

CASTLETOWN MASTERPLAN

REPORT OF THE DIRECTOR OF DEVELOPMENT AND REGENERATION

Strategic Priorities: Attractive and Inclusive City

Corporate Improvement Objectives: CI101, CI104

1.0 Why has this report come to Committee?

- 1.1 To advise Environmental and Planning Review Committee of the responses received following statutory public consultation on the Castletown Masterplan final draft and accompanying Sustainability Appraisal and seek Committee's comments on the amended Castletown Masterplan and Sustainability Appraisal.
- 1.2 The Committee's comments will be reported to Cabinet at its meeting on 3 December 2008 when agreement will be sought to a recommendation to approve the Castletown Masterplan as an Interim Supplementary Planning Document.

2.0 Background

- 2.1 At its meeting in June, Cabinet approved the Draft Castletown Masterplan for the purposes of statutory public consultation.
- 2.2 The main proposals contained in the draft masterplan included:
 - The development of about 150 new family homes on the sites of former colliery houses acquired and demolished (some are yet to be demolished) by the City Council, a former allotments site acquired by Gentoo and the existing Aviary Estate identified by Gentoo for redevelopment (excluding 11 bungalows and two owner-occupied properties in the south west corner of the estate). It is proposed that the development will be undertaken through a Joint Venture Agreement between the City Council, Gentoo and English Partnerships and in accordance with agreed development guidelines that form an appendix to the masterplan. The development guidelines include an option for part of the Aviary site to be developed as a six-bedroom children's hospice for the Grace House charity in a collaborative venture with Gentoo, but this is subject to confirmation. If the hospice project does not proceed in this location the land will be developed for additional housing.
 - The opportunity for comprehensive redevelopment of commercial property on the south side of Ethel Terrace to improve the retail facilities available in Castletown

- The retention and improvement of commercial properties on the north side of Ethel Terrace, with infill housing development on an area of existing hard landscaped open space
- Financial assistance for certain improvements to homes in some of the remaining older streets
- Improvements to the rear of properties facing onto the proposed new housing development
- A variety of environmental improvements, including investment in Hylton Dene, improvements to the remaining small allotments site, tree planting on underused areas of open space and certain streets and improvements to the entrances, or gateways, into Castletown with landscaping and improved signing
- The introduction of lower speed limits and other traffic calming measures to improve road safety particularly for pedestrians including school children
- Measures to improve community safety and access to community facilities, particularly for younger people.

3.0 Consultations on the masterplan

- 3.1 The Draft Masterplan and accompanying Sustainability Appraisal were the subject of a five week public consultation exercise between 7 August and 10 September 2008, in accordance with the Town and Country Planning (Local Development)(England) Regulations 2004 (as amended).
- 3.2 All the relevant information relating to the consultation, including the Masterplan Strategy Report and Sustainability Appraisal, was available online at www.sunderland.gov/castletown.
- 3.3 Over 160 statutory consultees and a range of other organisations, stakeholders and individuals were consulted by letter asking them to respond formally. A list of formal consultees is included in Appendix 1 to this report.
- 3.4 Flyers were delivered to all households and businesses within the masterplan boundary notifying them of the consultation period, inviting them to see the main proposals plan at an exhibition displayed at the Bunny Hill Centre and the Civic Centre throughout the consultation period and notifying them of six two-hour 'drop-in' sessions at Castletown Methodist Church where they could see the exhibition and discuss the proposals with council staff. Post-paid response cards were available at all three venues for completion and return, and responses could also be made by email, including via the webpage.

4.0 Consultation responses and changes to the masterplan

- 4.1 The 'drop-ins' at Castletown Methodist Church were attended by approximately 30 people.
- 4.2 22 response cards were completed and returned. All supported the masterplan proposals.
- 4.3 Thirteen representations were received from formal consultees. They were generally supportive of the Masterplan and Sustainability Appraisal. Further consideration of representations submitted by Natural England, the North East Assembly, Sport England, Northumbrian Water, the County Archaeologist and Nexus have resulted in minor changes to sections of the Masterplan report (including the development brief for the land north and south of Chaffinch Road) and Sustainability Appraisal.
- 4.4 The representations received, together with the City Council's response and how, if necessary, the Masterplan and Sustainability Appraisal have been amended to reflect the representations are set out in Appendix 2 to this report.
- 4.5 In addition, the following minor changes have also been made to the masterplan:
- The development brief for the land north and south of Chaffinch Road requires the developer to undertake improvement works to the rear boundaries of properties adjoining the site in Oswald Terrace South and East View. The proposed financial assistance scheme for rear yard boundary improvements to Oswald Terrace South has therefore been deleted; the proposed financial assistance scheme for external improvements to properties in East View will not include rear yard boundary improvements as these will be undertaken by the developer.
 - Following the consideration of representations made to staff at the public consultation drop-in sessions, seven older properties in Castle View and Oswald Terrace have been included in the proposed financial assistance scheme for Stanley, Elizabeth and Alder Streets and Sheppard Terrace. Similarly, one older property on the south side of Ethel Terrace has been added to the proposed Ethel Terrace retail and housing financial assistance scheme. Neither of these additions will adversely impact on the scale of works which may be undertaken in those streets
 - Following further consideration of the proposed retail development to the south of Ethel Terrace the appropriate section of the masterplan has been amended to allow for the possibility of other appropriate uses to be incorporated into the development in addition to shops. This is considered necessary to increase the range of potential occupiers to further support the centre and local community and make the development viable. The additional uses are financial and professional services (A2), restaurants and cafes (A3) and day nursery/crèche and veterinary practice (D1).

- 4.6 Copies of the proposed final Masterplan Report, proposals plan and Sustainability Appraisal are available for inspection in the Members' Rooms and the proposals plan will be displayed at the Committee meeting.

5.0 Reasons for decision

- 5.1 The approval of the Castletown Masterplan will facilitate and support the delivery of the masterplan proposals for the regeneration of Castletown, provide a formal planning framework within which to encourage and consider development proposals for the area, and to give the Masterplan additional weight as a material consideration in determining planning applications, in funding bids and, if necessary, in pursuing compulsory purchase of land and property.

6.0 Alternative options

- 6.1 The alternative option is not to approve the masterplan which would leave the area without an up-to-date planning framework and significantly weaken the regeneration opportunities and proposals for Castletown to the detriment of the local community.

7.0 Recommendation

- 7.1 Committee is recommended to consider the amended Castletown Masterplan and Sustainability Appraisal and refer its comments to Cabinet for consideration.

8.0 List of appendices

Appendix 1: Castletown Masterplan statutory public consultation - list of formal consultees

Appendix 2: Castletown Masterplan statutory public consultation - schedule of representations, City Council responses and amendments to the Masterplan and Sustainability Appraisal

9.0 Background Papers

- Castletown Masterplan: Interim Supplementary Planning Document (2008)
- Sustainability Appraisal of the Castletown Masterplan (2008)

Appendix 1: Castletown Masterplan statutory public consultation - list of formal consultees

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 2: Castletown Masterplan statutory public consultation - schedule of representations, City Council responses and amendments to the Masterplan and Sustainability Appraisal

The following table provides 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	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 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. 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	No amendments/response necessary
GONE	Our advice on SPDs in general is that: (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; (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; (c) regulation 17 of the Town and Country Planning (local Development) (England) regulations 2004 sets out the	Comment noted – respond 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). The process will culminate in the approval (not adoption) of the document by the Council as an Interim Supplementary Planning Document (ISPD). It is anticipated that, if necessary, this ISPD will be converted to a full Supplementary Planning Document at

Agency	Comments	Council response
Statutory consultees		
GONE (cont'd)	requirements for publicising and consulting on draft SPDs	a time when an appropriate Development Plan Document (DPD) policy, in which it can be founded, has been adopted.
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 proposal 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	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. Major planning applications within the masterplan area should be accompanied by an archaeological desk-based assessment, which may in turn recommend archaeological fieldwork.	Comment noted - amend Development guidelines amended (page 20) to read: 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. (Requirement also included in developer checklist). Masterplan amended (page 5, para. 2.3) to read: 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.

Agency	Comments	Council response
Statutory consultees		
County Archaeologist (cont'd)		SA Amended (page 47 para. 4.3.6) to read: 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. Given the above, any development proposal must involve as a minimum an archaeological desk-based assessment.
North East Assembly	Energy 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.	Comments noted – respond & amend Energy 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. 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. Masterplan amended (pages 26-27, paras. 6.38 – 6.42) to read: 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

Agency	Comments	Council response
Statutory consultees		
North East Assembly (cont'd)	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. Flooding and SuDs 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.	Transport and access 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. Flooding and SuDs 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). However given the comments from NEA the masterplan document will be amended (pages 26-27 paras 6.38 - 6.42), as above in the section on energy.
Northumbrian Water	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. 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.	Comment noted – respond & amend 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). 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.

Agency	Comments	Council response
Statutory consultees		
Environment Agency Environment Agency (cont'd)	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.	No amendments/response required
Natural England	We have concentrated our response on the Sustainability Appraisal and would look to see our concerns integrated into the Masterplan Strategy 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. 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.	Comments noted – respond and amend 4.3.4 SA amended (P.46) to read: <u>European Coastal Sites</u> There are two Natura 2000 sites within Sunderland, which need to be screened for any effects from the masterplan. These are as follows: • Durham Coast Special Area of Conservation (SAC) • Northumbria Coast Special Protection Area (SPA) and Ramsar site 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. 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 exposures. The general site characteristics of the Durham Coast include the following elements; • 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%) The Northumbria Coast SPA/Ramsar covers a total area of 1,107.98

Agency	Comments	Council response
Statutory consultees		
Natural England (cont'd)		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. 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>) 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. <u>Durham Coast SSSI</u> The Durham Coast SSSI between South Shields and Hart Warren is of considerable biological, geological and physiographic interest. It contains most of the paramaritime 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. 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) <u>Bats and Newts</u> 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. <u>Conservation (Natural Habitats &c.) Regulations 1994 and as amended in</u>

Agency	Comments	Council response
Statutory consultees		
Natural England (cont'd)	5.2 The Integrated Regional Framework (IRF) review was published early 2008 and now includes 10 objectives. 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	<u>2007</u>. 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. 5.2. SA amended (P.49): 17 IRF objectives deleted and replaced with 10 updated objectives: 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 5.3. SA amended (P.50): 8th Castletown SA objective altered to read: • To protect and enhance Castletown's biodiversity and geological heritage

Agency	Comments	Council response
Statutory consultees		
Natural England (cont'd)	appropriate is protected and enhanced. 5.3 15th SA objective should encourage a modal shift from private motorised transport by provision of integrated public transport, foot and cycle routes. Appendix A 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. 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. Appendix B 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. National Summary data relating to SSSI is available on our website (currently www.english-nature.org.uk/Special/sssi).	5.3 SA amended (P.50): 15th Castletown SA objective altered to read: To ensure good accessibility for all to jobs, facilities goods and services by public transport, foot and bicycle. Appendix A SA Plans and Programmes table amended to include new cell: Habitats Regulations, Regulation 85 - requirement for an assessment of land use plans to ensure no adverse effect on the European sites. SA Plans and Programmes table amended (PPS9): 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. Appendix B Natural greenspace indicators (response) 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. 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

Agency	Comments	Council response
Statutory consultees		
Natural England (cont'd)		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. Geology indicators (Amendment) 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. (Amendment) supporting text para. 4.3.4 (p.43 under section on Hylton Castle cutting): 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. (Amendment) Text also to be inserted para.4.34 on RIGS: 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 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.

Agency	Comments	Council response
Statutory consultees		
Natural England (cont'd)	Appendix F 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. 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. The issues raised above should be integrated into the Castletown Masterplan	- Appendix F (Amendment) SA Strategic Option Appraisal Table (To protect and enhance Castletown's biodiversity and geology): Bat Protection: Development to take place in accordance with the recommendations of the ecologist's method statement; in accordance with the requirements of <u>Conservation (Natural Habitats &c.) Regulations 1994</u> and as <u>amended in 2007</u>; 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 Creation of Greenspace and green infrastructure: 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.

Agency	Comments	Council response
Non-statutory consultees		
Nexus	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.	Comments noted: respond and amend: Response Proposed 20mph zone is to be implemented on Castle View. 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. Amend Masterplan (p.30) to read: • 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
Sport England	Environmental improvements 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: • An adequate supply of mini soccer and adult pitches but a shortage of junior pitches. • A shortage of 1 cricket pitch by 2011	Comments Noted: respond and amend (Response) Environmental improvements 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.

Agency	Comments	Council response
Non-statutory consultees		
Sport England (cont'd)	• A shortage of 1.5 rugby pitches There is an ideal opportunity for the masterplan to address some of the issues identified in the Playing Pitch Strategy. Details of pitch sizes and playing field construction can be obtained from these links: http://www.sportengland.org/se_facilities_naturalturf.pdf http://www.sportengland.org/se_facilities_comparative_sizes_003.pdf Community facilities. 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. Use of planning obligations to deliver sport facilities: 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	(Amendment) Community facilities Amend masterplan (p.33) to read: 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. (Response) use of planning obligations The development guidelines, which form part of the masterplan document (Appendix 5) identifies a requirement for contributions towards upgrading offsite play facilities at the Billy Hardy play area, Hylton Castle play area

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Sport England (cont'd)	sport and recreation facilities in an area. This is reflected in the advice set out in PPG17, paragraph 23, which states: “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 (<u>see paragraph 33 below</u>) 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.” The masterplan area contains Castletown Primary School and is adjacent to Billy Hardy 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 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. Active design The vision for the masterplan complements the vision for Sunderland which includes a healthy, safe and prosperous future. The masterplan can contribute to the health agenda by incorporating the	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. 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: (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. 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. (Amendment) Active design The following text has been inserted into the development guidelines for the new housing site (p.15-16): Active Design Where appropriate, the Design and Access statement should

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Sport England (cont'd)	principles of Active Design. Active Design is an innovative set of design guidelines to promote opportunities for sport and physical activity in the design and layout of development. The guidance promotes sport and activity through three key Active Design principles of improving accessibility, enhancing amenity and increasing awareness. • Accessibility 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. • Amenity 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. • Awareness 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. The masterplan should acknowledge the principles of active design. Detailed guidance can be obtained from the Sport England website on: www.sportengland.org Funding: The Masterplan identifies potential sources of funding. Sport England also offers funding and Sunderland	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. (Response) Funding: Discussions to take place with Sport England in due course as necessary.

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Sport England (cont'd)	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'.	
Gentoo	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.	No amendments/response necessary