calming on Grange Road
£15,000 traffic calming on Hylton Castle Road
LTP Road Safety, Sunderland City Council

6.65 The main priority for public transport in Castletown is to improve bus stops in accordance with latest guidelines to ensure easy access onto buses for the elderly, disabled and push-chair users. These would be complemented by low floor buses to contribute to improving access. There is also the need to improve access to public transport and improve pedestrian safety around Ethel Terrace where there is currently a potential conflict between pedestrian and vehicle movement, particularly associated with parked vehicles.

Transport and access
Pedestrian / public transport
Components:
<ul style="list-style-type: none"> ● Improvements to bus stops throughout Castletown including raised kerbs, rumble channels, guard railing and raised flagstones (12 bus stops in Castletown) ● Use traffic regulation orders and physical measures (e.g. bollards) on Castle View to prevent the chicanes being parked on and reducing visibility for motorists and pedestrians to the detriment of road safety.
Partners:
SCC, Nexus, schools, Northumbria Police
Timescale
Year 4 (2009/10) to Year 7 (2012/13)
Funding requirement
£30-36,000 (improvements to bus stops)
£8,000 Castle View Traffic Regulation Orders
LTP Road Safety, Sunderland City Council

6.66 Working with schools to improve road safety, through promotional campaigns and activities. This would be a co-ordinated approach working in partnership between the schools and the Police to promote and improve road safety.

Transport and access
Education
Components:
<ul style="list-style-type: none"> ● Partnership working between schools and the police to promote road safety ● Develop a travel plan for Castle View School and Castle View Primary School to improve safe and sustainable access to the school and local area (already underway). This could include: <ul style="list-style-type: none"> - School events and talks e.g. police visits - Encouraging the Travel Plan to be an active plan for the wider community
Partners:
SCC, Nexus, schools, Northumbria Police, Local Education Authority
Timescale
Year 4 (2009/10) to Year 7 (2012/13)
Funding requirement
Within existing budgets

Neighbourhood management

6.67 Key to the successful delivery of the masterplan in Castletown are the initiatives which will support the areas of clearance and redevelopment. These will be focused around improving neighbourhood and housing management (see previous section on Housing Management).

Neighbourhood Management Initiatives

6.68 While this masterplan focuses on physical change, the sustainability of any improvements will depend not only on an improved physical fabric but also on improved services and neighbourhood management. This is a key aim of the government's 'Strong and Prosperous Communities' white paper published in October 2006, which aimed to ensure that services are more responsive to local circumstances and local communities.

6.69 The combination of the physical regeneration necessary to reinvigorate the housing market and better services piloted through neighbourhood management offers sustainability and an improved quality of life for residents. In those parts of the area which will not be undergoing physical change, particularly through the interim period leading up to the physical change of new housing development, neighbourhood management should be focused on 'hot spots' identified through partnerships developed between service providers and residents.

6.70 This will particularly take advantage of the links between residents, the Police and Community Wardens to share intelligence and information on a regular basis, in order to inform the strategies needed to tackle the issues identified. Castletown Neighbourhood Action Group has been established as a pilot between the police, the council's Anti Social Behaviour Officer, Area Regeneration Officers, local agencies and residents, working at a neighbourhood level to tackle anti-social behaviour. It is the first of its type in the North East and was initiated by the Community Police Team. Neighbourhood management in Castletown should be developed using existing structures and partnerships.

6.71 A number of neighbourhood management initiatives have been identified to support the delivery of the masterplan. These are set out in the following tables:

Neighbourhood management
Community safety
Components:
<ul style="list-style-type: none"> ● Promote and support Northumbria Police in facilitating the Castletown Neighbourhood Action Group as the main group co-ordinating community safety action in Castletown. Ensure this is the group which is involved at all levels ● Engage with residents including young people to develop relationships to tackle issues successfully, using the Community Progression Officer and Youth Workers to build relationships with young people. ● Neighbourhood Wardens exercising duties across Castletown ● Present case to Safer Sunderland Partnership to secure the use of mobile CCTV cameras over a period of time to target recurring issues especially around Hylton Dene, Ethel Terrace and the allotments ● Tackling underage drinking and drugs use through targeting shops selling alcohol, enforcing the no-drinking zone in the Dene through improving signage and running a drug awareness scheme in schools
Partners:
Sunderland City Council, Community Progression Officer, Safer Sunderland Partnership, Area Regeneration Officer, Castletown Neighbourhood Action Group, Police and Sunderland North Community Business Centre (SNCBC)
Timescale
Year 1 (2006/07) to Year 5 (2010/11)
Funding requirement
Cost of Community Wardens £74,000 for year 1 (NRF bid approved)
Estimated Cost for further 4 years with 3% inflation per annum £320,000 approx

6.72 Community Wardens provide a valuable service in Castletown in building trust and confidence within the community. Experience elsewhere suggests that Community Wardens form an important link between residents and the police and result in success in tackling issues. Regular sharing of information between agencies is critical. This is already underway with the Neighbourhood Action Group and the Local Multi Agency Problem Solving Group who meet monthly. It may be beneficial to increase the frequency of these meetings to improve information sharing and ability to successfully tackle any problems and issues highlighted.

6.73 The Wardens in Castletown will have a number of key roles, including:

- Working with young people to provide a point of contact for young people and help to identify diversionary activity for them

- Tackling issues of anti-social behaviour, particularly arson, fly-tipping, litter and vandalism to houses and other property

6.74 Targeted policing within Castletown will help to tackle some of the recurring problems which have been identified and build confidence with residents. A partnership approach linking to the Castletown Neighbourhood Action Group will show residents that there is a commitment to improving the quality of life of residents in Castletown.

6.75 This co-ordinated approach to community management and involvement should help to develop pride and ownership in Castletown. This could be furthered through the development of Community Agreements setting out the commitment of service providers to the community in terms of service provision.

Neighbourhood management
Project: Community Progression Officer
Components:
<ul style="list-style-type: none"> ● Supplement the new Community Development Worker position (currently with a role for 3 areas in the North of Sunderland) with additional funding to create a full time position within Castletown
Partners:
Sunderland City Council, Community Progression Officer, Northumbria Police, SNCBC
Timescale
Year 3 (2008/09) to Year 5 (2010/11)
Funding requirement
£35,000 per annum rising by 3% per annum for 3 years (initial start of salary £25,000 and overheads £10,000)

6.76 A dedicated Community Development Worker would help to support and build the capacity of the Castletown Community Association, Castletown Action Group and other community groups within Castletown. Their role would also be valuable in developing community activities and engaging with young people.

Community facilities

6.77 Through the consultation process undertaken to develop the masterplan, it has been identified that there is the need to develop activities for young people in Castletown. Initial consultation with young people carried out as part of the masterplan development identified the following as possible activities which should be provided in Castletown:

- Late opening café
- Community park
- Bike track

6.78 Further work with young people is required to identify whether these activities are supported or whether there are other types of activities that they would like to have available. In addition, a local needs assessment in accordance with PPG 17¹⁹ is required to assess the need for these and other sport and leisure facilities in Castletown. This should be carried out as part of work undertaken to prepare the council's Local development Framework Core Strategy. The outcome from this further work would become the basis to develop youth provision in Castletown and associated funding required for delivery.

6.79 Funding to support additional facilities should be available through the resources secured through wider private investment in Castletown. A proportion of these resources should aim to be used to provide financial support to community facilities in Castletown, e.g. scout hut and community centre, to invest in their facilities to improve what is available for residents in Castletown. The Community Centre has already secured resources to invest in their building and carry out environmental improvements to its grounds.

Employment

6.80 High unemployment is a characteristic within Castletown, particularly for men. Access to employment and training is an important additional benefit which can be brought about through the delivery of the masterplan. There are a number of ways in which local people can benefit in terms of employment and training opportunities.

6.81 This might best be delivered through an intermediate labour market (ILM) which tackles those people who are long term unemployed. Successful schemes have been running in other parts of Sunderland, for example Pallion IntoWork or ETEC in Hendon. This could be used as the basis for developing a similar scheme in Castletown, or possibly across the North of Sunderland.

Community facilities
Improving facilities for young people
Components:
<ul style="list-style-type: none"> ● Community Progression Officer forging links with young people to gain a better understanding of the things they would like to have in Castletown ● More formal consultation with young people to be carried out once relationships have been established ● Local needs assessment under PPG 17 ● Test whether the following are supported by young people or whether other facilities should be available: <ul style="list-style-type: none"> - Late opening café - Community park - Bike track
Partners:
SCC, Community Progression Officer, Castle View School, Community Centre
Timescale
Year 4 (2009/10) to Year 7 (2012/13)
Funding requirement
Additional funding will be required when specific activities have been identified. Likely sources include Big Lottery Fund, Community Chest and Strategic Initiatives Budget

7.0 Risk assessment

7.1 Every large regeneration programme is subject to risk. During the life span of a long term regeneration project, it is likely that factors will change which will impact on the delivery of the masterplan. It is important, therefore, to identify and monitor risks which could impact on the delivery of the masterplan, acknowledging that the masterplan may need to change over time if circumstances alter significantly.

7.2 The masterplan which has been developed provides an overarching strategy to guide the delivery of the masterplan components. As projects are implemented there will be the need for constant review. This work will need to respect the framework defined by the masterplan but have sufficient flexibility to respond to changed circumstances and ongoing consultation. The masterplan will be subject to ongoing review, monitoring and management. Notwithstanding the need for flexibility it is important that the masterplan strategy, once endorsed, benefits from a long term commitment to delivery by partners and stakeholders.

7.3 The following table highlights the key risks associated with the delivery of the masterplan, however it is likely that new risks will arise during the implementation stage.

7.4 The table identifies:

- The risk
- The priority of the risk
- The action to minimize the risk
- The lead organisation

7.5 The risk table should be used as a tool to assist in the implementation of the masterplan and can be updated during the process to ensure that the risks are minimised.

7.6 The main risks identified should be monitored closely as part of delivering the masterplan strategy, as these have the potential to significantly impact delivery.

Area	Risk	Risk type	Action	Lead organisation
External	Changes in government policy, particularly in relation to housing market renewal and Local Government reorganisation.	Amber	Maintain regional government partner contacts re emerging national policy and continue liaison with other Local Authorities in Tyne and Wear.	Sunderland City Council
Governance	Poor communication between key partners, stakeholders and residents. Effective communication is key to the success of the project.	Amber	Develop and implement an effective communication strategy and framework.	Sunderland City Council
Governance	Securing financial resources generated by redevelopment for specific use in Castletown to deliver components of the masterplan.	Amber	Good communication between Housing/ Planning/Legal Services within the City Council to ensure where possible financial contributions are secured e.g. through planning conditions. Identify key check points to review progress being made on this.	Sunderland City Council
External	Decisions made by Gentoo in relation to the Aviary.	Amber	Maintain good communication with Gentoo throughout the process of delivering Area A to keep up-to-date with Gentoo progress and decisions relating to the Aviary.	Gentoo, Sunderland City Council
Delivery	Difficulty securing relocation opportunity to deliver clearance and redevelopment.	Amber	Work with development partners to facilitate early clearance and redevelopment phase to enable relocation.	Sunderland City Council, Gentoo
Delivery	Lack of funds to enable the masterplan to be delivered - both physical and social aspects.	Amber	Ongoing review of funding sources from public and private sector organisations. Explore the potential of using capital assets to reduce the funding gap for delivering the masterplan.	Sunderland City Council

8.0 Implementation strategy

Introduction

8.1 This section of the report outlines the approach to implementation and delivery, covering the following areas:

- Phasing
- Relocating Residents
- Planning and CPO
- Structuring Delivery
- Funding
- Consultation

Phasing

8.2 The phasing of the masterplan delivery will be impacted upon by a number of factors:

- Availability of additional funding through English Partnerships, Regional Housing Board and other sources e.g. Coalfield Regeneration Trust, Big Lottery Funding
- Working with Gentoo and English Partnerships in respect of delivering housing redevelopment to the areas north and south of Chaffinch Road
- Engaging the private sector in relation to other development proposals
- Working with residents to further acquire properties identified in Area A

8.3 A broad phasing programme is shown on the following page - the period covered begins with 2006/07 (Year 1) to reflect activity to date associated with delivery of the masterplan proposals, for example property acquisitions.

8.4 In the last 2 years the City Council has negotiated and acquired a large number of the older properties in the development area in Area A shown on the plan and this programme of acquisitions is nearing completion. More recently Gentoo have acquired and cleared the former large allotment site and announced proposals to redevelop the Aviary estate, located in Area B on the plan. The City Council, with its development partners English Partnerships and Gentoo, has prepared a development brief for the large redevelopment site incorporating Areas A and B, which will be developed as a single cohesive and co-ordinated housing scheme. The development brief will be important for setting out the requirements of the site as outlined by the masterplan strategy and to act as a framework for a scheme to be designed as the basis for further consultation with the local community. The development brief forms part of the masterplan strategy and is included as Appendix 5 to this document.

8.5 It will also be important during this period that where possible some of the smaller scale environmental and neighbourhood management interventions can begin to be implemented. This will continue to build confidence in the area with residents and improve the quality of life of existing residents.

8.6 It is expected that the new development will have commenced with new houses visible on site by late 2009. A phasing plan for redevelopment will ensure that retained residents/tenants are factored in with little if no decampment required, however any need for a CPO may result in extended timescales for delivery.

Development guidelines

8.7 As previously noted, the City Council, Gentoo and English Partnerships have agreed development guidelines for the development of family housing on land north and south of Chaffinch Road under the terms of a formal joint venture agreement between them.

8.8 The development guidelines set out the requirements to be met by the new development, including the following key principles:

- The provision of at least 50 affordable homes
- Development with a net density of up to 40 dwellings per hectare
- A number of planning and design requirements including the preparation of a Design and Access statement and compliance with the Urban Design Compendium, Building for Life, DCLG guidance document Safer Places - the Planning System and Crime Prevention and English Partnerships' Inclusive Design Guidance
- Site specific requirements relating to the built form and layout of the development, materials, spacing of dwellings, integration of tenure, the associated public realm, boundary treatments, biodiversity and landscaping sustainable energy and construction, sustainable urban drainage (SUDS), amenity open space and equipped play facilities, access, car parking and mitigation of any negative factors relating to air quality, noise and vibration.
- Compliance with housing quality standards such as Code for Sustainable Homes and English Partnerships' Quality Standards, and house construction standards including Lifetime Homes
- Engagement with the community including the preparation and submission of a Community Engagement Strategy

8.9 Full details can be found in the Development Guidelines at Appendix 5 of this report.

Castletown Masterplan		Indicative Phasing Programme						
		Year						
		1	2	3	4	5	6	7
		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Housing Intervention	Area A							
	Area B							
Housing Investment Areas	Priority Area							
	Secondary Area							
Housing Management								
Retail Improvements - Ethel Terrace								
Environmental Improvements	Gating of Nye Dene and Castle View cuts							
	Investment in Hylton Dene							
	Urban Woodland Creation							
	Castletown Gateway							
	Reinstating Traditional Street Character							
Traffic/Access Improvements								
Neighbourhood Management	Community Safety							
	Community Development							
Community Facilities	Supported Investment and Improvement							
Employment								

Relocating residents

8.10 Sunderland City Council has a range of relocation option packages available to residents to help to secure acquisition of residential properties. The City Council will continue to work with Gentoo and residents on an individual basis to secure the further acquisition of properties.

Planning status and Compulsory Purchase Order (CPO)

8.11 The masterplan sets out a detailed framework for the area against which subsequent planning applications can be assessed and will identify which long term regeneration projects are proposed. In addition, when formally adopted by the City Council (initially approved as an Interim Supplementary Planning Document) the completed masterplan will provide support for the use of the City Councils' statutory powers by illustrating that a strategic framework for the redevelopment of the area has been prepared in full consultation with the local community to engender its support.

8.12 This will include supporting any CPO that may be required to facilitate the proposals contained within the masterplan. It will also provide a basis for the City Council and its partners to apply for funding in order to deliver the regeneration projects proposed in the masterplan strategy.

8.13 If required, a CPO for Castletown will be pursued through the Planning and Compulsory Order Act 2004 as the regeneration objective is to improve the social, economic and environmental well being of the area. The four tests of a Planning CPO, set out in Circular 06/04 which need to be satisfied at a Public Inquiry are:

- Relationship with adopted planning framework or emerging core strategy
- Contribution to achievement of the promotion or improvement of economic, social or environmental well being of the area
- The scheme's financial viability including the timing of available funding
- Absence of alternative means of acquiring the relevant land

Structuring delivery

8.14 The masterplan will provide a mechanism to:

- Deliver physical and social change in Castletown, which represents the agreed collective view of residents, the City Council and its partners; and
- Enable resources generated through the masterplan strategy to be secured and reinvested in Castletown.

8.15 A significant level of funding has been secured by the City Council to deliver parts of the strategy. Other elements do not have funding identified, however a key component of delivery is the need to ensure that any capital receipts and resources secured through planning contributions are ring-fenced and reinvested into Castletown to deliver the other elements of the masterplan.

8.16 This mechanism will allow a significant flow of funding to be captured and reinvested over a number of years which would avoid the reliance on external funding to deliver the masterplan. External funding will be required to 'top up' the resources secured but there would not be the reliance on this type of funding to the same extent.

Funding

8.17 The masterplan will require significant resources to deliver the housing intervention proposed and the complementary projects to improve neighbourhood quality and long term sustainability. Excluding the housing intervention at the Aviary Estate it is anticipated that costs will amount to at least £8 million.

8.18 To date Sunderland City Council has been successful in securing £3 million from the Single Housing Investment Pot (SHIP) and English Partnerships. This funding will be directed towards the acquisition of properties and land assembly prior to a developer commencing on site. There may also be the potential to secure additional funding from English Partnerships which would contribute to the delivery of the masterplan.

8.19 Alongside the funds already secured by Sunderland City Council, it will be necessary that other funding is secured from both the private and public sector. Capital receipts from the sale of the land to developers will be an important income stream if they are then recycled into the scheme. Additionally other benefits can arise from working with the private sector including enhancements to the environment and access improvements via Section 106 agreements.

8.20 Private sector involvement will assist in sharing the risk involved in delivering the change identified through the masterplan.

8.21 Opportunities to secure funding from a range of public sector organisations exist which can assist in delivering the masterplan. A number of the funds can only be accessed via the council or Gentoo; others are available to community/voluntary groups that are active in the area.

8.22 The range of activities which can be supported through these funds, include land assembly, the provision of housing for rent/intermediate ownership, transport improvements, neighbourhood management, environmental improvements, youth and community facilities, capacity building, business development, health

and education initiatives.

8.23 An assessment of potential funding sources has been undertaken and the table below sets out the funding organisation, its priorities, who can apply, the timescales and how this relates to the projects within the masterplan. This will assist in determining priorities in terms of delivering different elements of the masterplan and clearly identifies funding gaps.

Source	Who can access funding	Priorities	Timescales	Other factors	Relevant projects
English Partnerships	Housing gap funding is a European-Commission-approved investment tool available to the public sector to enable it to support regeneration and housing supply.	<ul style="list-style-type: none"> Available in strategic locations across England 	No funding deadlines		Housing Intervention Areas and Housing Investment
Single Housing Investment Pot	Commissioning approach will be followed. Locally identified priorities developed through evidence gathered through housing market assessments	<ul style="list-style-type: none"> Rejuvenating the housing stock Choice and Quality Improvement and maintenance of existing housing Meeting specific community and social needs 	September 2007 Board will know their resource allocation and begin to set out deadlines for funding	SHIP 3 2008/09 to 2010/2011	Housing Investment
Housing Corporation	Registered Social Landlords	Funds RSLs who wish to provide housing for rent and for low cost home ownership.		Specific guidelines which need to be followed to qualify for funding	Affordable housing to be delivered in Housing Intervention Areas
Local Transport Plan	Local Highway Authorities	<ul style="list-style-type: none"> Major Schemes - primarily for major new roads and public transport projects Integrated Transport Block - used to fund non-maintenance transport schemes e.g. small roads projects, road safety schemes etc Maintenance Allocations - structural local road maintenance 		Funding priorities may have already been identified	Transport/Access Improvements
Coalfield Regeneration Trust	New or existing groups, organisations and agencies throughout Britain who are contributing to the regeneration of coalfield areas and their	<ul style="list-style-type: none"> Supporting communities to play an active part in regeneration Ensuring that coalfield communities have the best possible learning facilities and resources Focus on projects which increase the range and diversity of the social economy by encouraging social enterprise and supporting organisations to generate income Building on government employment schemes by supporting new, forward-looking and locally designed approaches that get people into work 	No funding deadlines		Education/Employment Initiatives and role of Community Progression Officer

Source	Who can access funding	Priorities	Timescales	Other factors	Relevant projects
Keyfund Federation Limited	Provides funds for people aged 11-25 years to plan and carry out their own projects.	<ul style="list-style-type: none"> ● Young people present their idea to the panel, who are not judging the value of the actual project but the groups' ability to recognise their learning in organising and planning the project. <p>Considerations are:</p> <ul style="list-style-type: none"> ● The idea genuinely comes from the young people themselves ● It is safe legal and realistically achievable ● The group shows evidence of their learning ● The group is supported by a Keyfund Facilitator 		Various levels of progression from first grant of £100 to four grants of £1,000	Community Progression Officer role linking with young people engagement and development
Awards for All	Applications welcome from not-for-profit group or a parish or town council, school or health body.	<ul style="list-style-type: none"> ● Extend access and participation by encouraging more people to become actively involved in local groups and projects ● Increase skill and creativity by supporting activities which help to develop people and organisations, encourage talent and raise standards. ● Improve quality of life by supporting local projects that improve people's opportunities, health, welfare, environment or local facilities. 	No funding deadlines	Lottery Grants for Local Groups Gives grants between £3,000 and £10,000	Community Facilities, Education, Community Progression Officer
The People's Millions	The following groups are eligible: <ul style="list-style-type: none"> ● Voluntary and Community Groups ● Local Authorities, schools & statutory health bodies ● Social enterprises 	Projects that help communities to transform their local environments by improving green spaces, buildings and amenities. For 2007 their focus is also on helping people to use and enjoy their local environments	17th May 2007	<ul style="list-style-type: none"> ● Maximum grant £80,000 	<ul style="list-style-type: none"> ● Creation of Urban Woodlands ● Investment in Hylton Dene
The Big Boost	Lottery funding which supports young people get ideas off the ground (part of the Young People's Fund Initiative)	<p><i>11-16 yr olds</i> -these awards encourage activity based on the Citizenship and Social Enterprise (Key Stages 3 and 4 of the national curriculum). The awards are intended to encourage and support new community projects coming from the young people themselves.</p> <p><i>16-25 yr olds</i> -have a strong emphasis on encouraging social entrepreneurs. The awards are intended to encourage and support new community projects coming from the young people themselves.</p>	No funding deadlines, 10 awards per year	<ul style="list-style-type: none"> ● Gives grants to young people £250 - £1,000 (11 - 16 yrs) and £500 - £5,000 (16 - 25 yrs) ● Supports individuals and informal groups 	Improving facilities for young people and links to the Community Progression Officer

Source	Who can access funding	Priorities	Timescales	Other factors	Relevant projects
Future Builders (England)	Supports third sector organisations	Looks to offer investment packages to organisations delivering services or would like to deliver services in the areas of: children and young people, community cohesion, crime, health and education and learning	No funding deadlines	Combines the provision of loans, grants and professional support to build capacity of third sector organisations	Community Safety Initiatives
Help Yourself	Funded by Save the Children and British Gas, helping to get young people involved in lasting community activities, focuses on children and young people in deprived communities	Save the Children recognises that the health, education and safety/protection of children and young people are important features in today's society as is the environment in which they live, successful projects will be those that help address one or more of these issues.	Closing date for applications 22nd June 2007. Projects must run from Sept to Nov 07	50 awards of up to £1,000 can be made	Links to role of Community Progression Officer
The Lloyds TSB Foundation	Supports smaller underfunded charities that help people who are disadvantaged and live in England and Wales to play a fuller role in the community of their choice	<i>Community Open Programme</i> Funds: <ul style="list-style-type: none"> ● Smaller charities ● Existing and innovative new work ● Core and project funding ● Charities across England and Wales <i>Community Priority Programme</i> Funds more local charities. For the North East their priorities are: social and geographic isolation, older people and excluded young people Grants available on a one to three year basis	No funding deadlines	Grants are relevant to the charity size making the application	
Northern Rock Foundation	Applications accepted from registered charities but also those that are not registered can apply if it can be demonstrated that the proposals can be delivered.	Current objectives are to tackle disadvantage and to improve quality of life in North East England and Cumbria. They make grants through open programmes, policy work, training and development activities, special initiatives, loans and other investments Grant applications need to fit within the following programmes: <ul style="list-style-type: none"> ● Money and Jobs ● Independence and Choice ● Strong and Healthy Communities ● Building Positive Lives ● Safety and Justice ● Culture and Heritage ● Better Buildings 		Most grants made over one, two or three years	Improved facilities for young people and general improvements to community buildings

Source	Who can access funding	Priorities	Timescales	Other factors	Relevant projects
Greggs Trust	Focus on providing grants to organisations with charitable aims in the North East, particularly those based in deprived areas. It has a focus on providing grants to smaller organisations rather than well-staffed organisations	It supports applications from: <ul style="list-style-type: none"> ● Organisations that 'make a difference'. ● Locally managed activity, estate-based and neighbourhood projects. ● Less popular and harder to fund causes will be given priority, as will projects which involve clients and users. ● Grants will be considered for core costs (ie, salaries and overheads) between £10,000-£15,000 per annum for one, two or three years. ● Smaller organisations or lower-cost budgets consider a one-off grant of between £1,000-£10,000. It will only consider arts, environmental, educational and health projects if they have a focus on the needs of disadvantaged people and/or are located in deprived areas. 	Grants assessed in March, June, September and November. Applications should be sent in 2 months prior to assessment meetings		Community Facilities
Benfield Motors Charitable Trust	Gives grants to registered charities	The Trust supports the following: <ul style="list-style-type: none"> ● Social welfare, particularly the relief of need, hardship and distress ● Community development work which supports children, young people and the elderly, local hospitals and hospices ● Christian activities 		Grants can be recurrent or one-off Range from £100 to £5,000	Community Progression Officer role

8.24 The above table shows that there are gaps in the funding package, notably for undertaking improvements to Ethel Terrace local retail centre. Private sector resource will assist in the redevelopment of the local retail centre, but additional funding will be required. Monitoring of funding programme priorities will be necessary to identify future opportunities to secure resource. Other areas where there are currently gaps in the funding package are related to the housing investment areas and public realm improvements.

8.25 The above shows that there are clearly two strands of funding required for the masterplan, one for the physical redevelopment, the other for community led initiatives.

8.26 It is envisaged that the City Council's Housing Renewal Team will continue to work with English Partnerships, the North East Housing Board and Gentoo to secure resource for the housing and retail elements of the masterplan. Liaising closely with the Housing Renewal Team, the Community Progression Officer in Castletown will play a key

role in enabling local community groups to access funding by working with the Area Regeneration Officer for North Sunderland, Sunderland Community Development Network and local community groups.

8.27 The masterplan will be a key document when liaising with funding organisations, as it:

- demonstrates need
- shows that a partnership approach with stakeholders and the community has been adopted
- sets out sustainable solutions to address identified issues to deliver a vision for the area; and
- shows commitments from other funders to the delivery of the masterplan.

Community engagement strategy

8.28 In the short-term it is clear that action will be needed to continue existing relationships which have been built up over the last two years to ensure that the local community remain informed and engaged during the delivery phases of the masterplan.

8.29 Further consultation will need to take place with the local community on the emerging proposals for Ethel Terrace. It is important that the community is kept informed and consulted on any new proposals.

8.30 There are a number of methods that Sunderland City Council can use to engage with the local community to both inform them of new developments and consult with them on new proposals. One possibility is further work to understand whether there is the capacity within Castletown to establish a Community Development Trust. These are public/private partnerships which includes representatives from the local community. Although the majority of funding secured by Trusts are public sector, they can have a significant role approving funding bids for any funding secured, including private resources secured through redevelopment proposals. Community Development Trusts have been successful elsewhere in strengthening the capacity and resources of the community for the benefit of the community.

8.31 There are also a number of other possible actions that could help ensure that the community is kept involved. These include:

- Work with the community to deliver short-term actions based upon the findings from the consultation programme, focusing on those actions which residents said were their top priority to improve the quality of life of residents. This should focus on utilising the already established Castletown Neighbourhood Action Group and perhaps bring together involvement from the Community Reference Group established during the development of the masterplan.
- Projects with schools to help engage young people as part of the National Curriculum for Citizenship Training
- Continued communication with residents. This might include the production of a further information booklet or through the newsletter which could include updates on the masterplan and its progress and relocation information for residents. This could also promote what has been undertaken in Castletown to promote resident confidence
- Continued consultation and partnership working with local businesses and stakeholders
- Maintain the active Community Reference Group through the continuation of regular meetings and possibly expanding role and involvement in delivery of the masterplan; and
- Consider carrying out a study tour to see examples of

good practice with groups of local residents.

8.32 There is a well established Community Reference Group in Castletown, which meets to discuss and review the masterplan process. The group is enthusiastic about seeing Castletown improve and has actively helped to promote consultation events relating to the development of the masterplan. It is recommended that Sunderland City Council continue this group as it actively keeps the community informed and up to date with recent developments. The role and purpose of this group will continue to be reviewed as the masterplan moves into its delivery phase.

8.33 It is important that the overall approach should build upon the work carried out as part of the masterplan development and continue to be as comprehensive as possible.

Next steps

8.34 Following approval of the masterplan as an Interim Supplementary Planning Document, the next steps are to:

- Secure the housing redevelopment of the areas to the north and south of Chaffinch Road through the JVA to be entered into by the City Council, English partnerships and Gentoo and in accordance with the agreed development guidelines
- Securing additional funding for other elements of the masterplan
- Develop an ongoing community engagement process and investigate feasibility of a Community Development Trust for Castletown
- Deliver supporting non-physical projects where funding is in place.

Conclusion

8.35 The masterplan for Castletown is an ambitious strategy which aims to tackle the areas with the worst housing market problems, poor environmental quality and social issues which are affecting residents' quality of life in Castletown.

8.36 The strategy sets out the key components of the masterplan and how they can be delivered through a phased process over a number of years.

8.37 The masterplan will need to be flexible to changing circumstances. Sunderland City Council will lead on the delivery of the masterplan and will need to continue to work with other council services, stakeholders and residents, to ensure the good communication and partnerships established during the development of the masterplan are maintained and used to help to deliver key components of the masterplan.

Appendices

Appendix 1

Masterplan consultations - engaging with the local community

Introduction

The preparation of the masterplan followed a number of consultation events between January 2005 and July 2005 regarding housing renewal proposals emerging from the completed Castletown Neighbourhood Renewal Assessment. Sunderland City Council ran and organized these events.

A wide range of consultation events and techniques were used to encourage as many local people as possible to get involved. These included:

- community audit (August 2005)
- neighbourhood walkabout (July 2005)
- Community Reference Group (between September 2005 and December 2006)
- outreach session (March 2006)
- design workshop (September 2005)
- neighbourhood drop-in (May 2006)
- preferred options drop-in (September 2006)
- updated masterplan drop-in (May 2008)
- statutory consultation (August-September 2008)

What follows is a summary of each element of the consultation.

Community audit (August 2005)

The community audit took place in August 2005 and included a mapping exercise of the key facilities in the area, which included, green spaces, community facilities, health facilities, places of worship and shopping areas.

The facilities audit showed that the majority of the shops are situated on Ethel Terrace and are in need of refurbishment. There are a few other shops situated around the village, such as 'Hiz and Herz' hair salon and the bathroom furniture warehouse on Castle View; both of these shops also need refurbishment.

There are a number of large shops on Castle View and Dene Road, such as Kwik Save, Storey Carpets, HSS Hire Shop, DP Furniture Express, Harveys and The Bed Shop. The majority of these shops appear to be in good condition.

Castletown has a number of community facilities, such as the Community Centre, Snooker and Gym Club, Castle View Sports Centre, the Scouts headquarters, the Methodist Church and the Social Club. All of the above hold a wide range of activities.

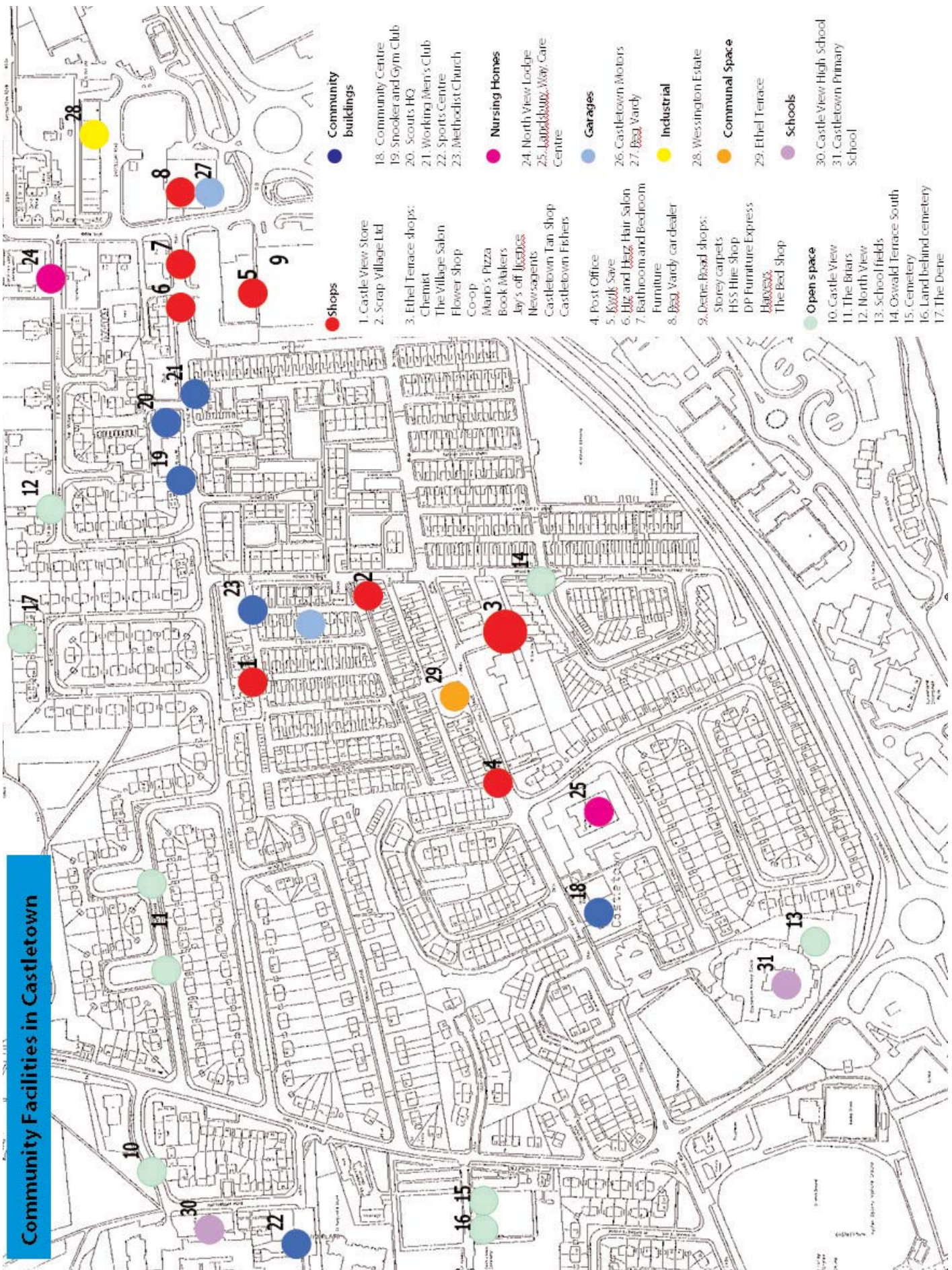
There are two garages in Castletown; Castletown Motors on Oswald Terrace and Reg Vardy on Dene Road. Castletown Motors seems to be well used, but could benefit from

refurbishment. Reg Vardy is just outside of the Masterplan boundary, but appears to be in good condition.

Wessington Industrial Estate on Dene Road is also just outside the Masterplan boundary. There is a mixture of occupied and unoccupied units here and the industrial estate would benefit from being refurbished.

There are a number of small pockets of open space/ un-adopted land in Castletown which attract crime and anti-social behaviour. These include the paved communal space on Ethel Terrace, caged land behind the cemetery and the land on Oswald Terrace South.

There are two schools in the village, however only Castletown Primary School falls within the Masterplan boundaries. Both Castletown Primary School and Castle View schools are in good condition and seem to be well attended.



Community Facilities in Castletown

Community buildings

- 18. Community Centre
- 19. Snooker and Gym Club
- 20. Scouts HQ
- 21. Working Men's Club
- 22. Sports Centre
- 23. Methodist Church

Nursing Homes

- 24. North View Lodge
- 25. Labelling Way Care Centre

Garages

- 26. Castletown Motors
- 27. B&B Vardy

Industrial

- 28. Westington Estate

Communal Space

- 29. Ethel Terrace

Schools

- 30. Castle View High School
- 31. Castletown Primary School

Shops

- 1. Castle View Store
- 2. Scrap Village Ltd
- 3. Ethel Terrace shops:
 - Chemist
 - The Village Salon
 - Flower Shop
 - Co-op
 - Mam's Pizza
 - Book Makers
 - Jay's off licence
 - Newspapers
 - Castletown Tan Shop
 - Castletown Fishers

Open space

- 4. Post Office
- 5. B&B Save
- 6. Hix and Hix Hair Salon
- 7. Bathroom and Bedroom Furniture
- 8. B&B Vardy car dealer
- 9. Dene Road shops:
 - Storey carpets
 - HSS Hire Shop
 - DP Furniture Express
 - H&B The Bed Shop
- 10. Castle View
- 11. The Biers
- 12. North View
- 13. School fields
- 14. Oswald Terrace South
- 15. Cemetery
- 16. Land behind cemetery
- 17. The Dene

Neighbourhood walkabout (July 2005)

In July 2005, 8 residents, 3 Councillors and council staff showed the consultants around the study area. This gave the consultants the opportunity to see 'first hand' any issues and concerns people had about their neighbourhood and their ideas for improvements and future investment. The following information was identified:

The area has a good community spirit although this has been declining due to many of the long-term residents from Castletown leaving the area, mainly to get away from problems associated with anti-social behaviour.

There are a number of problematic housing areas within Castletown including the Aviary Estate and streets around Park Street South. Residents generally feel that this is the result of 'problem families' causing anti-social behaviour and Sunderland Housing Group not maintaining their properties to a high standard. It was thought that the area would benefit from a mixture of new housing, including affordable housing for first time buyers, family homes and bungalows.

It was felt that there is a significant problem with crime and anti-social behaviour in Castletown. Large groups of young people gather around Ethel Terrace and in Nye Dene. Under-age drinking and an increase in drug taking, noise and litter were the main issues raised.

It was suggested that fly tipping is a big problem in the area and that residents either dispose of their rubbish in their gardens or on un-adopted land. Residents generally felt that the Council needs to improve their cleansing service in the area.

Residents identified a number of un-adopted sites and eyesores that need to be improved. They included; the land behind the cemetery, open land at the end of Jennifer Avenue, unused land behind the Co-op and land at the end of Oswald Terrace.

The allotments next to Park Street South are in a poor state and frequently get vandalised. The allotments are owned by Castletown Allotments Association, which some residents suggested may be prepared to move.

It was generally thought that the whole of Ethel Terrace needs updating and investment. It was reported that local shop-keepers were concerned that if the street is improved rents may increase and they will be forced out of the area.

There are a number of community facilities in Castletown, which are perceived to be underused, including the Community Centre. Facilities such as the nursing home and Methodists Chapel are, however, well used.

Community Reference Group (Ongoing)

A Community Reference Group was set up at the beginning of the process to work with the consultants. In total 18 people, both residents and local business people, joined the group. Local councillors and City Council officers also attended some of the meetings. The group met six times throughout the project to discuss the masterplan process, help plan the events, review the outcomes and generally to express their ideas and concerns.

The Community Reference Group's terms of reference were as follows:

1. To guide and monitor the implementation of the community engagement programme
2. To make recommendations to the Project Steering Group on any changes to the programme
3. To act as a sounding board and ideas group
4. To provide advice and guidance as necessary
5. To provide local knowledge and information
6. To provide support to the consultants at consultation events
7. To enable members to provide feedback to their respective groups and help keep residents informed throughout the masterplanning process
8. The CRG will not be a decision-making group

Outreach (March 2006)

The outreach in Castletown was carried out in March 2006 with young people. Nine young people that either lived or socialized in Castletown attended a youth session to discuss the following subjects:

- Anti-social behaviour
- The Dene
- Where do you want to live in the future?

Anti-social behaviour - the young people identified a number of different types of activities that they perceived as being anti-social, this included; dogs roaming the streets, graffiti and gangs of youths. They also identified a number of solutions to help solve the problem in the village, this included; late opening café, refurbishment of the shops, more activities for young people, more activities for elderly residents and a community park.

The Dene - the young people identified a number of improvements that could be made to the Dene. This included; a 'booze buster', a driving range, lights, benches, jet skis, a Zoo, a shopping centre, a bike track and a youth shelter.

Where do you want to live? - the majority of young people wanted to stay living in Castletown in the future. The young people that did not want to stay living in the village suggested that they would like to move to a farm or a part of Castletown that they perceive as being better ("the top end of Castletown").

Design workshop (September 2005)

A design workshop was held in September 2005 and ran over two consecutive days. On the first day residents had the opportunity to discuss any issues and concerns in Castletown through a series of interactive workshops sessions; on the second day the consultants pulled all of the information together and presented ideas and solutions to how the issues could be resolved. Approximately 50 residents, agencies and local businesses attended the workshops.

First session:

Residents, agencies and local businesses joined together to discuss issues or concerns they had about Castletown. Groups of 8 people moved around discussion tables to focus on particular issues such as shopping, housing, transport and community facilities.

The key findings that came out from this event included:

Housing

House prices in Castletown are lower than the Sunderland average and there is a high proportion of private landlords. The landlords have concentrated their properties in small pockets, particularly in the Sunderland cottages south of the Aviary where there is a high number of sales and turnover. There is a low proportion of owner occupiers in the study area and a large number of families living there.

The most popular and desirable housing in Castletown is the semi-detached houses. There is a very low turn over in these houses and they are priced higher than other housing in the village.

Houses around Elizabeth and Stanley Street are popular for first time buyers as they are perceived as being affordable housing in the area. There is still a demand for homes on the Aviary Estate, although the quality of housing is poor.

Roads and transport

Wessington Way (A1231) is seen as an important strategic transport route, but also forms a barrier between Castletown and the south of the area. There is widespread concern about the amount of traffic speeding through the village and residents feel that traffic calming measures need to be established in the short-term.

Retail

The number of shops on Ethel Terrace has been declining over a long period. One of the reasons may be due to the change in shopping habits and competition from supermarkets. The shops suffer from vandalism, crime and anti-social behaviour. Residents would like to see the shops improved in the short-term.

Crime and safety

Although there are falling crime rates across North Sunderland, residents in Castletown still feel the police are not doing enough to resolve the problem in Castletown. Residents feel that youth disorder, especially on Thursday, Friday and Saturday evenings, is the main problem.

Environment

The Dene is underused, due to the lack of maintenance and anti-social behaviour. Residents would like to see more lighting, benches and trees planted. There are a number of unused public spaces which residents would also like to see improved.

Some residents feel that the image of the gateway into Castletown and the residential streets could be improved. It was suggested that planting more trees and shrubs would soften the look.

Community facilities

There is a strong community in Castletown with too few facilities. It was felt that more facilities and activities need to be provided for young people to help prevent anti-social behaviour.

The schools in Castletown are perceived as being very good and are at the 'heart' of the community.

Second session:

After the first session the consultants analyzed all of the information gathered and produced a large scale plan of how residents ideas and suggestions could be incorporated into the Masterplan. This included:

Housing

It was suggested that new housing in the village needs to include a variety of type and tenure and must be affordable by local people. New housing provides the opportunity for new people to move into the village, which would help improve the economy. There are also a number of measures that could be used to help owner-occupiers improve their properties and control private landlords.

he long-term future of the remaining Sunderland cottages and the Aviary needs to be reviewed throughout the Masterplanning process.

Roads and transport

Castletown is a compact area with good transport access. There are opportunities for improvements and discussions with local residents and services providers will need to take place.

Currently there is a lack of parking facilities in the area especially on Ethel Terrace. A number of measures could be identified to help improve this problem.

Residents also identified speeding traffic as a problem in the village. Traffic calming measures such as 20 mph speed limits could be introduced to help solve this problem.

Retail

There is some scope for reducing the size of the shopping area. Trade has suffered since the demolition of some terraces and the change in shopping habits. A new housing development will not, on its own, be enough to halt the decline of Ethel Terrace.

There is scope for a central shopping area to become more of a focal point for the community and local people by mixing shops, service and leisure facilities. Investment in existing premises (e.g. shutters, repairs, refurbishment etc) is needed, but there is some reluctance amongst shopkeepers. There may be potential for a new purpose-built shopping parade with dedicated parking (e.g. as at Chiswick Square or Townend Farm) but shop owners are concerned that new units may not be affordable.

Crime and safety

There are a number of methods that can be used to help control anti-social behaviour; they include more neighbourhood/community wardens, mobile or fixed CCTV cameras, more lighting in the Dene, under-age drinking campaigns and more activities for young people.

Environment

There is an opportunity to provide more well managed and maintained public spaces in any new housing developments. These spaces could be used for community activities.

More seating, lighting and litter bins could be provided throughout the village and especially on the Dene. More trees could be planted on residential streets to soften the image of the area.

There are a number of ways in which the allotments could be improved; discussions with residents and allotment users will need to take place.

Community facilities

A new 'community vision' for Castletown is needed, which would help to improve its image with outsiders. There are a

number of facilities that could be provided to offer a wider choice, including an all-weather football cage, youth shelter, cyber café and affordable childcare.

Neighbourhood drop-in (May 2006)

A 'Neighbourhood Drop-in' was held on the 10th May 2006 at Castletown Methodist Church between 2pm and 7pm. The community were given the opportunity to comment on a number of options for regeneration using a variety of methods.

Over 200 residents came to the drop-in, with 146 of them completing questionnaires. These provided a valuable indication of resident's views on the most important issues facing their neighbourhood.

Summary of main findings across the Masterplan area as a whole:

- 1 65% of the questionnaires were completed by owner-occupiers, with 24% completed by Sunderland Housing Group tenants
- 2 The top three priorities for environmental improvements were:
 - General street improvements across the area
 - Upgrading or relocating the allotments and pigeon crees
 - Providing small play areas and facilities for young children
- 3 The top three priorities for highway and transport improvements were:
 - An off-road service area for the Ethel Terrace shops
 - A 20mph zone for the whole village
 - An off-road parking area for the Ethel Terrace shops
- 4 The top three priorities for crime and safety were:
 - Tackling shops selling alcohol to under-age children by withdrawing their licences
 - Enforcement of the no-drinking zone
 - Employing two new neighbourhood wardens
- 5 The top three priorities for community improvements were:
 - Employing a dedicated community development worker
 - Young people designing diversionary youth activities / facilities
 - Improvements to Castletown's image
- 6 Overall, the three most popular improvements people would like to see (as a percentage of people completing questionnaires) were:

- Tackling shops selling alcohol to under-age children (66%)
 - General street improvements across the area (63%)
 - Enforcement of the non-drinking zone (59%)
- 7 The most popular option for retail improvements was Option 3 - a new shopping parade. 67% of residents expressing a preference felt this was the best option, with just 17% supporting each of the other two options.
- 8 The most popular option for housing change was also Option 3 - 223 demolitions - but opinion was more equally divided between the three options. 40% of those expressing a preference went for Option 3; 32% for Option 2 and 28% for Option 1.
- 9 Where people were in broad agreement with the housing option they had selected, 47% of those expressing a view wanted to see changes to that option. This suggests that there is scope for the development of a more fine-grained option, between Options 2 and 3, which would appeal to a larger proportion of residents.
- 10 Those people potentially affected by demolition, under any of the housing options, expressed a range of preferences about what type of housing they would prefer. The most popular choices were:
- Renting an existing house in the neighbourhood
 - Renting a new house built in the neighbourhood
 - Buying a new house built in the neighbourhood

The least popular options were buying or renting a house elsewhere. Only 21% of those people expressing a view wanted to move out of the area following demolition of their home. This indicates a strong commitment by most residents to remaining in Castletown and the need for a phased redevelopment and rehousing programme, particularly if Options 2 or 3 are eventually chosen.

11 In terms of future housing investment, the most popular improvements people wanted to see were face-lifting, followed by new windows and boundary treatments.

Preferred option drop-in (September 2006)

A second drop-in session was held on September 12th 2006, giving residents in Castletown an opportunity to view an exhibition of the Preferred Masterplan Option and express their views.

232 residents attended the drop-in; 136 completed a questionnaire. The questionnaire results provided an insight into resident's views on the Preferred Option which was presented at the drop-in.

Summary of main findings across the masterplan area as a whole:

- 1 136 residents completed and returned a questionnaire.
- 2 41% (55) of respondents had lived in the area for over 20 years.
- 3 66% (90) of questionnaires were completed by owner occupiers; 21% (28) were tenants of Sunderland Housing Group.
- 4 There was overall support for the Preferred Option; with 47% (64) of all respondents strongly supporting the Preferred Option and a further 37% (50) agreeing to some extent. Only 10% (14) of all respondent were opposed to the Preferred Option.
- 5 People who expressed reservations about the preferred option had 4 main issues:
 - Support for further demolition
 - Opposition to the proposed demolition
 - Support for relocation of the allotments and
 - Opposition to the establishment of a public square
- 6 36% (49) of respondents said that there were further ways of improving the Preferred Option, with 18% (25) indicating that there were no further ways the Preferred Option could be improved.

People who said they felt the preferred option could be improved had three main issues:

- Support for further demolition
 - More extensive improvements to existing housing and
 - Further improvements to local shopping facilities
- 7 70% (95) of questionnaires were completed by females, with 23% (31) of respondents aged between 41-60; 96% (130) of questionnaires were completed by respondents described as White (Irish/British).

Updated masterplan final report drop-in (May 2008)

Following further changes to the masterplan an additional drop-in event was held on 21 May 2008 at Castletown Methodist Church to provide the community with a preview of the masterplan that would be presented for statutory public consultation. The drop-in was staffed by City Council officers and representatives of Gentoo and Nathaniel Lichfield and Partners.

The main changes to the plan reflected Gentoo's decision to redevelop the Aviary estate - superseding the previously

proposed 'monitor and manage' approach - and their acquisition of the large allotments site south of Chaffinch Road. This led to the amalgamation of those two areas with the areas of housing being acquired by the City Council to form a single proposed housing development site. The site is to be developed under the terms of a Joint Venture Agreement (JVA) between the City Council, Gentoo and English Partnerships and in accordance with development guidelines agreed by the JVA partners.

Other significant changes included the removal of the proposed 'home zone' for Stanley Street, Elizabeth Street, Alder Street and Sheppard Terrace and its replacement with a proposed financial assistance scheme for improvements, subject to the availability of funding; proposed re-development of land and buildings on the south side of Ethel Terrace for retail use; infill housing development on the north side of Ethel Terrace and a proposed financial assistance scheme for older residential and commercial properties to be retained in Ethel Terrace, again subject to the availability of funding.

The drop-in was attended by 111 people, of whom 62 submitted their views by returning questionnaires to the City Council.

Summary of main findings across the masterplan area as a whole:

- 1 47% (29) of respondents had lived at their current address for more than 20 years
- 2 81% (50) of respondents were owner occupiers; 10% (6) were tenants of Gentoo
- 3 53% of respondents identified themselves as female, 89% as White British (11% did not respond); 44% were aged 41-60, 31% aged over 60 and 10% aged 31-40; 23% considered themselves disabled
- 4 81% (50) of respondents either strongly supported the masterplan proposals or agreed with them to some extent. 16% (10) respondents either opposed or were not sure about the masterplan.
- 5 People who expressed uncertainty about the masterplan raised four main issues:
 - Lack of firm timescales for delivering proposals
 - Uncertainty about the proposed financial assistance schemes
 - Aspects of the proposals for Ethel Terrace
 - Remaining uncertainty about the Aviary estate
- 6 Only 24% (15) of respondents thought the masterplan could be improved.

People who thought the masterplan could be improved raised three main issues:

- Development and improvement proposals and car parking at Ethel Terrace
- Timescales for delivery
- Further demolition of older properties

Statutory public consultation

Statutory public consultation on the masterplan strategy, in accordance with Regulation 17 (1)(b) of the Town and Country Planning (Local Development)(England) Regulations 2004 (as amended) was undertaken over a five week period from 7 August until 10 September 2008.

A permanent exhibition of the proposals and associated documents was on display at the Bunny Hill Customer Service Centre, Hylton Lane, Sunderland and the Civic Centre, Sunderland throughout the consultation period. Post-paid response cards were provided for the public to give their views. Six two-hour 'drop-in' sessions were manned by council planning and housing services staff at Castletown Methodist Church on dates publicised by public notice and on flyers delivered to all properties in the masterplan area. In addition all relevant material relating to the consultation was available online at www.sunderland.gov.uk/castletown where responses could also be made online.

Thirty two people attended the drop-in sessions. Twenty post-paid response cards were returned. All the respondents (100%) supported the masterplan proposals with none expressing views that would require changes to the masterplan.

Overall, the community engagement programme in Castletown has been a considerable success. Large numbers of local people have been involved, from all parts of the neighbourhood and there is a good degree of consensus about what needs to change to enable Castletown to become a sustainable neighbourhood and community. Importantly, there is majority support for demolition of the worst older terraced housing and its replacement with new homes for sale and rent. The long-term future of the Aviary is the one outstanding issue which remains unresolved and this is something most residents feel must be agreed before the masterplan can be fully implemented.

Details of consultation through masterplan development

The following is a summary of each project stage with the following information:

- Dates of meetings or events
- Number of letters sent
- Number of leaflets sent
- Attendance numbers

Community Reference Group

Initial invite to join CRG letter / invite to 1.9.05 meeting - sent 17th August 2005.

Letters sent: 7

Meeting held: 1st September 2005

Number attended: 7 (excluding council and SRC staff)

Invite to 29.9.05 meeting - sent 22nd September 2005

Letters sent: No record on database

Meeting held: 29th September 2005

Number attended: 15 (excluding council and SRC staff)

Letter to CRG re: last team meeting notes (29.9.05) and explanation of delay for next meeting - sent 20th October 2005

Letters sent: 14 (excluding council and SRC staff)

Invite to 25.1.06 meeting - sent 10th January 2006

Letters sent: 16

Meeting held: 25th January 2006

Number attended: 12 (excluding council and SRC staff)

Letter to CRG re: last team meeting notes (25.1.06) - sent 9th February 2006

Letters sent: 16

Invite to 9.5.06 meeting - letter sent 3rd May 2006

Letters sent: 16

Meeting held: 3rd May 2006

Number attended: No record

Invite to 6.9.06 meeting - letter sent 22nd August 2006

Letters sent: 17

Meeting held: 6th September 2006

Number attended: 13 (excluding council and SRC staff)

Invite to 23.11.06 meeting - letter sent 13th November 2006

Letters sent: 19

MEETING CANCELLED

Invite to 13.12.06 meeting - letter sent 17th November 2006

Letters sent: 19

Meeting held: 13th December 2006

Number attended: 13 (excluding council and SRC staff)

Final feedback letter with meeting notes (13.12.06) - sent 4th January 2007

Letters sent: 19

Community walkabout

No invite sent. 12 residents and councillors contacted by phone. Walkabout on 14th June 2005

Number attended: 8 residents, 3 councillors and council staff.

Feedback letter with report sent on 3rd August 2005 - sent to all who attended.

Stakeholder interviews

Stakeholder interviews held in August 2005.

Stakeholders contacted by phone.

13 interviews held in total.

Outreach

Outreach session held at Castletown Youth Club on 15th March 2006.

Number attended: 9

Design workshop

Invite letter sent 23rd August 2005

Letters sent: 90 to residents as well as local businesses and agencies

950 Design workshop flyers distributed 29th August.

20 Design workshop posters.

Number attended: 50 residents, agencies and local businesses.

Stock condition survey

Letter re: Stock Condition Survey, sent on 8th March 2006 - 161 sent

Options drop-in - 10th May 2006

Agency invite to drop-in sent 26th April 2006 - 16 sent

Residents invite to drop-in sent 4th May 2006 - 107 sent

Drop-in invite flyer distributed 2nd May 2006 - 1000 distributed

Drop-in poster - 15 distributed

Number attended: 180 residents

Preferred option drop-in - 12th September 2006

Agencies and councillors invite sent 29th August 2006 - 25 sent

Residents invite sent 1st September 2006 - 235 sent

Drop-in invite flyer distributed September 2006 - 1000 distributed

Drop-in poster - 15 distributed

Number attended: 232 residents

Updated masterplan final report drop-in - 21 May 2008

Drop-in invite flyer distributed 14 May 2008 - 1000 distributed

Number attended - 111

Statutory public consultation - 7 August to 10 September 2008

Permanent exhibition of proposals during normal opening hours at Bunny Hill Customer Service Centre, Hylton Lane, Sunderland and Civic Centre, Burdon Road, Sunderland throughout the consultation period

Six two-hour drop-in sessions at Castletown Methodist Church staffed by City Council officers

All relevant information available online at www.sunderland.gov.uk/castletown

Flyer advertising exhibition, drop-in sessions and website distributed 31 July 2008 - 1000 distributed

Formal written consultation by letter to agencies, organizations and other stakeholders - 161 sent

Number attending drop-in sessions - 29

Appendix 2

Formal responses to statutory public consultation

The following tables provide a summary of formal consultees' representations on the statutory public consultation on the Castletown masterplan strategy, the City Council's responses to those representations and the changes made to the masterplan and sustainability appraisal where necessary.

Agency	Comments	Council response
Statutory consultees		
ONE NorthEast	<p>ONE Northeast welcomes the Council's intention through the provision of this SPD document to establish a framework against which the proposed improvements and redevelopment of this area of Castletown can be taken forward</p> <p>The Agency supports the intention to provide a mix of family house types which will allow residents to enter the housing market and move up the housing ladder without moving away from Castletown. Provision of this choice of housing accords with the policies of the RES and the Northern Way.</p> <p>The intention set out in the document to require through the preparation of a development brief, design principles relating to high quality building design and energy efficiency is also welcomed</p>	No amendments/response necessary
GONE	<p>Our advice on SPDs in general is that:</p> <p>(a) all of the matters covered in SPDs must relate to policies in a development plan document or a saved policy in a development plan (para. 4.40 of PPS12), and SPDs should clearly state which DPD policies or saved policies they support;</p> <p>(b) section 19(5) of the Planning and Compulsory Purchase Act 2004 requires LPA's to produce a Sustainability Appraisal and a report of the findings;</p> <p>(c) regulation 17 of the Town and Country Planning (local Development) (England) regulations 2004 sets out the requirements for publicising and consulting on draft SPDs</p>	<p>Comment noted - respond</p> <p>With regard to point (a) the SPD does not yet relate to any policy in a development plan document or saved development plan policy. It was agreed with Government Office that the Castletown Masterplan will be taken forward as intended, but on a non-statutory basis (as there is no over-arching adopted policy).</p> <p>The process will culminate in the approval (not adoption) of the document by the Council as an Interim Supplementary Planning Document (ISPD).</p> <p>It is anticipated that, if necessary, this ISPD will be converted to a full Supplementary Planning Document at a time when an appropriate Development Plan Document (DPD) policy, in which it can be founded, has been adopted</p>
English Heritage	In respect of this particular masterplanning exercise, we have concluded that engagement is not a high priority for English Heritage.	No amendments/response necessary
TATA Communications (McNicholas Construction)	Your proposals will not affect TATA Communications	No amendments/response necessary
National Grid	Based on the information you have provided and the proximity and sensitivity of these networks to your proposal we have concluded that the risk is NEGLIGIBLE	No amendments/response required
County Archaeologist	<p>The masterplan should mention the fact that Hylton castle and Chapel, which are a Scheduled Ancient Monument (SAM 32074) lie to the north of the study area. The Castletown area was once within the extensive grounds and parkland of the castle.</p> <p>Major planning applications within the masterplan area should be accompanied by an archaeological desk-based assessment, which may in turn recommend archaeological fieldwork.</p>	<p>Comment noted - amend</p> <p><i>Development guidelines amended (page 20) to read:</i></p> <p>Hylton Castle and Chapel lie to the north west of the site. The site was once within the extensive grounds and parkland of the castle. Two medieval villages - Hylton and Newton were also nearby although the exact location is still unclear. Both Roman and prehistoric artefacts have been found in the vicinity of the site.</p> <p>Given the above, the development proposal must be accompanied by an archaeological desk-based assessment.</p>

Agency	Comments	Council response
Statutory consultees		
County Archaeologist (cont'd)		<p>This must determine whether further archaeological fieldwork will be required. (Requirement also included in developer checklist).</p> <p><i>Masterplan amended (page 5, para. 2.2) to read:</i></p> <p>Hylton Castle and Chapel lie to the north west of the site. The site was once within the extensive grounds and parkland of the castle. Two medieval villages - Hylton and Newton were also nearby although the exact location is still unclear. Both Roman and prehistoric artefacts have been found in the vicinity of the site.</p> <p><i>SA amended (page 47 para. 4.3.6) to read:</i></p> <p>The masterplan site sits within the extensive former grounds and parkland of the castle. Two medieval villages - Hylton and Newton were also nearby although the exact location is still unclear. Both Roman and prehistoric artefacts have been found in the vicinity of the masterplan area.</p> <p>Given the above, any development proposal must involve as a minimum an archaeological desk-based assessment.</p>
North East Assembly	<p>Energy</p> <p>Whilst the masterplan seeks to maximise renewable energy sources and reduce energy consumption, it does not require developers to incorporate embedded renewable energy measures, or demonstrate how it intends to reduce energy consumption. This does not reflect the objectives of RSS policy 38, which requires that, in advance of local targets being set in development plan documents (DPD's), major new development should secure at least 10% of its energy supply from decentralised and renewable energy or low carbon sources, unless having regard to the type and design of the development, this is not feasible or viable. These should be delivered by promoting and securing greater use of renewable energy in new development, as advocated by RSS policy 39. The North East Assembly (NEA) would therefore support the incorporation of these measures, to fully reflect the objectives of RSS policies 38 and 39.</p>	<p>Comments noted - respond & amend</p> <p>Energy</p> <p>The development brief for the housing site, included in the appendices of the masterplan document already requires stringent measures for reducing energy consumption and increasing use of renewable energy sources based on the requirements of Core Strategy CS15.</p> <p>In addition Section 7 of the development brief (P.25) contains English Partnership's requirements for the Code for Sustainable Homes, which go beyond those required by the City Council.</p> <p>Nevertheless the main body of the masterplan text will be amended to read (page 26 - 27, paras. 6.38 - 6.42):</p> <p>6.34 In PPS1 the Government sets out its key objectives for the Planning System. One of these key objectives is to encourage sustainable development. The policies designed to achieve this means of development are set out in PPS 3 Housing. This document is used by local authorities as the basis for promoting sustainable development in their area.</p> <p>6.35 Sunderland City Council has accordingly produced and adopted a Residential Design Guide Supplementary Planning Document (SPD) against which all new residential development will be assessed. The aim of the guide is to produce a high quality of design in accordance with adopted UDP Policy B2 (scale, massing, layout and setting of new development), adopted UDP Alteration No.2 policy B2A on sustainable urban design and UDP policies R1 (sustainable development) and R4 (energy conservation).</p> <p>6.36 The Residential Design Guide accords with the council's draft Core Strategy policies CS15 and 16 which in turn reflect national and regional policy relating to sustainable design and construction and renewable energy technology. In particular, North East Regional</p>

Agency	Comments	Council response
Statutory consultees		
North East Assembly (cont'd)	<p>Transport and access</p> <p>It is understood that a transport assessment has been undertaken in relation to the impact of the housing intervention scheme. The local authority should be satisfied with the transport implications of the housing scheme on the surrounding road network.</p> <p>Flooding and SUDs</p> <p>The masterplan does not mention the provision of Sustainable Drainage Systems (SUDs) which can contribute to minimising the risk of flooding, particularly flash flooding, and also contribute to a reduction in water based pollution. The NEA would support the local authority in requiring the incorporation of SUDs in the area, to reflect the objectives of RSS policies 2, 24 and 35.</p>	<p>Spatial Strategy (RSS) policy objectives relating to renewable energy (RSS policies 38 and 39), water conservation and sustainable drainage systems (SuDS) (RSS policies 2, 24 and 35) have been incorporated.</p> <p>6.37 All new residential development in Castletown will be assessed against the requirements of the Residential Design Guide and therefore relevant local, regional and national policies.</p> <p>6.38 In addition, the new housing development north and south of Chaffinch Road is subject to the requirements of development guidelines prepared specifically for the site and agreed by the development partners - Sunderland City Council, English Partnerships and Gentoo. These guidelines incorporate English Partnerships' Quality Standards which in some respects go beyond the requirements of the council's Residential Design Guide, for example in relation to the level of compliance required under the Code for Sustainable Homes (the national standard for assessing the sustainability of new homes).</p> <p>Transport and access</p> <p>The housing scheme will be replacing the cleared properties on a like-for-like basis. There will be an insignificant net gain if any in housing numbers and house types will be geared towards families as with the former properties. It is considered that impact on the surrounding road network will be minimal.</p> <p>Flooding and SUDs</p> <p>The development brief for the housing site, included in the appendices of the masterplan document, already makes a requirement for SUDs based on Core Strategy policy CS16 (P.23).</p> <p>However given the comments from NEA the masterplan document will be amended (page 26 - 27, paras 6.38 - 6.42) as above in the section on energy.</p>
Northumbrian Water	<p>NWL would support the regeneration of Castletown and in particular welcomes the clear requirements recommended in the Sustainability Appraisal for water conservation measures and the use of SUDs for controlling surface water run-off. However it is noted there are no references to these matters in the main report and NWL would request that specific reference is made to the promotion of water conservation and the use of SUDs.</p> <p>The regeneration of Castletown will provide opportunities to separate surface water from the sewerage system which would have many benefits for sustainability: less water would have to be pumped and treated in the sewerage system; the load on the sewerage system would be reduced thereby lessening the risk of flooding; and the water could be used for enhancing the environmental and eco-systems in the area, as is being realised in the Integrated Urban Drainage Pilots in Hartlepool and the Ouseburn in Newcastle.</p>	<p>Comment noted - respond & amend</p> <p>The development brief for the housing site, included in the appendices of the masterplan document, already makes a requirement for SUDs based on Core Strategy CS16 (P.23).</p> <p>However given the comments from NWL the masterplan document will be amended (page 26 - 27, paras 6.38 - 6.42) as per the response to comments from North East assembly to include reference to SuDS.</p>

Agency	Comments	Council response
Statutory consultees		
Environment Agency	<p>We have noted that the concerns we raised in our letter of 26 July 2007 have been addressed in the Sustainability Appraisal and mitigation measures that were recommended through this process have been taken forward in the draft Development Guidelines document. As such, we have no further comments to make provided that these issues are retained in the final adopted version of this document.</p>	No amendments/response required
Natural England	<p>We have concentrated our response on the Sustainability Appraisal and would look to see our concerns integrated into the Masterplan Strategy</p> <p>4.3.4 Although not within the masterplan area the European Sites along the coast and the Durham Coast SSSI should be included as this must be assessed to ensure their will be no adverse effect on the integrity of these sites.</p> <p>As advised previously an assessment under the Habitats Regulation 85 is required of all land use plan documents. Please also recognize that certain species, including bats and great crested newts are protected under international legislation, again the Habitats Regulations.</p>	<p>Comments noted - amend & respond</p> <p>- 4.3.4 SA amended (P.46) to read:</p> <p><u>European Coastal Sites</u></p> <p>There are two Natura 2000 sites within Sunderland, which need to be screened for any effects from the masterplan. These are as follows:</p> <ul style="list-style-type: none"> - Durham Coast Special Area of Conservation (SAC) - Northumbria Coast Special Protection Area (SPA) and Ramsar site <p>Both sites are fragmented, comprising discrete portions of the coast north and south of the Wear Estuary. The SAC overlaps part of the SPA and Ramsar site.</p> <p>The Durham Coast became a SAC with effect from 1 April 2005. The SAC covers a total area of 393.63 hectares. The interest features of the SAC are vegetated sea cliffs of the Atlantic and Baltic Coasts on Magnesian Limestone exposure.</p> <p>The general site characteristics of the Durham Coast include the following elements;</p> <ul style="list-style-type: none"> - Coastal sand dunes, sand beaches and Machair (43% of site coverage) - Shingle, sea cliffs and islets (31%) - Marine areas and sea inlets (21%) - Humid grassland and mesophile grassland (5%) <p>The Northumbria Coast SPA/Ramsar covers a total area of 1,107.98 hectares. Incorporating parts of the Northumberland Shore, Durham Coast, Newton Links and Lindisfarne SSSI's the Northumbria Coast has been designated as a SPA because of its European ornithological interest.</p> <p>The interest features of the SPA are breeding Little Tern (<i>Sterna albifrons</i>), wintering Turnstone (<i>Arenaria interpres</i>) and wintering Purple sandpiper (<i>Calidris maritima</i>)</p> <p>Under the Habitats regulation 85... an assessment is required of all land use plan documents. This has been carried out in the Habitats regulations Assessment, which accompanies the Masterplan and Sustainability Appraisal documents.</p> <p><u>Durham Coast SSSI</u></p> <p>The Durham Coast SSSI between South Shields and Hart Warren is of considerable biological, geological and physiographic interest. It contains most of the paramaratime Magnesian Limestone vegetation in Britain as well as a species rich dune system and supports nationally important numbers of wintering shore birds and breeding little-terns which contribute to the internationally important populations of the north-east coast.</p>

Agency	Comments	Council response
Statutory consultees		
Natural England (cont'd)	<p>5.2 The Integrated Regional Framework (IRF) review was published early 2008 and now includes 10 objectives</p> <p>5.3 8th SA objective, this should also include geological conservation which is particularly relevant due to the proximity of Hylton Cutting SSSI. This should also ensure that biodiversity outwith the Castletown area is not damaged as a consequence of delivery of the Masterplan, and where appropriate is protected and enhanced.</p> <p>5.3 15th SA objective should encourage a modal shift from private motorised transport by provision of integrated public transport, foot and cycle routes.</p>	<p>The site contains six Geological Conservation Review sites and parts of the Durham Coast fulfil criteria for consideration as part of a proposed wetland of international importance under the Ramsar Convention and Special Protection Area under the European Community Directive 79/409/EEC on the conservation of wild birds (see Northumbria Coast SPA above)</p> <p>Bats and newts</p> <p>As has been identified in the paragraphs above, there exists the potential presence of Bats and Great Crested Newts on sites in close proximity to the Castletown site. These are both protected species under international legislation. Conservation (Natural Habitats &c.) Regulations 1994 and as amended in 2007. European protected animal species and their breeding sites or resting places are protected under Regulation 39. It is an offence for anyone to deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs. It is an offence to damage or destroy a breeding or resting place of such an animal. It is also an offence to have in one's possession or control, any live or dead European protected species. Development proposals must therefore ensure that appropriate measures are taken in line with European legislation, to ensure these species are protected.</p> <p>- 5.2. SA amended (P.49): 17 IRF objectives deleted and replaced with 10 updated objectives:</p> <ol style="list-style-type: none"> 1. Strengthening the North East economy 2. Adapting to and mitigating against climate change 3. Living within environmental limits 4. Developing a more sustainable employment market in the North East 5. Establishing a strong learning and skills base for the North East 6. Improving health and well-being while reducing inequalities in health 7. Safeguarding and enhancing the region's environmental infrastructure 8. Building sustainable communities in the North East 9. Developing sustainable transport & communication 10. Promoting, enhancing and respecting the region's culture and heritage <p>- 5.3. SA amended (P.50): 8th Castletown SA objective altered to read:</p> <ul style="list-style-type: none"> - To protect and enhance Castletown's biodiversity and geological heritage <p>- 5.3 SA amended (P.50): 15th Castletown SA objective altered to read:</p> <ul style="list-style-type: none"> - To ensure good accessibility for all to jobs, facilities goods and services by public transport, foot and bicycle.

Agency	Comments	Council response
Statutory consultees		
<p>Natural England (cont'd)</p>	<p>Appendix A</p> <p>Should recognize the 2007 amendment to the Habitats Regulations, Regulation 85 requires the assessment of land use plans to ensure no adverse effect on the integrity of any European sites.</p> <p>PPS9 also requires Biodiversity and geological conservation interests to be considered in line with statutory obligations, as set out in ODPM circular 06/2005 and the subsequent amendment to the Habitats Regulations.</p> <p>Appendix B</p> <p>Biodiversity indicators - suggest Area (ha) data is used in indicators and targets, eg Access to Natural Greenspace Standards (ANGST) sets measured area criteria for provision. Geological Conservation indicator should also be included, including maintaining the geological exposures and perhaps provision of access to and interpretation of the geological heritage of the area.</p> <p>National Summary data relating to SSSI is available on our website (currently www.english-nature.org.uk/Special/ssi/reportIndex.cfm).</p>	<p>- Appendix A</p> <p>SA Plans and Programmes table amended to include new cell:</p> <p>Habitats Regulations, Regulation 85 - requirement for an assessment of land use plans to ensure no adverse effect on the European sites.</p> <p>SA Plans and Programmes table amended (PPS9):</p> <p>Add the requirement of PPS9 that Biodiversity and geological conservation interests need to be considered in line with statutory obligations, as set out in ODPM circular 06/2005 and in addition, the subsequent amendments to the Habitats Regulations.</p> <p>- Appendix B</p> <p>Natural Greenspace Indicators (response)</p> <p>With regards to natural green space standards the City council is currently auditing the quantity and quality of all existing open space and outdoor sports facilities. The audit is PPG17 compliant and breaks down sites into 10 typologies, one of which is natural and semi natural greenspace - The Council's interpretation of the definition also relates to Natural England definition.</p> <p>The results of the audit will help inform the derivation of local standards for open space, sport and recreation that local planning authorities must set. These standards will relate to quantity, quality and accessibility. However work on accumulating the relevant data is still ongoing and in view of this the City council does not yet have accurate enough up to date figures regarding level of provision, quality and accessibility to natural green space. As such it is considered area data and access to green space indicators should not be included in the Castletown SA.</p> <p>Geology indicators (Amendment)</p> <p>Geology to be included in the Biodiversity section of the baseline table (re-titled: 'Biodiversity and Geology') which already includes details on Hylton Castle Cutting and other SSSIs. In addition data on RIGs sites will be inserted into the baseline table.</p> <p>(Amendment) SA supporting text para. 4.3.4 (p.43 under section on Hylton Castle cutting):</p> <p>In terms of access and interpretation of the geological exposure, the site is highly visible being adjacent to a significant road. However the steepness of the cutting and the fact that it directly abuts the carriageway render close access and interpretation of the feature problematic, without compromising pedestrian safety. Currently no on-site information/interpretation of the feature exists.</p> <p>(Amendment) SA text also to be inserted para.4.34 on RIGs:</p> <p>RIGs sites (Regionally Important Geological and Geomorphical Sites) are sites considered worthy of protection for their educational historical or aesthetic importance. RIGs sites do not have statutory protection but are considered a material consideration in the</p>

Agency	Comments	Council response
Statutory consultees		
<p>Natural England (cont'd)</p>	<p>Appendix F</p> <p>SA objective biodiversity - bat roosts. The presence of any protected species must be addressed in line with European legislation as set out in the habitats regulations , the interventions indicated in the appraisal criteria may not be appropriate, depending on circumstances, relevant provisions are set out in our website at http://www.naturalengland.org.uk/conservation/wildlife-management-licensing/habsregs.htm . The conclusion that the' nature of effect' is beneficial and reversible is not correct if roosts are likely to be damaged or lost. The numbers of bat roosts lost, any need for protected species licenses and new roosts created/ successfully occupied might offer valid indicators of this issue.</p> <p>Biodiversity should also consider the creation of greenspace within new development which can contribute to wider strategic green infrastructure. This might for example include provision of landscaping and green roofs. Areas of habitats lost or created can also offer a valid indicator.</p> <p>The issues raised above should be integrated into the Castletown Masterplan</p>	<p>planning system. They are protected from being destroyed or adversely affected by development by UDP policy CN19. Sunderland has 4 RIGs sites at Roker Cliffs and Parson's Rocks, North Dock (Tufa), Ryhope Beach and Houghton Hill (Cut & Scarp). None of these sites are in close proximity to the masterplan area.</p> <p>- Appendix F (Amendment) SA Strategic Option Appraisal Table (To protect and enhance Castletown's biodiversity and geology):</p> <p>Bat Protection: Development to take place in accordance with the recommendations of the ecologist's method statement; in accordance with the requirements of Conservation (Natural Habitats &c.) Regulations 1994 and as amended in 2007; in order to mitigate against the potential loss of any bats present in the area. Nature of effect: No effect in relation to Status Quo</p> <p>Creation of Greenspace and green infrastructure:</p> <p>The development brief makes the requirement for the provision of a minimum of 0.4 ha of amenity open space per 1000 bed spaces. It is anticipated that this will contribute to the wider green infrastructure in the area.</p>
Non - statutory consultees		
<p>Nexus</p>	<p>Nexus has no issue with the overall principles of the Castletown masterplan. We are pleased that the documentation recognises the importance of public transport in this area and of retaining the existing bus routeing which uses Chaffinch Road, Ethel Terrace and Grange Road as the major bus corridor. We also welcome the proposals to upgrade the bus stops in the area. It is however not clear if the proposed 20mph zone will cover the main bus corridor through the area. I am aware that in other areas bus operators have raised concerns over the impact that extensive 20mph zones can have on efficient bus operation. In this case most of the services are operated commercially by Go North East and I presume that they have also been consulted on the masterplan. Finally while we recognise that traffic calming may be required to improve conditions for pedestrians in this area, we would request that full width vertical calming features are avoided due to the problems they present to bus operation.</p>	<p>Comments noted: respond and amend: Response</p> <p>Proposed 20mph zone is to be implemented on Castle View.</p> <p>Go North East received details of the masterplan as part of the consultation process, however no feedback has been received in relation to the proposals.</p> <p>Amend Masterplan (p.30) to read:</p> <ul style="list-style-type: none"> - Traffic calming on Grange Road west of Baron's Quay road through (non-full carriageway width) speed cushions and signage. - Speed Cushions (non-full carriageway width) on Hylton Castle Road to enforce speed limit and assist safe pedestrian movement between Castle View School and residential areas
<p>Sport England</p>	<p>Environmental Improvements</p> <p>The masterplan should consider sport facilities as an environmental improvement. Whilst Sunderland has yet to undertake a PPG17 Local Needs Assessment, which would identify the requirements for indoor and outdoor sport facilities, there is a current Playing Pitch Strategy (2002 - 2011) that examines the demand and supply for football, cricket, hockey and rugby. The Playing Pitch Strategy recognises for Sunderland North (which includes Castletown) the following:</p>	<p>Comments Noted: respond and amend (Response) Environmental improvements</p> <p>The Castletown masterplan site is a densely packed urban area consisting predominantly of terraced housing and semi-detached residential properties as well as some educational/community uses and retail facilities. It is considered that the masterplan area does not contain any suitable sites that would accommodate the pitches identified by Sport England.</p>

Agency	Comments	Council response
Non - statutory consultees		
<p>Sport England (cont'd)</p>	<p>- An adequate supply of mini soccer and adult pitches but a shortage of junior pitches.</p> <p>- A shortage of 1 cricket pitch by 2011</p> <p>- A shortage of 1.5 rugby pitches</p> <p>There is an ideal opportunity for the masterplan to address some of the issues identified in the Playing Pitch Strategy.</p> <p>Details of pitch sizes and playing field construction can be obtained from these links: http://www.sportengland.org/se_facilities_naturalurf.pdf http://www.sportengland.org/se_facilities_comparative_sizes_003.pdf</p> <p>Community facilities.</p> <p>The masterplan identifies a bike track as being a possible community facility that should be developed in Castletown, however the masterplan suggests that further work is required to identify whether this is supported or whether there are other types of facilities. This detail emphasises the need for Sunderland to undertake a PPG17 Local Needs Assessment which could examine cycling facilities as part of the study. It may well identify a sport facility desperately needed in the Castletown area that would not only serve the local community but serve the wider community and assist in contributing towards social cohesion. However, without this PPG17 study, it is difficult to suggest what sort of sport facility is best suited in the Castletown area of Sunderland. There is always a risk that without a study to examine the demand and supply of indoor and outdoor sport facilities, a sport facility could be developed that may be underused and costly to maintain.</p> <p>Use of planning obligations to deliver sport facilities:</p> <p>The masterplan involves areas of new housing. The development of new housing can be used as an opportunity to secure planning contributions for the delivery of new sport and recreation facilities in an area. This is reflected in the advice set out in PPG17, paragraph 23, which states:</p> <p>"Local authorities should ensure that provision is made for local sports and recreational facilities (either through an increase in the number of facilities or through improvements to existing facilities) where planning permission is granted for new developments (especially housing). Planning obligations (see paragraph 33 below) should be used where appropriate to seek increased provision of open spaces and local sports and recreational facilities, and the enhancement of existing facilities. Where local facilities will attract people from a wider catchment, especially in urban areas, planning permission should not be granted unless they are located where they will be well served by public transport."</p> <p>The masterplan area contains Castletown Primary School and is adjacent to Billy Hardly Sports Complex. Both these facilities have community access and therefore would benefit from improvements secured by planning obligations in order for them to sustain longer operating</p>	<p>(Amendment) Community facilities Amend masterplan (p.59) to read:</p> <p>A local needs assessment in line with PPG17 is required to assess the need for this and other sports and leisure facilities in Castletown. This should be carried out as part of work undertaken to prepare the council's Local Development Framework Core Strategy.</p> <p>(Response) Use of planning obligations</p> <p>The Development brief, which forms part of the masterplan document (Appendix 6) identifies a requirement for contributions towards upgrading offsite play facilities at the Billy Hardy play area, Hylton Castle play area and Castletown Primary School. In addition a requirement for the provision of 0.4 ha of open amenity space is required within the development itself.</p> <p>Circular 05/05 'Planning Obligations' provides guidance on the use of planning obligations in England. The document states that amongst other things, planning obligations must be:</p> <ul style="list-style-type: none"> (i) necessary to make the proposed development acceptable in planning terms; (ii) directly related to the proposed development; (iii) fairly and reasonably related in scale and kind to the proposed development; and (iv) reasonable in all other respects. <p>It is considered that requesting further obligations for further upgrades to offsite sport/recreation facilities would be unreasonable as the proposed areas for upgrades are actually located relatively distant from the housing development site and therefore are not directly linked to the proposed development. In addition it would not be necessary to require the additional suggested improvements in order to make the development acceptable in planning terms.</p>

Agency	Comments	Council response
Non - statutory consultees		
<p>Sport England (cont'd)</p>	<p>hours to support the community use. The Sunderland Playing Pitch Strategy identifies the Billy Hardy Sports complex as a facility in need of financial investment.</p> <p>Active design</p> <p>The vision for the masterplan complements to vision for Sunderland which includes a healthy, safe and prosperous future. The masterplan can contribute to the health agenda by incorporating the principles of Active Design.</p> <p>Active Design is an innovative set of design guidelines to promote opportunities for sport and physical activity in the design and layout of development.</p> <p>The guidance promotes sport and activity through three key Active Design principles of improving accessibility, enhancing amenity and increasing awareness.</p> <p>Accessibility</p> <p>Improving accessibility refers to the provision of easy, safe and convenient access to a choice of opportunities for participating in sport, active travel and physical activity for the whole community.</p> <p>Amenity</p> <p>Enhancing amenity involves the promotion of environmental quality in the design and layout of new sports and recreational facilities, the links to them and their relationship to other development and the wider public realm.</p> <p>Awareness</p> <p>Increasing awareness highlights the need for increased prominence and legibility of sports and recreation facilities and opportunities for exercise through the layout of the development.</p> <p>The masterplan should acknowledge the principles of active design. Detailed guidance can be obtained from the Sport England website on:</p> <p>www.sportengland.org/index/get_resources/planning_for_sport_front_page/planning_active_design.htm</p> <p>Funding:</p> <p>The Masterplan identifies potential sources of funding. Sport England also offers funding and Sunderland Council might like to explore the potential for funding linked to the masterplan aims. Details of Sport England funding and eligibility can be obtained on the Sport England website: www.sportengland.org by clicking 'Get Funding'!</p>	<p>(Amendment) Active design</p> <p>The following text has been inserted into the development Brief for the new housing site (p.15):</p> <p>Active Design</p> <p>Where appropriate, the Design and Access statement should demonstrate how the proposal satisfies the principles of Sport England's 'Active Design' guidance document. The principles of Active Design are:</p> <p>Improving accessibility:</p> <p>providing easy, safe and convenient access to a choice of opportunities for participating in sport and physical activity and active travel for the whole community;</p> <p>Enhancing amenity:</p> <p>promoting environmental quality in the design and layout of new sports and recreational facilities, their links and relationship to other buildings and the wider public realm;</p> <p>Increasing awareness:</p> <p>raising the prominence and legibility of sports and recreation facilities and opportunities for physical activity through the design and layout of development.</p> <p>The above principles are applied to three activity settings:</p> <ul style="list-style-type: none"> - Everyday Activity Destinations - shops, homes, schools, workplaces etc. - Informal Activity and Recreation - play areas, parks and gardens etc. - Formal Sports and Leisure Activities - sports pitches, swimming pools etc. <p>(Response) Funding:</p> <p>Discussions to take place with Sport England in due course as necessary</p>
<p>Gentoo</p>	<p>The Gentoo Group are happy to be working with the City of Sunderland and English Partnerships to deliver the exciting regeneration of this part of Castletown.</p>	<p>No amendments/response necessary</p>

The following list comprises the organisations, stakeholders and individuals formally consulted by letter as part of the statutory consultation process on the Castletown masterplan strategy

Specific consultation bodies

North East Assembly
The Coal Authority
Environment Agency
Natural England
English Heritage
The Secretary of State for Transport
Northumbria Police
Gateshead MBC
South Tyneside Council
ONE NorthEast
Allcom Communications Ltd
BT
Cable and Wireless
Easynet Telecom Ltd
Energis
Fibrenet
Fujitsu Telecommunications Europe Ltd
Mobile Operators Association
NTL
O2
Orange Communications
Redstone Communications
T-Mobile
Thales Communication Services
Vodafone Corporate Communications
Verizon
Virgin Media
VSNL Telecommunications UK
Sunderland Teaching Primary Care Trust
South Tyneside Primary Care Trust
National Grid
NEDL
Northern gas Networks
Northumbria Water

Other organisations and bodies

CABE Space
English Partnerships
Government Office North East
Home Builders Federation
Housing Corporation
North East Housing Board
Sunderland arc
Coalfield Regeneration Trust
NPower
Northern Electric
Powergen
Go-Ahead Northern
Nexus
Stagecoach North-East

Sustrans
Transport 2000
Tyne and Wear Passenger Transport Authority
NHS Executive North and Yorkshire
Priority Care Wearside
South of Tyne and Wearside Mental Health NHS Trust
Sunderland Health Commission
Sunderland Carers Centre
Church Commissioners
Diocesan Board of Finance
County Archaeologist
Sport England
CPRE Sunderland
DEFRA
Durham Biodiversity Partnership
Durham Wildlife Trust
Forestry Commission
Great North Forest
RSPB
The Woodland Trust

Housing Associations and Registered Social Landlords (RSLs)

Anchor Trust
Banks of the Wear Housing Association
Cheviot Housing
Enterprise 5
Homegroup Ltd
Home Housing Association
Housing 21
North British Housing Association
Pele Housing Association
Riverside and Wearmouth Housing Association
Three Rivers Housing Association
Turnbull House
Two Castles Housing Association
Gentoo

Local stakeholders and landowners

Castletown Neighbourhood Action Group
Sunderland North Family Zone
City North Community Police Team
Sunderland North Community Business Centre
Saint Margaret's Court
Castletown Community Association
Castletown Scout Group
Castleview Sports Centre
Castletown Pigeon Society
Castletown Allotment Association
Sunderland Central Arson Task Force
Ian Forster

General consultation bodies

Sunderland Council for Volunteer Services
Sunderland Volunteer Bureau
Sunderland Civic Society
Kite Project NCH Action for Children
MODIS
Money Advice Service
North of England refuge Service
Refugee and Asylum Seekers Support Network
North of England Civic Trust
Citizens Advice Bureau
Round Table (Sunderland)
Sunderland Law Society
Sunderland Federation of Community Associations
Sunderland Community Network
CRYOP
Headlight
Education Business Connections
Families in Care
Kaleidoscope (NSPCC)
Learning and Skills Council Tyne and Wear
Mental Health Matters
North East AIDS Care
North East Council on Addictions
North Regional Association for the Blind
North Regional Association for Sensory Support
REACH Project
Relate North East
Social Enterprise Sunderland
Springboard Sunderland
Sunderland Carers Centre
Youth Development Service
Salvation Army
Samaritans
Sunderland People First
Sunderland Bangladeshi Community Centre
Sunderland Mosque
Sunderland Sikh Association
British Council of Disabled People
Disability Rights Commission
Disabled Persons Transport Advisory Committee
Sunderland Council for the Disabled
Physical Disabilities Alliance
Wear Able
Wearside Disablement Trust
North East Chamber of Commerce
Federation of Small Businesses
Sunderland North Community Business Centre
Sunderland Business Network
Business Link Tyne and Wear
North East Business and Innovation Centre
Tyne and Wear Development Company

MPs and MEPs

Bill Etherington MP
Stephen Hughes MEP
Martin J Callanan MEP
Fiona Jane Hall MEP

In addition to the above, the Leader and Deputy Leader of the council, Portfolio Holders for Planning and Transportation, Housing and Public Health and Regeneration and Community Cohesion, local ward councillors and all services within the City Council were formally consulted.

Appendix 3

Option appraisal report

Nathaniel Lichfield and Partners
Briefing Note - 22 June 2006
SUBJECT: Castletown Option Appraisal

1.0 OPTION APPRAISAL

Introduction

1.1 The option appraisal stage provides a framework within which the options can be appraised against a series of criteria, drawn from the objectives of the Masterplan. The methodology used is based on the approach set out in the Neighbourhood Renewal Assessment (NRA) Guidance Manual (2004) and the objectives set out in this masterplan brief. These techniques are used to rank the options to assist in identifying the preferred option which scores best against the criteria.

Methodology

Criteria Selection

1.2 The first stage in the methodology is to select criteria, the measures of performance by which the options will be judged. The criteria selected for the exercise are based on the masterplan objectives which were identified in the early stages of the project, namely to:

- Tackle the social, economic and environmental problems in the area
- Improve the choice and quality of housing
- Help secure funding to put the masterplan into action
- Strengthen the existing community and attract new residents to Castletown
- Ensure that future development and improvements are fully supported and coordinated, both in the short and longer term

1.3 Guide the Council when considering future planning applications

- Based on these objectives, the following criteria for appraisal were identified:
- Delivers a sustainable housing market and housing market restructuring
- Improves Environmental Quality
- Generates a step-change in image
- Compatibility with wider regeneration objectives
- Viability and Feasibility
- Ability to attract private sector investment
- Disruption to residents
- Support from stakeholders
- Support from residents

- Capability to attract national and regional funding
- Improves quality of life of residents

1.4 These objectives include measures both of performance against the objectives, but also operational/delivery/viability measures around the ability to deliver the proposals, in particular its ability to secure support from; stakeholders, residents, funders, and developers. This ensures a balance between options that might perform well against objectives but are not genuinely capable of being brought forward to practical implementation.

Performance matrix

1.5 The options which have been developed are appraised through the use of a performance matrix; each row describes an option and each column describes the performance of the options against each criterion.

1.6 Before the option performance can be scored against the criteria they must be assigned weights reflecting their relative importance to the decision making process. The use of weighting helps to prioritise what options should achieve. For this exercise the weighting of importance is on a 1 - 15 scale, with fifteen identified as the most important criterion and one the least important.

1.7 The scoring system for the performance matrix operates on a 1 - 5 scale. With a score of 5 indicating that the option fully satisfies the criteria and a score of 1 indicates the option fails to meet the criteria.

Approach to scoring against criteria

1.8 Below is a description of how each of the criteria will be used in assessing the options.

Delivers a sustainable housing market and housing market restructuring

1.9 This criterion will be applied by assessing the extent to which the option rebalances / restructures the housing market through:

- Balancing supply and demand in terms of type and tenure
- Stabilising prices in line with the Sunderland and Regional average
- Stabilising the population and attracting inward migration

1.10 A score of 5 would indicate that:

- Supply and demand would be balanced by removing obsolete/unpopular housing, replacing this with modern/popular housing.
- The option provides a mix of housing types to meet the aspirations of the local community, reflect the

demand for different housing types and provide housing that would help to attract new families to the area.

- The tenure balance would change to reflect the regional average, with a balanced tenure profile which would provide greater stability in the housing market and meet the needs and aspirations of the community.
- The population profile of the area would better reflect that of the national average, more families with children and first time buyers moving back into the area.

Improves environmental quality

1.11 This will be scored through assessing the improvement in the quality of the areas environment through the improvement to:

- Public open space
- Private open space
- Improvement to quality of public realm, include designing out crime
- Opportunity for efficient maintenance and management of public areas

1.12 A score of 5 indicates:

- Provision of good quality public and private open space which is safe and secure and is able to be accessed by all of the community
- Improves the environmental character of the study area
- New development applies designing out crime principles to maximum effect. This will include the creation of spaces:
 - With well defined routes, spaces and entrances for pedestrians and cyclists
 - That are structured and where different uses don't cause conflict
 - That have a well defined purpose and function
 - That are overlooked creating natural surveillance
 - That promote a sense of ownership, respect and community
 - That are equipped with the necessary well designed security features
 - That are designed with management and maintenance in mind
- Tackles problems associated with maintenance and quality of public areas, particularly the back lanes, the cuts into the Dene and the allotments

Generates a step-change in image

1.13 This will be assessed by analysing whether the option improves the image of the area through:

- Potential to alter peoples' perceptions of Castletown
- Improving the sense of pride and identity for current residents
- Making the area more attractive to potential house buyers

1.14 A score of 5 would indicate that the option:

- Changes the image of the area considerably, providing a new positive image for the whole of Castletown
- Facilitates a greater sense of pride and identity for Castletown, addressing the issues highlighted by residents through the masterplan consultation process
- Creates an attractive environment that will attract new people into the area

1.15 These indicators could be measured through an annual household survey, which would gather information on a number of issues.

Compatibility with wider regeneration initiatives

1.16 This criteria assesses how the option links with local/sub-regional regional regeneration initiatives, taking into account:

- compliance with the Sunderland LDF, Housing Strategy, Emerging RSS and RHS
- linkages with/ conflicts with local development projects e.g. neighbourhood management initiatives

1.17 A score of 5 will indicate that the option meets strategic policies and link with other developments in the local vicinity.

Viability and feasibility

1.18 This criterion is a measure and assessment of the costs of delivering the options and the likely feasibility of delivery. The viability of the option will be assessed through the following:

- Cost
- Timing
- Risks

1.19 A score of 5 will indicate:

- The option with the lowest associated risks - likelihood of delivering the option
- The amount of and access to funding required to implement the option is realistic
- The length of time for the option to be completed from start to finish is broadly acceptable to stakeholders and funders and an appropriate phasing strategy could accompany delivery

Ability to attract private sector investment

1.20 This criterion is a measure of the prospect of the option securing private sector investment to deliver new development. A cost and value exercise is undertaken as part of this to help identify the potential gap funding requirement, but ultimately this assessment is focused on soft-market testing with developers.

1.21 A score of 5 will indicate:

- based on feedback received from key stakeholders, the option is likely to attract private sector investment
- The level of private sector investment is of a scale to help deliver the option alongside an achievable amount of public sector funding required to implement the option is realistic
- the ratio of public to private investment represents reasonable value for money

Support from residents

1.22 Support from residents for the options will be assessed through the feedback received in the questionnaires at the drop-in sessions. A score of 5 indicates full resident support.

Disruption to residents

1.23 This criterion assesses how much disruption there will be to the daily lives of residents, particularly if it involves clearance and relocation. A score of 5 will indicate no disruption. This will take into account the length of time during which the lives of residents would be subject to disruption, the option would be implemented within and the phasing strategy. This criterion will also consider the financial impact of clearance and redevelopment for residents.

Support from stakeholders

1.24 This criterion seeks to measure the level of support from stakeholders, based on consultation through the stakeholder workshop and other consultation. Stakeholders are taken to include

- key officers of the local authority not directly involved in preparation of the masterplan
- Registered Social Landlords
- Police/Firebrigade
- Voluntary Sector
- Private Landlords
- Primary Health Care Trust

Improves quality of life for residents

1.25 This will be scored based on a judgement as to how much improvement to the quality of life of local residents could be expected, taking into account the following key

indicators:

- Standard of housing
- Improving housing management
- Addressing fear of crime and anti-social behaviour

1.26 It does not take account of the impacts on quality of life flowing from residents being affected by clearance - that is addressed under the criterion titled 'Disruption to Residents'. A score of 5 will indicate:

- Fear of crime and anti-social behaviour are likely to be reduced through the application of designing out crime principles, and are continued to be tackled through neighbourhood management initiatives
- Improved quality of accommodation, either through investment or new housing
- Improvement in housing management and condition of housing through tackling the empty and void properties in the area and introducing mandatory licensing of landlords to ensure that management of all properties is improved.

Ability to attract national and regional regeneration funding

1.27 Alongside the attraction of private sector funding, this is the other key measure of financial viability in the option appraisal. Whilst clearly funding needs to reflect in part the strategy and circumstances of an area, it is also the case that options need to be able to secure funding if they are to be capable of implementation. This criterion therefore applies a judgement as to how likely it is that the option would secure resources from:

- Single Housing Investment Pot (SHIP)
- Other HMR resources, e.g. from EP
- European Funding
- Lottery Funding

1.28 Clearly, this assessment is a matter of judgement and is made in the context that only some funding commitments have been made and would be subject to the necessary funding appraisal processes in due course.

Results of the option appraisal

1.29 The results of the option appraisal are set out in the following paragraphs, and the rationale for judgements against individual criteria are outlined.

Delivers a sustainable housing market and housing market restructuring

1.30 Restructuring the housing market and creating a sustainable housing market is at the centre of the masterplan for Castletown. Performance against this criteria is therefore very important.

	Sustainable housing market	Score
Option 1	Little scope due to site size created	1
Option 2	As above	2
Option 3	Greatest potential to meet aspirations and vary the type and size of housing available in Castletown, creating a long term sustainable community	3

Improves environmental quality

1.31 There are a number of components which combine to deliver environmental quality:

- Public/Private Open Space/Allotments
- Improvement to quality of public realm, including designing out crime
- Maintenance and Management of Public Areas
- Urban Design -

	Improves environmental quality	Score
Option 1	Aims to improve the use of existing public space but does not provide the opportunity to improve problem areas of open space	3
Option 2	Opportunity to tackle some of the poorly used open space within the Aviary, alongside improving other areas of existing space	4
Option 3	Provides the opportunity to create well designed public and private open space, which can fully utilise designing out crime principles and minimise undervalued public space. It will also allow more private gardens through the redevelopment opportunity	4

Generates a step-change in image

1.32 In the past residents were proud of Castletown and today many residents remain proud of their area. However, over recent years negative perceptions of Castletown have grown and the area's image and reputation has declined.

	Generates a step-change in image	Score
Option 1	Level of change too small to promote a change in image for Castletown.	2
Option 2	Would go somewhat towards changing the image of the area. However, retention of the majority of the Aviary will reduce the impact of the overall option. Changes to the retail area would not create the impact necessary	3
Option 3	Provides the opportunity to make greater changes in the eastern part of the study area and the retail heart of Ethel Terrace which would combine to deliver a significant step change in image for Castletown	5

Compatibility with wider regeneration objectives

1.33 Ensuring that the masterplan complies with regeneration policies and strategies is important, as this will influence the ability to secure potential funding sources.

	Compatibility with wider regeneration objectives	Score
Option 1	This option does not achieve the objectives of the masterplan or wider regeneration policies	3
Option 2	This option does reduce the numbers of obsolete terraced housing which is required to balance supply and demand. However it does not tackle longer term structure/design issues likely to emerge in the retained properties of the Aviary.	4
Option 3	Provides a greater opportunity to deliver a successful site for the development of new housing and it has the potential to provide a broader range of housing and tenure types all of which are in line with the wider housing market renewal agenda, regional spatial policy and current planning policies.	4

Viability and feasibility

1.34 This assessment has been based on broad calculations for residential acquisition and the feasibility of delivering the other components of the options and taking them on to delivery.

	Viability and feasibility	Score
Option 1	Likely to be successfully implemented. Land value secured will reflect site size.	2
Option 2	Oswald Terrace South poses some difficult questions in terms of acquisition due to the higher house prices in this street. Larger site created will generate greater land value.	4
Option 3	This site would provide the best opportunity for redevelopment. East View and Oswald Terrace South house prices higher than other streets which might impact on deliverability in terms of financial implications and also taking the masterplan through a CPO if needed. In relation to the Aviary, due to existing evidence and views of residents, it is unlikely to meet the five tests required in order gain successful confirmation of the CPO. A phasing plan would be required to deliver a development on this scale. Work required to gauge private sector interest in redeveloping retail heart of Ethel Terrace	3

Ability to attract private sector investment

1.35 The assessment of the ability to attract private sector investment has been based on soft market testing with a number of private sector developers.

	Ability to attract private sector investment	Score
Option 1	The lack of significant frontage was considered a weakness which would be reflected in the land value	2
Option 2	As above. But more positive feedback from developers on the site size created in this option, capable of attracting interest and investment	3
Option 3	The largest redevelopment site with good frontage which would provide the best opportunity to provide a range of house types and sizes. Frontage to the east and west was identified as a positive feature of this potential housing site.	4

Disruption to residents

1.36 It must be acknowledged that in order to meet the objectives of the masterplan it is likely some resident disruption will take place. However, this needs to be balanced with longer term improvements to residents' quality of life.

	Disruption to residents	Score
Option 1	Would cause minimum disruption as it includes only two short terraces for acquisition and clearance and therefore only a small number of residents would be affected. However, it would not achieve the wider masterplan objectives	4
Option 2	This option would involve wider disruption to current residents, although there would be a phased approach to the demolition/new development to minimise disruption.	2
Option 3	This option would involve wider disruption to current residents, although there would be a phased approach to the demolition/new development to minimise disruption.	1

Support from stakeholders

1.37 The views of stakeholders were gathered at a stakeholder workshop held as part of the option appraisal process.

	Support from stakeholders	Score
Option 1	Stakeholder's did not support this option	2
Option 2	Stakeholder's felt that this did not go far enough to tackle the issues within the Aviary or Ethel Terrace and therefore would not deliver a sustainable community	4
Option 3	Stakeholder's in particular felt that Option 3 would completely redevelop the retail heart of Castletown and provide the opportunity to significantly regenerate the area and create a new image for the area. The housing change delivered would help to increase the quality and choice of housing currently available particularly in the east of Castletown	5

Support from residents

1.38 Consultation with residents found the following:

- Overall across the study area; 67% preferred Option 3, 17% Option 2 and 17% preferred Option 1 in relation to the retail options
- Overall across the study area; 40% preferred Option 3, 32% Option 2 and 28% preferred Option 1 in relation to the housing options
- Of those people living in Oswald Terrace South; 28% favoured Option 3, 4% Option 2 and 68% Option 1
- Of those people living in the other potential clearance streets (Park Street South, Castle Street and East View South); 40% favoured Option 3, 20% Option 2 and 40% Option 3
- Of those people living in the Aviary; 37% preferred Option 3, 58% Option 2 and 5% Option 1
- Of those people living in East View; 91% Options 1 and 2 and very little support for Option 3.

1.39 Feedback on the options suggests that;

- across the area as a whole there is agreement that change is needed
- there would be support for comprehensive redevelopment in the area
- there is potential to explore an option somewhere between Options 2 and 3

1.40 In scoring this section the following must be taken into account; the questionnaire was only completed by people attending the drop-in sessions; there was a high attendance at the drop-ins. It is positive that large numbers of residents from the area have expressed support in such a significant change.

Capability to attract national and regional funding

1.41 The principles underpinning the masterplan are based on tackling the housing problems in the area, alongside environmental and community investment. The aim of the masterplan is to attract funding over a number of years which will facilitate delivery.

1.42 Some funding has already been secured for delivery from English Partnerships and the Regional Housing Board. It is likely that future funding will be available through SHIP funding from the Regional Housing Board and private sector renewal grants/loans. Following the Comprehensive Spending Review in 2007, additional funding may be made available which could be appropriate for delivering the Castletown masterplan, which is likely to be linked to the principles of sustainable communities.

	Capability to attract national and regional funding	Score
Option 1	Would not attract any additional funding	2
Option 2	May be able to attract some additional funding, but would struggle to compete with other more strategic plans	3
Option 3	Option 3 provides the opportunity to deliver housing market restructuring in Castletown and therefore has the potential to attract significant levels of regeneration funding.	4

Improves quality of life of residents

1.43 This focuses on the amount of improvement made to residents quality of life through an assessment of a number of factors:

- I) Standard of Housing
- II) Improving Housing Management
- III) Fear of Crime

	Capability to attract national and regional funding	Score
Option 1	Would improve the neighbourhood management of the area and therefore go some way towards improving fear of crime. Only has a small impact on improving the standard of housing	2
Option 2	Does tackle some of the worst quality housing and poorly used areas of open space	3
Option 3	Option 3 would provide the most scope of significantly improving the housing offer within Castletown and developing new housing built to secured by design principles and providing private gardens rather than additional areas of open space, all positively impacting on the quality of life of residents.	4

Summary and conclusions

1.44 The Option Appraisal has identified Option 3 as the preferred approach for Castletown. This reflects:

- The ability to tackle the issues currently identified
- The ability of the option to attract public and private funding
- The broad acceptability of the need for significant change delivered through this option by residents and stakeholders

1.45 A number of issues have been identified which require further consideration in order to arrive at the preferred approach:

- The need to revisit the boundaries and extent of the site in relation to East View and Oswald Terrace South
- The need to address the issues surrounding the redevelopment of the retail area to ensure that this can secure private sector support for delivery
- Identifying an appropriate phasing plan to minimise disruption to residents and enable successful delivery of the masterplan
- The need to continue to monitor housing demand and resident opinion in the Aviary to assess any changes in the conditions of the area

Appendix 4

Castletown transport assessment

Castletown Transport Study - Mayer Brown

Written work required for the transport/access section of the masterplan strategy is as follows:

An assessment of the capacity of the existing public transport system and highway network to accommodate the redevelopment. This will address the following points:

- The ability of the public transport system to serve the redevelopment
- The implications of potential traffic generation in terms of road safety and design capacity
- The range of trip generation
- Any required improvements to the strategic and local network
- Current and likely future requirements for pedestrian and cyclist access

Changes in residential and retail provision

Existing number of dwellings already demolished is 42

Existing number of dwellings to be demolished is 77 + 3 flats

New residential units in approx 95 + 7 new houses on Ethel terrace north with vehicular access to the rear and 3 flats on south above shops.

Retail floorspace being demolished is 718 sq m

Food retail floorspace being demolished is 375sqm

New retail floorspace is 720sq m possibly spread over 8 premises

New food retail floorspace is 400 sq m

1. Trip generation

Limited traffic data is available for the study area and no traffic surveys were required or commissioned as part of the Masterplan study. However, the following assessment considers the implications for traffic and other modes of transport based upon the final Masterplan option.

Residential

In terms of trip generation, this is largely developed with regard to many parameters including tenure, location, number of residential units, car ownership, etc. A Database called TRICS is most commonly used to predict likely changes in traffic flows following developments.

Weekday AM and PM peak hours are most commonly used as the key indicator for changes in traffic to coincide with normal highway demands. For residential properties (houses privately owned) average vehicular trip numbers per household are 0.62 to 0.68 within the weekday AM and PM peak hours. That is, taken on average, each household will generate 0.62-0.68 vehicular trips, e.g. 100 residential units would generate 62 trips in the AM peak of which 32% are arrivals and 68% are departures (a similar proportion is

determined for the PM peak but the higher proportion being arrivals in this case).

It is understood that the area includes a high level of rented property, approximately 50%. TRICS determines lower trip generation rates for rented property, typically 30% fewer trips by car than private owned houses, i.e. 0.42 trips per household in the AM peak and 0.53 trips in the PM peak hours.

Flats generate even fewer trips, however, as these numbers involved in the study area are low (3 flats) then we consider these as residential households for the purpose of this exercise.

Considering the 80 units being demolished within the study area and assuming that there is a 50/50 split of privately owned and rented, the existing area has the potential to generate the following vehicular trips. The use of average vehicular trips is appropriate in this case in particular as household car or van ownership is low (47.2% of households do not have a car or van compared to 27.5% for Great Britain as a whole).

Table 1.1 - Existing residential traffic generation

	AM peak arrivals	AM peak departures	PM peak arrivals	PM peak departures
Privately owned	8	17	17	11
Rented	6	11	12	9
Total	14	28	29	20

Residential development to replace the existing is understood to be 105 units of which the greater proportion is likely to be privately owned (85%) than rented (15%). Therefore, in terms of potential changes in traffic generation, the new development area could generate the following:

Table 1.2 - Redevelopment residential traffic generation

	AM peak arrivals	AM peak departures	PM peak arrivals	PM peak departures
Privately owned	18	38	38	23
Rented	2	4	5	3
Total	20	42	43	26

The redevelopment of residential would potentially lead to a net increase in traffic flows as follows:

Table 1.3 - Net change in traffic flows

	AM peak arrivals	AM peak departures	PM peak arrivals	PM peak departures
Privately owned	14	28	29	20
Rented	20	42	43	26
Total	+6	+14	+14	+6

Thus in the AM and PM peak hours there is the potential for some additional 20 vehicular trips on the local highway network.

Not all trips will be car borne. Local trips on foot, by cycle and public transport will take place to employment, education, retail and leisure. Indeed as described below in more detail, the study area has a high degree of local accessibility on foot and by cycle, together with a good level of bus usage.

With particular regard to employment trip making from the study area, a high proportion of employment trips are made by bus (21.7%), walking (8.7%) and car passenger (12.0%) which is significantly higher than national area statistics. However, congestion and destination are also part of determining mode of travel. Overall though, this reveals that some 42% of travel for employment (other than home working) is by a sustainable mode of travel. However, some 50.4% of travel to employment is still by car as the driver.

Retail

The change in retailing provision is more qualitative than quantitative in terms of changes in floorspace. The existing retail area being demolished is 718sqm compared with 720sqm being provided over 8 units. In terms of food retail the existing floorspace being demolished is 375sqm and 400sqm of new is being provided.

The level of change is not significant in terms of the technical assessment of changes in vehicular trip numbers. If these floorspaces were stand alone then the existing provision compared with future proposals would potentially generate the following vehicular trips at peak times:

Table 1.4 - Existing retail traffic generation

	AM peak arrivals	AM peak departures	PM peak arrivals	PM peak departures
Existing retail	42	33	68	80
Proposed retail	43	34	70	82
Total	+1	+1	+2	+2

Thus in the AM and PM peak hours there is the potential for some additional 2 to 4 vehicular trips on the local highway network.

We know from the study area that the retail provision on Ethel Terrace has a largely local trade draw serving Castletown. Vehicular trade is largely pass-by and local diverted trips to shop at Ethel Terrace as part of a longer trip e.g. home to work, as opposed to a destination in itself drawn from a larger catchment area.

The actual retail provision on Ethel Terrace is unlikely to change, thus still providing local shopping facilities including the Coop store. Whilst in technical traffic generation terms the change in retail provision would not draw any significant

increase in vehicular trips, the change in qualitative shopping environment is likely to ensure the retaining of local shopping trips within a sustainable community.

In terms of trips to local shops, not all are car borne. Indeed, the very nature of local shops is to serve the local community.

The Institution of Highways and Transportation guidance document 'Guidelines for Providing for Journeys on Foot' (2000) states that walking accounts for over a quarter of all journeys and fourth fifths of journeys of less than one mile. Around one third of all shopping journeys is made on foot and is an essential part of a many car and public transport trips.

IHT Guidelines for Providing Journeys on Foot states;

"The average length of a walk journey is 1km. This differs little by age or sex and has remained constant since 1975/76."

Places, Streets & Movement guidelines state;

"A priority for planners should be to enable people to have access to local facilities on foot or by bicycle. Ideally this should mean a local shop for daily needs within five to eight minutes walk (400m) of home. If possible there should also be a mixture of shops, businesses and other uses within walking distance."

Planning Policy Guidance Note 13 - Transport states;

"walking offers the greatest potential to replace short car trips, particularly under 2km"

PPG13 - A Guide to Better Practice, considers;

'it not unreasonable for shoppers to walk 1 mile (1.8km) and cycle 5 miles (8km) between homes and shops.'

Walking is important to the vast majority of people but particularly the young, older people, those without access to a car and those who are not the main driver within a household. Walking is also healthy, it is part of community life and it promotes social inclusion as it is available for nearly everybody.

Based upon the 2001 Census, Castletown has some 27.4% under 19 year olds as a percentage of the overall population; 50.9% in the 20 to 59 age bracket and 21.7 of age 60 and over. As already referenced, the level of car or van ownership is low (47.2%), therefore trips by other modes is important. Thus there is a significant proportion of the population for whom walking to local shops is likely to be important.

The Castletown Study Area has a generally flat topography, making the area quite readily accessible on foot for the majority of the population. Site observations were that there is a considerable degree of local walking that already takes place whether for a trip end destination and purpose or for social and recreational.

Utilising walking times from the Post Office on Ethel Terrace as a reference point, based upon walk speeds derived from The National Travel Survey, the Study Area exhibits a good degree of walking accessibility. A significant proportion of the Study Area is accessible within a 6-minute walk time of the Post Office on Ethel Terrace. All of the Study Area is accessible within a 13-minute walk time.

The 2002 National Travel Survey reports that 81% of residents were within a 13 minute walk of their local foodstore and only 56% within a 6 minute walk. The ability to walk to the local foodstores within the Study Area is largely accessible to most residents within a 13 minute walk time at most.

Utilising data from the TRICS database for local shops the following average modal split is determined:

Vehicle occupants	65.8%
Pedestrians	31.6%
Public transport	1.5%
Cyclists	1.1%

2. The implications of redevelopment upon the local highway network

As assessed above, the redevelopment proposals as part of the masterplan will result in changes to traffic flows. However, the effect will be a net change and although based upon the assessment above there is the potential for an increase in traffic flows, the change is likely to be minimal.

The weekday peak hours are most commonly used as the periods to consider traffic impact. The addition of 22 to 24 additional vehicle trips is unlikely to have any significant impact in itself upon road safety or highway capacity.

Traffic flows along Grange Road/Ethel Terrace are some 362 to 377 trips in the AM and PM peak hours, with there being an approximate 50/50 split in direction. Thus the impact of the redevelopment may lead to an additional 6% traffic on this key local road and thereafter will reduce as traffic distributes onto the wider highway network. In absolute terms, there is the potential for less than 1 extra vehicle per minute along Ethel Terrace/Grange Road.

Traffic flow levels on the immediate local roads including Ethel Terrace/Grange Road are below link capacity thresholds for an urban road (typically 1,600 - 1,800 vehicles per hour) and more in line with environmental thresholds. The Institution of Highways and Transportation publication *'Transport in the Urban Environment'* comments that the maximum flow considered as acceptable on certain roads may be determined by reference to environmental considerations rather than the ability of the road to carry traffic. The environmental capacity of an access road or local distributor lies, typically, in the range 300 - 600

vehicles per hour.

The immediate local highway network does not suffer from any significant congestion on links or at junctions and even delays at the A1231 junctions which carry approximately 3,000 vehicles on the A1231 alone in the peak hour are minimal.

IHT Guidelines for Traffic Impact Assessment considers that: *"The environmental conditions on a road do not change significantly with changes of traffic of less than some 30% unless there are major changes in the traffic flow composition."*

And traffic impact assessments should normally be undertaken if *"traffic to and from the development exceeds 10% of the existing two-way traffic flow on the adjoining highway."*

The proposed redevelopment does not exceed the above thresholds and therefore there is unlikely to be any significant impact upon the local or strategic road network in terms of road safety or capacity.

3. The ability of the public transport system to serve the redevelopment

There are effectively five main bus services that serve the Castletown Study Area directly. These services are as follows:

Table 3.1 - Bus services serving the Castletown study area (Source: Nexus)

Service Number (operator)	Route description	Start time of service (weekdays)	End time of services (weekdays)	Frequency daytime (mins.)	Frequency evening (mins.)
135/136 (Go North East)	Sunderland Circular	05:18	23:43	30 M-F 30 Sat 30/60 Sun	130/60 M-F 30/60 Sat 30/60 Sun
160/163 (Go North East)	Heworth-New Lambton	06:54	23:57	30 M-F 30 Sat 60 Sun	30 M-F 30 Sat 60 Sun
186 (Go North East)	Sunderland - Washington	08:02	18:02	60 M-F 60 Sat None	None None None
190 (Go North East)	Sunderland - North Hylton	07:22	18:22	30 M-F 30 Sat None	None None None
X4 (Go North East)	Newcastle-Sunderland	06:30	18:55	60 M-F 60 Sat None	None None None

Bus services primarily serve the Study Area via Grange Road/Ethel Terrace, which is part of the east -west route that utilises Castletown Road - Dene Road - Castle View - East View - Ethel Terrace - Grange Road - Hylton Castle Road.

Table 3.1 shows the bus frequencies along the main east-west route through the Study Area during the daytime on both weekdays and weekends. Further interrogation of the bus timetables shows that there are 8 bus services per hour

in each direction along Grange Road/Ethel Terrace on a frequency of approximately every 10 minutes during the daytime.

All the bus services serve Sunderland City Centre. Service destinations also include Washington, Newcastle, Heworth, West Boldon, Hylton Castle, Downhill, Southwick and Pallion as examples.

Bus services start generally between 0600 - 0700 hours. After about 1800 - 1900 hours the service frequency drops significantly to two bus services only, the 135/136 and 160/163. Service 135/136 is half hourly until approximately 2000 hours, thereafter operating at an hourly frequency in each direction. Service 160/163 operates at a half hourly frequency in each direction throughout the evening. Therefore, there are 3 - 4 buses in each direction in the evening.

Bus services do travel along the A1231 Wessington Way and Colima Avenue to the south of the Study Area and Washington Road to the north of the Study Area. In particular, additional bus services do travel along Washington Way including Superoute services 3 and 13, although for the majority of residents of the Study Area this would involve a walk distance of between 700 - 1400 metres, which is a significant walk distance for accessing bus services and over the normally accepted maximum distance of 400 metres (300 metres ideally) to access bus services (Institute of Highways and Transportation - Guidelines for Planning Public Transport in Developments 1999).

The new Link Up bus services run by Nexus to replace low patronage, subsidised public bus routes are to provide a more efficient and 'socially necessary' services to the whole of Tyne and Wear. They provide journeys at times when regular bus services are not operating or where direct services are not available. Such services have followed the successful U-Call services in areas of Tyne and Wear and will complement the existing public transport network. Based upon comments raised through consultation this service will provide additional benefit to the study area.

The location of bus stops along the bus routes in the Study Area are close to the area for redevelopment. The Baseline report shows walk times of 1 to 3 minutes using the public footpaths along the road network and demonstrates that 75 - 80% of the residential households within the Study Area can access the bus services and stops within a 3 minute walk time.

Walk times will however, vary depending upon age, although the topography is generally flat within the residential area and there are numerous footway links east - west and north - south which can assist access to bus stops. However, it is accepted that this may not include the elderly or those with disabilities.

Observations at the times of visiting the Study Area (peak and off peak) supports the data that the bus services appear well used. The bus stops on Ethel Terrace and Dene Road in particular appear the most used.

Recommendations through the Masterplan are for all bus stops to be improved to provide quality infrastructure of shelters and timetable information together with raised boarding kerbs as most of the bus services now have low floor buses.

The existing bus services have the ability to serve the redevelopment.

4. Current and future requirements for pedestrian and cycle access

The Castletown Study Area has a generally flat topography, making the area quite readily accessible on foot for the majority of the population. Site observations were that there is a considerable degree of local walking that already takes place whether for a trip end destination and purpose or for social and recreational.

PPG13 Transport states that walking is an attractive mode of transport for journeys of 2 kilometres or less, which is equivalent to a 30 minute trip for a person walking at average speed. All of Castletown and the immediate surrounding areas, including Hylton Dene, Hylton Castle and the riverside are within comfortable walking distance. Hence there is a great potential for encouraging local walking within the Study area.

Pedestrian facilities include both the footways flanking the roads and streets within the Study Area. These appear to be of satisfactory quality with drop kerb and tactile paving throughout at road junctions and accesses.

There are also a number of pedestrian only footpaths that link between the residential roads such as North View and Castle View, Elizabeth Street and Castle View, Ashwood Grove and Grange Road. The residential area surrounded by Castle View, East View, Ethel Terrace and Oswald Terrace, in particular has a multitude of pedestrian footpaths linking within the housing area.

In addition there are the footpaths that link with and include the paths along Hylton Dene which are used for more social and recreational activity. Access from the residential area is provided from Craigavon Road, Castle View, Ivy Dene and Castletown Road. It is understood that the footpaths are also used for informal cycling and powered vehicles (motorcycles and quad bikes), of which the latter is a main concern, despite gates on the main access points into the Dene.

There are no controlled pedestrian crossing facilities of the roads throughout the Study Area, except the pedestrian footbridge from Dene Road over the A1231 Wessington

Way to Sunderland Enterprise Park. The footbridge provides access at the eastern extent of the Study Area adjacent to Dene Road. Both ramp and stepped access to the footbridge is provided at both sides. At the time of site visits in both the peak periods and off-peak periods, the use of the bridge by pedestrians appeared limited but unquantified.

Pedestrian facilities in the form of drop kerb and tactile pavings are in-situ throughout the area along the public footways and road crossing facilities within the traffic islands are provided at Dene Road and Barons Quay Road/Grange Road/Hylton Castle Road. These facilities provide for a measure of pedestrian safety at junctions but do not provide a high quality crossing environment for pedestrians. The latter junction in particular does see periods of intense pedestrian activity relating to the Castletown Primary School.

Castletown is residential dominant, however, there are facilities and locations which do generate the focus of vehicular and pedestrian activity. Ethel Terrace in particular for a section of approximately 150 metres provides a concentration of local retail facilities that includes a Post Office, Co-op store, food retail, Bookmakers, etc. This section of shopping frontage does not contain formal pedestrian crossing facilities. Pedestrians are required to negotiate parked cars and cross the road in the traffic gaps. Pedestrian activity is both linear along the retail frontage and across Ethel Terrace at all points, although with a particular desire line being across towards Elizabeth Street and towards Castle View. Bus stops also add to the activity of pedestrians at this location.

Footway provision along the retail frontage on Ethel Terrace is generally standard at 2 metres on the south side and increases to 3 metres in parts on the north side. A standard of 4 metres is now normally applied at minimum for new retail frontage. In addition there is the block paved Miner's Monument area at Ethel Terrace/Elizabeth Street, although this does not appear to serve a pedestrian function.

Particular concentrations of pedestrian activity are also experienced at the two schools, Castletown Primary School within the Study Area and Castle View School on the northwest boundary of the Study Area. Although the nature of school trip making has changed in many respects by parental choice in the schools that their children go to, the local school and catchment often still means that for many, walking is still the dominant mode.

For the secondary school, independent travel to and from school is most likely, which for many will include walking along or crossing Hylton Castle Road. For the Primary School, activity is focussed along Grange Road and from site observations is an intense period of drop off and pick up by car and parents with children walking along and across Grange Road. This walking activity spreads along Grange

Road to cross over Hylton Castle Road/Baron's Quay Road.

School Safety Zone signing is in place and Grange Road is the subject of a 20mph speed limit, which has been introduced at a number of schools within the Sunderland area.

A School Travel Plan has been produced by Castletown Primary School in conjunction with the Council and it is understood that issues raised as part of that process are being addressed further. A school crossing patrol has been requested by the local parents since the previous crossing patrol retired, however, the relatively low traffic flows and priorities for crossing patrols elsewhere has not enabled this to come forward.

There does however, appear to be issues to walking around the area, which will affect certain groups of the local population more than others. In particular, this has a focus upon the use of the Dene as a pedestrian area. The use of the Dene appears limited despite its natural assets and local wildlife designation, perhaps restricted to the younger population and dedicated dog walkers. From site observations and walkabout, the following issues are presented in varying degrees which will influence a person's choice to walk and which has reference to a person's perception of personal security:

One designated traffic-free cycle path runs adjacent to the Study Area and two Advisory cycle routes run along the existing roads, based upon the Council's Sunderland and Wearside Cycling Map (2004 Edition)

The Advisory routes for cyclists through the Castletown area include the route that follows Castletown Road - Dene Road - Ethel Terrace - Grange Road - Ringway. This route links with Hylton Castle, Southwick, Downhill and beyond including to the riverside via Ferryboat Lane/Grange Road. The other Advisory route follows Hylton Castle Road and Craigavon Road to Washington Road.

There appears to be no provision for cyclists so far on these routes in the form of cycle facilities and infrastructure including no cycle stands adjacent to the retail premises within the Study Area.

Provision for cyclists to cross the A1231 in the vicinity of the Study Area are limited to the Grange Road underpass and the footbridge from Dene Road. Cyclists must dismount to use the footbridge. At the times of site visits, cyclists have been observed using the footbridge for access. The occasional cyclist along the A1231 has also been observed.

The traffic calming that is in place along Ethel Terrace/Grange Road is not designed with cyclists in mind, in particular the round and flat top humps, although this is designated an Advisory Route.

There are no formal cycle routes in Hylton Dene area and it is understood that there are no current plans for such. However, informal use in the Dene appears to be tolerated. It is the powered vehicles which raise the particular issues in the Dene.

In terms of future pedestrian access, a number of measures are being promoted particularly in regard to Ethel Terrace and Grange Road including wider footways and facilities to improve crossing for pedestrians. Cycle parking should also be included within the retail redevelopment.

Future linkage across the A1231 with any further redevelopment should be considered further.

Appendix 5

Land north and south of Chaffinch Road: Development Guidelines

Land north and south of Chaffinch Road, Castletown, Sunderland

Development Guidelines

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Summary checklist of requirements

The following points provide a summary of the main requirements that the developer's submission must address. It is not intended to be comprehensive and should not be read as a substitute for the whole document. Its intended use is to form a general checklist.

* Denotes English Partnerships Quality Standard

Principles of development		
Mix of uses	<p>OPTION A: Family housing for sale and rent at a net density of up to 40 dwellings per hectare with a 0.75ha children's hospice to include 8 bedrooms, associated car parking and grounds.</p> <p>OPTION B: Family housing for sale and rent at a net density of up to 40 dwellings per hectare</p>	Further details and guidance Page 13
Affordable housing	Provision must be in accordance with the requirements of the Joint Venture Agreement	Further details and guidance Page 13
Planning and design requirements		
General design criteria	<p>The proposal must address the following issues in the Design and Access Statement:</p> <ul style="list-style-type: none"> ● Respond to the character of the wider area and make a positive contribution to the Townscape ● Demonstrate a high level of architectural ambition. ● Be constructed in high quality durable and aesthetically pleasing building materials. ● Be constructed using efficient building techniques using materials from sustainable sources. ● Be designed to minimise repair, maintenance, energy and security costs over the whole life of the building; ● Be accessible, easy to navigate, flexible and comfortable. ● Meet the key objectives of good urban design, which are: <ol style="list-style-type: none"> i. Character ii. Quality of the public realm iii. Adaptability iv. Diversity v. Ease of movement vi. Legibility 	<p>Further details and guidance page 14</p> <ul style="list-style-type: none"> ● Design and Access Statements, SPD, Sunderland City Council ● Design and Access Statements: How to Write, Read and Use Them, CABE
Design and Access Statement	<ul style="list-style-type: none"> ● A Design and Access Statement will be required at the initial submission stage. 	Further details and guidance Page 14
Urban Design Compendium	<ul style="list-style-type: none"> ● The Statement must use the design principles and processes outlined in the Urban Design Compendium and Urban Design Compendium 2 	<p>Further details and guidance Page 14</p> <p>www.urbandesigncompendium.co.uk</p>
Building for Life*	<ul style="list-style-type: none"> ● Submission proposals must provide evidence in the Design and Access Statement of how the scheme addresses each of the 20 design criteria of the Building for Life Assessment and how they intend to achieve the Building for Life Award upon completion. ● The development shall be submitted for the award when 50 percent of homes have been completed. 	<p>Further details and guidance Page 14 and Appendix 4</p> <p>www.buildingforlife.org</p>
Safer Places - the Planning System and Crime Prevention	<ul style="list-style-type: none"> ● The Design and Access Statement should demonstrate how the proposal satisfies the 7 principles of the DCLG' guidance document <i>Safer Places - the Planning System and Crime Prevention</i>. 	<p>Further details and guidance Page 15</p> <p>www.crimereduction.homeoffice.gov.uk/activecommunities61.htm</p>
Inclusive Design*	<ul style="list-style-type: none"> ● An Access Statement must demonstrate that the approach to inclusive design accords with advice provided in English Partnerships' Inclusive Design Guidance Note, which provides best practice advice on the development of inclusive environments. 	<p>Further details and guidance page 15</p> <ul style="list-style-type: none"> ● The Principles of Inclusive Design (They include you.), CABE <p>www.englishpartnerships.co.uk/inclusivedesign</p>
Active Design	<ul style="list-style-type: none"> ● Where appropriate the Design and Access Statement must demonstrate how the proposal satisfies the principles of Sport England's "Active Design" Guidance. 	<p>Further details and guidance Page 15</p> <p>www.sportengland.org/active-design-final.pdf</p>

Site specific requirements		
Acceptable uses	<ul style="list-style-type: none"> Residential dwellings (C3) and Residential Care Home (C2) 	Further details and guidance Page 17
Built form and layout (Residential)	<p>Residential development must:</p> <ul style="list-style-type: none"> Provide a suitable mix of family house types to be contained in two to three storey blocks, at a net density of up to 40 dwellings per hectare. Opportunities exist for increased block height in appropriate locations. Comprise high quality, contemporary and innovative dwellings, designed specifically for the site. Establish a sense of place. The replication of buildings surrounding the site, provision of standard 'off-the-peg' solutions or pastiche versions of historical styles will be resisted. Integrate and bind with existing adjacent land uses, housing and streetscape Create a strong continuous frontages orientated to face onto Castle View and Chaffinch Road East View Oswald Terrace South. Establish a robust and legible urban structure. Introduce variation in widths between dwellings fronting the street. Minimise access points to shared or private parking areas. Minimise private parking on hard standing areas fronting the street 	Further details and guidance Page 17
Built form and layout (Hospice)	<p>The Hospice development must:</p> <ul style="list-style-type: none"> Be of high quality contemporary design, appropriate for the use and context and should make a positive visual contribution to the environment. Be located to the north of Chaffinch Road. Respond to the primarily residential context Integrate into the surroundings by linking and aligning roads, public transportation and landscape features, and reinforcing key elements of the townscape along streets. Not create any unnecessary limitations on potential future adaptability Provide an entrance to the hospice to be visible and easily accessible from the street Provide windows and entrances to overlook or address public areas and other pedestrian routes, to provide casual supervision at ground floor level. Long 'blind' (windowless) facades should be avoided Incorporate operational requirements into the overall design of the building Make use of materials that relate to the context of the building: The townscape and landscape 	Further details and guidance Page 17
Materials	<ul style="list-style-type: none"> Use contemporary high quality, durable, environmentally friendly and aesthetically pleasing building materials, informed by and reflecting a thorough understanding of the distinctive qualities of the local vernacular and the character of the wider area. 	Further details and guidance Page 18
Spacing	<ul style="list-style-type: none"> The development must adhere to the City Council's required spacing standards between proposed buildings and those existing adjacent to the site Elsewhere the developer must demonstrate that spacing between buildings will not be to the detriment of residents' amenity and privacy 	<p>Further details and guidance page 18</p> <ul style="list-style-type: none"> Supplementary Planning Guidance, Development Control Guidelines, Sunderland City Council, March 2000
Integration of tenure*	<ul style="list-style-type: none"> The development must be 'tenure-blind'. No more than six social units should be grouped together. Apartment blocks of only social housing units will not be acceptable 	<p>Further details and guidance page 18</p> <ul style="list-style-type: none"> In the Mix - A review of research on mixed income: mixed tenure and mixed communities, www.housingcorp.gov.uk/server/show/ConWebDoc.7358
Public realm	<ul style="list-style-type: none"> The development must provide an imaginative and easily maintainable hard and soft landscaping treatment to all public areas. The development must create a public realm that is not dominated by parked vehicles, that is safe and includes attractive pedestrian and cycle routes throughout the site. 	Further details and guidance Page 18
Boundaries	<ul style="list-style-type: none"> Include appropriate and high quality boundary treatments in materials that reflect the design and materials of the dwellings themselves. Boundary treatments that face Chaffinch Road and Castle View must not be constructed in timber, either wholly or in part. 	Further details and guidance Page 19

Biodiversity and landscaping	<ul style="list-style-type: none"> The developer must prepare a comprehensive, detailed and high quality landscape and ecological plan for the site and an Ecological Impact Assessment of the site. 	Further details and guidance Page 19
Bats	<ul style="list-style-type: none"> The developer will be required to demonstrate that the development has been carried out in accordance with the recommendations of the ecologist's method statement; in order to comply with the requirements of Conservation (Natural Habitats &C.) Regulations 1994 and as amended in 2007 	Further details and guidance Page 19
Allotments	<ul style="list-style-type: none"> The developer must provide justification for the development of the large allotments for housing; in accordance with Sunderland Unitary Development Plan Policies L9 and NA24 An improvement scheme to the allotments is also required (see page 31) 	Further details and guidance Page 19
Archaeological assessment	<ul style="list-style-type: none"> The development proposal must be accompanied by an archaeological desk based assessment. This must determine whether further archaeological fieldwork will be required 	Further details and guidance Page 20
Equipped play facilities	<ul style="list-style-type: none"> The developer will be required to provide a contribution per dwelling towards the upgrading of existing equipped play facilities in the local area, 	Further details and guidance Page 20
Amenity open space	<ul style="list-style-type: none"> Provide within the site a minimum of 0.4 ha of amenity open space per 1000 bed spaces. Bed spaces are calculated at two bed spaces for a one-bedroom dwelling, with an additional bed space added for every additional bedroom 	Further details and guidance Page 20
Access, movement and highways	<ul style="list-style-type: none"> Chaffinch Road must be retained in its present form, with minor modifications as necessary. The development must provide good pedestrian and cycle links Where required Highways and footpaths within the site must be stopped up or diverted as part of future redevelopment. The new layout must be able to demonstrate that it will accommodate movement and desire lines to local facilities. Neither vehicle nor pedestrian access is permissible onto the A1231 Wessington Way. A lane to the rear of Oswald Terrace South must be retained to allow for service vehicle access and egress. The developer should be aware of the requirements of the Advance Payment Code of the Highways Act 1980 with regard to the erection of buildings on private streets Innovative layouts, which provide safe, durable, high quality environments, will be considered. 	<p>Further details and guidance page 21</p> <ul style="list-style-type: none"> Manual for Streets. (www.dft.gov.uk/pgr/sustainable/manforstreets/) 'Draft Residential Design Guide' SPD, Sunderland City Council 'Design and Specification for Residential and Commercial Estates', Sunderland City Council
Parking	<ul style="list-style-type: none"> Provide 1 car parking space per dwelling and 1 visitor car parking space per 3 dwellings spread evenly throughout the development for residential development. Dwellings must accommodate the storage of bicycles Provide hospice car parking at a rate of 4 per development, 1 per 10 bedspaces, 1 per resident staff and 1 per non resident staff. Cycle parking must be provided for the hospice development 	<p>Further details and guidance page 21</p> <ul style="list-style-type: none"> 'Car Parking: What works where?' English Partnerships 'Draft Residential Design Guide' SPD, Sunderland City Council
Sustainable energy and construction	<ul style="list-style-type: none"> The developer must demonstrate that the principles behind eco friendly, low carbon development are fully explored and integrated into the design from the outset. The development must comply with requirements i-iv of Sunderland City Council's Core Strategy Policy CS15: Sustainable energy and construction Evidence of the above criteria (i-iv) must be provided within an overall Energy Statement, to be submitted as part of any planning application The developer must investigate opportunities to maximise energy efficiency and conservation through the design, layout and orientation of buildings and use of the microclimate, landform and landscape 	<p>Further details and guidance page 22</p> <ul style="list-style-type: none"> Sunderland City Council Core Strategy - Policy CS15 (www.sunderland.gov.uk/corestrategy) 'Residential Design Guide' SPD Sunderland City Council 'Passive Solar Estate Layout' The Energy Saving Trust (BRE) Carbon Mixer toolkit. (http://www.northeastassembly.gov.uk/page.asp?id=131)
Flooding and climate change	<ul style="list-style-type: none"> The development must accord with requirements iv-vi of Sunderland City Council's Core Strategy Policy CS16: Flooding and Climate Change 	<p>Further details and guidance page 23</p> <ul style="list-style-type: none"> Sunderland City Council Core Strategy - Policy CS16 (www.sunderland.gov.uk/corestrategy) Planning Policy Statement 25 www.communities.gov.uk/publications/planningandbuilding/pps25floodrisk

Secured by design*	<ul style="list-style-type: none"> ● Create a safe and crime free environment in line with the principles of Secured by Design and achieve associated accreditation by the local constabulary at the design and planning stages of development 	Further details and guidance page 23 www.securedbydesign.com
Air quality, noise and vibration	<ul style="list-style-type: none"> ● The southern end of the site adjacent to Wessington Way must be subject to: <ul style="list-style-type: none"> - An Air Quality Scoping Assessment to determine the need for a full Air Quality Assessment; and - A Noise Assessment study in line with Planning Policy Guidance 24, (Planning and Noise) ● The development must demonstrate that the design, layout and engineering of the scheme have been informed by the recommendations of the above studies. 	Further details and guidance page 23 ● Development Control: Planning for Air Quality (2006 update), NSCA
Additional developer requirements	<ul style="list-style-type: none"> ● The developer will be required as part of the housing redevelopment programme to provide a comprehensive enveloping scheme of improvements to the rear of properties on Oswald Terrace South and East View (North) ● The developer must deliver an improvement scheme for the small allotments east of the housing site, in order that it complements and integrates with the new development and to support the planning justification for the redevelopment of the former large allotment site 	Further details and Guidance Page 24 and Appendix 5 (Allotment costings)
Housing Quality Standards		
Code for Sustainable Homes*/BREEAM (Residential)*	<ul style="list-style-type: none"> ● All new homes on the site must achieve a minimum Level 3 standard in relation to the Code for Sustainable Homes. ● The refurbished bungalows will need to meet a minimum Ecohomes rating of "very good" ● Homes completed must achieve the EP Code standard current at the time of completion. ● English Partnerships require Post Completion Certificates for all projects 	Further details and guidance page 25 ● Code for Sustainable Homes: Technical Guidance, CLG www.communities.gov.uk/publications/planningandbuilding/codeguide
BREEAM (Hospice)*	<ul style="list-style-type: none"> ● The Hospice must have a bespoke assessment carried out by BRE. A minimum rating of 'Very Good' is required. ● English Partnerships require Post Completion Certificates for all projects 	Further details and guidance Page 25
Internal sound attenuation*	<ul style="list-style-type: none"> ● The developer must demonstrate that development has achieved higher levels of sound attenuation than the minimum required in Approved Document Part E of the Building Regulations. ● Airborne sound attenuation values must be at least 5dB higher than that required in the current Approved Document Part E. ● Impact sound attenuation values must be at least 5dB lower than the performance standards set out in the current Approved Document Part E. 	Further details and guidance page 25 ● Robust Details www.robustdetails.com
Overheating*	<ul style="list-style-type: none"> ● In order to ensure homes shall not be susceptible to overheating schemes must adopt the CIBSE (Chartered Institute of Building Service Engineers) standard, CIBSE Vol A (2007) which requires that: <ol style="list-style-type: none"> For living areas, less than 1% of occupied hours are over an operative temperature of 28°C. For bedrooms less than 1% of occupied hours are over 26°C ● The above must be proven using appropriate simulation software in the design process, and adequate measures must be introduced to ensure it is maintained within the dwelling. 	Further details and guidance page 25 ● Climate Change Adaptation by Design: A Guide for Sustainable Communities, TCPA www.tcpa.org.uk/downloads/20070523_CCA_lowres.pdf ● Chartered Institute of Building Service Engineers website www.cibse.org
Internal space standards*	<ul style="list-style-type: none"> ● All new residential units must comply with the Minimal Internal Floor Areas (MIFA) required by English Partnerships in relation to bedrooms and occupancy: <ul style="list-style-type: none"> - 1 Bed / 2 person dwellings 51 m² - 2 Bed / 3 person dwellings 66m² - 2 Bed / 4 person dwellings 77 m² - 3 Bed / 5 person dwellings 93 m² - 4 Bed / 6 person dwellings 106 m² ● Floor areas shall be measured in line with the RICS' Gross Internal Floor Area. 	Further details and guidance page 26 ● Swing a Cat www.swingacat.info

Lifetime Homes*	<ul style="list-style-type: none"> All homes on the Castletown site must achieve all 16 Lifetime Homes standards. Homes should be of a reasonable size to allow adaptation and flexible use by owners throughout their lifetime regardless of physical ability. 	<p>Further details and Guidance Page 26 and Appendix 5</p> <ul style="list-style-type: none"> Lifetimes Homes website (www.lifetimehomes.org.uk)
Building specification*	<ul style="list-style-type: none"> The development must be constructed using materials with specifications classed between A* - C only, from the revised edition of 'BRE Green Guide to Specification' catalogue, in order to achieve points under the materials section of the Code for Sustainable Homes 	<p>Further details and Guidance Page 26</p> <ul style="list-style-type: none"> The Green Guide to Specifications, BRE (www.bre.co.uk/greenguide/page.jsp?sid=435) UK Green Building Council (www.ukgbc.org)
Construction Quality Standards		
Fire*	<ul style="list-style-type: none"> The developer must design out hazards in the homes and provide innovative solutions in combating potential life threatening incidents within the home. The developer must provide a Statement of Fire Safety, detailing the measures to be taken to reduce the likelihood of deaths by fire in the home in support of Public Service Agreement Target 3. 	<p>Further details and guidance page 27</p> <ul style="list-style-type: none"> Code for Sustainable Homes: Technical Guidance, CLG (www.communities.gov.uk/publications/planningandbuilding/codeguide)
Construction Design and Management* (CDM)	<ul style="list-style-type: none"> The project must be designed and constructed in a manner which helps to reduce the likelihood of injury or death by workers or users of sites and developments. All contractors, including suppliers of services, must be assessed for health and safety compliance before undertaking any work. The client must appoint a CDM Co-ordinator. A Health & Safety Plan for the site must be considered 	<p>Further details and Guidance Page 27</p> <ul style="list-style-type: none"> 'Managing health and safety in construction.' Construction (Design and Management) Regulations 2007 'Fire Prevention on Construction Sites' (Sixth Edition). Published by The Fire Protection Association Managing health and safety in construction. Construction (Design and Management) Regulations 2007, HSE (www.hse.gov.uk/pubns/books/114) Fire prevention on construction sites, Fire Protection Association (www.brebookshop.com)
Construction efficiency*	<ul style="list-style-type: none"> The developer must submit a Construction Efficiency Statement in line with criteria outlined in English Partnership's Carbon Challenge standard brief (Section 5: Delivering Efficiency) 	<p>Further details and Guidance Page 27</p> <ul style="list-style-type: none"> Design for Manufacture website (www.designformanufacture.info)
Recycling of resources*	<ul style="list-style-type: none"> The developer must optimise the potential of existing resources on-site and to reduce the amount of demolition, landfill or waste where possible. English Partnerships encourages use of the DTI / CIRIA best practice guide Managing the Development of Previously Developed Land (2002) and English Partnerships' own best practice guide on land remediation including the Brownfield Compendium. 	<p>Further details and guidance page 28</p> <ul style="list-style-type: none"> Managing the Development of Previously Developed Land, CIRIA/DTI (www.ciria.org/acatalog/CS78.html) The Brownfield Guide, English Partnerships (www.englishpartnerships.co.uk/publications) www.wrap.org.uk/rctoolkit www.wrap.org.uk/rcproducts
Qualitative Assessment		
Deliverability and long-term management*	<ul style="list-style-type: none"> Proposals must provide details relating to the proposed long-term management of the development. Successful places are safe, well maintained and well managed 	<p>Further details and guidance page 29</p>
Community engagement*	<ul style="list-style-type: none"> Proposals must include a Community Engagement Strategy in line with the requirements of English Partnerships. The statement must relate how the proposed scheme has, or will, be carefully informed following public consultation and community engagement 	<p>Further details and guidance page 29</p> <ul style="list-style-type: none"> Community Planning website (www.communityplanning.net) English Partnerships' Approach to Community Engagement, English Partnerships (www.englishpartnerships.co.uk/publications) www.peopleandparticipation.net

Submission Requirements

Pre- planning application submission

- Prior to the submission of a planning application, the developer must submit all required documents (as detailed in section 9.0 of the development Brief) to be finalised and agreed by the Joint Venture Agreement Partners

Further details and guidance Page 30

1.0 Introduction

Background and context

In June 2005 Sunderland City Council commissioned consultants to develop a Masterplan for the future of Castletown. The purpose of the commission was to develop a framework and plan options for the regeneration of Castletown, which would promote neighbourhood stability and strengthen the community to underpin its viability and future sustainability. It is anticipated that Sunderland City Council will adopt the Castletown Masterplan as an Interim Supplementary Planning Document to be incorporated into the Local Development Framework (LDF) at the appropriate time.

As part of a number of housing interventions in the Masterplan, proposals include the acquisition and clearance of 119 older terraced properties and a large allotment site to the south of Chaffinch Road to be replaced by new family housing for sale and rent. In addition it is now proposed that a large part of the Aviary Estate, located to the north of Chaffinch Road, will be redeveloped for new housing with the option of a children's hospice.

In bringing forward the above proposals, a large number of terraced houses to the south of Chaffinch Road have already been acquired and demolished. The acquisition process is continuing. In addition the large allotment site has been acquired by Gentoo.

The Aviary Estate is largely under Gentoo ownership and occupied by Gentoo tenants. However there are a small number of owner occupiers living in the estate. Following an extended monitoring and consultation with residents, Gentoo intend to redevelop the estate, with the exception of a cluster of bungalows in the south-west corner.

These guidelines set out the requirements of the development partners, Sunderland City Council, English Partnerships and Gentoo, for a high quality residential development on the development site being assembled on land to the north and south of Chaffinch Road, Castletown. They also set out the principles of development that should be adopted including: layout; design; provision of open space and play space; access and landscaping.

2.0 Site information

Location and site boundary

The proposed development site covers an area of 5.12 ha and is located in Castletown, a residential area approximately 4km to the west of Sunderland City Centre.

An established residential estate lies to the immediate north of the site with the Hylton Dene Nature Reserve beyond that. To the west is a mixture of residential development and the Ethel Terrace commercial centre. To the east is a street of terraced housing and a small allotment site and to the south is the A1231 Wessington Way.

The location of the site is shown on figure 1, included in the appendices of this document.

The current site boundary is shown on figure 2 in the appendices. However it should be noted that the precise alignment of the eastern boundary may be subject to change to incorporate several properties on East View if their acquisition is secured.

Local context

Connections

The site is located adjacent an important transport corridor the A1231 Wessington Way, the major east-west road link north of the River Wear in Sunderland, which provides connections to A19 and the national road network. Access to the A1231 is via a roundabout to the east of the site.

Bus services primarily serve Castletown via Grange Road / Ethel Terrace, which is part of the main east-west route through the area utilising Castletown Road - Dene Road - Castle View - East View - Ethel Terrace - Grange Road - Hylton Castle Road. All of the eight bus services in operation serve Sunderland City Centre. Other destinations include Washington, Newcastle, Heworth, West Boldon, Hylton Castle, Downhill, Southwick and Pallion.

Surrounding built form

The site is tightly enclosed by a mix of uses and a patchwork of development of varying age and type.

Immediately to the north of the site is a mix of residential and commercial properties. Commercial uses along Castle View, which forms the northern boundary to the site, include a snooker club, hairdressers, working men's club and pub. A modern Methodist church is also located nearby. The residential dwellings to the north predominantly take the form of inter-war private semi-detached housing, sited within generous sized plots. Stylistically these properties are relatively uniform although some variations exist where certain dwellings feature projecting gable frontages.

To the west of the site is a mix of residential and commercial uses. Ethel Terrace is a continuation of Chaffinch Road and provides local commercial facilities for the surrounding area

including a Co-Op, off-license, chemist, bookmaker and hot food takeaways. Retail uses and a vehicle repair centre are also located immediately opposite the site on Oswald Terrace. Housing to the west of the site is varied in type and age. To the north-west, housing takes the form of densely developed Victorian terraced properties. The dwellings themselves consist of either compact two storey dwellings or Sunderland cottages. In certain areas this street pattern is interspersed with infill developments of more modern housing from the latter half of the 20th century. To the south of Ethel Terrace, Sunderland cottages abut the development site at Oswald Terrace South, beyond which is a relatively modern estate consisting of modern large red-brick terraced dwellings. The crescent street pattern of this estate contrasts with the rigid terraced layouts immediately adjacent.

To the east of the site, two storey terraced dwellings abut the site along East View. Commercial development beyond takes the form of large scale retail warehouse buildings. The scale of these buildings obscures long views into the area when approaching the site from the east and presents a particularly poor gateway. South of Chaffinch Road is a smaller allotment site, consisting of allotment gardens and pigeon lofts.

Commercial development beyond Wessington Way, to the south, includes extensive office and industrial buildings developed in the 1990s.

Site characteristics

The site is relatively flat although there is a gentle slope down from the west to the east.

Chaffinch Road bisects the site east-west and is currently the main vehicular access into the site.

The site's status as a regeneration area is reflected in its fragmented nature. To the north of Chaffinch Road lies the Aviary Estate, a 1970s Radburn development of semi-detached dwellings. Many of the properties in the estate remain occupied although a number under Gentoo's ownership are now vacant, particularly to the north eastern corner of the estate.

To the south of Chaffinch Road the impact of regeneration is more visible, as properties are being acquired by the City Council. Terraced houses and Sunderland Cottages continue to occupy the eastern and western extremities of the site. Towards the centre, acquisition and clearance has already taken place. Of the 119 properties to clear, 51 have already been cleared. 96 have been acquired and 23 are left to acquire. 9 of these 23 have agreed terms. The existing street layouts remain; however where dwellings have been cleared, land has been levelled, seeded and is now grassed over.

To the south east of the site adjacent to Wessington Way, the former allotment site acquired by Gentoo has been

cleared and levelled.

It is anticipated that following the acquisition process, all remaining dwellings on the site are to be cleared, with the exception of the cluster of bungalows located on Thrush Grove.

The majority of the site is relatively exposed, although towards the south of the site a band of trees and planting provides some shelter.

Site history

Towards the end of the 19th Century, Castletown existed as a village quite separate from Sunderland itself. As the coal industry flourished, the area grew rapidly from 1900 with the opening of Hylton Colliery. Development took the form of housing, consisting of a mix of working class terraces and Sunderland Cottages. Nevertheless Castletown remained separate from Sunderland through the beginning of the 20th Century until the post war era, when the village became swallowed by the swathes of housing estate developments built by the Sunderland Corporation at Marley Potts, Hylton Castle and Town End Farm.

3.0 Site constraints

Physical constraints

Alternatives for vehicular access to the development site are limited by the presence of Wessington Way to the south and the terraced housing that tightly encloses the site to west and east.

The site currently has highways running through the site, which may require stopping up. This process usually takes 6 months.

A section of highway that traverses private land adjacent to No. 34 Oswald Terrace South will require stopping up.

Terraced properties abutting the site to the south west (Oswald Terrace South) and the north east (East View) are to be retained. A cluster of bungalows immediately to the north of Chaffinch road are also to remain. Development proposals must respond to the presence of these properties and properly integrate them.

Options for development may also be constrained by the Wessington Way to the south, due to the need to mitigate noise impact and any air quality issues.

Ground conditions

No ground investigation has been undertaken and it is the responsibility of the developer to ensure that the site is suitable for the proposed development.

Possible contamination

The developer must satisfy itself regarding potential contamination within the site. The undertaking of a detailed desk top study of the site followed by a preliminary, then a detailed Site Investigation is recommended.

Services

Main services such as electricity, gas, water and telecom connections are all available in the area.

The developer should contact the relevant statutory undertakers for details of connection costs on all existing and proposed mains and services and to resolve any potential issues regarding service capacity, diversions etc. The developer will be responsible for payment of all connection charges. The standard working practices of the various statutory undertakers are to be strictly adhered to.

The developer should contact the relevant statutory undertakers prior to undertaking any excavation works within the site.

Flooding

The development site falls outside the extent of the 'extreme flood area', at the time of the Environment Agency's last assessment of the likelihood of flooding. Generally this means that the chance of flooding each year

from rivers or the sea is 0.1% (1 in 1000) or less (Source: www.pipernetworking.com/floodrisk).

Ownership

The site, outlined in red on figure 2, is under mixed ownership. The site to the north of Chaffinch Road (Aviary estate) is largely under Gentoo's ownership although a number of dwellings are owner occupied. The cleared allotment gardens to the south are also owned by Gentoo. Areas of cleared terraced housing south of Chaffinch Road are owned by Sunderland City Council and the council's acquisition of the remaining houses is continuing.

4.0 Principles of development

Planning policy and guidance

A list of relevant policy documents can be found in Appendix 1. This includes policy and guidance prepared by the City Council, the Department of Communities and Local Government and other Advisory Bodies.

A summary of relevant Unitary Development Plan policies and emerging Core Strategy policies is provided in Appendix 2.

Developers should refer to these documents when preparing schemes for the site.

Proposed mix of uses

There are currently two options for the development of the site.

Option A would involve the development of a 0.75ha children's hospice within the site to the north of Chaffinch Road to include 8 bedrooms, associated car parking and grounds. The remainder of the site is to be developed for family housing for sale and rent.

Option B proposes the entire site to be developed for residential use in the form of family housing for sale and rent.

Housing for both options are to be at a net density of up to 40 dwellings per hectare.

Indicative plans of both options can be found in the appendices (Fig.3 and Fig.4).

Affordable housing

In accordance with the requirements of the Joint Venture Agreement, 50 of the residential units to be developed as part of the development scheme must be affordable social housing for rent, unless otherwise agreed by JV decision.

5.0 Planning and urban design requirements

General design criteria

Sunderland City Council is committed to achieving high quality and imaginative design solutions in all new developments. This section outlines key issues to be addressed as part of the design process.

The City Council requires that all developments shall:

- Respond to and reinforce the scale, form, character and patterns of the townscape which make a positive contribution to the architectural qualities of the wider area;
- Demonstrate a high level of architectural ambition. Plans, sections, structural elements, environmental services, materials and detailing must be integral to the overall architectural expression of the development;
- Be constructed in high quality durable and aesthetically pleasing building materials. An appreciation of the distinctive character and qualities of the wider area should inform the choice of materials although it should be noted that this does not preclude the use of modern building materials providing they are of sufficient quality;
- Be constructed using efficient building techniques using materials from sustainable sources. The development should explore options for renewable energy sources;
- Be designed to minimise repair, maintenance, energy and security costs. The design must take account of all estimated costs over the whole life of the building;
- Be accessible, easy to navigate, flexible and comfortable.
- Meet the key objectives of good urban design, which are:
 - i. Character - promote character in the townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture;
 - ii. Quality of the public realm - promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people;
 - iii. Adaptability - promote adaptability through development that can respond to changing social, technological and economic conditions;
 - iv. Diversity - promote diversity and choice through a mix of compatible developments and uses that work together to create a viable environment to respond to local needs;
 - v. Ease of movement - Promote accessibility and local permeability by making places that connect

with each other, are flexible and are easy to move through, putting people before traffic and integrating land uses and transport;

- vi. Legibility - to promote legibility through development that provides recognizable routes; intersections and landmarks that help people find their way around.

These issues are to be addressed primarily through the Design and Access Statement.

Design and Access Statement

A Design and Access Statement will be required at the initial submission stage in order to demonstrate awareness of opportunities for good design as early as possible.

Urban Design Compendium

The Design and Access Statement should use the design principles and processes outlined in the Urban Design Compendium and Urban Design Compendium 2: Delivering Quality Places, published by English Partnerships and the Housing Corporation.

As a minimum the Design Statement should include the following sections from Urban Design Compendium:

- Appreciating the context
- Creating the urban structure
- Making the connections
- Detailing the place
- Implementation and delivery

And the following sections from Urban Design Compendium 2; Delivering Quality Places:

- Integrated design
- Managing Quality Places

In addition to the above, the design statement must demonstrate how the proposed scheme conforms to the following:

Building for Life

Submission proposals for the Castletown site must provide evidence in the Design and Access Statement of how the developer believes they have addressed each of the 20 design criteria of the Building for Life assessment and how they intend to achieve the Building for Life Award upon completion. The Building for Life assessment represents a national standard for housing and neighbourhoods. Projects are assessed and judged against 20 defined criteria. A Building for Life standard is awarded for schemes that demonstrate a commitment to high design standards and place making.

English Partnerships are determined to ensure that all their developments achieve a 'very good' (Silver) award in the Building for Life Assessment. The development shall be submitted for the award when 50 percent of homes have been completed. The Developer and their consultants are encouraged to visit existing award winning schemes on both EP and non EP sites to get a greater understanding of the quality expected.

The 20 defined criteria identified by Building for Life can be found in Appendix 3

Safer Places - the planning system and crime prevention

The Design and Access Statement should demonstrate how the proposal satisfies the 7 principles of the DCLG' guidance document Safer Places - the Planning System and Crime Prevention. The 7 attributes of safe, sustainable places are:

- **Access and movement:** places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security. Designs should avoid segregation of users and provide clear straight accesses, which are wide, direct, uncluttered and easily understood
- **Ownership:** places that promote a sense of ownership, respect, territorial responsibility and community. Ownership of spaces should be established with a clear distinction between public and private space, with private space being well defined and defensible.
- **Structure:** places that are structured so that different uses do not cause conflict. The structure of a scheme should also avoid underused spaces. Variations on block type or grid layouts are encouraged.
- **Surveillance:** places where all publicly accessible spaces are overlooked. Submissions should ensure passive surveillance of public spaces including cycle and pedestrian routes through active frontages. Streets and roads should be contained by building fronts not back gardens or blank fences. Open bright spaces and good lighting also improve passive surveillance.
- **Activity:** places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times. Isolated spaces where people could feel vulnerable should be avoided. The design of spaces should encourage a wide range of users.
- **Physical protection:** places that include necessary, well-designed security features. Schemes should be as physically secure as possible without compromising the quality of the environment

- **Management and maintenance:** places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

Inclusive design

English Partnerships require all development to clearly illustrate how it will promote the design and implementation of environments that will achieve social inclusion through the use of inclusive design principles. The objective is to serve the widest range of users and customers of the built environment on the scale of the neighbourhood and the individual home.

An Access Statement will be required to form part of the Design and Access Statement to be submitted for planning approval. The Access Statement must illustrate how proposals have considered issues around inclusive access from the start of the design process. It must clearly demonstrate the developer's approach to inclusion and show how all potential users, regardless of disability, age or gender, can enter the site, move around the site, enter and circulate the buildings and use the facilities, including sanitary provision.

It must be demonstrated that the approach to inclusive design accords with advice provided in English Partnerships' Inclusive Design Guidance Note, which provides best practice advice on the development of inclusive environments.

Active design

Where appropriate, the Design and Access statement should demonstrate how the proposal satisfies the principles of Sport England's 'Active Design' guidance document. The principles of Active Design are:

- **Improving accessibility:** providing easy, safe and convenient access to a choice of opportunities for participating in sport and physical activity and active travel for the whole community;
- **Enhancing amenity:** promoting environmental quality in the design and layout of new sports and recreational facilities, their links and relationship to other buildings and the wider public realm;
- **Increasing awareness:** raising the prominence and legibility of sports and recreation facilities and opportunities for physical activity through the design and layout of development.

The above principles are applied to three activity settings:

- Everyday Activity Destinations - shops, homes, schools, workplaces etc.
- Informal Activity and Recreation - play areas, parks

- and gardens etc.
- Formal Sports and Leisure Activities - sports pitches, swimming pools etc.

Developers should refer to the following information and guidance whilst preparing the Design and Access Statement:

Design and Access Statements

- The Urban Design Compendium 1 & 2, The Housing Corporation and English Partnerships
www.urbandesigncompendium.co.uk
- By Design: Urban Design in the Planning System Towards Better Practice, ODPM
www.cabe.org.uk/publications
- Design and Access Statements: How to Write, Read and Use Them, CABE
www.cabe.org.uk/publications
- Design and Access Statements, SPD, Sunderland City Council is available from the Urban Design section of the Planning Implementation Team (contact Hugh Daglish on 0191 5531279; email hugh.daglish@sunderland.gov.uk). Building for Life
- Building for Life website including "Delivering great places to live: 20 questions you need to answer" guidance
www.buildingforlife.org

Inclusive design

- Inclusive Design Guidance Note, English Partnerships
www.englishpartnerships.co.uk/inclusivedesign
- The Principles of Inclusive Design (They include you.), CABE
www.cabe.org.uk/publications
- Safe Places: The Planning System and Crime Prevention, Home Office
www.crimereduction.homeoffice.gov.uk/activecommunities61.htm

Safer places

- Safe Places: The Planning System and Crime Prevention, Home Office
www.crimereduction.homeoffice.gov.uk/activecommunities61.htm

Active design

- Active Design: Promoting sport and physical activity through good design
www.sportengland.org/active-design-final.pdf

6.0 Detailed design requirements

The Chaffinch Road site represents a gateway to Castletown on approaches from the east. Development on the site will therefore impact on the overall image of the area. As such the proposed development must be of a particularly high quality and leave a positive lasting impression for visitors entering and leaving Castletown.

It should be noted that the guidelines below are intended to inform and provide guiding principles for proposed development rather than provide a detailed masterplan. Nevertheless all proposals for development within the site will be expected to accord with the key design requirements.

Built form and layout

Residential

The Castletown Masterplan indicates that new residential units should take the form of family housing. A suitable mix of family house types must be provided to be contained in two to three storey blocks, at a net density of 40 dwellings per hectare.

The residential element should comprise of high quality, contemporary and innovative dwellings, designed specifically for the site. There is the opportunity for modest increased block height at key locations such as gateways, corners and focal points; town houses may be acceptable in appropriate locations. Any such increases in height will be subject to satisfying the council's spacing standards with respect to existing dwellings surrounding the site (see 'Spacing', below) and being justified in the context of the overall design concept.

A sense of place should be established within the development by creating a modern response to the positive features of the local townscape and character. The replication of buildings surrounding the site will be unacceptable. Likewise, standard 'off-the-peg' solutions or pastiche versions of historical styles will be resisted.

Where existing housing has been retained within and immediately adjacent to the site, development must respond to and integrate this into proposals.

Wherever possible, the development must integrate with adjacent land uses and bind with the existing streetscape.

Continuous frontages must overlook streets and footpaths. In particular strong active frontages onto Castle View, Chaffinch Road, East View and Oswald Terrace are required to provide a strong visual impression for visitors entering and exiting Castletown. Buildings must not 'turn away' from the road.

Generally all streets should follow the following street design principles:

- Establish a robust and legible urban structure.
- Introduce variation in widths between dwellings fronting the street.
- Minimise access points to shared or private parking areas.
- Minimise private parking on hard standing areas fronting the street.

All residential development proposals will be required to demonstrate how they have fulfilled the requirements and principles of good design outlined in the Council's 'Residential Design Guide' (Draft SPD).

The hospice

In accordance with the Castletown Masterplan, the hospice is to be located to the north of Chaffinch Road. Design solutions for the location of the hospice within the northern half of the site will be considered on their own merits.

The built form, massing and height of the proposed hospice building should be designed to respond to the primarily residential context in which it will sit. However, slight increases in block height it may be acceptable at locations which form the logical focal point in views, where such contrasts would not damage the character of the area.

The impact of the hospice on neighbouring properties in terms of their effect on sunlight and on daylight must be minimised.

The layout should be fully integrated into the surroundings by linking and aligning roads, public transportation and landscape features, and reinforcing key elements of the townscape along streets.

The layout of the site and the design of the hospice should not create any unnecessary limitations on potential future adaptability and in particular provide for the proper integration of additional housing should the hospice project not proceed.

The entrance to the hospice building should be sited to be as visible and easily accessible from the street as practically possible.

The hospice should be carefully planned to ensure that the internal layout allows windows and entrances to overlook or address public streets, public spaces, car parking areas and other pedestrian routes. Long, 'blind' (windowless) facades should be avoided particularly if they are designed to face a street, car parking areas or public open space.

The hospice should be of high quality contemporary design, appropriate for the use and context and should make a positive visual contribution to the environment. The visual impact of the building should be considered in the design and specification of its key elements. Where appropriate certain functional elements could be positively expressed as visual features that contribute to the building's overall character.

Frontages adjacent to pedestrian routes or public spaces must be designed to provide visual interest, activity and casual supervision at ground floor level.

Loading bays, bin stores, outdoor storage (where allowed), mechanical plant, and other operational requirements must be incorporated into the overall design of the building and its landscaping and not be visible from surrounding streets and houses.

The visual impact of colours and finishes of wall and roof cladding materials should be considered in relation to the background and context of the building. Their impact on the townscape or landscape should also be assessed in long views and views from higher ground if appropriate.

The design of the hospice both internally and externally should allow for the possibility of adaptation and flexibility as the needs of future users can never be fully anticipated. This enhances a building's life expectancy and long term value.

The council's spacing standards will apply to the hospice as to dwellings, although given the nature of the development it is anticipated that those standards will be exceeded to ensure privacy.

Materials

The development must demonstrate how the choice and specification of external materials and architectural detailing has been informed by and reflects a thorough understanding of the distinctive qualities of the local vernacular, and how they will make significant and positive contributions to the character of the wider area. High quality, durable and aesthetically pleasing materials are to be used.

Sympathetic, high quality contemporary materials, whether complementary or contrasting can help to integrate a new building with the character of the surrounding townscape.

Notwithstanding the acceptance of a modern approach to the development, the chosen materials should be proven in construction. Examples of their use in built development should be provided as part of the submission.

The sustainability of materials, related to production, supply or re-cycling must be considered.

Future maintenance including long term replacement costs and ease of repair or alteration must also be taken into account.

Spacing

Some flexibility with regard to the Council's normal dwelling spacing standards may be considered within the development where this will allow a more innovative approach to the layout. However, the developer must be

able to demonstrate that this will not be to the detriment of residents' amenity and privacy. Normal minimum spacing standards will be required between proposed buildings and those existing adjacent to the site, with relevant additions in respect of increased storey heights. Details of the current spacing standards can be found in Sunderland City Council's 'Supplementary Planning Guidance, Development Control Guidelines', March 2000.

Further advice on spacing issues should be obtained from Danielle Scott of the council's Development Control Pre-application Team on 0191 5538755; email danielle.scott@sunderland.gov.uk.

Integration of tenure

Development at the Castletown site must be 'tenure-blind' in that the type of tenure could not be deduced from the design, quality or location of housing, the timing of development or significant difference in the access to services and amenities. The developer must not merely pledge to abide by these objectives but should also give concrete proposals to show how they will be achieved.

No more than six social units should be grouped together in any development. Apartment blocks of only social housing units will not be acceptable. Further information is available from:

- In the Mix -A review of research on mixed income: mixed tenure and mixed communities, A joint publication from: Housing Corporation, Joseph Rowntree Foundation and English Partnerships
www.housingcorp.gov.uk/server/show/ConWebDoc.7358
- More than Tenure Mix: Developer and Purchaser Attitudes to New Housing Developments, Joseph Rowntree Foundation
www.jrf.org.uk/bookshop
- Messages from Three Mixed Tenure Communities, Joseph Rowntree Foundation
www.jrf.org.uk/KNOWLEDGE/findings/housing/0465.asp

Public realm

An appropriate setting for the development must be created. The council will require high quality proposals for the public realm elements of the development.

The development should establish a sequence of high quality and connected public realm spaces at key nodes, focal points and routes.

Proposals must provide a consistent and imaginative landscaping treatment to all public areas within the site incorporating soft and hard areas, which can be easily maintained.

The development must create a public realm that is not dominated by parked vehicles, that is safe and includes attractive pedestrian routes for residents and visitors. Particular attention should be given to the layout and choice of surface materials for the access roads and footways, to create an environment that clearly indicates that vehicles do not have priority.

Further guidance on the design of public realm can be found in Sunderland City Council's 'Draft Residential Design Guide'

Boundaries

Boundary treatments that face Chaffinch Road and Castle View must not be constructed in timber, either wholly or in part. Boundary treatments that face other public realm areas within the development must be of a suitable quality and must not be constructed entirely or substantially in timber. High level boundary treatment adjacent to public realm should be avoided.

Individual dwellings and buildings must include appropriate boundary treatments in materials that reflect the design and materials of the dwellings themselves.

The use of shrub planting etc as a substitute for proper boundary treatment will not be acceptable.

Biodiversity and landscaping

Landscape and ecological plan

The developer must prepare a comprehensive, detailed and high quality landscape and ecological plan for the site. The plan must provide full, written justification for the removal of any mature trees or hedges and proposals for their replacement with specimens of an appropriate size and species, to achieve immediate impact and minimise the negative effects of the loss of mature landscape features. The replacement of any specimens must be carried out in a way and within a timeframe, which minimises adverse impacts on local wildlife. Any proposals to remove mature trees and hedges must be indicated at the submission stage and agreed in writing by the City Council. The developer should be aware of the guidance contained in BS5837(2005): Guide for trees in relation to construction. Felling may only take place between 1st September and 31st March in order to fulfil the requirements of the Wildlife and Countryside Act 1981. The developer must protect any trees to be retained to the satisfaction of the City Council during the construction period.

Ecological Impact Assessment

It is possible that a number of protected species will be present in the proposed development area such as bats, great crested newt and breeding birds. Those species are protected under the Wildlife and Countryside Act 1981 and the Habitat Regulations 2007. Durham Biodiversity Action Plan species such as garden birds under the Urban and

Garden Wildlife Action Plan and garden wildlife Action Plan or dingy skipper and grayling under the Brownfield Site Action Plan must also be considered.

The developer must complete an Ecological Impact Assessment of the site. This Assessment will have up to date species and habitat data both on and adjacent to the site. If there are features present on site capable of supporting protected species such as bare ground, building, trees or ponds and these are likely to be affected by the proposal they should be thoroughly surveyed by competent ecologists at appropriate times of year for each species. Appropriate survey results, impact assessments and accompanying mitigation and enhancement strategies must be included as part of any supporting Environmental Statement or Ecological Appraisal. The report should assess the impact of both the construction phase and operation phase of the proposal on protected species. Records of protected species should be sought from appropriate nature conservation organisations, and groups such as Durham Wildlife Trust. Surveys, assessments and recommendations for mitigation measures should be undertaken by suitably qualified and experienced ecologists holding the required licenses. It must be shown that recommendations from this assessment and enhancements for Durham Biodiversity Action Plan target species and habitats have been incorporated into the final design

- Action Plans for relevant species and habitats can be found at www.durhambiodiversity.org.uk.
- Further advice can be obtained from Keith Hamilton and the council's Landscape, Reclamation and Countryside Team on 0191 5538787; email keith.hamilton@sunderland.gov.uk.

Bats

An initial bat survey of buildings at East View South, Castle Street South and Park Street South was carried out by E³ Ecology Limited in December 2007. The survey concluded that a number of 'high risk' features exist on site that may encourage bat roosting. These include barge boards, hanging tiles, and timber cladding present in the existing colliery houses.

The developer will be required to demonstrate that the development has been carried out in accordance with the recommendations of the ecologist's method statement; in order to comply with the requirements of Conservation (Natural Habitats &C.) Regulations 1994 and as amended in 2007.

Allotments

The large allotment site acquired by Gentoo at Park Street South raises a number of issues in respect of the likelihood of receiving planning consent for the change of use of the allotment site to residential use.

The City Council's UDP Policy NA24 states that both the large allotment site and the smaller allotment site at East View South allotment sites 'will be upgraded to include improvements to access, on-site facilities, and landscaping, as appropriate'.

In addition to the above, UDP Policy L9 states that 'land used for allotments will be retained for this purpose except where:

- i) Alternative provision is made in the locality
- ii) The site is allocated for another purpose elsewhere in the plan
- iii) The site is identified by the Council as surplus to requirements
- iv) A site has become disused or significantly underused through lack of local demand

The development of the large allotment site for housing can be justified by it being proven to be surplus to requirements or to be disused or significantly underused through lack of local demand. In this case the remaining occupiers of the larger site still requiring allotment facilities have been relocated to the smaller allotments to the east of the development site. This allotment site is identified to be retained in accordance with the proposals of the Castletown Masterplan.

However, should the justification of under use or disuse not be possible, there will have to be firm proposals for a local alternative site to be made available. In this case, any proposal to develop an allotment site for other uses would - in accordance with UDP requirements - need to be accompanied by:-

- (i) Proposals for a suitable replacement site, including location maps and the areas of both sites. The proposed site should be the same as, or greater than, the existing one (and within 1.2km of it), and suitable for cultivation with an appropriate depth of top soil, a water supply, appropriate boundary enclosures, parking and servicing facilities;
- (ii) The number of names on a waiting list in the wider area served by the existing site itself;
- (iii) Detailed proposals to cater for any disabled allotment holders.

The development of allotment sites constitutes 'greenfield' development. As such the development of the Castletown allotments would need to be fully justified on the basis of its contribution to the regeneration strategy for the City and the area.

Archaeological assessment

Hylton Castle and Chapel lie to the north west of the site. The site was once within the extensive grounds and parkland of the castle. Two medieval villages - Hylton and

Newton were also nearby although the exact location is still unclear. Both Roman and prehistoric artefacts have been found in the vicinity of the site.

Given the above, the development proposal must be accompanied by an archaeological desk-based assessment. This must determine whether further archaeological fieldwork will be required.

Formal equipped play space

There is no requirement to provide formal children's play space or equipment within the development. However, in lieu of such provision, the developer will be required to provide a contribution per dwelling towards the upgrading of existing equipped play facilities in the local area, including at the Billy Hardy Play Area, Hylton Castle Play Area and Castletown Primary School.

The current required contribution is £660 per family dwelling (two bedrooms or more) although the sum applied will be that applicable at the time planning permission is granted. This will be the subject of a section 106 agreement attached to any granting of planning permission.

Amenity open space

Within the site the developer must provide a minimum of 0.4 ha of amenity open space per 1000 bed spaces. Bed spaces are calculated at two bed spaces for a one-bedroom dwelling, with one additional bed space added for every additional bedroom.

Open space must be properly integrated within the development at the design stage in convenient, safe locations easily accessible for maintenance purposes and where it can be overlooked from within the development and by pedestrians to provide passive supervision.

Provision should not be unduly fragmented but provided in meaningful concentrations. Landscaping (both hard and soft) of an appropriate scale must also be provided, together with the provision of other appropriate elements to provide visual interest, such as enclosures, artwork, seating etc.

The location, layout and content of open space must be subject to negotiation and agreement with the Director of Community and Cultural Services prior to the submission of any scheme.

The development should provide a communal area and 'green lungs' that meets the needs of all ages, to ensure a cohesive and vibrant space, which encourages active living. Amenity space should be safe, attractive, welcoming to everyone and provide a safe community facility that affords every child and young person the opportunity to engage in physical activity.

If it is the developer's intention to transfer public landscaped areas back to the Council for future maintenance, this will be subject to the agreement of the Director of Community and Cultural Services and a further commuted sum payment.

Further information on amenity open space issues, including likely commuted sums payable for adoption and future maintenance by the City Council can be obtained from John Oliver of Environmental Services on 0191 553 3931; email john.oliver@sunderland.gov.uk

Information on play space issues and play equipment provision, including likely commuted sums payable for future maintenance if adoption by the City Council is required, can be obtained from Julie Russell of Community Services on 0191 5614664; email julie.russell@sunderland.gov.uk.

Access, movement and highways

The main road through the site, Chaffinch Road, is an important bus route. This road is to be retained in its present form, with minor modifications as necessary.

Highways and footpaths within the site may need to be stopped up or diverted as part of future redevelopment. The appropriate procedure would be a stopping up order under section 247 of the Town and Country Planning Act.

The new layout must be able to demonstrate that it will accommodate movement and desire lines to local facilities i.e. shops, bus stops, schools etc.

Neither vehicle nor pedestrian access is permissible onto the A1231 Wessington Way.

The development must complement public transport links through the provision of good pedestrian and cycle links, well integrated into the development to further reduce the demand for car use.

A lane to the rear of Oswald Terrace South must be retained to allow for service vehicle access and egress. Vehicles must be able to enter and exit the lane in a forward gear. As such a turning head must be incorporated into the layout. This should be located at the southern end of the lane. The design of the turning head must comply with the guidelines contained within Sunderland City Council's 'Design Guide and Specification for Residential and Commercial Estates'. A copy of this document can be obtained from the council's Transport & Engineering Service, Tel: 0191 553 1918.

The proximity of the site to the A1231 Wessington Way Traffic raises noise and air quality issues. The amenity of residential dwellings and their garden areas to the south of the site are likely to be significantly affected. Wessington Way is part of the Sunderland Strategic Transport corridor

and is therefore likely to increase in importance as a future traffic route. As such any planning application for development adjacent to the road will need to be supported by evidence providing analysis and recommendations on issues of layout and mitigation measures..

The developer should be aware of the requirements of the Advance Payment Code of the Highways Act 1980 with regard to the erection of buildings on private streets, and the requirement to include a Design and Access Statement as part of any planning application. This is in accordance with the Department for Communities and Local Government Circular 01/2006 'Guidance on Changes to the Development Control system' (section 3).

With regard to access and estate roads the developer should refer to the Council's Design and Specification for Residential and Commercial Estates and Draft Residential Design Guide. Developers should also take guidance from the Manual for Streets. The most up to date version of this document can be found at <http://www.dft.gov.uk/pgr/sustainable/manforstreets/>. Innovative layouts, which provide safe, durable, high quality environments, will be considered. The developer should contact Eric Henderson of the Council's Transportation Team on 0191 5531519; email eric.henderson@sunderland.gov.uk for further advice.

Parking

Residential

Car parking should be provided at a minimum of 1 space per dwelling, with additional visitor car parking at a ratio of 1 space per 3 dwellings. Visitor car parking must be spread evenly throughout the residential development to serve all dwellings equally.

Schemes should achieve an optimal relationship between the needs of car owners and the creation of positive streetscapes where pedestrians and cyclists are accommodated equally with the car.

The maximum parking spaces allocated per home should be supplemented with well-designed on-street car parking, which shall help create vitality on the street and supplement on-plot provision.

A variety of parking solutions should be used through the site; however integral garages and areas of hard standing or parked vehicles that directly front the street must be avoided. Rear parking courts should be used sparingly and should service no more than six homes.

Parked vehicles must not dominate the public realm. Parking must be incorporated within high quality landscaped areas, in a form which is well integrated into the development and contributes to the overall character of the public realm.

Car parking spaces should be clearly defined using high quality, contrasting materials. Spaces must be well surveyed and well lit.

Developers should refer to English Partnerships 'Car Parking: What works where' and the council's 'Draft Residential Design Guide' for further guidance and good practice examples.

Adequate provision for cycle storage must be integrated into the design of the dwelling

Hospice

Car parking should be provided at a rate of 4 spaces plus 1 per 10 bedspaces, 1 per resident staff and 1 per non resident staff.

The visual and environmental impact of surface car parks must be mitigated by substantial elements of planting and a quality landscaping scheme within the site and on the boundaries.

Locating car parking within buildings and taking up ground floor frontages will not be permitted.

Cycle parking should be provided at a rate of 2 spaces per 3 rooms for resident staff and 2 spaces per 15 non-resident staff.

The development must provide short-stay and long-stay cycle parking at a ratio of 1:2 long: short-stay spaces.

Short-stay cycle parking facilities should be sited as close as possible to the entrance of the building and should be secure and well over-looked from the building or passers-by. Sheffield Stands are recommended.

Long-stay cycle parking must be located in a safe and well-lit location. Whilst security is important the location must also be accessible and convenient. Suitable design solutions include cycle lockers, areas set aside within the buildings or covered areas in supervised car parks incorporating their own locking device.

The developer should refer to Gateshead Council's 'Cycling Strategy for Gateshead' and Bristol City Council's 'Guide to Cycle Parking Provision' for further information and guidance. www.gateshead.gov.uk/DocumentLibrary/Transport/Strategy/cyclingstrategy.pdf
www.bristol.gov.uk/ccm/content/Environment-Planning/Planning/cycle-parking-guidance-for-developers.en

Sustainability

Sustainability in its widest sense should be fundamental to any development proposals. However, as a project being undertaken in partnership between the Council, Gentoo and English Partnerships and potentially as a demonstrator project for a Local Housing Company Scheme, there is the opportunity to bring forward the site as an exemplar

development, demonstrating a commitment to sustainable, low-carbon building. It is therefore particularly important that the principles behind eco friendly, low carbon development are fully explored and integrated into the design from the outset.

Sustainable energy and construction

In line with UK energy policy, Sunderland City Council will seek to reduce the city's carbon emissions to 60% of 1990 levels by 2050. The council also aims to deliver and exceed the Regional Spatial Strategy (RSS) renewable energy targets. To this end, development must comply with the following requirements of Sunderland City Council's Core Strategy Policy CS15: Sustainable energy and construction:

- (i) meet the minimum Target Emission Reduction (TER) levels, prescribed by Building Regulations;
- (ii) supply 10% of the site's energy consumption from renewable sources located on the site. This can count towards Building regulations TER. If site constraints mean that renewables are not feasible, the 10% renewables requirement can be discharged if the development demonstrates an additional 10% reduction, on top of the current TER;
- (iii) meet level 3 of the Code for Sustainable Homes (CSH) for housing or BREEAM Very Good construction standards for all other developments, or higher as dictated by future legislation. (In the case of the Castletown site, the development will be required to accord with English Partnerships own standards in relation to CSH and BREEAM. Details can be found in section 6.0: Housing quality);
- (iv) provide evidence of feasibility work into the potential for opportunities to achieve on-site renewable energy beyond the 10%; and the potential for combined generation of heat, power and cooling (including on-site distribution networks). This evidence should include consideration of potential energy users and sources adjacent to the development site. If renewables or combined heat and power are not included in development proposals, applicants are required to provide justification for this.

Evidence of the above criteria (i-iv) should be provided within an overall Energy Statement, to be submitted as part of any planning application.

The developer should also investigate opportunities to maximise energy efficiency and conservation through the design, layout and orientation of buildings and use of the microclimate, landform and landscape; to exploit potential for passive solar gain, minimising heat loss, overshadowing and overall energy demand.

Flooding and climate change

In order to reduce the risk of climate change and flooding the development will be required to accord with the following criteria of Core Strategy Policy CS16: Flooding and Climate Change:

- (iv) Development should not increase the risk of flooding of properties elsewhere. All developments exceeding 1 hectare will be required to complete a Flood Risk Assessment;
- (v) All developments should assess and manage risk from other climate impacts, including surface water flooding and extreme heat;
- (vi) Developments must demonstrate a positive contribution to managing or reducing flood risk through the inclusion of Sustainable drainage Systems and other techniques.

Further information and guidance

Further information on renewable energy technologies in housing and energy efficient design techniques can be found in Sunderland City Council's draft 'Residential Design Guide' SPD. The Energy Saving Trust's 'Passive Solar Estate Layout' also provides detailed information on energy efficient residential estate design. The council will also be producing a Sustainable Energy SPD, containing guidance on national, regional and local sustainable energy requirements, renewable and low carbon technologies and the preparation of Energy Statements

The developer is recommended to refer to the Building Research Establishment's (BRE) Carbon Mixer toolkit. The toolkit is designed to assist developers in calculating the feasibility of a range of renewable technologies by assessing which forms of renewable energy will be the most cost effective and will have the biggest impact on carbon emissions in a particular development.

The software package, developed in partnership with One North East and The North East Assembly is freely available, together with training on the software via the North East Assembly website. The toolkit can illustrate how different renewable technologies can be used to meet the 10% renewables target together with associated costs. It will automatically calculate the 10% requirement for developments based on existing benchmarked developments. The software can project the potential:

- CO2 Emissions.
- Capital Cost Increase.
- Savings.
- Payback Periods.

<http://www.northeastassembly.gov.uk/page.asp?id=131>

Details on Sustainable Urban Drainage Systems can be found in PPS25: Development and Flood Risk.

<http://www.communities.gov.uk/publications/planningandbuilding/pps25floodrisk>

Secured by Design

Creating a safe and crime free environment will help to ensure the development remains successful and inhabited. Good urban design can reduce the threat and the fear of crime.

Secured by Design accreditation is a police initiative, which encourages the building industry to adopt minimum standards in designing safe and secure developments. This scheme gives equal weighting to the importance of environmental design and physical security. There is significant research to prove that schemes that meet these standards are significantly less likely to suffer from vandalism or criminal attack.

English Partnerships require that all developments must be designed in line with the following principles of Secured by Design:

- Natural surveillance;
- Defensible space;
- Community interaction;
- CPTED (Crime Prevention Through Environmental Design)

English Partnerships require accreditation of the development by the local constabulary. At the design and planning stages of development the architectural liaison officer must provide written evidence of the scheme's likelihood to achieve accreditation upon completion.

- Secured by Design website
www.securedbydesign.com

Air quality/noise and vibration

The proximity of the heavily trafficked Wessington Way dual carriageway to the south of the site raises considerable noise amenity and air quality issues.

Noise and vibration issues would affect new dwellings in relation to both internal noise attenuation of new dwellings and the external amenity of residents (e.g. use of gardens). Both these issues would need to be addressed in the design and engineering of development proposals, particularly due to the required exemplar nature of the proposal.

In addition due to the proximity of the site to Wessington Way, it is considered that the development may involve the new exposure of residents to existing sources of air pollutants, which need to be mitigated against

The impact of air quality, noise and vibration can be material considerations in the determination of planning applications.

The severity of these issues can have significant weight in the determination of a planning decision and have contributed to the refusal of planning permissions in the past.

As such, advice from Sunderland City Council's Environmental Health team has confirmed that prior to the submission of a scheme to the Council for planning approval; the southern end of the site adjacent to Wessington Way must be subject to:

- **An air quality scoping assessment** to determine the need for a full air quality assessment. This is to be carried out in line with the recommendations of the guidance document 'Development Control: Planning for Air Quality' published by Environmental Protection UK; and
- **A noise assessment study** in line with Planning Policy Guidance 24, (Planning and Noise)

These studies must be submitted as part of the planning application and the development must demonstrate that the design, layout and engineering of the scheme have been informed by the recommendations of the studies.

- Development Control: Planning for Air Quality (2006 update), NSCA

Additional developer requirements

Rear of Oswald Terrace South and East View (North)

In accordance with the requirements of the Masterplan, the developer will be required as part of the housing redevelopment programme to provide a comprehensive enveloping scheme of improvements to the rear of properties on Oswald Terrace South and East View (North). This is to include repointing of rear boundary walls and improvements to garage doors.

Details of the scheme are to be submitted as part of the wider development scheme for agreement by the development partners.

Upgrading of small allotment site

In accordance with the requirements of the Masterplan, the developer must deliver an improvement scheme for the small allotments east of the housing site, in order that it complements and integrates with the new development and to support the planning justification for the redevelopment of the former large allotment site. Investment is to include improvement and maintenance of internal and perimeter fencing and gates, improvement and maintenance of internal paths and installation of water service plant.

A break down of the likely cost of various maintenance and improvement works can be found in Appendix 5.

Consultation with Castletown Allotment Association and Castletown Pigeon Homing Society will be required, to inform and agree the development of a suitable improvement scheme

Details of the works are to be submitted as part of the wider

development scheme for agreement by the development partners.

7.0 Housing quality

As the Chaffinch Road site has been partly assembled by funding from English Partnerships, new development must accord with certain criteria in relation to housing quality.

Code for Sustainable Homes

All new homes on the site must achieve a minimum Level 3 standard in relation to the Code for Sustainable Homes. The refurbished bungalows will need to meet a minimum Ecohomes rating of "very good".

English Partnerships shall raise the required level of the Code to Level 4 from April 2010 and Code Level 6 (carbon zero) from April 2013.

For all phased developments of 200 homes or over (or with options to go above 200 homes), which are going to be constructed over a long time frame or will be built by more than one developer special phasing terms will apply. These terms require that homes completed should achieve the EP Code standard current at the time of completion.

For such developments of 200 homes or more, the proposal must include a Phasing Plan. This Phasing Plan should indicate the appropriate level of the Code to be achieved for each home in line with the delivery plan for the project. All homes to be completed after 31st December 2010 must achieve Code Level 4 and all those homes completed after 2013 should be built to Code level 6.

Phasing Plans will be continually monitored to ensure that delivery of homes will be in accordance with this policy, and where the delivery timetable has slipped beyond that originally proposed, the homes must be re-specified to ensure they achieve the level of the Code appropriate to the re-scheduled date for completion.

- Code for Sustainable Homes: Technical Guidance, CLG www.communities.gov.uk/publications/planningandbuilding/codeguide

BREEAM

The Hospice falls outside any standard BREEAM assessment schemes and therefore must have a bespoke assessment carried out by BRE. A minimum rating of Very Good is required.

Further Information:

- BREEAM: BRE Environmental Assessment Method www.breeam.org

English Partnerships require Post Completion Certificates for all projects to ensure that the standards are actually being achieved on site.

Internal sound attenuation

In order to provide an adequate approach to internal sound attenuation and insulation, English Partnerships requires the developer to demonstrate that new build development has

achieved higher levels of sound attenuation than the minimum required in Approved Document Part E of the Building Regulations. Demonstration can either be achieved by using post-completion testing (called pre-completion testing in Approved Document E) to 10% of dwellings or by committing to using constructions for all relevant building elements that have been assessed and approved by Robust Details Limited, and found to achieve the following performance standards:

- Airborne sound attenuation values must be at least 5dB higher than that required in the current Approved Document Part E.
- Impact sound attenuation values must be at least 5dB lower than the performance standards set out in the current Approved Document Part E.
- Robust Details website www.robustdetails.com
- Pre-completion Testing: Approved Document E, ODPM www.planningportal.gov.uk/uploads/br/BR_PDF_ADE_2003.pdf

The developer will be expected to provide evidence to demonstrate that proposals comply with the standards required above.

Overheating

In order to ensure homes shall not be susceptible to overheating, English Partnerships schemes should adopt the CIBSE (Chartered Institute of Building Service Engineers) standard, CIBSE Vol A (2007) which requires that:

- For living areas, less than 1% of occupied hours are over an operative temperature of 28°C.
- For bedrooms less than 1% of occupied hours are over 26°C

The above must be proven using appropriate simulation software in the design process, and adequate measures must be introduced to ensure it is maintained within the dwelling. In addition, overheating should be considered in the design and layout of homes and places by:

- Using natural features such as trees, or introducing devices such as external shades, balconies, overhangs and winter gardens to exposed elevations in order to avoid excessive solar gain.
- Using energy efficient electrical appliance should be used together with low energy light bulbs.
- Using large areas of exposed thermal mass to external walls where possible.
- When lightweight construction is utilised, compensatory measures should be introduced including thermal mass to floors and internal walls where possible.
- Secure windows capable of being opened should be provided to all rooms where possible.
- Climate Change Adaptation by Design: A Guide for Sustainable Communities, TCPA www.tcpa.org.uk/downloads/20070523_CCA_lowres.pdf

- Chartered Institute of Building Service Engineers website
www.cibse.org

Internal floorspace standards

English Partnerships requires minimum internal floor areas (MIFA) in relation to bedrooms and occupancy:

1 Bed / 2 person dwellings	51 m ²
2 Bed / 3 person dwellings	66m ²
2 Bed / 4 person dwellings	77 m ²
3 Bed / 5 person dwellings	93 m ²
4 Bed / 6 person dwellings	106 m ²

- Floor areas shall be measured in line with the RICS' Gross Internal Floor Area.
- An appropriate amount of storage space should be provided for each dwelling.
- A variety of housing types must be provided; schemes which provide a limited range of dwelling types should be avoided.
- All dwellings should provide access to a private outdoor space of sufficient size to enhance the use of the dwelling including well proportioned gardens, terraces and balconies. Winter gardens/ conservatories can be used in addition to MIFA and can count as outdoor space.
- All rooms should be of a sufficient size to allow them to function in relation to their defined use. Where multi-functional rooms are proposed they should be designed to allow for the possibility of future sub-division.
- Developers should exploit the use of volume in dwellings through increased floor to ceiling heights above building regulation requirements and should ensure that roof void space can be easily adapted for future habitable use.
- Dual aspect apartments are encouraged to facilitate cross-ventilation.
- MIFA will not apply to the refurbishment of existing buildings; however reasonable provision should be made to ensure that dwellings can function adequately in response to occupancy.
- Swing a Cat website
www.swingacat.info

Lifetime Homes

The Lifetime Homes concept was developed by the Joseph Rowntree Foundation Lifetime Homes Group.

Lifetime Homes standards promote housing that is flexible, adaptable and robust to changing social and demographic trends. Homes should be of a reasonable size to allow adaptation and flexible use by owners throughout their lifetime regardless of physical ability.

Lifetime homes have 16 design features that ensure a new house or flat will meet the needs of most households. The accent is on accessibility and design features that make the home flexible enough to meet whatever comes along in life. A list of the 16 Lifetime Homes standards can be found in Appendix 4.

The standards go a little further than Building Regulations Part M in their requirements for adaptability and flexibility to be designed into the home. The 16 standards apply to both the interior and exterior of homes; most of the additions have minimal or no cost if considered at a project's inception. English Partnerships will require all homes on the Castletown site to achieve all 16 Lifetime Homes standards. Further information can be obtained at:

- Lifetimes Homes website
www.lifetimehomes.org.uk

Building specifications

The BRE Green Guide to Specification catalogues potential materials that may be used in the construction of new housing. The guide rates each material in accordance with its effect on the environment in its construction use and its capacity to be recycled. In line with the Code for Sustainable Homes, Specifications have been rated between A* - E, with E having the most negative effect on the environment.

All English Partnerships developments must use specifications classed between A* - C only, precluding the use of category D and E specifications, or materials which have not been classified. Developers should seek to maximise points achieved under the materials section of the Code for Sustainable Homes; Category C materials should also be avoided where possible as they do not attract points in the Code.

It is also necessary to exclude the use of materials and detailing that are not integral to the construction of each home, such as add-on Glass Reinforced Plastic chimneys, dormers etc.

- The Green Guide to Specifications, BRE
www.bre.co.uk/greenguide/page.jsp?sid=435
- UK Green Building Council website
www.ukgbc.org

8.0 Construction quality

Fire

All developments should seek to design out hazards in homes and to provide innovative solutions in combating potential life threatening incidents within the home. A **Statement of Fire Safety** is required, detailing the measures to be taken to reduce the likelihood of deaths by fire in the home in support of PSA 3. The developer is required to develop a strategy which goes beyond statutory requirements to reduce the likelihood of death or injury in the home by fire or smoke related incidents. A number of measures are available to developers, including fire sprinkler systems; however the developer should take a holistic approach combining passive and active measures using the most appropriate technologies.

Note that any decision regarding what is required to meet the Building Regulations or what may be acceptable as a compensatory feature will be for Building Control to determine on a case by case basis.

- Public Service Agreement Target 3 - Fire, CLG www.communities.gov.uk/corporate/about/howwework/publicserviceagreements/

Construction Design and Management

The project should be designed and constructed in a manner which helps to reduce the likelihood of injury or death by workers or users of sites and developments. EP publishes firm policy guidance on Construction Design and Management in order to comply with the law and health & safety regulations and to promote best practice on construction sites. The Construction Design and Management regulation 2007, CDM2007, came into force in April 2007 and applies to all construction projects.

As a general policy, health & safety must be considered from the earliest stages of a project, including for activities such as master planning. All contractors, including suppliers of services, must be assessed for health and safety compliance before undertaking any work on behalf of EP. Contractors must be registered with the Contractor Health & Safety Assessment Scheme (CHAS) or an affiliated scheme and maintain 'compliant' status.

The client is responsible for ensuring that all those appointed in a construction project are competent to carry out the work and have the necessary resources available to them. The client must also appoint a **CDM Co-ordinator**. A **Health & Safety Plan** for every site must be considered at the earliest opportunity and an approach must be included at the initial submission stage to show how safety has been evaluated for the design of the project.

Plans should take account of existing good practice such as:

- Managing health and safety in construction. Construction (Design and Management) Regulations 2007, HSE www.hse.gov.uk/pubns/books/1144

- Fire prevention on construction sites, Fire Protection Association www.brebookshop.com

Construction efficiency

The developer will be expected to produce a **Construction Efficiency Statement** detailing how the project will be delivered covering the following Criteria:

- Manufacturing, supply and construction programme.
 - Provision of a formal time and activity based programme to cover the complete design, procurement and construction phases of a project.
- Lean construction.
 - A process of value engineering which responds directly to the needs of the customer. Improvement is in part accomplished by eliminating waste in the construction process.
- Supply chain management (SCM).
 - Details of how the effectiveness of the integrated team would be measured and the extent of benefits provided in relation to the delivery from the design to construction. Criteria for evaluation included open book costing, supply chain management, gain share mechanisms, problem escalation processes and co-located cross functional teams.
- Continuous improvement (CI).
 - Provision of a proactively planned strategic methodology designed systematically to eliminate all forms of waste. This continually provides improved performance in quality, shorter delivery times and reduced cost of output year-on-year.
- Innovation risk management.
 - Production of a statement or schedule which clearly identified the measures proposed for testing new products and processes through an Innovation and Risk Management protocol. This must include the requirement for proposals to be insurable and mortgageable.
- Construction cost target.
 - The processes to be adopted, planning methodology and performance monitoring need to be defined. Developers will be expected to adopt an open book approach with EP, including the collection and publication of all data. Assessment at the first stage will review the scope of the statement in addressing the key issues. The quality and depth of the approach can then be judged as part of the proposed second level of assessment.

Further guidance on the key issues and processes can be obtained from the Carbon Challenge standard brief (Section 5: Delivering Efficiency) on EP's website.

- Design for Manufacture website www.designformanufacture.info

Recycling of resources

The development should seek to optimise the potential of existing resources on-site and to reduce the amount of demolition, landfill or waste where possible. English Partnerships encourages use of the DTI / CIRIA best practice guide *Managing the Development of Previously Developed Land* (2002) and the developer should refer to English Partnerships' own recent best practice guide on land remediation including the *Brownfield Compendium*.

A remediation and/or demolition statement is required setting out how the developer will handle demolition (e.g. re-use of building materials, asbestos removal) and remediation methods.

All demolition, refurbishment and construction works should be in accordance with DTI and WRAP guidance on site waste management planning and demolition. A Site Waste Management Plan (SWMP) must be developed from the pre-design stage and implemented in all construction site activities in line with good practice published by WRAP. The SWMP is required to set targets for waste reduction and recovery based on an assessment of the likely composition and quantity of waste arising and identification of the most significant cost-effective options for improvement. This should be supplemented by information on how the targets will be achieved during construction activities and how the actual levels of waste reduction and recovery will be monitored for comparison with the targets set. Upon completion of the building works, the developer should summarise these records and submit a final report to English Partnerships in a format to be agreed by both parties.

Where commercially viable, English Partnerships will seek procurement of products and materials with good practice levels of recycled content. Transport, especially road transport of heavy materials should be avoided where possible.

Existing buildings and materials on site should be reused where possible and not just when required through legislation (e.g.: listing). Where demolition is necessary, salvaged materials should be reused as appropriate or recycled on-site. Where possible, existing materials should be reused on site. There should always be a presumption to retain existing buildings, and justification must be forthcoming illustrating why demolition or redevelopment is the preferred option.

- *Managing the Development of Previously Developed Land*, CIRIA/DTI
www.ciria.org/acatalog/C578.html
- *The Brownfield Guide*, English Partnerships
www.englishpartnerships.co.uk/publications
www.wrap.org.uk/rctoolkit
www.wrap.org.uk/rcproducts

9.0 Qualitative assessment

Deliverability and long-term management

The issues identified below must be considered in conjunction with appropriate legal and financial advice.

- **Community profile/social infrastructure**
The profile and potential requirements of the current or future residents
- **Project objectives/scope**
What the management structure is intended to achieve such as; Physical aspects, Services, Engagement/cohesion, Behaviour.
- **Stakeholders**
There will be a variety of stakeholders in any area including both existing and future residents such as; Developers, Residents, RSL, Community organisations, Local Authority, Businesses or Service providers
- **Involvement**
Details of those to be involved in the management structure and what level of involvement is expected of the different parties.
- **Governance/decision making**
Details of the decision making processes and how they would operate. How accountability would be managed, monitored and scrutinised.
- **Land ownership**
Details of who would own the land, any proposals for transfer
- **Liabilities**
What liabilities the management structure would need to take into account.
- **Funding**
How management activities would be funded such as service charges, ground rents, revenue from sources such as letting out community facilities, endowment funding
- **Enforcement**
How will the structure seek to enforce its commitments, what actions will be taken against partners or stakeholders who do not comply with this?
- The Parks Trust website
www.theparkstrust.com
- Development Trusts Association
www.dta.org.uk
- People and Participation website
www.peopleandparticipation.net

Community engagement

English Partnerships expects the development partner to develop a **Community Engagement Strategy** to include:

- Aims, objectives and scope of engagement activity
- Timings of community involvement, from starting point onwards then through project processes
- Community profile - to be undertaken by EP or partners or jointly
- Details of the tools/mechanisms to be used for community engagement
- Details of allocation of staff resources and budget
- Monitoring and evaluation - how will the community engagement be monitored - what does success look like?
- The exit strategy for English Partnerships/development partner
- What community engagement is required after English Partnerships/ development partner's role in the project is completed?
- How the community engagement strategy feeds into proposals for the involvement of local people in the long term management and governance of the area /neighbourhood
- Community Planning website
www.communityplanning.net
- English Partnerships' Approach to Community Engagement, English Partnerships
www.englishpartnerships.co.uk/publications
www.peopleandparticipation.net

10.0 Pre-planning application submission

Prior to the submission of a planning application - and in line with the requirements outlined above - the developer must submit the following documents to be finalised and agreed by the Local Housing Company Partners:

- a) A scaled layout drawing of the developer's proposed scheme. This drawing must be at 1:500 scale and should be coloured or otherwise detailed to enable buildings, boundaries, roads, footpaths, open space/play space, car parking etc. to be easily identified;
- b) A plan showing the proposed treatment of the public realm, including areas of public open space;
- c) Appropriate relevant elevations of the proposed dwellings; and other buildings
- d) An axonometric sketch or other 3-dimensional modelling of the proposed development to illustrate the relationships between the individual dwellings, other buildings, open space etc and between the site and its immediate surroundings;
- e) Appropriate elevational sections through the proposed development and surrounding existing dwellings to demonstrate that spacing, over-looking and over-shadowing issues have been adequately addressed;
- f) Documents forming the Design and Access Statement
- g) Concrete evidence to demonstrate how the developer will meet the requirement to provide a 'tenure blind' development.
- h) An Energy Statement, demonstrating how all aspects of sustainable energy and construction will be addressed and delivered. The document must refer to requirements i-iv of Sunderland City Council's Core Strategy Policy CS15.
- i) A comprehensive, detailed and high quality landscape and ecological plan for the site.
- j) An Ecological Impact Assessment of the Site. It must be shown that recommendations from this assessment and enhancements for the Durham Biodiversity Action Plan target species and habitats have been incorporated into the final design.
- k) Evidence to demonstrate that proposals comply with the standards required by English Partnerships and national and local planning policy on noise and vibration (see PPG24 and UDP policies EN6 & EN7)
- l) accreditation of the development by the local constabulary the design and planning stages of development the architectural liaison
- m) Simulation Software to provide evidence that homes will meet the standards required by English Partnerships to avoid overheating.
- n) Demonstration that the proposed dwellings on site meet the required minimum internal floor areas (MIFA) in relation to bedrooms and occupancy.
- o) A Statement of Fire Safety in support of PSA 3.
- p) A Health and Safety Plan for the site to show how safety has been evaluated for the design of the project.
- q) A Construction Efficiency Statement in line with requirements of English Partnerships
- r) A Site Waste Management Plan in line with good practice published by WRAP
- s) Evidence to demonstrate that any civil engineering works on site have achieved a CEEQUAL award standard of Very Good
- t) Details of how the long-term management issues identified in the brief have been considered in line with appropriate legal and financial advice
- u) A community Engagement Strategy in line with the requirements of English Partnerships
- v) Evidence to demonstrate that the developer is able to deliver the project and has the suitable experience. The proposals must meet English Partnerships' financial and company vetting process
- w) Details of the enveloping scheme to the rear of properties on Oswald Terrace South and East View (North)
- x) Details of the improvement scheme for the small allotments east of the housing site
- y) An archaeological desk based assessment. This must determine whether further archaeological fieldwork will be required

11 Appendices

Appendix 1 - Planning policy and guidance

City Council

The development must conform to the proposals set out in Sunderland City Council's Interim Supplementary Planning Document.

Development must also conform to Sunderland City Council's Unitary Development Plan adopted in 1998. UDP policies relevant to the site are contained in Appendix 3.

In addition to this developers will also need to refer to the following documents to achieve an acceptable development:

- Design Statement (a guide to preparing a Design Statement), 2005, Sunderland City Council is available from the Urban Design section of the Planning Implementation Team (contact Hugh Daghish on 0191 5531279; email hugh.daghish@sunderland.gov.uk).
- Residential Design Guide: SPD Consultation Draft, 2006, Sunderland City Council. Available from: (http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/Implementation/Urban_Design/UrbanDesign_Home/residentialdesignguide.asp)
- Unitary Development Plan, Supplementary Planning Guidance, Development Control Guidelines, March 2000, Sunderland City Council.
- Interim Housing Land Strategy, 2006, Sunderland City Council. Available: <http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/UDP/Housing/ISHL%20Feb%202006.pdf>

Department of Communities and Local Government

- Planning Policy Statement 1: Delivering Sustainable Development, 2005, Office of the Deputy Prime Minister.
- Planning Policy Statement: Planning and Climate Change, 2007, Department of Communities and Local Government.
- Building a Greener Future: Towards Zero Carbon Development, 2007, Department of Communities and Local Government.
- Code for Sustainable Homes: A step-change in sustainable home building practice, 2006 & Code for Sustainable Homes: Technical Guide, 2007, both Department of Communities and Local Government.
- Planning Policy Statement 3: Housing, 2006, Department of Communities and Local Government.
- Planning Policy Statement 9: Biodiversity and Geological Conservation, 2005, Department of Communities and Local Government.

- Planning Policy Statement 24: Planning and Noise, 1994, Department of Communities and Local Government.
- Planning Policy Statement 25: Development and Flood Risk, 2006, Department of Communities and Local Government.

English Partnerships

- Car Parking: What works where, 2006, English Partnerships
- English Partnerships' Approach to Community Engagement, 2007, English Partnerships
- Inclusive Design Guidance Note, 2007, English Partnerships
- 'In the Mix -A review of research on mixed income: mixed tenure and mixed communities,' A joint publication from: Housing Corporation, Joseph Rowntree Foundation and English Partnerships
- The Brownfield Guide, 2007, English Partnerships
- Urban Design Compendium, 2000, English Partnerships /The Housing Corporation.
- Urban Design Compendium 2; Delivering Quality Places, 2007, English partnerships and the Housing Corporation

Other advisory bodies

- Building for Life, "Delivering great places to live: 20 questions you need to answer", 2007, CABE
- Building in Context, 2002, CABE/English Heritage.
- By Design: Better Places to Live - a Companion Guide to PPG3, 2001, DTLR/CABE.
- By Design: Urban Design in the Planning System, 2000, DTLR/CABE.
- Celebrating Innovation, 2001, CABE/Rethinking Construction.
- Climate Change Adaptation by Design: A Guide for Sustainable Communities, TCPA
- Design and Access Statements: How to write, read and use them, 2006, CABE.
- Durham Biodiversity Action Plan, 1999
- 'Fire Prevention on Construction Sites' (Sixth Edition). Published by The Fire Protection Association
- Guidelines for Ecological Impact Assessment in the United Kingdom, 2006, IEEM
- Housing Audit: Assessing the Design Quality of New Homes in the North East, North West and Yorkshire & Humber, 2005, CABE.

- Managing the Development of Previously Developed Land, CIRIA/DTI
- Public Service Agreement Target 3 - Fire, CLG
- 'Passive Solar Estate Layout', 2006, The Energy Saving Trust
- Safer Places: The Planning System and Crime Prevention, 2004, Office of the Deputy Prime Minister.
- 'Managing health and safety in construction.' Construction (Design and Management) Regulations 2007. Approved Code of Practice L144. Published by HSE Books
- More than Tenure Mix: Developer and Purchaser Attitudes to New Housing Developments, Joseph Rowntree Foundation
- The Green Guide to Specifications, 2002, BRE
- The Principles of Inclusive Design (They include you.), 2006, CABI
- The Value of Urban Design, 2001, CABI/Thomas Telford
- What Makes a Good Building, 1994, Royal Fine Art Commission.

Appendix 2 - Local policy and guidance

UDP

All new development at the Chaffinch Road site should demonstrate that regard has been given to the relevant policies set out in the UDP. Policies relevant to the site are highlighted below.

Site specific policy

Policy NA10.7 states that the council will seek to improve the environment in 4 private residential areas including the site to the south of Chaffinch Road at Castletown. Priority will be given to those locations which will require more comprehensive treatment.

The site of the Aviary Estate is 'white land' and subject to policy EN10, proposals for its development need to be compatible with the principal use of the neighbourhood.

Sunderland North

Policy NA38.4 states that well designed designated and advisory cycle routes with connections to adjacent uses and to strategic multi-user routes will be provided, utilising space within the highway to provide access from adjacent residential areas to recreational proposals and to the City Centre

Policy NA24.6 states that the existing allotment sites at East View South and Park Street South in Castletown are to be upgraded to include improvements to access, on-site facilities and landscaping as appropriate.

Leisure

Policy L9 states that land used for allotments will be retained for this purpose except where

- i) Alternative provision is made in the locality;
- ii) The site is allocated for another purpose elsewhere in the plan;
- iii) The site is identified by the council, as surplus to requirements;
- iv) A site has become disused or significantly underused through lack of local demand. In this case the council will give prior consideration to the need for public open space or other recreational uses of the site.

Environmental protection

Policy EN6 states that noise sensitive development, which is likely to be exposed to unacceptable levels of noise or vibration will require an assessment of the nature and extent of likely problems and to incorporate suitable mitigation measures in the design of the development.

Policy EN7 states that proposals for residential development within 60 metres of any railway track shall include an

assessment of the impact of vibration and shall incorporate any necessary preventative or precautionary measures as part of the scheme

Housing

Policy H1 states that new housing will be provided, which:

- i) Maximises locational choice whilst allowing for a variety of needs in appropriate environments
- ii) Caters for reduced out-migration and increasing household formation
- iii) Assists in the regeneration of existing residential areas
- iv) Secures the re-use of vacant and derelict land where possible

Policy H4 states that housing development will normally be expected to at least reflect the density of the locality and where appropriate, increased densities will be sought, particularly where they relate to a public transport corridor.

Policy H10 states when considering planning applications for housing, the Council will require the phasing of development of individual large sites or locally grouped sites identified elsewhere to minimise their adverse impact on local infrastructure, agricultural operations, services and community facilities.

Policy H17 states that the provision of nursing homes and other residential accommodation for people in need of care (use class C2) by the construction of buildings and conversion of large units in their own grounds will normally be approved, provided they are not detrimental to general amenity and the established character of the locality. Proposals must demonstrate how parking and servicing requirements will be met.

Policy H21 states that within new residential developments of more than 40 bed spaces amenity open space shall be provided.

Community facilities

Policy CF14 states that all development proposals for community facilities will be expected to conform to a high standard of design reflecting their important public role. They should also be well related to public transport, provide adequate servicing facilities and car parking.

Resources for the future

Policy R2 states that in considering proposals for new development, the Council will take into account the extent to which they: make use of existing and proposed service and social infrastructure; minimise the need for travel (by employees, visitors and residents alike); and, make use of vacant and derelict land.

Policy R4 outlines the need to encourage development that incorporates energy saving measures by virtue of the grouping and orientation of buildings, the provision of shelter and energy saving technology.

Built environment

Policy B2 states the scale, massing, layout and setting of new developments should respect and enhance the best qualities of nearby properties and the locality and retain acceptable levels of privacy. Large-scale schemes, creating their own individual character should relate harmoniously to adjoining areas.

Nature conservation

policy CN17 states the retention of trees, hedges and landscape features in all new development will be required where possible.

Policy CN18 states the promotion of the interests of nature conservation will be sought by making provision in development proposals for preservation of habitats or creation of compensatory habitats.

Policy CN22 states development which would adversely affect any animal or plant species afforded special protection by law, or its habitat, either directly or indirectly, will not be permitted unless mitigating action is achievable, and the overall effect will not be detrimental to the species and the overall biodiversity of the city.

Transportation

Policy T4 states the maintenance of a network of bus routes will be encouraged.

Policy T8 states that the needs of pedestrians will be given priority in the planning of new developments, by promoting schemes, which provide an integrated network of routes and improve and develop pedestrian links.

Policy T14 states the importance of

- i) Accessibility for pedestrians and cyclists as well as users of public and private transport
- ii) Avoiding traffic congestion or safety issues on existing roads
- iii) Making appropriate safe provision for access and egress by vehicles pedestrians, cyclists and other road users with particular attention paid to the needs of people with mobility impairment
- iv) Making provision for the loading and unloading of commercial vehicles,
- v) Indicating how parking requirements will be accommodated.

The Core Strategy

The council's Local development Framework Core Strategy is now at the preferred options stage and therefore carries material weight. The following policies should be taken into account.

Sustainable communities

Policy CS3 - 'Delivering design quality' states that:

The City Council will seek to secure the highest possible built environment and the creation of desirable places to live, work, shop and visit.

This will be achieved by:

- i) Ensuring that new development is of the highest standard of sustainable design and in accordance with the City Council's Supplementary Planning Documents (SPDs).
- ii) Promoting designs and layouts that make efficient and effective use of land, including innovative approaches that help deliver high quality outcomes.
- iii) Ensuring new development is designed with regard to local context and integrated with existing routes and well connected to the wider area.
- iv) Protecting the amenity of adjoining properties and the locality generally from inappropriate development.
- v) Ensuring the layout, form and design of new buildings and the spaces around them contribute positively to the local environment, creating places, streets and spaces, which meet the needs of people.
- vi) Ensuring all new development is visually attractive, safe, accessible to all, functional, inclusive, resilient to future weather impacts, have their own distinct identity and maintain and improve local character.

Policy CS4 - 'The distribution of new housing' details the following requirements:

Land for housing

In seeking to achieve the preferred option housing target of 15,150 net additional new homes by 2021 the City Council will:

- i) Manage the phased release of land* so as to provide for the following amounts of housing within set time periods in the city's northern sub-area;

	2004-2011	2011-2016	2016-2021	Total
Sunderland RSS response requirements	4,680	5,235	5,235	15,150
North 14% includes Central Sunderland	655	733	733	2,121
Completed	148	0	0	148
Completed	74	0	0	74

- ii) Provide a minimum of 80 percent of the above land allocations on previously developed land;
- iii) Require the density of new housing throughout the city to range from between 30 to 50 dwellings per hectare, with the higher densities in Central Sunderland and in locations with good public transport accessibility. Lower densities may be acceptable where providing executive dwellings or where necessary to protect an area's characteristics.

Improving the existing housing stock:

The City Council, in seeking to improve the existing housing stock will support Gentoo and other registered social landlord programmes of improvement and replacement in identified locations where future needs may not be being met by the existing housing stock. These will include large estates programmed for renewal by Gentoo at Pennywell, Southwick and Doxford Park, with a number of smaller schemes spread across the city. The City Council also supports major housing-led regeneration schemes at **Castletown**, Hetton Downs and Middle Hendon.

- iv) Housing market renewal strategies will be prepared in consultation with the local community in locations identified in need of housing renewal.
- v) Proposals to improve the condition of the city's housing stock will link to wider social, economic and environmental improvements in the area.
- vi) Sites for new housing will be identified to assist regeneration and renewal areas.

* The release of land will be set out in the Housing Allocations DPD in accordance with the sequential approach set out in RSS, and the prioritised sites as set out in the Strategic Housing Land Availability Assessment (SHLAA).

** Figures in the table are based upon the preferred option of 15,150 dwellings and distributed in accordance with the 'best fit' option. The table also takes into consideration existing completions since 2004 and existing commitments as at April 2007.

Policy CS5 - 'Housing Choice' states that:

To ensure a range and choice of housing types and tenures are incorporated into all housing developments which meet the needs and aspirations of the city's existing and future residents, the City Council will:

- i) Require a 'percentage' of all new dwellings to be affordable on a 'set' site size. (Figures will be dependent on outcome of HMA). The City Council will require affordable dwellings to remain 'affordable'.
- ii) Ensure a balanced mix of housing tenure and type are provided, through the application of a minimum site size policy, with particular emphasis on family, detached and executive type dwellings (results of HMA should help identify types and even areas where particular house types are required).
- iii) Ensure that housing meets the requirements of specific needs groups where there is identified need and demand.*
- iv) Ensure that provision is made for gypsy and traveller sites where there is a proven need and demand, with sites:

- Being located so as to avoid adverse effects on the wellbeing of site occupiers
- Being reasonably accessible to local services and facilities
- Being located where they will not be detrimental to the city's regeneration aims
- Being located away from any known high flood risk areas
- Being located so as to avoid environmentally sensitive areas (both natural and cultural)
- Being located so as not to have any detrimental impact on residential amenities and highway safety
- Being located so as not to create a significant intrusion into the landscape

All new housing developments must satisfy the housing environment vision - providing housing in appropriate sustainable locations, within a high quality environmental setting and of high quality build and design.

* Particular emphasis will be given to areas of the city which are identified as being deficient in particular house types and tenures and affordability through the Housing Market Assessment. (This part

will be replaced with the areas and types once known through the HMA).

Policy CS7 - 'Developing healthy safe and inclusive communities' states that:

The City Council will develop healthy, sustainable, and attractive communities throughout the city that are well designed and integrated with social, care and community services and facilities, and are set amidst safe, clean and inclusive public realm and green space. This will be achieved by:

i) Promoting a more equitable distribution of services, facilities and quality environments across the city, by:

- Improving access to local shops and core services, including a wide range of healthcare and extra care homes (should a need be identified through the pending Housing Market Assessment)
- Provision through the ActiveCity initiative of facilities that support physical activity and healthy lifestyles

ii) Taking measures to improve and provide quality public realm and local networks of safe and attractive streets that promote cycling, walking and social interaction.

iii) Ensuring that health and well-being issues are taken into consideration in key development through use of Health Impact Assessments.

iv) Ensuring that education and community facilities are available throughout the city, including support for the 'Building Schools for the Future' initiative and ensuring that University, College, and communication technology initiatives can develop.

v) Developing other learning experiences through appropriate design and preservation schemes.

Where appropriate, development proposals will be assessed in terms of their contribution to the above criteria.

Connectivity

Policy CS8 - 'Accessibility and sustainable transport' states that:

The City Council will support an integrated approach to transport and land use planning in Sunderland, to foster accessibility and social inclusiveness, to support individual health and well-being, and to help to deliver global climate improvement, sustainable communities and a thriving economy. This will be achieved by:

i) Land use planning:

a) Reducing the need to travel by focusing and intensifying development in built-up areas that have good access to public transport, walking and cycling.

b) Reducing the need to travel by encouraging a more equitable distribution of locally provided jobs, services and facilities.

c) Ensuring that development maximises opportunities to improve public transport, walking and cycling access to existing built-up areas.

ii) Sustainable transport development:

Ensuring that local centres, neighbourhoods and urban road corridors are successful, safe, thriving and inclusive by applying a sustainable approach to transport, focusing on:

a) The public realm.

b) Traffic management (including an appropriate road user hierarchy).

c) The public transport network and to the development of transport hubs.

d) Pedestrian access, including specific access requirements for people with disabilities.

e) Cycling infrastructure.

The principles of this approach should be applied throughout the city, and in particular to the following list as identified in the Tyne and Wear Local Transport Plan:

- Historic Centres: Sunderland city centre
- District Centres: Houghton-le-Spring; Washington
- Key Retail Centres: Doxford International Business Park; the Galleries
- Corridors: A690 Durham Road; A1018 Newcastle Road; A1018 Ryhope Road; A183 Chester Road; A1231

Planning globally

Policy CS15 - 'Sustainable energy and Construction' states that:

In seeking to reduce the city's carbon emissions to 60 percent of 1990 levels by 2050, and to help deliver and exceed RSS renewable energy targets, the City Council will apply the following principles:

- i) All development to meet minimum Target Emission Reduction (TER) levels, prescribed by Building Regulations.
- ii) Major developments to supply 10 percent of the site's energy consumption from renewable sources located on site. This can count towards Building regulations TER. If site constraints mean that renewables are not feasible, the 10 percent renewables requirement can be discharged if the development demonstrates an additional 10 percent reduction in overall energy consumption, on top of the current TER.
- iii) Major developments to meet Level 3 of the Code for Sustainable Homes for housing, or BREEAM Very Good construction standards for all other developments, or higher as dictated by future legislation.
- iv) Major developments to provide evidence of feasibility work into the potential for on-site renewable energy and combined generation of heat, power and cooling (including on-site distribution networks). This evidence should include consideration of potential energy users and sources adjacent to a development site. If renewables or combined heat and power are not included in development proposals, applicants are required to provide justification for this.
- v) Renewable energy developments will be considered favourably and in regard to their contribution to, and beyond, Tyne and Wear's renewable energy targets Preference will be given to developments that provide energy to local consumers.

Evidence of the above criteria (i-iv) should be provided within an overall Energy Statement, to be submitted alongside any planning applications.

Policy CS16: Flooding and climate change

To reduce the risks of climate change and flooding:

- i) Development will be encouraged in Flood Zones 1 and 2.
- ii) Development that is appropriate to the risk zone will only be permitted where it can be demonstrated that:
 - It will not impede the flow of floodwaters
 - Increase the risk of flooding elsewhere
 - Reduce the capacity of a floodplain
- iii) Development within Flood Zones 2 and 3a will be subject to suitable design and conditions to

secure the necessary management of risk, laid out within a Flood Risk Assessment, which includes the impact of climate change on flooding frequencies and sea level rise.

Planning obligations

Policy CS20 - 'Planning Obligations' states that:

The City Council will seek contributions from developers to assist in achieving the wider aims and objectives of the LDF by:

- i) Ensuring that proposed developments contribute to the goal of sustainable communities.
- ii) Where an identified need arises from a development proposal for new or improved infrastructure, the City Council will ask the developer to provide this as part of the development, or will seek financial contributions to the cost of providing the necessary infrastructure.

The need for planning obligations will be indicated and elaborated on as necessary in other DPDs and detailed guidance will be provided in the council's proposed Developer Contributions and Agreements SPD.

Appendix 3 Building for Life criteria

Character

1. Does the scheme feel like a place with a distinctive character?
2. Do buildings exhibit architectural quality?
3. Are streets defined by a coherent and well structured layout?
4. Do buildings and layout make it easy to find your way around?
5. Does the scheme exploit existing buildings, landscape or topography?

20. Does the development provide (or is it close to) community facilities, such as a school, park, play areas, shops, pubs or cafes?

Roads, parking and pedestrianisation

6. Does the building layout take priority over the roads and car parking, so that highways do not dominate?
7. Are the streets pedestrian, cycle and vehicle friendly?
8. Is car parking well integrated so it supports the street scene?
9. Does the scheme integrate with existing roads, paths and surrounding development?
10. Are public spaces and pedestrian routes overlooked and do they feel safe?

Design and construction

11. Is the design specific to the scheme?
12. Is public space well designed and does it have suitable management arrangements in place?
13. Do buildings or spaces outperform statutory minima, such as Building Regulations?
14. Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
15. Do internal spaces and a layout allow for adaptation, conversion or extension?

Environment and community

16. Does the development have easy access to public transport?
17. Does the development have any features that reduce its environmental impact?
18. Is there a tenure mix that reflects the needs of the local community?
19. Is there a mix of accommodation that reflects the needs and aspirations of the local community?

Appendix 4 16 Lifetime Homes standards

Further details and specifications can be found on the Lifetime Homes website

<http://www.lifetimehomes.org.uk/pages/home.html>

Car parking

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

Access from car parking

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

Approach

3. The approach to all entrances should be level or gently sloping.

External entrances

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

Communal stairs

5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

Doorways & hallways

6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

Wheelchair accessibility

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

Living room

8. The living room should be at entrance level.

Two or more storey requirements

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

WC

10. In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

Bathroom & WC walls

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

Lift capability

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

Main bedroom

13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

Bathroom layout

14. The bathroom should be designed for ease of access to the bath, WC & wash basin.

Window specification

15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

Fixtures & fittings

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

Appendix 5 Allotments improvement scheme - costings

Estimating Sheet			
Building Name:-	Allotment Gardens	Project:-	Formation of new allotments

Item	Description	budget estimate	Number or area	Unit m³ etc	Unit Cost	Works Cost	Fees @ 15%	Total Cost
1	Perimeter Fence line		250	m	£55.00	£13,750.00	£2,062.50	£15,812. 50
2	Double gates		2	pair	£1,000.00	£2,000.00	£300.00	£2,300.00
3	Internal fence lines		280	m	£40.00	£11,200.00	£1,680.00	£12,880.00
4	Internal gates		8	no	£450.00	£3,600.00	£540.00	£4,140.00
5	Internal paths 40 x 60 + 30 x 2 =300m² Excavate, clear, sub base and tarmac		300	m²	£50.00	£15,000.00	£2,250.00	£17,250.00
6	Internal paths Pin kerbs two rows haunched in concrete		140	m	£35.00	£4,900.00	£735.00	£5,635.00
7	Excavate, install water service and back fill		80	m	£50.00	£4,000.00	£600.00	£4,600.00
8	Install stand pipe inc valves and bib tap		3	no	£150.00	£450.00	£67.50	£517.50
9	Chemically clean and sterilise new water main		1	item	£300.00	£300.00	£45.00	£345.00
						£0.00	£0.00	£0.00

Grand Total	£55,200.00	£8,280.00	£63,480.00
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Figure 1 - Context plan

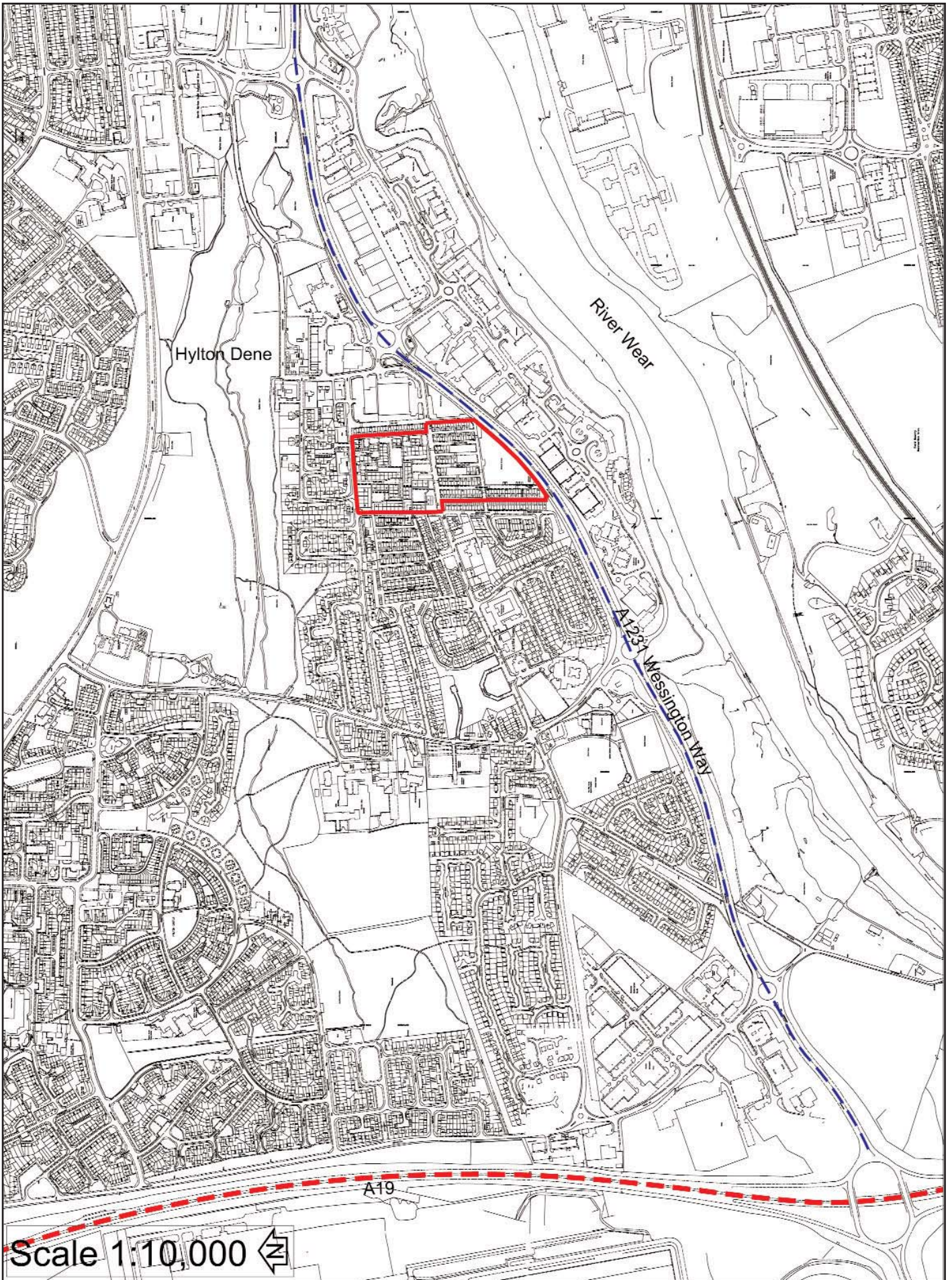


Figure 2 - Site plan

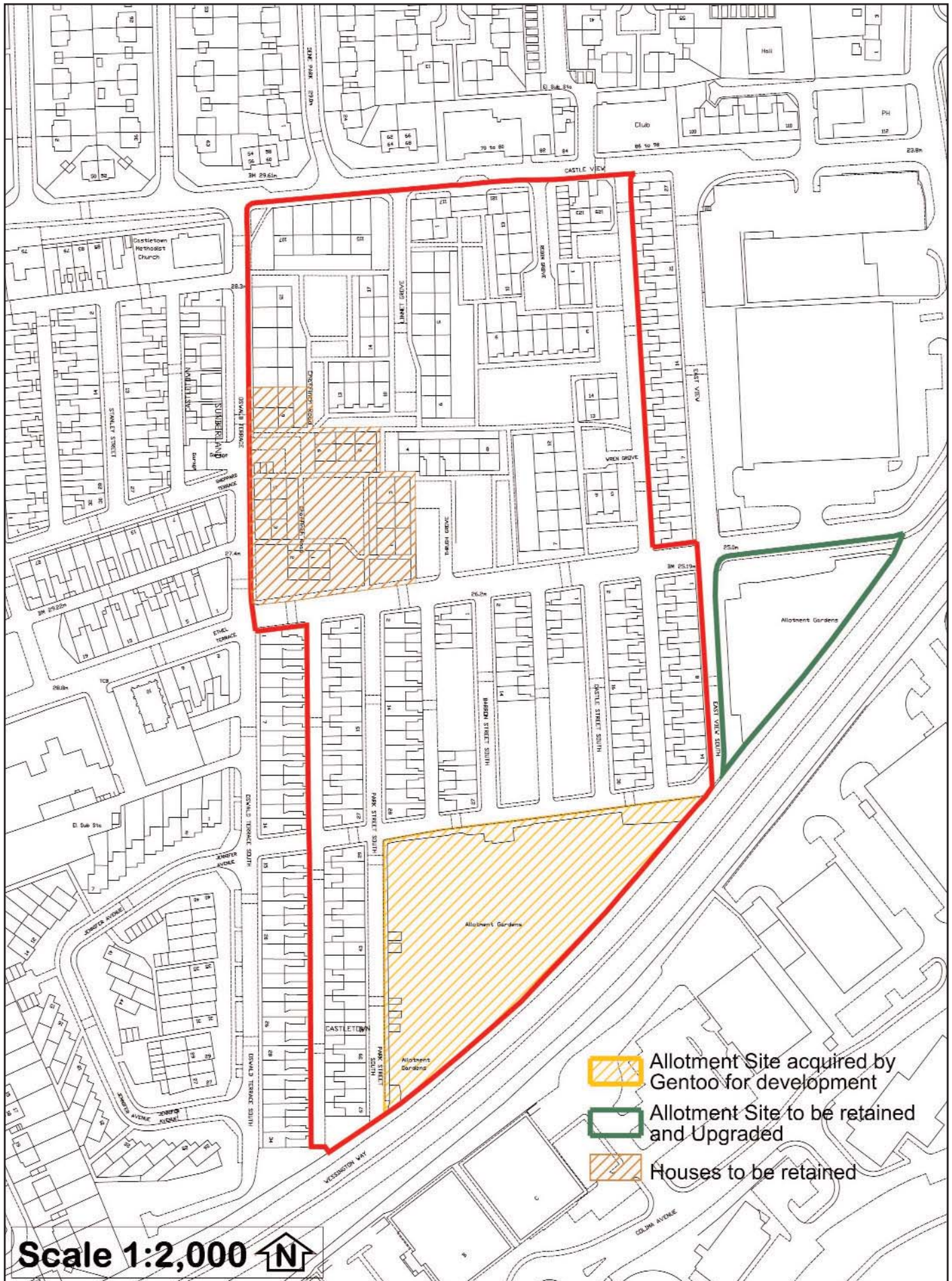


Figure 3 - Development Option A

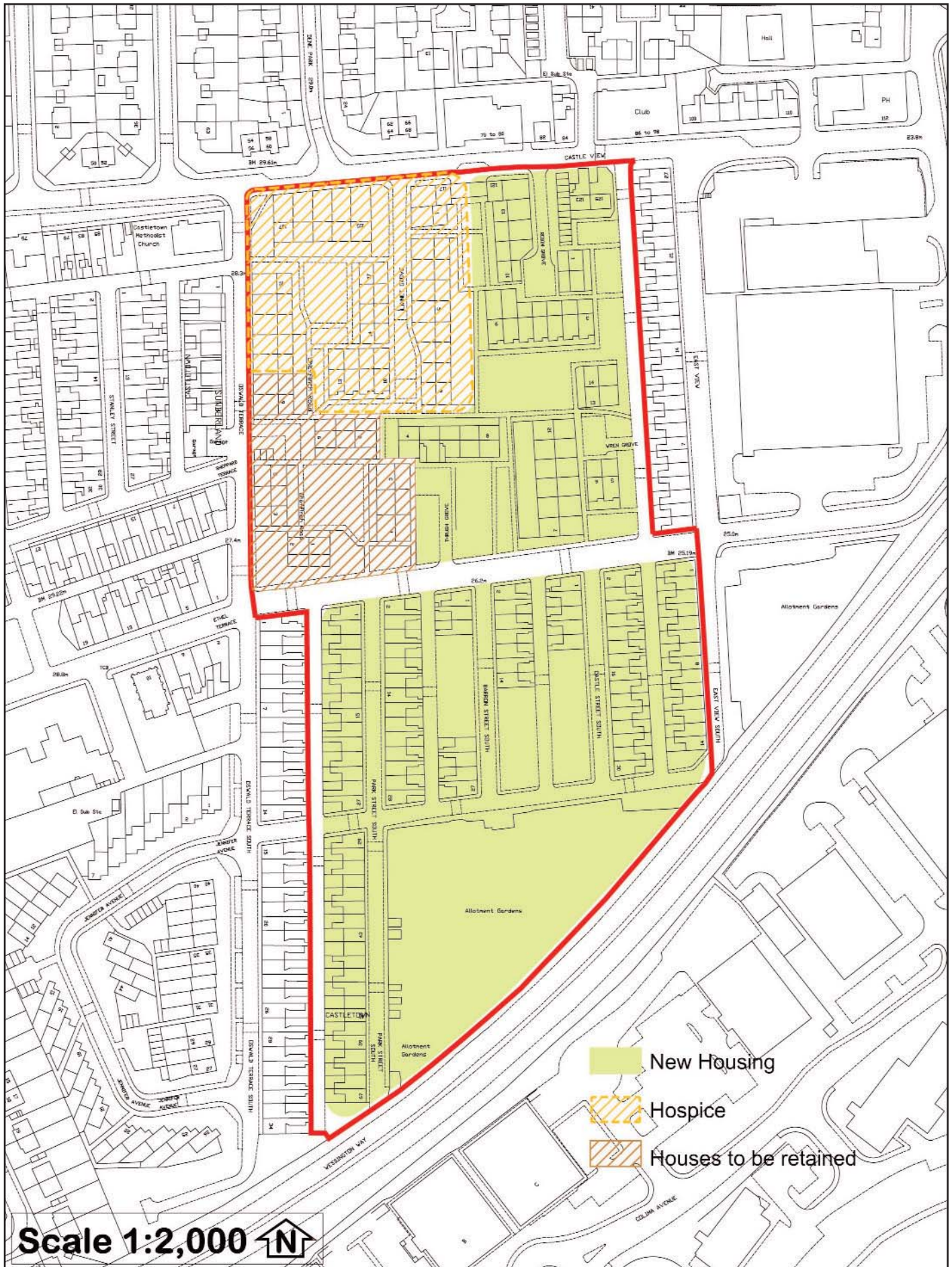


Figure 5 - Site photo



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