

# **Sustainability Appraisal of the Castletown Masterplan Interim Supplementary Planning Document**

**October 2008**

  
**Sunderland**  
City Council



# **Sustainability Appraisal of the Castletown Masterplan Interim Supplementary Planning Document**

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# Non technical summary

Castletown is a residential area in north-west Sunderland which suffers from high levels of socio-economic deprivation. Castletown has suffered over the last two decades as a result of regional economic decline with an ensuing gradual decline in the social and physical environment of the area.

A masterplan has been developed by consultants Nathaniel Lichfield and Partners (NLP) in response to the social, economic and environmental issues facing the Castletown area.

The purpose of the masterplan is to provide a framework for the regeneration of the Castletown area of Sunderland. In the absence of a relevant up-to-date Development Plan Document (DPD) policy, Sunderland City Council intends to bring this masterplan forward on a non-statutory basis as an Interim Supplementary Planning Document (ISPD). It is anticipated that the ISPD will be converted to a SPD at a time when an appropriate DPD policy has been adopted. This approach has been taken to ensure a framework is in place against which planning applications for development can be assessed.

Sunderland City Council has taken responsibility for carrying out the necessary combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Castletown Masterplan. The combined approach is referred to as SA throughout the report for ease of reference. SA has been undertaken to identify the likely significant social, economic and environmental effects of the Castletown Masterplan and the extent to which it will meet sustainability objectives.

In order to appraise the Castletown Masterplan, a SA framework was developed. This involved the following activities:

- Consultation with key stakeholders via a questionnaire;
- Reviewing other plans and programmes of relevance to the Masterplan;
- Collecting key social, economic and environmental data on Castletown;
- Identifying the current social, economic and environmental situation in Castletown;
- Identifying key sustainability issues;
- Developing SA objectives; and
- Testing the Masterplan objectives against the SA objectives

The SA objectives were derived from the North East Integrated Regional Framework (IRF) objectives. These objectives were used to assess the social economic and environmental effects of the Castletown Masterplan.

The SA compared two options; implementation of the 'preferred options' masterplan as set out by NLP and the 'do nothing' scenario. The SA identified the implementation of the preferred option scenario as the most sustainable option. This is because of the significant opportunities it offers towards improving the physical environment in the area, promoting neighbourhood stability and strengthening the community to underpin its viability and future sustainability.

The SA identified the following significant benefits of the implementation of the Castletown Masterplan:

- Improved access to local jobs and facilities in Sunderland and improved competitiveness of the retail core
- Improved quality of housing stock that better meets the needs of the community and reduction of unfit and low demand dwellings
- Reduced fear of crime due to physical interventions, improved facilities and neighbourhood wardens
- Improvements to local biodiversity through investment in Hylton Dene LNR and the surrounding area

The process also identified a number of additional benefits of the implementation of the Castletown Masterplan, which would contribute to the regeneration of the area.

The SA identified the following adverse effects of the implementation of the Castletown Masterplan:

- Potential displacement of residents due to housing demolition programme
- Negative impact on air quality during the demolition and construction phases
- Potential damage to sites of archaeological importance and potential loss of artefacts unless mitigation measures carried out

Mitigation measures to maximise the beneficial effects and minimise adverse effects of the Castletown Masterplan have been developed. Sunderland City Council should incorporate these into the development of the masterplan:

## Minimise adverse impacts

- Reduction of impact on global communities through the reuse of existing and salvaged materials on site and the use of sustainable building materials as directed by the Green Housing Guide to Specification
- Reduce and offset the impacts associated with the displacement of residents through provision of affordable new housing and a re-housing policy to ensure that all tenants and occupiers are re-housed in the area
- Prevent loss of potentially important archaeological sites through requirement for any major planning application within the masterplan area to be accompanied by an archaeological desk-based assessment.
- Reduce the negative impact on air quality by ensuring that a Site Waste Management Plan (SWMP) be developed from the pre-design stage and implemented for all construction site activities
- Offset potential loss of habitat for bats and great crested newts by ensuring housing demolition and development will take place in accordance with the recommendations of an ecologist's method statement; in order to comply with the requirements of Conservation (Natural Habitats &C.) Regulations 1994 and as amended in 2007

## Maximise beneficial impacts

- Training placements on construction projects for unemployed local residents to assist in the achievement of employment and economic objectives
- Ensure that everyone has the opportunity to live in a decent and affordable home by requiring new housing development to meet all of English Partnership's Quality Standards, with a diverse range of housing tenure and type
- Contribute to the reduction in health inequalities through requirements for open amenity space, improved cycleways and walkways to be built into new housing development. In addition, ensure that new housing stock meets English Partnership's standards in relation to noise attenuation, internal space heating and energy efficiency
- Contribute to raising educational achievement through the provision of Neighbourhood Wardens to engage with young people and the delivery of training placements on construction projects
- Require improved cycle facilities, cycle ways and pathways on new development site to improve accessibility to jobs, facilities, goods and services
- Contribute to the reduction in the fear of crime by requiring new development to adopt 'Secured by

Design' standards, provision of neighbourhood wardens to engage with young people and restriction of access to Hylton Dene

- Encourage opportunity for increased public involvement in decision making and civic activity through the provision of neighbourhood wardens to engage with local residents and promote and support the Neighbourhood Action Group
- Protect and enhance the quality and distinctiveness of Castletown's land and landscapes by requiring high quality new residential development to improve visual appeal and incorporating meaningful open amenity space
- Ensure that Castletown's biodiversity is protected and enhanced by requiring an Ecological Impact Assessment as part of the housing development to ensure work is carried out to survey local species, mitigate against development and develop enhancement strategies. In addition, require the provision of amenity open space as part of the housing development to contribute to wider green infrastructure of the area
- Ensure that local air quality improvements are delivered through the requirements for an Air Quality and Noise Attenuation assessment to inform any appropriate mitigation measures in relation to new housing
- Protect and enhance the quality of Castletown's surface and groundwater by requiring new housing to have low levels of water consumption and include water saving measures (in line with Code for Sustainable Homes). In addition stipulate new development to incorporate Sustainable Urban Drainage Systems
- Ensure that the causes and impacts of climate change are reduced by requiring that new housing meets at least level 3 of the Code for Sustainable Homes and provides at least 10% on site renewable energy. In addition require the use of sustainable building materials and the inclusion of a Site Waste Management Plan (SWMP) to be developed from the pre-design stage and implemented for all construction site activities; and require the use of building materials with an A-C rating (BRE Green Housing Guide to specification)
- Reduce the amount of waste produced and increase the amount of recycling in Castletown by requiring a Site Waste Management Plan (SWMP) to be developed from the pre-design stage and implemented for all construction site activities. In addition stipulate compliance with at least level 3 of Code for Sustainable Homes, which contains measures relating to waste, pollution, recycling and composting
- Ensure better use of resources through requirement for at least 10% renewable energy generation for the new housing site and a Construction Efficiency Statement. In



addition development guidelines to require the use of building materials with an A-C rating (BRE Green Housing Guide to specification) and the re-use of existing and salvaged materials on site where possible

The above mitigation measures will be implemented by various means.

Most of the measures can be implemented through the development brief for the new housing site, the requirements of which will be enforced through a Joint Venture Agreement (JVA) signed by the development partners for the site (the City Council, Gentoo and English Partnerships).

Neighbourhood wardens and gating of access points into Hylton Dene have already been implemented.

Training placements on construction sites will require labour clauses to be built into construction contracts with Gentoo.

Measures to mitigate against the displacement of residents will be subject to Gentoo's re-housing policies.

A set of targets and indicators has been developed. These should be used to monitor performance of the Castletown Masterplan against the SA objectives.

# 1.0 Introduction

Castletown is a residential area in north-west Sunderland which is subject to high levels of socio-economic deprivation. Castletown has suffered over the last two decades as a result of regional economic decline with an ensuing gradual decline in the social and physical environment of the area.

A masterplan has been developed by consultants Nathaniel Lichfield and Partners (NLP) in response to the social, economic and environmental issues facing the Castletown area.

The purpose of the masterplan is to provide a framework for the regeneration of the Castletown area of Sunderland. In the absence of a relevant up-to-date Development Plan Document (DPD) policy, Sunderland City Council intends to bring this masterplan forward on a non-statutory basis as an Interim Supplementary Planning Document (ISPD). It is anticipated that the ISPD will be converted to a SPD at a time when an appropriate DPD policy has been adopted. This approach has been taken to ensure a framework is in place against which planning applications for development can be assessed.

A Sustainability Appraisal is required to accompany all Supplementary Planning Documents (SPDs). The SA process undertaken has resulted in the production of this Sustainability Report. The purpose of the Sustainability Report is to present the findings of the SA process in a manner that can be used for stakeholder and public consultation.

This report contains the following format:

- Chapter 1** Introduction
- Chapter 2** Sustainability Appraisal methodology  
Provides an overview of the SA methodology adopted including details of the consultation process undertaken.
- Chapter 3** Background  
Details the background to the Castletown Masterplan including the plan objectives and an outline of the contents.
- Chapter 4** Baseline and key issues  
Describes baseline conditions in relation to a series of social economic and environmental parameters and outlines key sustainability issues that have been considered during the SA process.
- Chapter 5** Sustainability Appraisal objectives  
Provides details of the SA objectives against which the Castletown Masterplan has been assessed.

**Chapter 6** Strategic options  
Compares the likely social, economic and environmental effects (advantages and disadvantages) of the Castletown Masterplan.

**Chapter 7** Likely effects of the Castletown Masterplan  
Predicts and quantifies the likely social, economic and environmental effects of the Castletown Masterplan.

**Chapter 8** Implementation and monitoring  
Provides details on how the Castletown Masterplan will be implemented and proposals for monitoring its implementation.

The summary provided at the beginning of the SA offers a non-technical overview of the SA process and its findings.

## 2.0 Sustainability appraisal methodology

### 2.1 Requirement for Sustainability Appraisal

Sustainability Appraisal (SA) is a process through which the sustainability of a plan under preparation is assessed. The Planning and Compulsory Purchase Act (2004) requires local planning authorities to carry out a SA of their Local Development Framework Process. In the absence of a relevant up-to-date Development Plan Document (DPD) policy, Sunderland City Council intends to bring this Masterplan forward on a non-statutory basis as an Interim Supplementary Planning Document (ISPD). It is anticipated that the ISPD will be converted to a SPD at a time when an appropriate DPD policy has been adopted a SA of the relevant DPD will also be carried out. The above approach has been taken to ensure a framework is in place against which planning applications for development can be assessed.

Strategic Environmental Assessment (SEA) is a requirement of the EU Directive 2001/42. The SEA involves the systematic identification and evaluation of the environmental impacts of a certain strategic actions. Directive 2001/42 (more commonly known as the SEA Directive) entered into force in the UK on 21 July 2004 and applies to a range of plans and programmes.

The requirements of the SA and SEA are distinct; the SEA directive focuses primarily on environmental effects whilst the SA extends the concept of SEA to fully encompass economic and social concerns. However it is possible to satisfy both statutory requirements through a single but integrated SA process. Such a joint approach is advocated in Department for Communities and Local Government (DCLG) guidance and the combined SEA and SA process is simply referred to as SA throughout this Sustainability report.

The purpose of SA is 'to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans.' The SA is prepared alongside the relevant plans/strategies with its role being to assess the extent to which emerging policies or proposals will help achieve environmental, social and economic objectives. It also provides an opportunity to consider ways in which the plan or strategy can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and addressing any adverse effects that the draft policies and proposals may have. The SA process will additionally identify requirements (or indicators) for monitoring the implementation of a strategy/plan following its adoption. Monitoring will identify any unforeseen impacts and inform the next revision or replacement.

In terms of the Castletown masterplan, the key objective is to ensure that any significant effects arising from the adoption of the plan are (at least in principle) acceptable to SCC and other stakeholders. Undertaking SA allows for the social economic and environmental acceptability of the

strategic options to be determined and thus taken into account in the decision making process. However it should be noted that whilst SA will inform the decision making process, the masterplan might not always recommend the strategic option that is considered most sustainable.

### 2.2 Sustainability Appraisal guidance

The SA process has been developed in accordance with the following regional, national and European guidance:

- Planning and Compulsory Purchase Act 2004 Environmental Assessment of Plans and programmes Regulations 2004
- DCLG (2005i) Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities
- DCLG (2005ii) A Practical guide to the Strategic Environmental Assessment directive
- English Nature, RSPB, Countryside Agency and Environment Agency (2004) SEA and Biodiversity: Guidance for Practitioners
- EC (2001) SEA and Integration of the Environment into Strategic Decision Making
- Environment Agency (2004) Environmental Assessment (SEA) of External Plans and Programmes
- Environmental Resources Management (2004) Draft Guidance Manual for SA/SEA in the North East

### 2.3 Sustainability Appraisal process

SEA is a method of assessing the environmental acceptability of a plan in a formalised and systematic manner by identifying key environmental issues associated with the study area and how adoption of the plan will influence them. SEA occupies a central position in the hierarchy of land use planning sitting between high level government planning policy and environmental assessment at project level. The SEA process considers similar issues to project level environmental assessment but differs in that the existing environment is examined in broad terms and strategic objectives are evaluated against environmental objectives. This is because the site specific information needed to complete a project level environmental assessment and quantify environmental effects is not available at the strategic stage.

SA differs from SEA in that it expands the focus of the assessment process to encompass social and economic issues.

The combined SA process will identify key social, economic and environmental issues associated with Castletown and how adoption of the Castletown Masterplan will influence

them. It will ensure that significant adverse effects arising from the Castletown Masterplan are either avoided or mitigated. The process will also identify requirements (or indicators) for monitoring the implementation of the Castletown Masterplan following its adoption. Monitoring will identify any unforeseen impacts and inform the next revision or replacement.

## 2.4 Objectives of Sustainability Appraisal

The key objective in undertaking SA is to ensure that any significant effects arising from adoption of the Castletown Masterplan are, at least in principle, acceptable to the City Council and other stakeholders. Undertaking SA allows for the social, economic and environmental acceptability of the strategic options to be determined and thus taken into account in the decision making process. However, it should be noted that whilst SA will inform the decision making process the Castletown Masterplan may not always recommend the strategic option that is considered most sustainable.

## 2.5 Sustainability Appraisal stages

The SA process adopted for the Castletown Masterplan has been developed following current guidance produced by DCLG. The SA process involves the following steps split according to the DCLG (2005) guidance stages:

### Stage A Setting the context and objectives, establishing the baseline and deciding on the scope

- Consulting on the scope of the SA through distribution of questionnaire
- Identifying other plans and programmes of relevance to the masterplan
- Collating baseline data and identifying gaps in the current baseline
- Identifying baseline conditions and key sustainability issues on the basis of the baseline data collated
- Developing SA objectives

### Stage B Developing and refining options and assessing effects

- Testing the masterplan objectives against the SA objectives
- Predicting and assessing the significant effects of the draft masterplan and any reasonable alternatives to it. In this case these alternatives are the implementation of the masterplan and the 'do nothing scenario'
- Developing mitigation measures for any adverse effects and to maximise beneficial effects
- Developing recommendations for future monitoring requirements and indicators

### Stage C Preparing the Sustainability Report

- Producing a Sustainability Report setting out the results of the SA process

Subsequent to the publication of this Sustainability Report, the following stages of the SA process will need to be undertaken by Sunderland City Council.

### Stage D Consulting on the Masterplan and Sustainability Report

- Consulting on the Sustainability Report alongside the masterplan
- Appraising any significant changes to the masterplan
- Providing information on how the SA and consultation responses were taken into account in preparing the masterplan

### Stage E Monitoring implementation of the plan

- Monitoring significant effects of the masterplan once adopted
- Responding to any adverse effects arising from the masterplan following adoption

## 2.6 Consultation

The first stage of the Sustainability Appraisal (SA) process was to prepare a Scoping Report. This intended to set the context and objectives, establish the baseline and define the scope of the SA.

The following statutory and non statutory consultees were consulted in respect of the Scoping Report during May and June 2007:

- Environment Agency
- English Heritage
- Natural England
- ONE
- English Partnerships
- Sunderland City Council: Development and Regeneration Services: Housing; Planning; Property; Regeneration; Sustainability; Transport & Engineering
- Sunderland City Council: Community and Cultural Services: Environmental Services
- Sunderland City Council: Community and Cultural Services: Community Services
- Sunderland City Council: Standards & Quality Service
- Sunderland City Council: Social Services: Services for Older People

The above stakeholders were issued with a letter outlining the background of the Castletown Masterplan and asked to answer a series of questions contained within a Scoping Report. A copy of the letter is included in Appendix B of this report and the Scoping Report is attached as a supporting document. The purpose of the consultation was to:

- Identify any relevant policies, plans and programmes that needed to be reviewed as part of the SA process
- Identify if the baseline data collected was appropriate and if there was any additional relevant baseline data that should be included
- Identify key social, economic and environmental issues that may need to be considered during the SA process
- Identify if the SA framework of objectives and indicators is suitable and robust to produce a rigorous and accurate SA report
- Identify suitable consultees for the later stages of the SA process

A summary of the consultation responses is provided in Appendix J of this report.

## 2.7 Links to relevant plans and programmes

It is necessary to identify links between relevant policies, plans, programmes, strategies and initiatives (PPPSIs) and the proposed Masterplan.

The SEA Directive specifically requires environmental protection objectives established at International, European and national levels to be taken into account.

The following local level plans and programmes were identified and reviewed in order to determine any possible links with the Castletown Masterplan.

### Local policy

Sunderland Strategy 2008-2025

A Housing Strategy for Sunderland 2006-2011

Safer Sunderland Strategy 2008-2023

Sunderland Strategic Housing Market Assessment 2008

City of Sunderland Unitary Development Plan

The Core Strategy (Preferred Options)

Sunderland UDP Alteration No.1 (Housing)

Housing Allocations DPD (Issues and Options)

Interim Strategy for Housing Land

Residential Design Guide SPD

Guide to Design and Access Statements SPD

Draft Climate Change Action Plan

On Your Bike: a Cycling Strategy for the City of Sunderland

Contaminated Land Strategy

South Tyne and Wear Joint Municipal Waste Strategy

Annual Report to the Director of Public Health to Sunderland Teaching Primary Care Trust

Neighbourhood Renewal Assessment: Barron Street and Castle Street South

The full plans and programmes review is detailed in Appendix A of this report.

For each plan the review process identified the:

Key aims and objectives (including sustainability objectives) of each plan

Implications of the plan for the Castletown Masterplan - opportunities and conflicts

The plans and programmes review process additionally provided baseline information assisted in the identification of key sustainability issues and informed the development of the SA objectives.

## 2.8 Baseline data

Baseline data has been collated and reviewed in order to establish the baseline conditions and to help identify key sustainability issues. Indicators were considered the most satisfactory way of demonstrating social, economic and environmental issues.

The baseline information can provide a basis for predicting, evaluating and monitoring the effects of a policy or plan.

Baseline data was collated at ward, city, regional and national levels where possible to enable further comparisons to be made.

The baseline data is presented in Appendix B of the report. Overall the baseline demonstrates:

- Local trends - whether the situation is improving or declining at a ward or city level
- Any established threshold or targets
- Priorities using a colour code - areas where the ward / city situation is below (or above) the city / regional / national data level
- Original source of the data; and
- Relationship - whether data is social, economic, environmental or a cross cutting issue

A brief summary of the current baseline situation can be found in section 4.0 of this report.

## 2.9 Data gaps and problems

It is a requirement of the SEA Directive that any difficulties in compiling baseline data are recorded. It is important that any data gaps that are identified as new data (or data in a different format to that currently available) may need to be collated for LDF monitoring purposes.

Specific areas where data gaps and problems were noted are as follows:

- Lack of local data for some economic indicators and also some data gaps at the city level (gross value added per head, percentage economic activity rate, gross domestic product per head and income per head). These indicators appear to only be measured at the city, regional and national level
- Lack of local data on business performance (survival rates, VAT registrations and deregistration rates). These indicators appear limited to city, regional and national level
- Lack of local level data for some quality of life indicators (e.g. life expectancy, mortality rates, children in low income households and households experiencing fuel poverty). These indicators appear to only be measured at a city / regional / national level
- Data gaps in relation to health at the local level (life expectancy, mortality). Indicators in relation to general health (Percentage Population with a long term limiting illness; Good, Fairly good or Poor health levels) are limited to the 2001 census data so it has not been possible to establish any trends
- Crime data at the local level was available for comparison but specific data is not publishable in the public domain. Data that could be used in the public domain is only available at city / regional / national level
- Lack of local level data for population change. The indicator appeared to only be measured at city / regional / national level
- Lack of local and city level land use data (Area of derelict land, commercial and industrial vacancies, density of new dwellings and number of vacant properties). These indicators appear to only be measured at city / regional / national level
- Lack of local data for some traffic and transport indicators (e.g. road traffic, road casualties and bus passenger journeys). These indicators appear to only be measured at a city / regional / national level
- Lack of noise data at all levels

- Lack of local and city level data on carbon dioxide emissions and energy efficiency. These indicators appear to only be measured at a city / regional / national level
- Lack of city level data on water pollution incidents. This appears to only be measured at regional / national level. The indicator is probably too broad to be measured at a local ward level
- Lack of local information on biodiversity (e.g. species present). These indicators only appear to be measured at a city / regional / national level
- Lack of local data on waste (e.g. amount of waste produced and recycling rates). These indicators appear to only be measured at a city / regional / national level
- Lack of local level data on tourism and recreation (e.g. resident satisfaction with open spaces, visits to libraries and museums and ease of use for footpaths). These indicators appear to only be measured at a city / regional / national level

Unless local level data can be sourced in the future monitoring of the masterplan will need to take into account that this data may not be available.

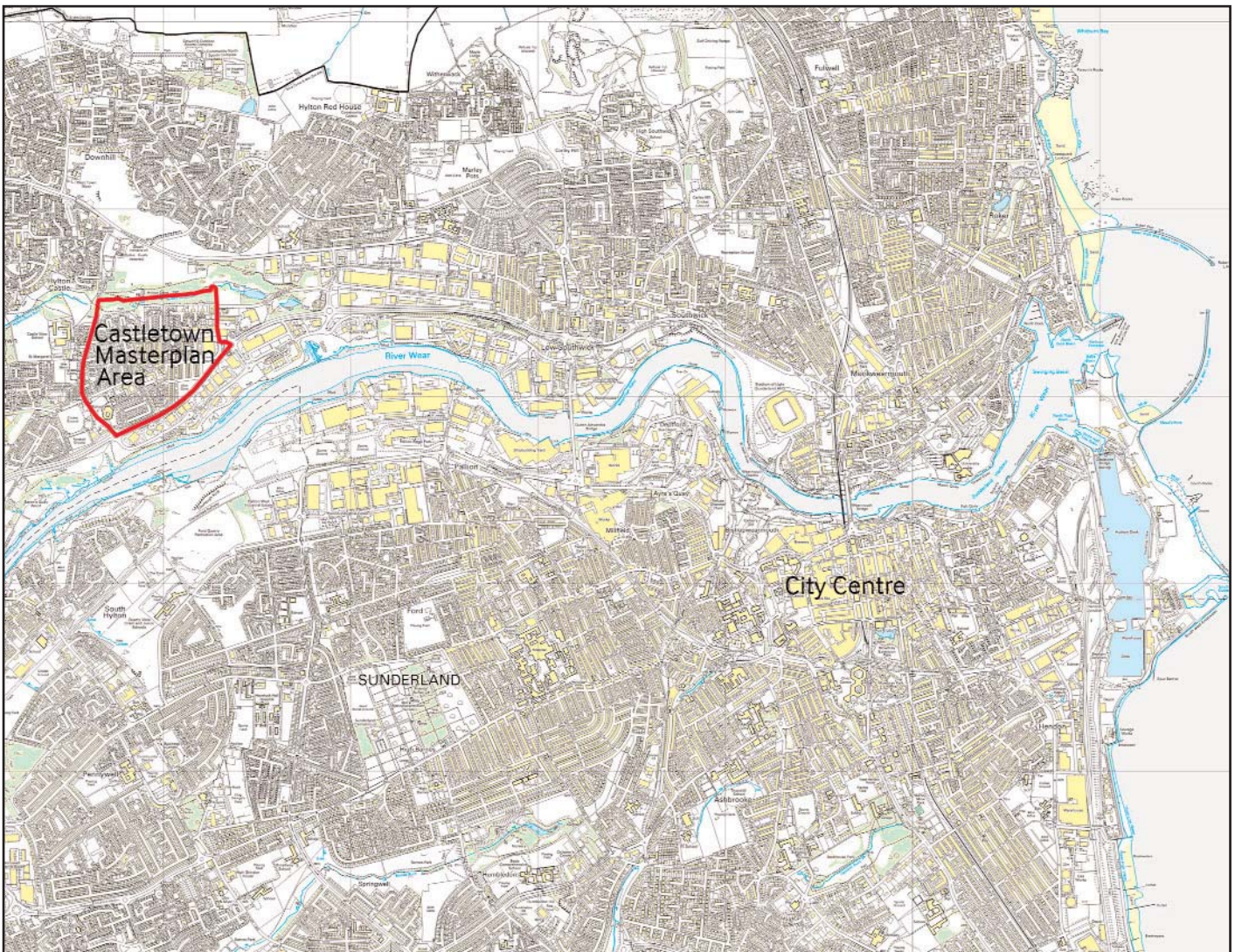
## 3.0 Background

### 3.1 Study area

Castletown is a residential area in north-west Sunderland which suffers from high levels of socio-economic deprivation. Castletown has suffered over the last two decades as a result of regional economic decline with an ensuing gradual decline in the social and physical environment of the area.

Figure 1 shows the location of Castletown Masterplan area in relation to Sunderland city centre and the surrounds.

**Figure 1**



In the last 10 -15 years the community of Castletown has suffered as a result of regional economic decline with an ensuing gradual decline in the social and physical environment. Some of the older housing in the area is in a very poor physical condition and is no longer marketable. There has been a dramatic rise in the private rented housing sector. The turnover of residents appears relatively high, as the housing on offer does not meet their increasing aspirations. Consequently a relatively large number of empty properties can be found throughout the area. There has also been a general rise in crime and anti social behaviour.

The area grew rapidly from the mid 1800's to support the local coal industry with an original mix of working class terraces and Sunderland cottages. The housing is currently a mix of ages and styles, however terraced housing still predominates. Accessibility is varied with long terraces interspersed with open access Radburn-style housing. Quality open space and major landscaping/mature treescape is limited to the edges of the masterplan area.

To the south of Wessington Way, extensive office and industrial development in the 1990s relied on Enterprise Zone status. The Zone expired in April 2000 and subsequently vacancy rates amongst the offices have risen sharply. More recent commercial development in the study area and adjoining areas is not geared towards meeting the needs of the local population. Retail warehousing, car showrooms and fast food uses towards the eastern end of the study area are reliant on car-borne customers.

## 3.2 Sunderland Local Development Framework

Fundamental changes to the planning system have been introduced through the Planning and Compulsory Purchase Act 2004, which requires local planning authorities to adopt a Local Development Framework (LDF) in place of their existing Local Plan. The LDF will replace the current Unitary Development Plan (UDP) (adopted 1998) as the plan setting out guidelines for the development of the city.

The LDF will comprise a number of Development Plan Documents (DPDs), which will have statutory status. The proposals and policies set out in them will guide planning decisions. The LDF will also comprise Supplementary Planning Documents (SPDs), which are non-statutory and can be prepared to support the delivery of major development sites or complex policy areas. The SPD will be taken into account as a material consideration in determining planning applications.

The LDF is currently in its early stages of development. Therefore it is anticipated that during this transitional period, Sunderland City Council will approve the Castletown Masterplan as an Interim Supplementary Planning Document (ISPD). Once adopted as an ISPD, the Masterplan will be a material consideration when determining planning applications in the area.

## 3.3 Castletown Masterplan - background

The Private Sector House Condition Survey 2002 identified Castletown as being in an advanced stage of decline. Consequently in 2003 the council commissioned a Neighbourhood Renewal Assessment of the area. The findings of the NRA study revealed that the properties in Castletown exhibit the symptoms associated with rundown housing, demonstrating high levels of physical housing stress. The properties represent some of the poorest quality housing and living environments experienced in the city. This is illustrated by high rates of vacancy and abandonment, serious disrepair and unfitness, low demand and low value with a substantial over representation of the private rented sector.

In June 2005 Sunderland City Council commissioned consultants to develop a draft Masterplan Strategy for the future of Castletown. The purpose of the commission was to develop a preliminary framework and plan options for the regeneration of Castletown that would promote neighbourhood stability and strengthen the community to underpin its viability and future sustainability.

The main objectives for the Castletown Masterplan identified through initial resident consultations and an analysis of baseline issues were as follows:

- Tackle the worst housing problems in the area

- Create a better choice of 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 the retail offer to residents
- Improve and enhance the image of Castletown and the perception of the public underpinning the confidence in the communities
- Attract residents to the area and ensure existing residents are able to remain here if they wish

## 3.4 Castletown Masterplan - development of options

Following the development of the masterplan vision and objectives through the baseline assessment, technical work and resident and stakeholder consultations, an 'issues and options' plan was developed. This plan 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, minimal to maximum, to understand what level of intervention would be supported by residents and stakeholders

A series of draft options were revised and a final 3 options were agreed by the project steering group (Sunderland City Council Officers, key stakeholders, elected Ward Members and resident representatives). The 3 options were taken forward as the basis of wider resident and stakeholder consultation.

The 3 options were as follows;

### Option 1 (least intervention)

- Intervention in the areas to the south east of Castletown where previous demolition has taken place (44 demolitions in total - 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; and
- Improved parking along Ethel Terrace

### Option 2

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

### Option 3 (maximum intervention)

- 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; and
- Complete redevelopment of Ethel Terrace to provide a new and improved local retail centre

In addition to the physical interventions described above all three options included the same series of environmental and other measures, as follows;

- Environmental improvements
- Housing investment
- Improved neighbourhood management and partnership working between residents and service providers to tackle issues impacting on the quality of life of residents, including anti-social behaviour

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.

## 3.5 Castletown Masterplan - option appraisal and identification of preferred option

### Option Appraisal Methodology

The identified options were objectively appraised against a series of criteria. The methodology used is based on that set out in the Neighbourhood Renewal Assessment Guidance Manual (September 2004) ODP. The appraisal was used to score the options and identify a preferred option.

The option appraisal set 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 the quality of the environment 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

The above factors were refined to develop a set of criteria 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

Discussions with the project 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. As a result this criterion was given a higher weighting, ensuring that its importance was reflected through the appraisal process.

The finalised option appraisal matrix was signed off by the client steering group prior to commencing the option appraisal.

## Option appraisal matrix

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 performs against each criteria with a total score for each option being identified. The appraisal process was initially carried out by the consultancy team, the conclusions of this were then presented, tested and verified by the project steering group. The Full Option Appraisal Report is included in Appendix I of this report.

This process ensures that the appraisal process undertaken is objective and strives to identify the option which best meets the criteria and therefore the overall objectives of the masterplan.

The result of the option appraisal process is 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

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

## Residents consultation

The resident consultation consisted of a drop-in session in May 2006 to which all 1000 residents of Castletown were invited to attend. The session was attended by 180 residents and community stakeholders. The drop-in provided / background information on:

- The emerging views
- Feedback on previous consultation
- Ideas for further development
- The 3 options

Recordable feedback from the community was provided through completion of a questionnaire and providing comments direct to staff in attendance.

A total of 146 questionnaires were completed. In relation to the housing change indicated by the 3 options, the outcomes can be summarised as follows:

	All Questionnaires	Households affected by housing change
<b>Option 1</b>	28%	36%
<b>Option 2</b>	32%	30%
<b>Option 3</b>	40%	28%

The responses shown above highlighted that residents affected by the housing change presented in the different options favoured Option 1. Residents from across the whole target area showed a preference for Option 3. There was a majority of people identified Option 3 as their preferred option.

A large proportion of residents (47%) identified that some changes to the option they had chosen would be preferable, suggesting there may be an alternative option to those considered which might gain more support from residents.

The main concern appeared to be around the inclusion of East View and Oswald Street South in any renewal plans.

The three most popular improvements residents would like to see as an outcome of the masterplan were:

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

The most popular option for retail improvements was Option 3 (67% of persons completing questionnaires).

## Stakeholder consultation

A stakeholder workshop was held in June 2006 attended by representatives from the police, fire service and Sunderland City Council's planning, engineering, education and housing services.

The overall conclusion was that Option 3 would deliver the ambitious and transformational change required in Castletown and tackle the worst area of housing. Stakeholders emphasised the need to give due consideration to the environmental, social and economic interventions which will need to be delivered to support any physical change.

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

The appraisal process indicated that Option 1 did not tackle the fundamental problems in the area and did not fully address the views of the community. It was considered that the proposed 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 development site would also be created which would limit the number and mix of potential new houses which could be provided and improve housing quality and choice in Castletown.

It was considered that Option 2 addressed to a degree the issues identified in Castletown through the clearance and redevelopment of a large proportion of the older terraced housing. It would also create a smaller development site limiting the impact of change which could be generated. However, a mix of house types and tenures would be provided to improve the housing choice in the area.

Option 3 aimed to tackle the areas exhibiting signs of housing market weakness. It was considered that this option would deliver a large development site, which would contribute to diversifying the housing mix in Castletown and significantly improve the quality of the current environment.

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 identify them for retention within the masterplan. House prices in these streets are significantly higher than surrounding streets. There is a higher proportion of owner occupation and subsequently lower privately rented properties and associated problems
- The need to address issues surrounding the redevelopment of the local retail centre of Ethel Terrace and interest from the private sector to understand viability. Complete redevelopment would carry significant costs and would require private sector investment to take forward
- The implications of the stock condition and socio-economic survey of the Aviary. The survey identified there were only 19 properties which did not meet the Decent Homes Standard and levels of investment were lower than initial estimates. However, 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

During the appraisal of the 3 options 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 Sunderland Housing Group 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 than had originally been estimated.

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

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

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 the 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 offer in Castletown

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

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 differs slightly from the original options.

As part of the process of identifying the preferred option further consideration and weight was also given to the following:

- Ensure widespread community and stakeholder support for the masterplan
- The four tests of a CPO, particularly financial viability and contribution to the achievement of the promotion or improvement of economic, social or environmental well being of the area
- Review the evidence which was gathered during the baseline assessment early consultation. In particular the stock condition information and socio-economic surveys of the Sunderland Cottages and pre-1919 terraces and the Aviary
- Identify a masterplan grounded in a robust evidence base, heavily influenced by community wishes and aspirations and capable of securing community support it was considered that some alterations were required to the options to shape the preferred strategy

In effect the preferred strategy differs slightly from all of the 3 options tested but is primarily based on Option 3, to reflect 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.

## Masterplan Strategy

A summary of the proposed interventions identified in the draft masterplan to address the above objectives is outlined below;

### Phase 1 Housing - housing redevelopment and improvement

- Continuation of the current acquisition process
- Clearance of 77 older terraced properties and the large allotment site to provide the redevelopment of new family housing (approximately 100 properties) for sale and rent with private gardens. Designed using designing out crime principles
- Investment to the rear of properties on Oswald Terrace South to improve boundary with new development; and
- Home Improvement Loans/Grants made available to owners of properties adjoining the new housing, particularly properties in East View and Oswald Terrace South

### Phase 2 Housing - The Aviary - A period of monitoring, consultation and assessment was undertaken by the owners of the site Gentoo and the City Council with a view towards finalising its long term future, incorporating the following:

- Continued monitoring of housing demand, resident opinion and conditions on the estate to track any significant changes within the Aviary; and
- Selective demolition of properties, which do not have a sustainable future - current properties identified for clearance are 4-8 Thrusch Grove

### Phase 2 Housing - The Aviary - redevelopment proposals - Following the period of monitoring and management outlined above Gentoo intends to deliver the following proposals;

- Clearance and redevelopment of the Aviary Estate, except for the existing bungalows located in the south west corner of the estate
- Redevelopment of cleared estate with new housing development with an option to incorporate an 8 bedroom children's hospice

### Delivery of housing redevelopment (Phases 1 and 2)

- Discussions have taken place between English Partnerships, Gentoo and the City Council, to explore a proposal to redevelop the Aviary, the Gentoo owned former large allotment site and the older terraces to the south of Chaffinch Road (excluding East View South and Oswald Terrace South) as a single large new housing development. It is likely that this would be a phased development with the southern portion of the site

developed out first to allow for transfer of Gentoo tenants from the Aviary with the redevelopment of that estate following on as a second phase

- The delivery mechanism being pursued is for English Partnerships, Gentoo and the City Council to enter into Joint Venture agreement relating to the funding and development of the comprehensive site
- A development brief has been prepared by the City Council, in conjunction with Gentoo and English Partnerships for the redevelopment site, including the Aviary, the large allotment site and the older terraced streets. The development brief is incorporated within the draft Masterplan document and also incorporates English Partnerships design and quality standards where appropriate. The development brief advocates the development of a mix of family housing for both sale and rent and will require the highest standards of design for the scheme. The scheme may also incorporate the construction of an 8 bedroom children's hospice on behalf of the Grace House charity

#### **Housing investment areas - priority investment area**

- External facelifts of surrounding streets to support the clearance areas of Phase 1 housing intervention. This should include the rear of Oswald Street South and rear and front of East View
- Minimum investment could include; external painting, maintenance to facades and maintenance to yard boundaries to ensure that they are safe/secure and can be easily maintained

#### **Housing investment areas - secondary investment area**

- External facelifts of Stanley Street, Elizabeth Street, Alder Street and Sheppard Terrace provided through equity loans and potentially some grants depending on what level of funding is secured
- Further work is required with residents of this area to identify the investment required but could include; external painting, maintenance to facades and maintenance to yard boundaries to ensure that they are safe/secure and can be easily maintained

#### **Local retail centre improvements - Ethel Terrace - redevelopment and improvement**

- Establish how the redevelopment of Ethel Terrace would be funded, this should be considered 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 - 50/50 match funding, Mandatory security assessment to be completed prior to release of grant
- 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 on the south side of Ethel Terrace to identify the potential for comprehensive development of this area

#### **Environmental improvement/investment - investment in Hylton Dene**

- Complementing the Action Plan 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

#### **Environmental improvement/investment - Gating of Nye Dene and Castle View Cuts**

- 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
- Council continuing to progress with this issue

#### **Environmental improvement/investment - Creation of Urban Woodland Areas**

- Two specific areas of underused/redundant open space have been identified where it is suggested that 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

#### **Environmental improvement/investment - Improved Streetscene at Baron's Quay Road**

- 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

### **Environmental improvement/investment - Reinstating traditional street tree character through a programme of tree planting**

- Re-establishing and re-enforcing 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

### **Environmental improvement/investment - Improvements to the small allotments to east of Phase 1**

- Maintenance 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

### **Transport/access - key routes through Castletown**

- 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 fear of crime
- Stop up section of 'highway of use' at Oswald Terrace South adjacent to No.34 which is across private land

### **Transport/access - peripheral routes**

- 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 and signage
- Speed cushions on Hylton Castle Road to enforce speed limit and assist safe pedestrian movement between Castle View School and residential areas

### **Transport/access - pedestrian/public transport**

- 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 on Castle View to prevent the chicanes being parked on

and reducing visibility for motorists and pedestrians, road safety improvement, using footway bollards

### **Transport/access - education**

- 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:
  - School events and talks e.g. police visits
  - Encouraging the Travel Plan to be an active plan for the community

### **Neighbourhood management - community safety**

- Promote and support 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 to begin 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

### **Neighbourhood management - Project: Community Progression Officer**

- 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

### **Community facilities - improving facilities for young people**

- 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
- Test whether the following are supported by young people or whether other facilities should be available:
  - Late opening café
  - Community park
  - Bike track

## 4.0 Baseline and key issues

### 4.1 Introduction

The SEA Directive requires that the Sustainability Report should include:

"The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme"; and

"The environmental characteristics of the areas likely to be most significantly effected"

The ODPM's Guidance on Sustainability Appraisal of Local Development Frameworks includes guidance on establishing the context:

"Baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. Sufficient information about the current and likely future state of the plan area should be collected to allow the plan's or programme's effects to be adequately predicted." (ODPM, 2004b)

The initial Sustainability Scoping Report involved the collation and review of baseline data in order to establish conditions in Castletown and identify key sustainability issues that would affect the delivery of the masterplan.

This chapter provides a summarised overview of the social, economic and environmental features of Castletown identified during the baseline study. The following socio-economic and environmental parameters have been considered:

Socio-economic

Local economy and employment

Health

Education

Population and quality of life

Traffic and transport

Crime

Housing

Cultural heritage tourism and recreation

Environmental

Waste management

Air and climate

Biodiversity and geological heritage

Water quality

Data is presented in the Baseline table in Appendix B

### 4.2 Socio-economic baseline

**4.2.1** This section sets out the existing situation in Castletown with regards to the Socio-economic factors listed above. The baseline has been established with reference to the following sources:

Castletown Masterplan (produced by Nathaniel Lichfield)  
National Statistics Website ([www.statistics.gov.uk](http://www.statistics.gov.uk))

Nomis - Official labour statistics ([www.nomisweb.co.uk](http://www.nomisweb.co.uk))

Census data ([www.statistics.gov.uk/census](http://www.statistics.gov.uk/census) & Sunderland City Council records)

Neighbourhood Renewal Unit ([www.fti.neighbourhood.gov.uk](http://www.fti.neighbourhood.gov.uk))

Sunderland City Council Housing Renewal Department  
Proviser House Price index ([www.proviser.com](http://www.proviser.com))

UK Government Sustainable development website  
([www.sustainable-development.gov.uk](http://www.sustainable-development.gov.uk))

Department of Communities and Local Government website  
([www.dclg.gov.uk](http://www.dclg.gov.uk))

Government Office for the Regions website  
([www.gos.gov.uk/gone](http://www.gos.gov.uk/gone))

### 4.2.2 Local economy and employment

The economic activity rate for Castletown is less than both the Sunderland average and national average. Data revealed that the unemployment rate amongst economically active people in Castletown is higher than the Sunderland and national averages. This statistic is supported by the high proportion of jobseekers allowance claimants of working age in Castletown. Again this is significantly higher than both the Sunderland and national averages. Although trend data at ward level is unavailable, the employment rate in Sunderland as a whole is reducing and income levels are rising at a higher rate than the national average.

According to census data, within the Castletown ward, the largest employing sectors were found to be elementary occupations and process plant and machine operatives. Professional occupations were the lowest represented sector.

### 4.2.3 Population and quality of life

The 2001 census recorded the Castletown population at 10,322. No statistics were available as to the net population change although between 1982 and 2002 Sunderland has demonstrated a net population loss. The demographics of Castletown are broadly representative of the regional and national trends. However the area does appear to have a higher proportion of persons aged 65 and over than the Sunderland, regional and national averages.

In 2004 the Department of Communities and Local Government produced the Indices of Deprivation to identify areas of social and economic deprivation in England. The Indices measure a range of distinct dimensions of deprivation known as 'Indices domains' that can be recognised separately and combined into an overall measure. The Indices of Deprivation are measured at the Lower Layer Super Output Area (SOA) level. A Lower Layer SOA is an area, smaller than the local wards containing a minimum of 1,000 people and 400 households.

The Castletown Masterplan boundary encompasses two Super Output Areas: 'Sunderland 008A' and 'Sunderland 008E' (fig.4)

The SOA 'Sunderland 008A' is within the 15% most deprived areas of the country for multiple deprivation. It also falls within the 15% most deprived areas in terms of 'income' and 'education skills and training' and within the 10% most deprived areas in terms of 'employment'. Deprivation is revealed to be particularly acute in the 'health' domain, where the SOA falls within the country's 5% most deprived areas.

The 'SOA Sunderland 008E' is also within the 15% most deprived areas of the country for multiple deprivation. It falls within the country's 10% most deprived areas in terms of education skills and training and the within the 5% most deprived areas for both health and employment.

#### 4.2.4 Housing

The 2001 Census data reveals that 48.43% of housing in Castletown was owner-occupied whilst 47.43% was rented from the Council/ a housing association or Registered Social Landlord. From 2001 all housing stock owned by Sunderland City Council was transferred to Sunderland Housing Group (now Gentoo Homes). Gentoo owns a large number of properties in Castletown, notably on the Aviary estate. At the time of writing 40 Gentoo tenants and 10 owner occupiers are living on the Aviary Estate. According to the census 4.14% of housing in Castletown was rented from a private landlord, letting agency or other.

The housing in Castletown is currently a mix of ages and styles, however terraced housing still predominates, with long terraces interspersed with open access Radburn-style housing. Some of the older housing in the area is in a very poor physical condition and is no longer marketable. More recently, there has been a dramatic rise in the private rented housing sector. The turnover of residents appears relatively high, as the housing on offer does not meet their increasing aspirations. Consequently a relatively large number of empty properties can be found throughout the area.

Both of Castletown's Super Output areas score well for the Indices of Deprivation domain 'Barriers to Housing and Services.' With Ethel Terrace local centre nearby and other local shops located in the area, residents of Castletown have good accessibility to key local services such as a supermarket, primary school and post office. A medical centre is also located nearby. This good level of accessibility is reflected in the Indices score. In addition, due to the low house prices, it is easy to access owner occupation in Castletown.

Based on data collected by the City Council's Housing Strategy Team, the average house price in the Castle Ward has remained well below the Sunderland, regional and

national averages, reflecting the low levels of demand in the area. Data collected for the renewal area indicates even lower levels of demand. Whilst this can be explained by the ongoing acquisition process in the area, the data illustrates depressed house prices and low levels of demand prior to the process beginning in 2004.

Data was collected for semi-detached and terraced properties reflecting the predominant house types in the area.

#### 4.2.5 Health

Health is a particular issue in Sunderland. There is a correlation between deprivation and health problems across the city. Castletown is no exception to this and is perhaps one of the worst performing wards in the city. The percentage of people with a long term limiting illness is above the Sunderland, regional and national averages. Correspondingly the percentage of people who consider themselves to be in poor health is also above the Sunderland regional and national averages. The percentage of people who consider themselves to be in good or quite good health is lower in Castletown than in Sunderland and the regional and national averages.

On a broader scale life expectancy for both males and females in Sunderland is below the regional and national averages. In addition mortality rates due to cancer and circulation disease in those under 75 are significantly higher than the national average. Nevertheless as the baseline table in Appendix B illustrates this situation is improving.

As previously observed, both Super Output Areas for Castletown fall within the 5% most deprived areas in the country in terms of health.

#### 4.2.6 Education

The Castletown Ward is well served by a number of schools. In relation to the masterplan area the closest two schools are Castletown Primary School, situated within the Masterplan boundary and Castle View School, located immediately to the west of the regeneration area.

Castletown generally performs poorly in relation to children's educational attainment. Between 2000 and 2006, the percentage of pupils achieving 5 or more GCSE's at grades A\*-C has continually remained below the national regional and Sunderland averages. Nevertheless a generally improving performance has been noted over the same time period. Key Stage 2 attainment levels for maths and English are also below the national regional and Sunderland levels. However performance has been improving and since 2004, the gap in attainment levels has been narrowed considerably.

Castletown Ward suffers from low adult education levels. In 2001, 50% of the working age adult population had no



qualifications in comparison to 35.80% in England. The percentage of the working age population with higher level qualifications within Castletown is also significantly lower than the citywide and national average.

#### 4.2.7 Crime

Crime levels in Sunderland City are higher than the regional and national average; however evidence suggests that the gap has been narrowed over time.

Specific crime data is not available at the ward level; however the indices of deprivation include a measure for crime. Both SOA 008A and SOA 008E both fall within the bottom 40% of wards within the country in terms of crime. Public consultation in Castletown as part of the masterplan process revealed that residents feel the area has declined, with antisocial behaviour and the fear of crime increasing and consequently impacting on residents' quality of life. Underage drinking, drug use and concerns over security were identified as issues at specific areas around Hylton Dene, Ethel Terrace and the allotments. Car crime and a lack of police presence were other issues identified.

#### 4.2.8 Traffic and transport

A transport study for Castletown undertaken by consultants Mayer Brown revealed that vehicular accessibility in Castletown is generally good. Ethel Terrace, Chaffinch Road and Castle View provide primary east-west links through the study area and are reasonably well used. Hylton Castle Road and Dene Road provide north-south linkage. The masterplan area is well connected to the national road network via the A1231 Wessington Way and the A19. Despite this, the study identified the close proximity of the A19 and A1231 as a barrier to easy access to the south, particularly for pedestrians and cyclists. Road access to the eastern extent of the study area was also considered confusing with a mixed and substandard layout.

Numerous bus services provide good connections to the city centre and are well used although the study observed a low provision of evening service and some limited routes. The quality of the environment for bus users (e.g. bus shelters) was considered to be poor.

A particular issue however appears to be conflict between different modes of transport. The transport study observed issues such as buses being blocked by parked cars and a lack of crossing points for pedestrians. Recent personal injury accident data obtained by the TADU (Traffic and Accident Data Unit) revealed a high proportion of traffic accidents involving pedestrians and in particular children ranging from 3 to 16.

The masterplan area is dominated by traffic calming measures to reduce accidents and excessive speed. In certain areas on-street residential parking results in significant pinch points. School traffic also creates traffic

congestion issues at peak hours. The transport study has identified a number of accident spots within the masterplan area including the two roundabouts on the A1231, Barons Quay Road, Hylton Castle Road and Craigeavon Road.

According to Census data (2001), the proportion of households with at least one car or van was significantly lower than the Sunderland, regional and national averages. The percentage of residents taking public transport to work is well above the Sunderland, regional and national averages. These statistics support the above observations of the Transport study regarding the good level of bus service provided.

Nevertheless the proportion of residents driving a car or van to work is considerably higher than the Sunderland regional and national average.

#### 4.2.9 Cycling and walking

The transport study indicates that accessibility by foot is generally good, with a network of footway and alleyway links throughout the masterplan area. The whole of the study area is within the recommended 13 minute walk time (national statistics recommended walk times) to local facilities based upon road footways.

However the study also identified weaknesses. Concerns over personal security have arisen from the narrowness between buildings, poor lighting and areas with poor visibility. The subsequent under use of many of the footpaths has resulted in deterioration in quality through vandalism and overgrown vegetation.

As mentioned, conflict exists in certain areas between pedestrians and vehicles. At Ethel Terrace retail centre and Hylton Castle Road, there is a lack of formal crossing points.

There is only one formal footway link over the A1231 Wessington Way, which compounds accessibility issues and emphasises that this road is a significant barrier.

Whilst Castletown is accessible by cycle and the immediate topography lends itself to cycle use, the transport study observes that cycle use is low. The study considers traffic calming measures not conducive to local cycling with vehicle speed in the area a potential intimidator to cycle use. Facilities such as secure cycle parking are limited.

#### 4.2.10 Leisure and recreation

Provision of accessible recreation and leisure at Castletown is good. A number of recreational facilities are within easy walking distance of the masterplan area. Billy Hardy Sports complex is a well used City Council provision and includes a cricket ground and football pitch, which are available local clubs subject to prior booking. Castle View Sports centre is in very good condition. It is well used by the local community although the school has priority use. Facilities include a swimming pool, football pitches, gym and a

community hall. The centre plays host to organised community groups and organises events such as school holiday clubs for children.

Castletown is well served by community facilities for leisure and recreation purposes. The Community centre on Grange Road appears well used and offers courses and clubs between Monday and Friday. Evening events are held three times a week.

The Scouts' Headquarters building is in good condition; however its surroundings are poorly maintained.

Informal recreational space is provided at a recreation ground at Ringway Grange. Just outside the masterplan area. To the north of the masterplan boundary lies Hylton Dene LNR. The Dene brings significant environmental benefit to the area and provides links to historical and social landmarks including Hylton Castle. However there are management issues with the Dene, regarding general maintenance and also problems of anti social behaviour.

Despite the provision of recreational facilities and space detailed above, formal equipped play space is less well provided for in Castletown. High quality equipped play space is located to the north in Hylton Dene, however it is considered that this better serves residents of Hylton Castle rather than Castletown. Equipped play space also exists at Billy Hardy Sports Complex. There is no formal equipped play space within the Castletown Masterplan boundary.

Within the residential area, there is little quality open amenity space. The Aviary Estate has large areas of public green space inherent to its 'Radburn'-style layout. These however are in very poor condition and offer little as areas for community interaction and fail to contribute towards the positive character of the area. Other areas of amenity space are located in small pockets, are poorly located and poorly maintained.

#### **4.2.11 Key socio-economic sustainability issues**

The key sustainability issues relating to the existing socio-economic situation are:

- Above average unemployment rates and low economic activity rates
- High levels of socio-economic deprivation
- Poor quality housing stock
- Significant health inequalities
- Low educational attainment
- High level of crime and fear of crime
- Poor quality of environment for cyclists and pedestrians
- Lack of provision of equipped play and quality open amenity space

## **4.3 Environmental Baseline**

**4.3.1** This section looks at the existing environment in Castletown looking at the Environmental factors identified in section 4.1. The baseline has been established with reference to the following sources:

- Castletown Masterplan (produced by Nathaniel Lichfield)
- Natural England ([www.natural-england.org.uk](http://www.natural-england.org.uk))
- Environment Agency ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk))
- One North East ([www.onenortheast.co.uk](http://www.onenortheast.co.uk))
- English Heritage ([www.english-heritage.org.uk](http://www.english-heritage.org.uk))
- Sunderland City Council ([www.sunderland.gov.uk](http://www.sunderland.gov.uk))
- UK renewable Energy Statistics Database ([www.restats.org.uk](http://www.restats.org.uk))
- UK Government Sustainable Development website ([www.sustainable-development.gov.uk](http://www.sustainable-development.gov.uk))
- DEFRA ([www.defra.gov.uk](http://www.defra.gov.uk))
- DCLG ([www.dclg.gov.uk](http://www.dclg.gov.uk))
- Neighbourhood Renewal Unit Floor Target Indicators ([www.fti.neighbourhood.gov.uk](http://www.fti.neighbourhood.gov.uk))

### **4.3.2 Waste management**

Although data indicates that the amount of waste handled per capita in Sunderland has dropped, it is nevertheless significantly higher than the national average. Over 90% of household waste in Sunderland is sent to landfill. Although this is also lower than previous years, it is still considerably higher than regional and national averages.

Recycling and composting in Sunderland is on the increase. The percentage of household waste recycled has increased from 2.4% in 2003 to 22% in 2006. In addition the percentage of residents served by kerbside recycling has increased from 1% to 96% and now is higher than regional and national figure. The percentage of household waste composted has increased from 0.1% in 2003 to 1.1 % in 2004.

Despite the significant improvements, Sunderland continues to lag behind the national averages in terms of its recycling and composting rates. Furthermore the percentage of household waste used to recover other energy sources is approximately one tenth of the national average for 2004.

### **4.3.3 Water environment**

The nearest river to the site is the River Wear to the south of Castletown. The Environment Agency classified the River Wear Estuary as 'Class A' (Good) in 2000. River water quality in the North East region is generally above the national average for both chemical and biological water quality.

The Castletown study area does not feature any watercourse of note; however immediately to the north of the boundary is Hylton Dene LNR, which features a variety

of watercourse that provide a valuable wildlife habitat. Further details on these wetland areas and the associated habitats can be found below in section 4.3.4

#### 4.3.4 Biodiversity and geological heritage

There are a number of sites of biodiversity and geological interest within the Castle Ward.

##### **Hylton Dene Local Nature Reserve (LNR)**

Although there are no National Nature Reserves in Tyne and Wear, there are 37 Local Nature Reserves, 5 of which are in Sunderland. Hylton Dene LNR, immediately to the north of the Castletown Masterplan area is one of these.

Hylton Dene LNR is a long linear site, 47.9ha in size. It consists of a mixture of habitats, which are considered very valuable for wildlife. The habitats are meadows, woodlands, wetlands (stream, marsh areas and three ponds) and geological exposure.

The main feature of Hylton Dene LNR is its mature woodlands with a shrub understorey and a diverse ground flora. Part of the woodland is designated Ancient Semi-Natural woodland. The woodland is important for birds such as flycatcher, great-spotted woodpecker and tawny owl and a number of other protected species.

The LNR also contains neutral grasslands and a rich marsh area. At the western end of the reserve lies an area known as Tiledsheds. This varied site comprises scrub with trees, wet meadows and dry grassland and is classed as SNCI.

Over the years the area has deteriorated into an area of fly-tipping and was looked on as a no-go area by the local community. A visit from the Channel 4 television programme 'Time Team' in 1993 and the formations of a friends group in 1999 succeeded in raising the profile of the site. In addition the site was declared an LNR in August 2003 under the Wildspace Project to encourage people to visit the site and learn about wildlife on their doorstep. The LNR is now used more regularly, visited by the local community and also visitors.

The LNR comprises five main areas:

*Hylton Castle Cutting*

*Hylton Dene*

*Hylton Colliery Pond*

*Hylton Castle Grassland (Bunny Hill)*

*Tiledsheds*

*Hylton Castle cutting SSSI*

This 0.2 ha site is designated as a SSSI based upon its geology. The cutting or roadside rock exposures provide a good cross section through reef limestone belonging to the Late Permian Ford Formation reef complex. The rocks of

the cutting and those below the face contain fossil brachiopods, valves and bryozoans as well as lime secreting algae on which the reef was formed during Upper Permian times some 240 million years ago. The latest assessment of Hylton Castle cutting SSSI undertaken by Natural England found its condition to be unfavourable and declining due to inappropriate scrub control.

In terms of access and interpretation of the geological exposure, the site is highly visible being adjacent to a 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.

*Hylton Dene*

Hylton Dene is one of the very few surviving examples of a semi-natural valley within the urban area of Sunderland. The considerable botanical interest of the dene is centred upon mature woodland, Magnesian Limestone grassland, flushed herb-rich marsh and streambank habitats.

The mature woodland mainly consists of species such as ash, sycamore and beech. There is also a worked hazel coppice. The woodland which is located on the northern banks of Hylton Dene Burn is classed as ancient semi-natural woodland. The woodland located on the southern bank of the burn is thought to be close to ancient semi-natural woodland. The diverse ground flora is characterised by red campion, wood sorrel, ramsons, lesser celandine and bluebell. The woodland bird community includes chiffchaff, tree creeper, great spotted woodpecker, tawny owl and two DBAP target species bullfinch and bat, (including pipistrelle bat, noctule bat and daubenton bats) which breed, roost and feed in the Dene. Bats are also a European Protected Species.

A small spring feeds a small marsh which flows into Hylton Dene Burn where a very large stand of lesser pond sedge dominates the ground flora of the lower slopes of the dene and valley bottom. The marsh is herb rich supporting common valerian, meadowsweet, sneezewort, fleabane, wild angelica, marsh pennywort and a hybrid swarm of northern marsh and common spotted orchids. An extensive population of giant horsetail is also found along the streambank and adjoining flushes within the woodland. Emergent vegetation within the stream includes bulrush, branched bur-reed and reed canary grass. The stream flows into the fishing lake and then Hylton Colliery Pond SNCI.

*Hylton Colliery Pond SNCI*

This is an area of considerable botanical interest including a range of marginal and submerged species. The pond is invertebrate rich, holding a good amphibian population and attracting breeding birds.

Hylton Colliery pond is a former coal washing pond from the 1900's with artificial banks. Since the pond became disused and neglected it has naturalised and is of considerable wildlife interest. Large stands of branched bur-reed, reed canary grass and common reed can be found plus foals watercress, celery leaved crowfoot, water plantain, lesser spearwort and lady's smock. The pond itself supports numerous invertebrates and amphibians such as smooth and palmate newt, frog and toad, which are all DBAP target species.

A flushed bankside supports northern marsh orchid, common spotted orchid, wild angelica, valerian, brooklime, watermint, marsh woundwort, meadowsweet and glaucous sedge. On the drier banks yellow wort, musk thistle and bird's foot trefoil are present. Reed bunting, heron, moorhen and mallard are frequently spotted at the pond along with an array of butterflies such as small copper, common blue and wall brown.

The upper banks to the pond have very dense scrub vegetation of hawthorn, elder, cherry, blackthorn and ash. Black bryony is also found here. There are a host of birds in this area including willow warbler, blackcap, lesser whitethroat, whitethroat, garden warbler, bullfinch and long tailed tit.

#### *Hylton Castle grassland SSSI/ Bunny Hill SNCI*

Unimproved neutral grassland dominates the hillside but displays Magnesian Limestone communities due to the grassland overlying similar geology to that of Hylton castle Cutting SSSI. The SNCI is dominated by meadow oat grass and common quaking grass with creeping fescue and common bent, including the herbs meadow cranesbill, cowslip, harebell, field scabious and salad burnet. Ground nesting birds include meadow pipit and skylark, which is a DBAP target species. There are scattered areas of hawthorn/elder scrub, which provide a habitat for several other species such as yellowhammer, whitethroat and the DBAP target species linnet.

#### *Tilsheds SNCI*

This varied site is a western extension of Hylton Dene SNCI and comprises of a stream flowing into Hylton Dene, open woodland with areas of neutral grassland and wet flushes. The most notable species present are common water plantain, brooklime, great willowherb, marsh thistle, lesser bulrush, reed canary grass and hard rush. The neutral grassland is very similar to Bunny Hill SNCI and displays calcareous indicator species present such as fairy flax and salad burnet. Other species present include cowslip, yellow rattle, common spotted orchid, northern marsh orchid, and glaucous sedge. Skylarks are known to nest in the area.

### **Wear river bank SSSI**

Wear river bank is located to the south of Wessington Way covering 4.21 ha. The river bank provides the best exposure of the highest Carboniferous, early Westphalian C age, strata in the Northumberland and Durham Coalfield and has yielded a diverse fossil fauna and flora including non-marine bivalves of the Upper Similis-Pulchra Biozone, insects of the 'Portbarnettian provincial age', fish fragments and various types of arthropods. The sediments exposed in this river section are coloured red, due to subaerial exposure sometime between the Westphalian C and Permian. This exposure is of considerable importance in Carboniferous stratigraphy and paleontology. The latest assessment of the River Wear Bank undertaken by Natural England found its condition to be favourable.

### **The Durham Biodiversity Action Plan (DBAP)**

The Durham Biodiversity Action Plan (DBAP) identifies local and national priority habitats and species for the Durham area, including Sunderland. It also sets targets for their conservation and outlines mechanisms for achieving these. Sunderland City Council is a signatory and lead partner of the DBAP. The DBAP contains a Habitat Action Plan for urban and garden wildlife habitats, the category under which Castletown falls. It identifies the following important species for urban habitats:

- Linnet/skylark/song thrush
- House sparrow
- Starling
- Hedgehog
- Water vole
- Bats

Most of the above species are identified as a 'Priority Species' for which the Urban and Garden Wildlife Action Plan has been produced. Action Plans have also been produced for water voles and bats. Bats and water vole are both protected species under UK legislation.

Whilst there are limited wildlife habitats within the Castletown Masterplan boundary area, there is nevertheless a possibility of the presence of protected species. In particular bats and great crested newts may be present within built up areas of the study area. However no data is readily available on this and ecological survey work will be required.

### **RIGS sites**

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.

### European sites and species

In addition to the biodiversity factors near the Castletown Masterplan area, there are additional biodiversity sites and species subject to European legislation that must be considered within the Sustainability Appraisal.

#### *Natura 2000 Sites*

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 exposure

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 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 (*Sterna albifrons*), wintering Turnstone (*Arenaria interpres*) and wintering Purple sandpiper (*Calidris maritima*)

In accordance with The Conservation (Natural Habitats Regulations &c)(Amendment) Regulations 2007 and the European Communities (1992) Council Directive 92/43/EEC, an assessment is required of all land use plan documents. A separate Habitats Regulations Assessment document, is therefore necessary to accompany the masterplan and Sustainability Appraisal.

#### *Durham Coast SSSI*

The Durham Coast SSSI between South Shields and Hart Warren is of considerable biological, geological and physiographic interest. It contains most of the paramarine 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)

#### *Bats and newts*

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 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 to protect these species in line with the European legislation.

### 4.3.5 Landscape and visual amenity

The Masterplan areas landscape and visual amenity is reflective of historic growth patterns and results in a particularly varied urban landscape.

The growth of Castletown is linked to the opening of Hylton Colliery and the employment of upwards of 1800 men at its peak. Densely packed terraced housing, Sunderland cottages and larger villas to the north of the study boundary are a reflection of this period. As Sunderland expanded, the mining village of Castletown became swallowed up by house building by the City Council to the north, west and south. A variety of semi-detached houses and bungalows can be seen both within the masterplan boundary and beyond. The development of the Aviary Estate (a typical 1960s Radburn-style development), some modern infill developments and large scale commercial buildings to the east of the study area have resulted in distinct areas with a differing urban grain.

The poor quality of the housing environment, dereliction and the demolition process currently underway has marred the visual amenity of the built up area considerably.

Beyond the characteristically urban backdrop are two strong areas of landscaping in the shape of the heavily wooded Hylton Dene and a maturing vegetated screen alongside Wessington Way to the south of the masterplan boundary. Aside from this, the Aviary Estate has large areas of open amenity green space inherent to its 'Radburn' layout. However as indicated in section 4.2.10, these are in very poor condition and fail to contribute towards the positive character of the area.

The study area sits on a headland between the deepening Hylton Dene valley to the north and the tidal river Wear Valley to the south. Within the urban area of the masterplan boundary area the topography varies little although there exists a slight slope from west to east. At the northern edge of the masterplan boundary where the residential area meets the dene, the land drops from around 27m AOD to 22-20m AOD at the bottom of the dene.

The nature of the built up urban area restricts long distance views out of the site and the focus is very much internal.

#### 4.3.6 Cultural heritage and archaeology

There are 3 listed buildings within Castletown Ward:

- Hylton Castle is a Grade I Listed Building and Scheduled Ancient Monument consisting of a fortified tower-house in form of gatehouse from circa 1400.
- Hylton Chapel is a Grade I Listed Building and Scheduled Ancient Monument. The chapel was founded in the 12th Century (first chaplain 1157). The present structure is from around 1400 with alterations and repairs from the 16th and 18th centuries.
- Shipwrights Public House is a Grade II listed building, consisting of two houses now converted to a single public house

The site of a heavy anti aircraft battery at Castletown (now demolished) is listed within the Sites and Monuments record held by the Tyne and Wear Archaeology officer. However it is considered unlikely to impact upon potential development.

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.

There are no listed buildings or monuments within the masterplan study area.

#### 4.3.7 Noise

There is currently no baseline data referring to noise within the area.

However the proximity of the southern part of the masterplan boundary to Wessington Way raises noise amenity issues. Wessington Way is a heavily trafficked dual carriage way and residential properties in Castletown abut the highway, with very little screening or noise attenuation measures in place.

In addition the masterplan identifies a site for the redevelopment of new housing, which incorporates the large allotment site to the south of the masterplan area. The southernmost boundary of this site abuts Wessington Way. Any development taking place would be required to address the issue noise attenuation for both the internal comfort of properties and in relation to the external amenity of residents.

#### 4.3.8 Air and climate

Climate change has been identified as one of the greatest global environmental threats.

In May 2001 a Regional Climate Change Conference was hosted by Durham County Council. This culminated in a report 'Climate Change in the North East', commissioned by the North East Assembly on behalf of SustainNE. The report identifies the key challenges facing the North East in responding to Climate Change. In November 2001, Sunderland City Council signed the Nottingham Declaration on Climate Change, which commits the city to developing a Climate Change Strategy.

The recent Climate Change Bill, released for consultation by the UK Government in March 2007, proposes to create legally binding carbon emission targets for the UK - the first country in the world to do so. Sunderland will need to demonstrate how it can contribute to the achievement of these targets.

In accordance with the above Sunderland City Council has produced a draft Climate Change Action Plan in order to address how to reduce the cause of climate change in the city.

In the North East, Carbon Emissions per capita were between 2000 and 2001, almost three times the national average. Sunderland's draft Climate Change Action Plan identifies that Greenhouse gas emissions in the city have risen by 17,000 tonnes, or 0.8%, from 2001 - 2005 with the majority of this increase occurring from 2003 to 2005. Projections based on a 'business as usual scenario' estimate a further 8.2% increase of CO2 emissions beyond 2005.

Although The Nissan wind turbines directly contribute to the reduction of greenhouse gas emissions in Sunderland, electricity generation from renewable sources in the North East is considerably lower than other regions.

#### **4.3.9 Key environmental sustainability issues**

The key sustainability issues relating to the existing environmental situation in Castletown are:

- Low recycling and composting rates
- Potential presence of protected species in the area
- High levels of carbon emissions and low level renewable energy generation in the north east
- Projected growth of Sunderland's carbon emissions in future
- Noise amenity issues for dwellings adjacent to Wessington Way
- Poor visual quality of the Built Environment
- Proximity of Masterplan area to SSSI sites and LNR
- Potential area of archaeological interest at Castletown

#### **4.4 Summary of key sustainability issues**

The key sustainability issues relating to the existing environmental and socio-economic situation are presented in table format in Appendix C.

# 5.0 Sustainability appraisal objectives

## 5.1 Need for objectives

The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. Sustainability objectives can be distinct from those of the masterplan, but in many cases will overlap.

In developing the SA Framework, Sustainability Appraisal Objectives were developed to provide a basis against which the Castletown Masterplan can be assessed. The Sustainability Appraisal Objectives may be expressed in the form of targets specifying the desired direction of change. The achievement of these targets should be measurable using identified indicators. Monitoring is discussed in further detail in Section 8.0.

The Castletown Masterplan must aim to fulfil the Sustainability Appraisal objectives, as this will allow it to be compatible with environmental regulations and sustainable development policies. It must however be noted that the inclusion of a particular objective does not necessarily guarantee that the proposals of the masterplan will meet it.

## 5.2 North East Regional Framework

The North East Integrated Regional Framework (IRF) was produced by SustainNE, the regional Champion Body for Sustainable Development, supported by the North East Assembly, One NorthEast, Government Office for the North East and other regional partners.

The IRF sets out how sustainable development should be achieved in the North East of England. It is intended to provide an overarching framework to guide the development of strategies, plans, programmes and policy decisions throughout the region. The IRF has been designed to help identify threats that require mitigation and opportunities that should be realised in order to secure sustainable development in the North East.

The IRF (updated 2008) sets out ten broad objectives covering economic, social and environmental issues. The objectives are:

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

Guidance on SEA in the North East (2004) identifies that the objectives of the IRF should form the basis of any SEA in the region.

## 5.3 Castletown Masterplan sustainability appraisal objectives

The objectives listed below have been utilised to assess the social, economic and environmental acceptability of the Castletown Masterplan. It is considered that these objectives relate to the specific issues relevant to Castletown and also to broader local, regional and national issues such as climate change and resource efficiency.

- To ensure high and stable levels of employment in Castletown so everyone can share and contribute to greater prosperity
- To achieve high and sustainable levels of economic growth in Castletown
- To raise educational achievement in Castletown
- To ensure everyone in Castletown has the opportunity of living in a decent and affordable home
- To ensure good local air quality for all
- To protect and enhance the quality of Castletown's ground and river waters
- To reduce the causes and the impacts of climate change
- To protect and enhance Castletown's biodiversity and geological heritage
- To reduce the amount of waste produced and increase the amount recycled in Castletown
- To make better use of our resources
- To protect and enhance the quality and distinctiveness of Castletown's land and landscapes
- To protect and enhance Castletown's cultural heritage and diversity
- To reduce crime and the fear of crime in Castletown
- To improve health and reduce inequalities in health
- To ensure good accessibility for all to jobs, facilities, goods and services by public transport, foot and bicycle



- To increase public involvement in decision making and civic activity

The Sustainability Appraisal Framework table shown in Appendix D identifies how the above objectives are relevant to the Castletown Masterplan and identifies the main factors against which they can be measured.

## **5.4 Testing the Sustainability Appraisal objectives**

In order to determine whether the Castletown Masterplan objectives are in accordance with sustainability principles it is necessary to test their compatibility against the SA objectives.

The compatibility matrix in Appendix E identifies areas where conflict may arise. This will ensure that the masterplan objectives are in accordance with sustainability principles.

## 6.0 Strategic options

### 6.1 Castletown Masterplan options

One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the Castletown Masterplan a range of options were considered, assessed and debated with the local community and other stakeholders. This work was undertaken prior to the full introduction of the SA and SEA requirements and before the preparation of the draft SPD, which seeks to implement the preferred option as presented in the masterplan.

The background to the process of preparing the masterplan, and in particular how the options were developed and refined into the preferred option, is included in Section 3.0 of this report.

The options appraised during the SA process are:

- Implementation of the preferred option masterplan, as set out in Section 3.0; and
- The 'do nothing' scenario.

Under the 'do nothing' scenario for the purposes of the SA it is assumed that: all physical aspects of the area will remain as they are at present; the area will not be redeveloped; and current trends will continue. In reality there may be other changes which take place in the area.

The 'do nothing' option has been appraised to provide a context for the assessment of the implementation of the masterplan.

### 6.2 Strategic options appraisal

#### 6.2.1 Nature and duration of effects

The Appraisal Table shown in Appendix F identifies the social, economic and environmental effects of the 2 identified options set out in Section 6.1. They detail the nature and duration of the effects.

Effects may be of the following nature:

- Adverse or beneficial
- Direct or indirect
- Reversible or irreversible

Effects may be of the following duration:

- Temporary or permanent
- Short or long term

#### 6.2.2 Sensitivity

The Appraisal Table in Appendix F also details the sensitivity (or the importance of a receptor). Sensitivity is determined in terms of geographical extent and / or the importance of a receptor based on statutory organisations. For example if a river is a Special Area of Conservation designated at a European level then it is considered to be more sensitive

than if it was an ordinary watercourse as shown in table 6.1. Receptors such as individual persons or properties are generally considered to be of local importance.

**Table 6.1 Methodology for determining sensitivity**

Sensitivity	Example of Receptors
<b>International</b>	Special Area of Conservation
<b>National</b>	Site of Special Scientific Interest Scheduled Ancient Monument Major Aquifer used for portable water supply
<b>Regional</b>	County Wildlife Site Minor Aquifer used for general water supply purposes Sites and Monuments Record Regional transport network
<b>Local</b>	Single property or group of properties Ordinary Watercourse

#### 6.2.3 Significance

The Appraisal Table in Appendix F shows the significance of the effects. The significance of an effect is a factor of magnitude and the sensitivity of receptor on which the impact occurs. Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions and the scale of the impact.

Table 6.2 shows how the interaction of magnitude and sensitivity results in the significance of an effect. Significance should always be qualified as in certain cases an impact of minor significance could be considered to be of great importance by local residents and deserves further consideration. For example provision of new homes in Castletown is considered to be of greater significance to local residents than would normally be the case.

**Table 6.2 Impact significance matrix**

Importance of receptor	Magnitude of Impact			
	Major	Moderate	Minor	Negligible
	Impact resulting in a considerable change in baseline conditions with severe undesirable / desirable consequences on the receiving environment	Impact resulting in a discernible change in baseline conditions with undesirable / desirable conditions	Impact resulting in a discernible change in baseline conditions with undesirable / desirable conditions that can be tolerated	No discernible change in baseline conditions
<b>International</b>	Major	Major - Moderate	Moderate - Minor	Negligible
<b>National</b>	Major	Major - Moderate	Moderate - Minor	Negligible
<b>Regional</b>	Major - Moderate	Moderate - Minor	Minor	Negligible
<b>Local</b>	Moderate - Minor	Minor	Minor - Negligible	Negligible

### 6.3 Sustainability Appraisal of the strategic options

Table 6.4 below summarises the comparison of the two options, as detailed below

**Table 6.4 Summary of the comparison of the strategic options**

	<b>Implementation of the Masterplan</b>	<b>Do nothing</b>
<b>Social effects</b>	<p>Most effects relating to social aspects are beneficial</p> <p>Adverse effects are either temporary or uncertain</p> <p>New housing to be sold may not be affordable for people currently living in the community</p>	<p>Housing in Castletown would remain as poor quality and unfit to live in, and may deteriorate further</p> <p>Crime levels would remain high and may increase further</p> <p>Opportunities to improve housing, access routes and crime would not be realised</p>
<b>Economic effects</b>	All effects relating to economic aspects are beneficial	No significant effects relating to economic aspects
<b>Environmental effects</b>	<p>There are some adverse environmental effects, which generally relate to construction of houses and potential loss of habitat for bats</p> <p>There are a number of beneficial environmental effects relating to the improvement of the landscape and environment within Castletown and the opportunity to enhance the biodiversity of the area</p>	<p>Empty homes would remain empty and more homes could potentially become empty and / or derelict in the future</p> <p>The current poor state of the general environment would remain and may deteriorate further</p> <p>Opportunities to implement sustainable design and construction would not be realised</p>

## 7.0 Likely effects of the Castletown Masterplan

### 7.1 Introduction

The Appraisal Table in Appendix F illustrates the potential impacts of implementing the masterplan in relation to each of the SA objectives.

It is important to note that the appraisal has been based on information contained within the masterplan. Should any of the interventions or details of the masterplan change, the potential impacts may also change. In the event of alterations to the masterplan, a re-assessment of the potential impacts would be required.

### 7.2 Summary of potential impacts

As the Appraisal table in Appendix F identifies, there are several areas where the implementation of the Castletown Masterplan will have significant impact upon the SA objectives. The identified impacts include adverse, beneficial or a combination of both. A summary of the identified impacts can be found below.

The appraisal process identified moderate to major beneficial impacts upon the identified SA objectives, outlined below:

The masterplan and development guidelines provide for a comprehensive development of new and improved quality housing built to English Partnership's quality standards in order to meet the SA objective to 'ensure everyone has the opportunity of living in a decent and affordable home'. In addition, a mix of tenures and house types as well as a requirement for a minimum of 25% affordable housing will ensure the housing will better meet the community's needs.

Creation of new cycleways and pathways and the improvement of existing bus stops at Ethel Terrace are aimed at improving the viability of the local commercial area. These interventions will significantly impact upon the objective to 'ensure good accessibility for all to jobs, facilities goods and services in Sunderland'.

Physical interventions such as restricting access to the Dene and improvements to pathways as well as secured by design principles will contribute to the SA objective to 'reduce crime and the fear of crime.'

Neighbourhood Wardens and Community Progression Officers will engage with residents and young people to reduce anti-social behaviour. The Community Progression Officers, Neighbourhood Wardens and also Youth Workers will have a significant role in engaging with local residents in order to increase participation and 'involvement in decision making and civic activity'.

Physical improvements to the area and high quality new residential development will contribute greatly to an improved visual appeal of Castletown and thus impact positively upon the objective 'To protect and enhance the

quality and distinctiveness of Castletown's land and landscapes'.

Investment in Hylton Dene, landscaping and planting in key areas will also enhance the environmental quality as well as contribute significantly towards the objective to 'Protect and enhance Castletown's Biodiversity and geological heritage'. In addition, the new housing development will be required to provide open amenity space, which will further improve the wider green infrastructure of the area.

The masterplan and development guidelines include requirements to minimise potential negative impacts on biodiversity. Appropriate mitigation measures for the protection of bats and great crested newts, are required in order to comply with the requirements of Conservation (Natural Habitats &C.) Regulations 1994 and as amended in 2007. In addition the requirements for an Ecological Impact Assessment will also minimise negative impacts upon local species.

On a broader scale a Habitats Regulation Assessment of the Masterplan will be carried out in order to ensure that all the proposals of the plan do not impact negatively upon the two designated Natura 2000 sites within Sunderland, (Durham Coast Special Area of Conservation (SAC) and Northumbria Coast Special Protection Area (SPA) and Ramsar site).

The new housing redevelopment will contribute significantly towards sustainability. The requirement for the new residential development to incorporate Sustainable Urban Drainage (SUDs) will impact upon the objective to: 'Protect and enhance the quality of Castletown's surface and groundwater'.

In addition the new housing will impact upon the objectives: 'To reduce the causes and impacts of climate change' and 'To make better use of resources' through the reuse of brownfield land, incorporation of renewable technologies and passive solar design techniques and promotion of low carbon construction measures to achieve level 3 of the Code for Sustainable Homes. The use of building materials rated A\*-C only in the BRE Green Guide to Specification is also a requirement for the new housing.

The appraisal process also identified minor to moderate beneficial impacts upon the following SA objectives:

Interventions to reduce social deprivation such improving housing are considered to have beneficial impact upon educational attainment. Schemes to provide training and employment opportunities and improved facilities and engagement with young people may also indirectly contribute towards the objective 'To raise educational achievement'.

Training and employment schemes are considered to have some impact on the objective to 'ensure high and stable

levels of employment' and the general investment and redevelopment of the area may stimulate some economic growth.

Interventions as part of the masterplan will contribute towards the objective 'To improve health and inequalities in health'. Measures to increase cycling and walking, improving energy efficiency of new and existing housing as well as sustainable travel plans for schools would play a role in improving the health of local residents.

The masterplan includes interventions that contribute towards 'ensuring good local air quality for all'. These include measures to reduce car use and encourage cycling and walking. The development guidelines has a requirement for Air Quality and Noise Assessments for the new housing site. In addition the brief will require recycling measures as part of the need to meet level 3 of the Code for Sustainable Homes thus responding to the objective 'To reduce the amount of waste produced and increase the amount recycled'.

The appraisal process identified potential adverse impacts upon the following SA objectives:

The clearance of existing properties necessary for the assembly of the housing redevelopment site could result in the displacement of residents and possible disruption of the local community. In addition there is concern that new housing to buy may not be affordable for those people who have sold their homes to make way for renewal. These potential impacts are incompatible with the SA objective to ensure that everyone has the opportunity to live in a decent and affordable home'.

Potentially adverse impacts have also been identified in relation to the construction phase of the masterplan, such as the release of pollutants, dust and generation of waste during demolition and construction activities. This could impact upon the SA objective to ensure good local air quality for all, albeit temporarily.

A negligible potential negative impact of the redevelopment of new housing could be damage to unknown buildings of cultural/heritage importance or to unknown sites of archaeological importance. However it is considered that this would be an unlikely impact.

For the purpose of the Sustainability Appraisal it is necessary to develop mitigation measures to maximise any beneficial impacts and minimise or prevent any adverse impacts. Details of mitigation measures can be found below.

### 7.3 Mitigation measures

The statutory status of the Masterplan and accompanying development brief for the housing site present opportunities to ensure that any potential negative impacts

can be mitigated against. Detailed mitigation measures are presented in Appendix G and relate to each of the SA objectives.

In each case mitigation measures may be implemented to achieve the following:

- **Prevent impacts** - by designing out or using preventative measures
- **Reduce impacts** - using measures to minimise adverse impacts
- **Offset impacts** - compensating for unavoidable effects that cannot be further reduced

Many of the mitigation measures can be implemented as part of the planning process, supported by the requirements of the development guidelines and masterplan. Other, particularly the community-led measures will require interventions from other local authority partners.

## 8.0 Implementation and monitoring

### 8.1 Links to the planning process

It is proposed that the Castletown Masterplan will initially be approved by Sunderland City Council as an Interim Supplementary Planning Document (ISPD) but will eventually form part of the Sunderland Local Development Framework.

Following approval of the masterplan a Planning Application will be submitted for the proposed housing redevelopment site which incorporates the Aviary estate, the cleared older terraced housing and the cleared former large allotments site.

The development brief for the housing redevelopment site is incorporated into the masterplan and will form part of the approved ISPD. It will provide a tool to ensure that the standard of new housing will contribute to the delivery of the Sustainability Objectives. The development guidelines has been agreed by the development partners i.e. the City Council, English Partnerships and Gentoo. The Joint Venture Agreement (JVA) between the partners stipulates that the requirements of the guidelines must be adhered to.

The development guidelines includes quality standards to ensure that the SA objective of providing decent and affordable housing is met. Improvements to the landscape quality will be provided through Section 106 Agreements for amenity open space and upgrading of allotments. The brief requires provisions for cycling and walking to be made within the development in order to improve accessibility and improve health. The guidelines includes measures to safeguard bats in order to protect biodiversity. Mitigation measures to ensure air quality and climate change objectives are covered through the energy efficiency, renewable energy and sustainable drainage requirements of the development guidelines.

### 8.2 Links to other areas

In some cases a planning framework has not been required in order to implement identified schemes.

The implementation of schemes to meet the Sustainability Objective of reducing crime and the fear of crime has already started on the ground.

The gating of Nye Dene and Castle View cuts to restrict access to Hylton Dene has already been completed by using the powers set out within the Clean Environment and Neighbourhoods Act. This is to prevent the areas from being used as drinking dens and hang-outs for teenagers.

In addition Neighbourhood Wardens have already been appointed to work on a range of issues:

- Providing a point of contact for young people and identifying diversionary activity for them

- Tackling anti-social behaviour such as arson and vandalism

Improvements to Hylton Dene, the creation of two woodland areas and planting schemes at the Briars, Castle View and Ernwill Avenue will be vital in achieving Sustainability objectives relating to landscape improvements and the protection of biodiversity.

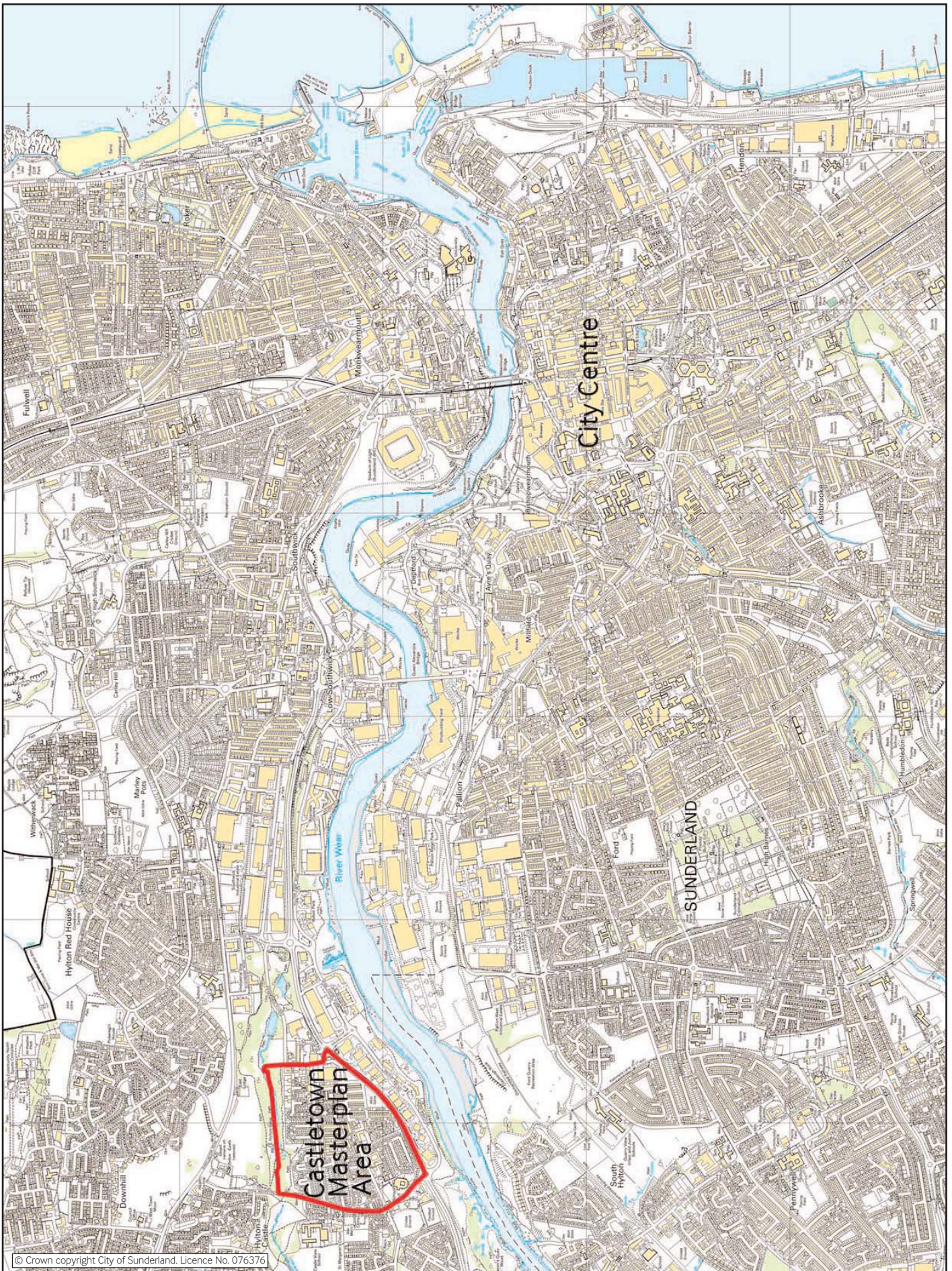
### 8.3 Proposals for monitoring

Monitoring the significant sustainability effects of the implementing the ISPD is an important ongoing element of the sustainability appraisal process. Monitoring will enable Sunderland City Council to determine whether the implementation of the ISPD is meeting the identified sustainability objectives. If it is not meeting some of the objectives, appropriate actions may be identified to address this.

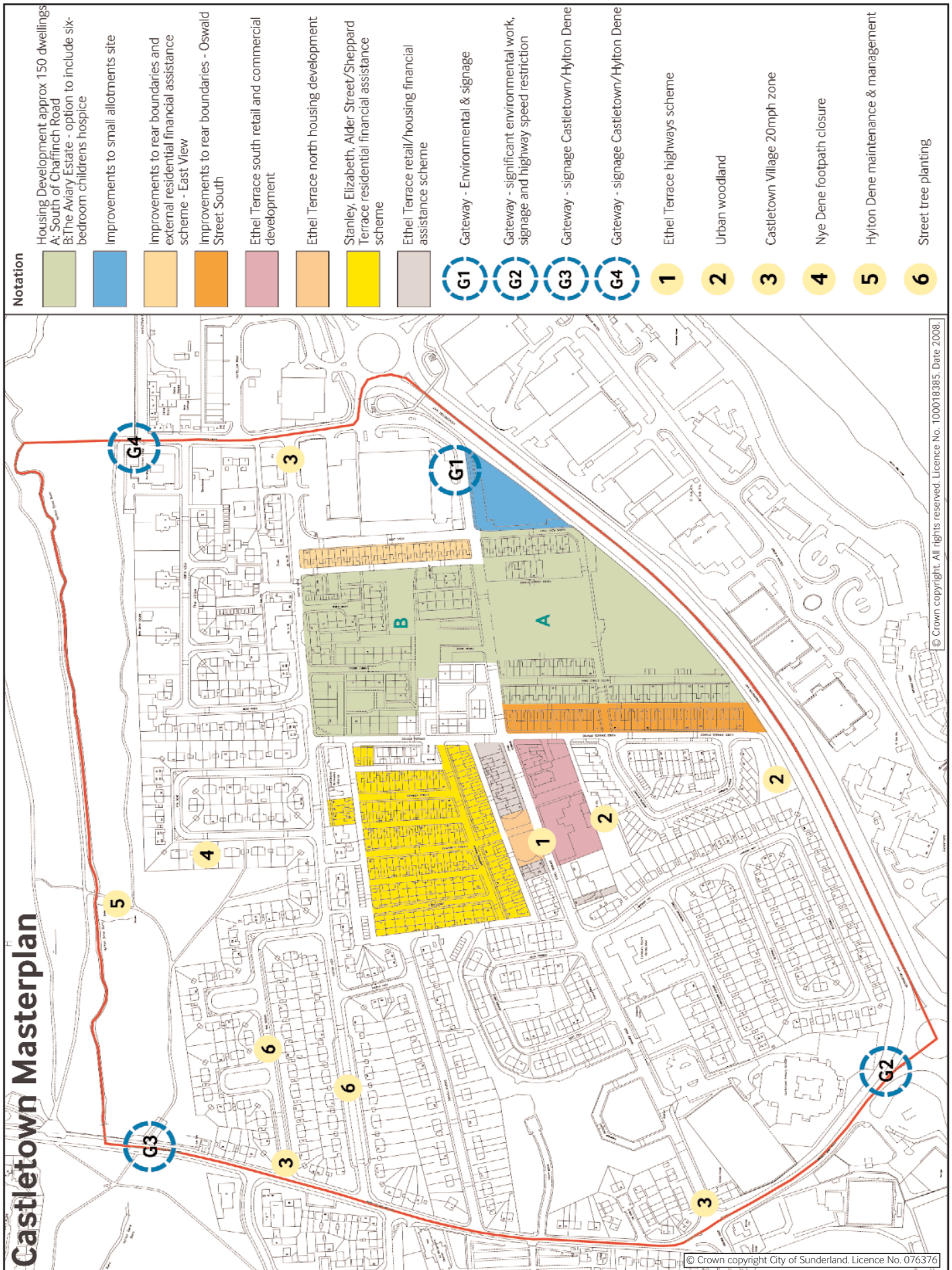
A set of targets and indicators have been developed which could potentially be used for monitoring purposes. These were determined using SA objectives, the key identified issues and the review of plans and programmes as part of the Baseline assessment. Targets and indicators for each SA objective are outlined in Appendix H.

# Figures and plans

## Fig 1 Location plan

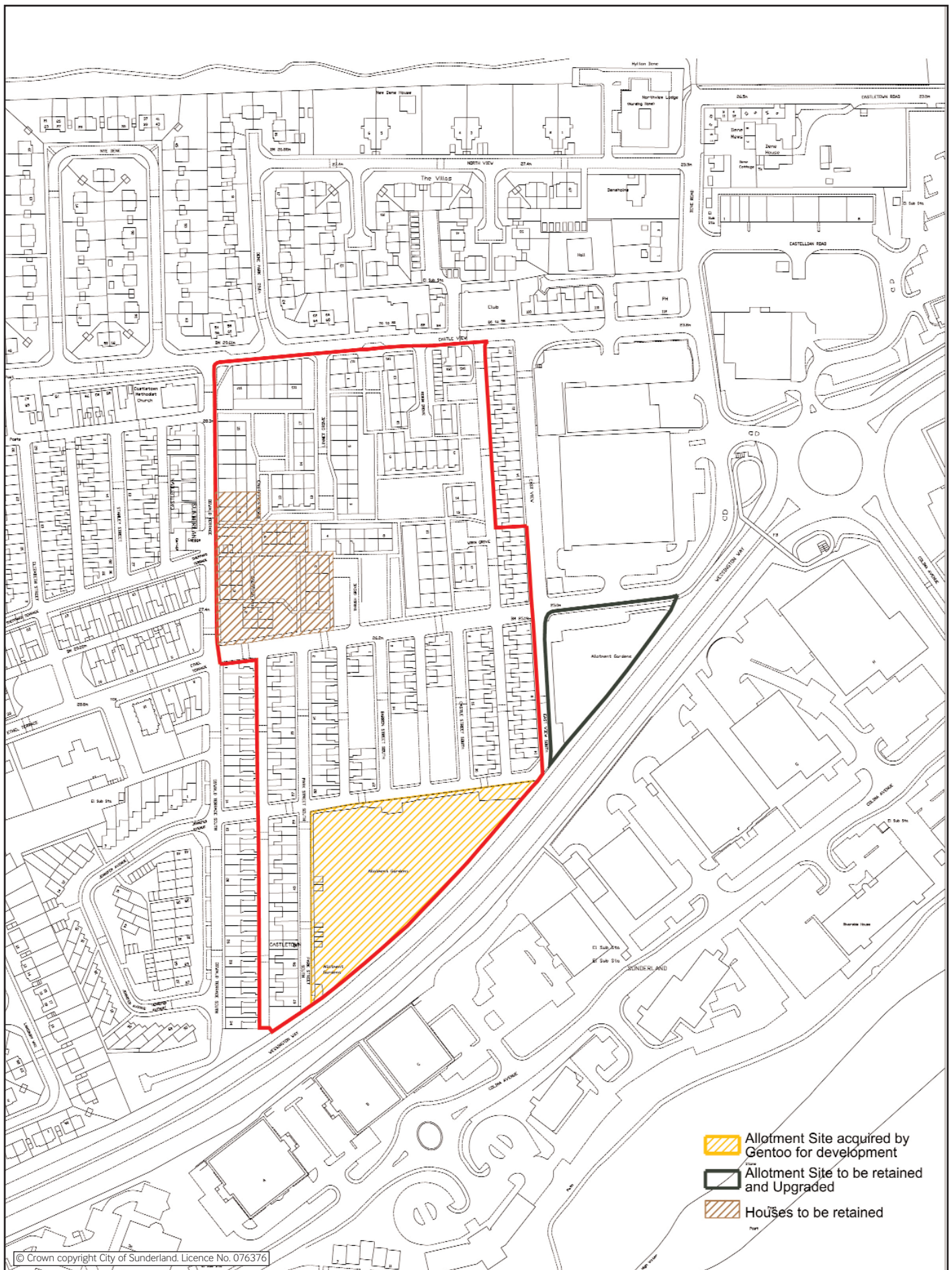


**Fig 2 Draft Masterplan**





**Fig 3 Draft Housing Development Site**

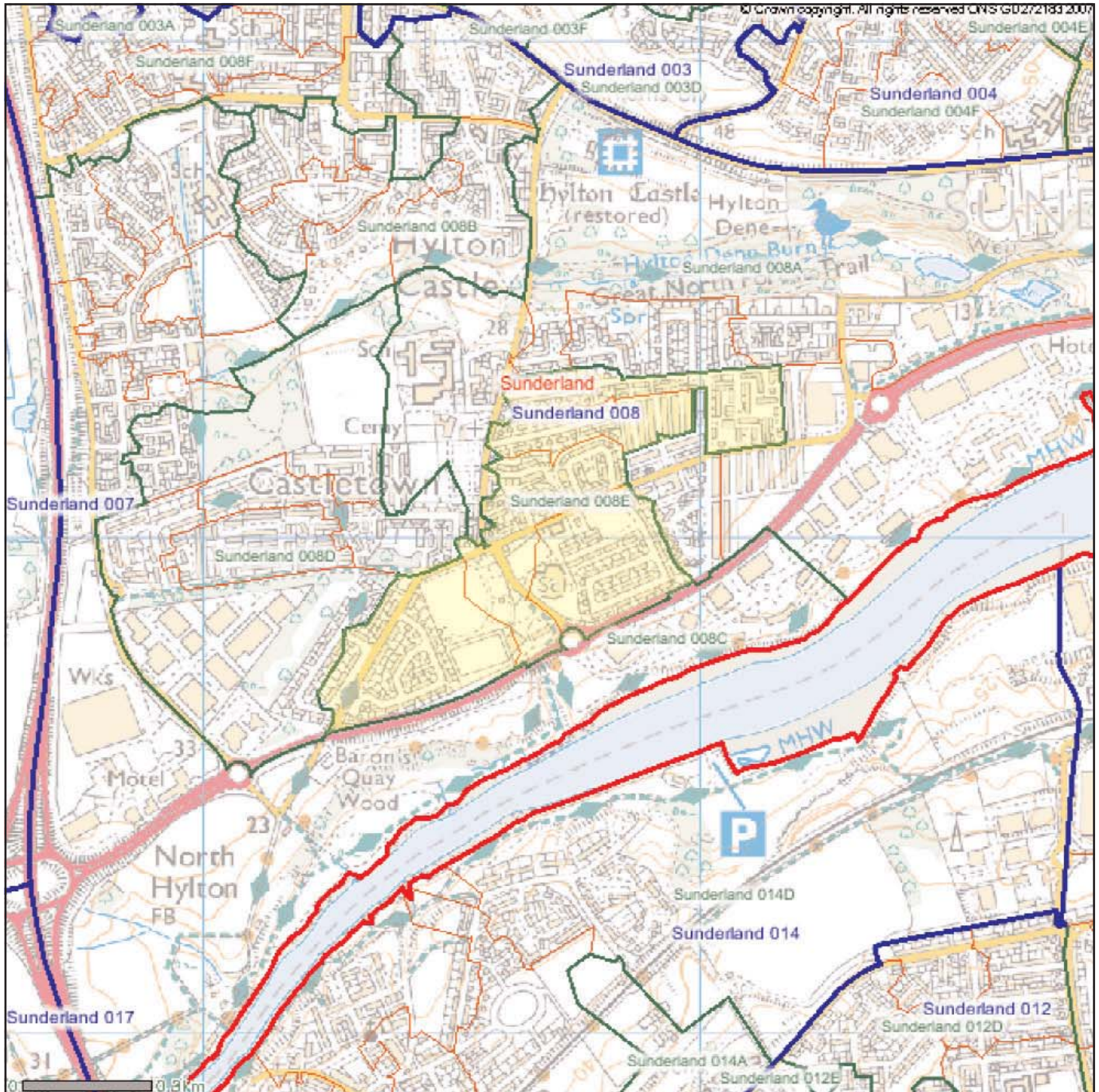


## Fig 4 Super output areas

### Neighbourhood Statistics



#### Sunderland 008E (Lower Layer Super Output Area)



#### Area

NeSS Geography Hierarchy: Sunderland 008E (*Lower Layer Super Output Area*)

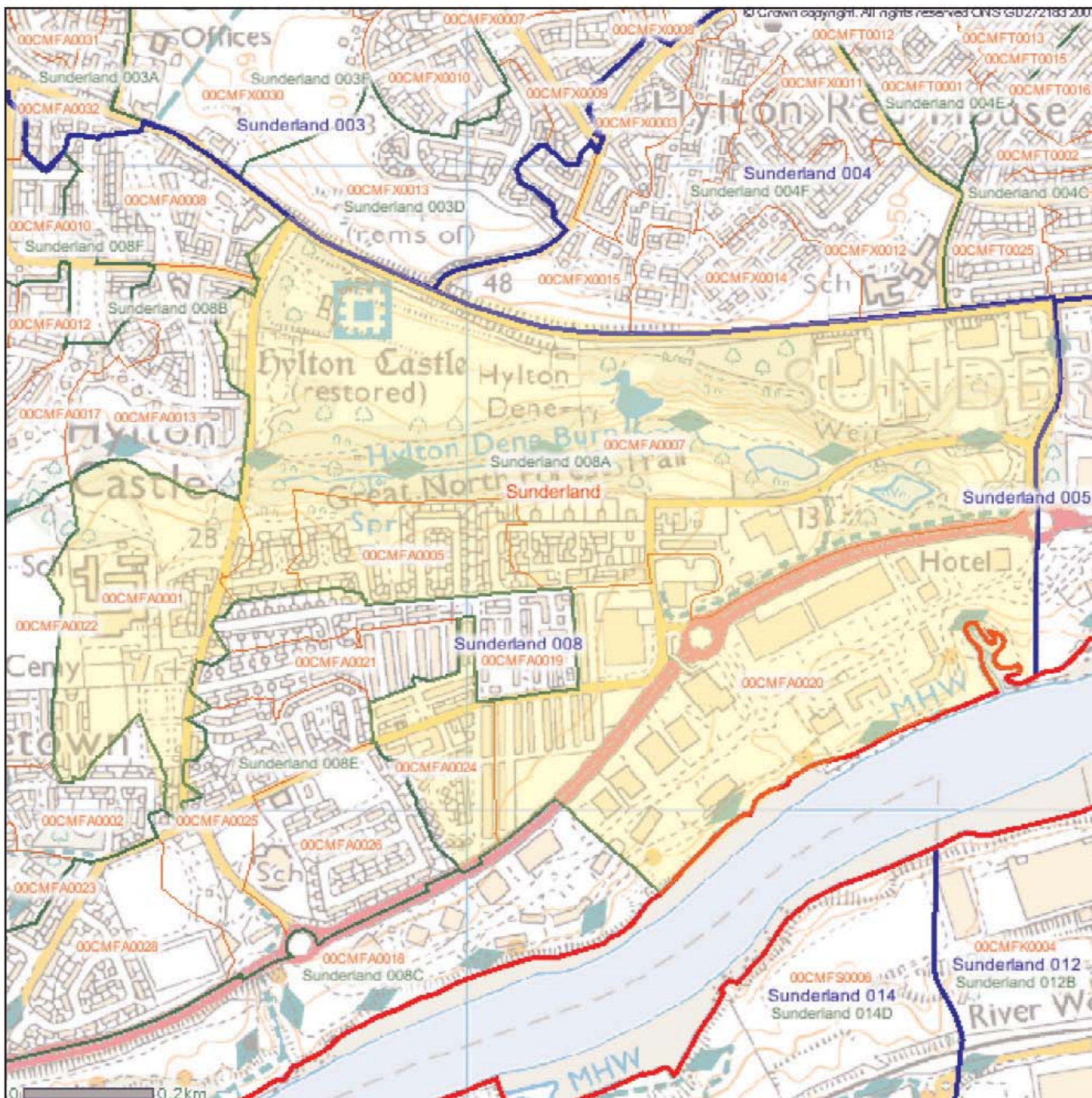
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## Neighbourhood Statistics



### Sunderland 008A (Lower Layer Super Output Area)



### Area

NeSS Geography Hierarchy: Sunderland 008A (Lower Layer Super Output Area)

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# Appendices

## Appendix A - Relevant plans and programmes

### European plans and programmes

Key Objectives/messages	
Name	European Sustainable Development Strategy
Body	EU
Date produced	Jun-01
<p>The European Sustainable development Strategy (ESDS), A Sustainable Development for a better World: A European Strategy for Sustainable Development was adopted in June 2001 by the European Council. It was based on an earlier Communication from the European Commission issued in May 2001.</p> <p>The strategy argues that achieving sustainable development in practice requires that economic growth supports social progress and respects the environment, that social policy underpins economic performance and that environmental policy is cost effective. It emphasises that 'decoupling' environmental degradation and resource consumption from economic and social development requires a re-orientation of public and private investment towards new, environmentally friendly technologies. The strategy focuses on the need to:</p> <ul style="list-style-type: none"><li>• limit climate change and increase the use of clean technology</li><li>• address threats to public health (eg hazardous chemicals, food safety)</li><li>• combat poverty and social exclusion</li><li>• deal with economic and social implications of an ageing society</li><li>• manage natural resources more responsibly (including biodiversity and waste generation): and</li><li>• improve transport systems and land use management</li></ul> <p>The ESDS emphasises that action to promote sustainable development must be taken by all and at all levels.</p> <p>The European Commission issued a stock-taking report in February 2005, and is now due to propose a strengthened sustainable development strategy for EU leaders to consider in March 2006</p>	
Internet Link: <a href="http://europa.eu.int/eur-lex/en/com/cnc/2001_0264en01.pdf">http://europa.eu.int/eur-lex/en/com/cnc/2001_0264en01.pdf</a>	

Key Objectives/messages	
Name	European Spatial Development Perspective
Body	EU Ministers for Spatial Planning
Date produced	May-99
<p>The European Spatial Development Perspective (ESDP) was adopted at the Potsdam Council on 10 and 11 May 1999 by EU Ministers for Spatial Planning. The ESDP represents an agreement on common objectives and concepts for the future development of the EU and emphasises that the aim of spatial development policies is to work towards a balanced and sustainable development of EU territory.</p> <p>The ESDP emphasises the importance of achieving the three fundamental goals of European Policy, equally across all regions. These are:</p> <ul style="list-style-type: none"><li>• Economic and social cohesion</li><li>• Conservation and management of natural resources and the cultural heritage; and</li><li>• More balanced competitiveness of the European territory</li></ul> <p>The ESDP states that to achieve a more spatially balanced form of development, these goals must be pursued simultaneously in all regions of the EU and their interactions taken into account.</p>	
Internet link: <a href="http://europa.eu.int/comm/regional_policy/sources/docoffic/official/reports/som_en.html">http://europa.eu.int/comm/regional_policy/sources/docoffic/official/reports/som_en.html</a>	

Key Objectives/messages	
Name	European Biodiversity Strategy
Body	European Commission
Date produced	Feb-98
<p>The European Commission adopted a Communication on a European Biodiversity Strategy (EBS) on February 4 1998. The EBS aims to anticipate, prevent and address the causes of significant reduction or loss of biodiversity at source.</p> <p>The strategy states that the scale of human impact on biodiversity has accelerated dramatically in recent years and that, in spite of efforts by the community and Member States to address the problem of biodiversity loss or reduction, existing measures are insufficient to reverse present trends.</p> <p>The EBS is developed around 4 major themes:</p> <ul style="list-style-type: none"> <li>• Conservation and sustainable use of biological diversity</li> <li>• Sharing of benefits arising out of the utilisation of genetic resources</li> <li>• Research, identification, monitoring and exchange of information</li> <li>• Education, training and awareness</li> </ul> <p>The EBS emphasises the important role of spatial planning in the conservation and sustainable use of biodiversity.</p> <p>In addition to this strategy, several Biodiversity Action Plans (e.g. for natural resources, agriculture, fisheries) have been prepared by the European Commission.</p> <p>Internet link: <a href="http://europa.eu.int/comm/environment/docum/9842en.pdf">http://europa.eu.int/comm/environment/docum/9842en.pdf</a></p>	

Key Objectives/messages	
Name	The European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive)
Body	European Community
Date produced	1992
<p>The Habitats Directive lists 189 habitats and 788 species which are to be protected by means of a network of sites. Under the Directive Member states are required to carry out a range of measures, including the preparation of a national list of sites to form a European network of Sites of Community Importance (SCIs). Once adopted, these are designated by Member States as Special Areas of Conservation (SACs), and along with Special Protection Areas (SPAs) classified under the EC Birds Directive, form a network of protected areas known as Natura 2000. The Habitats Directive introduces for the first time for these protected areas, the precautionary principle; that is that projects can only be permitted having ascertained no adverse effect on the integrity of the site. Projects may still be permitted if there are no alternatives, and there are imperative reasons of overriding public interest.</p> <p>In the UK the Directive has been transposed into national laws by means of the <i>Conservation (Natural Habitats, &amp; c.) Regulations 1994</i> (as amended), and the <i>Conservation (Natural Habitats, &amp; c.) Regulations (Northern Ireland) 1995</i> (as amended). These are known as 'the Habitats Regulations'.</p> <p>In the case of the preparation of a Masterplan, the initial stage of the Habitats Regulations Assessment process is the screening of proposed plans or projects for significant effects. If there are none, then no further steps need to be taken. Where significant effects seem likely, a more detailed Appropriate Assessment of the proposed plan or project is necessary. This process will often establish mitigation measures or alternatives, which can offset all significant adverse effects and enable the plan or project to go forward.</p> <p>Internet link: <a href="http://www.jncc.gov.uk/page-1374">http://www.jncc.gov.uk/page-1374</a></p>	

Key Objectives/messages	
Name	EU Sixth Environmental Action Programme
Body	EU
Date produced	Jan-01
<p>The Sixth Environmental Action Programme (6EAP) - Environment 2010: Our Future, Our Choice - was published in 2002. The 6EAP effectively sets the environmental objectives and priorities that will be an integral part of the EU Sustainable Development Strategy. The programme sets out the major priorities and objectives for environmental policy over the next five to ten years and details measures to be taken.</p> <p>The 6EAP proposes five priority avenues of strategic action to help achieve environmental objectives:</p> <ul style="list-style-type: none"> <li>• Improve the implementation of existing legislation</li> <li>• Integrating environmental concerns into other policies</li> <li>• Encouraging the market to work for the environment</li> <li>• Empowering citizens and changing behaviour</li> <li>• Greening land use planning and management decisions</li> </ul> <p>The 6EAP focuses attention on four priority areas for action:</p> <ul style="list-style-type: none"> <li>• Tackling climate change</li> <li>• Nature and biodiversity - protecting a unique resource</li> <li>• Environment and health</li> <li>• Sustainable use of natural resources and management of wastes</li> </ul>	
Internet Link: <a href="http://europa.eu.int/comm/environment/newprg/index.htm">http://europa.eu.int/comm/environment/newprg/index.htm</a>	

Key Objectives/messages	
Name	Water Framework Directive
Body	EU
Date produced	Dec-00
<p>Directive 2000/60/EC establishing a framework for the Community action in the field of water policy - the 'Water Framework Directive' (WFD) - came into force in December 2000 and EU Member States were required to transpose the directive into domestic law by December 2003. The WFD provides a framework for the protection, improvement and sustainable use of water across Europe.</p> <p>The main objectives of the WFD are to:</p> <ul style="list-style-type: none"> <li>• Enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands - there is a requirement for nearly all inland and coastal waters to achieve 'good' status by 2015</li> <li>• Promote the sustainable use of water</li> <li>• Reduce pollution of water, especially by 'priority' and 'priority hazardous' substances</li> <li>• Lessen the effects of floods and droughts; and</li> <li>• Rationalise and update existing legislation and introduce a co-ordinated approach to water management based on the concept of river basin planning.</li> </ul> <p>The river basin planning process requires that a River Basin Management Plan be introduced for each defined River basin district (RBD). Nine RBDs have been defined in England and Wales. Together with two cross-border districts partly in Scotland. RMBP will be produced and reviewed on a yearly cycle. The first RBMPs - including a summary 'programme of measures' (PoMs) to meet objectives - will be published in 2009.</p> <p>To protect and improve the water environment, status objectives will be set for all water bodies. Surface water objectives will be based on ecological and chemical status, while groundwater objectives will be based on quantitative measures and chemical status. 'Good ecological status' will allow only a slight deviation from the established reference condition for any particular parameter, where reference conditions = no impact from human activities</p>	
Internet Link: <a href="http://europa.eu.int/comm/environment/water/water-framework/index_en.html">http://europa.eu.int/comm/environment/water/water-framework/index_en.html</a>	

Key Objectives/messages	
Name	Waste Framework Directive
Body	EU
Date produced	Jul-75
<p>Directive 75/442/EEC, the Waste Framework Directive came into force in July 1975 and EU Member States were required to transpose the directive into domestic law by July 1977. The directive provides framework for the coordinated management of waste across Europe in order to limit waste production.</p> <p>The main objectives of the directive are:</p> <ul style="list-style-type: none"> <li>• To prohibit the uncontrolled discarding discharge and disposal of waste</li> <li>• To promote the prevention, recycling and conversion of wastes with a view to their re-use</li> </ul> <p>Member States are requested to co-operate with the intention of establishing an integrated network of disposal installations (taking the best technologies into consideration) in order to guarantee a high level of environmental protection and to enable the Community itself to dispose of its own waste. Member States must ensure that all holders' waste are disposed in accordance with the measures by a private or public collection agency or to a disposal company, or otherwise conduct the disposal themselves in compliance with the current measures. Cost of the disposal of waste must be borne by its holder, in accordance with the "polluter pays" principle</p>	
Internet Link:	

Key Objectives/messages	
Name	European Air Quality Framework Directive
Body	EU
Date produced	Sept-96
<p>Directive 96/62/EC was adopted in September 1996 and sets out the European Air Quality Framework (EAQF). The directive looks at the effects of air pollution on health and the environment and looks at the sources, which are the main contributors to these effects.</p> <p>The main objectives of the EAQF are:</p> <ul style="list-style-type: none"> <li>• Maintain good air ambient quality and improve it in other cases</li> <li>• Communication of information on air quality to the European Community and to the public</li> <li>• Establishment of limit values for concentration of sulphur dioxide nitrogen oxide and particulate matter and lead in the ambient air</li> </ul> <p>The directive requires Member States to put systems in place whereby the quality of ambient air is assessed, with respect to thirteen, previously unregulated air pollutants, based on common methods and criteria. The EAQF sets the timetable for the development of daughter directives on the pollutants.</p>	
Internet link: <a href="http://europa.eu.int/scadplus/leg/en/en/lvb/l28031a.htm">http://europa.eu.int/scadplus/leg/en/en/lvb/l28031a.htm</a>	

Key Objectives/messages	
Name	Conservation (natural Habitat, &c.) Regulations 1994
Body	EU
Date produced	Oct-94
<p>Conservation (natural Habitats, &amp; c.) Regulations transpose Directive 92/43/EEC and were adopted in October 1994. The regulations were subsequently amended in 1997 and 2000 (in England). The regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites. The main objectives are:</p> <ul style="list-style-type: none"> <li>• to designate sites which are important for habitats and species and provide a list to the European Commission by the Secretary of State</li> <li>• identify these sites, once designated, as Sites of Community importance and as Special Areas of Conservation within six years</li> <li>• to allow country agencies to enter into management agreements on land within or adjacent to a European Site, as set out above, in order to secure its conservation</li> <li>• to provide for the control of potentially damaging operations</li> </ul> <p>Under the regulations, authorities have a general duty, in the exercise of any of their functions, to have regard to this directive</p>	
Internet link: <a href="http://www.opsi.gov.uk/si/si1994/Uksi_19942716_en_1.htm">http://www.opsi.gov.uk/si/si1994/Uksi_19942716_en_1.htm</a>	

### Key Objectives/messages

Name	European Landscape Convention
Body	EU
Date produced	Binding in UK since March 2007

The European Landscape Convention was opened for signature in October 2000. After ratification by ten Council of Europe Member States, it came into force for those states on 1 March 2004. The UK signed the Convention on 21st February 2006, ratified it on 21st November 2006 and it came into force in the UK from 1st March 2007. The Convention aims to formally recognise the importance of landscape in a whole territory, rather than a special area. It is the first international agreement specifically addressing landscape issues and applies equally to urban, peri-urban and rural landscapes. The UK has taken an active role in the development of the Convention, mainly through the former Countryside agency and English Heritage. Whilst signing the Convention commits the UK to honour the obligations set out in the text, the Council of Europe has no legal powers over the UK and no international sanctions could be placed on the UK if it failed to meet its obligations. In general terms the UK Government has concluded that the UK already meets the articles of the Convention through its existing policy or legislation.

Internet link: <http://www.defra.gov.uk/WILDLIFE-COUNTRYSIDE/issues/landscap/index.htm>  
<http://conventions.coe.int/Treaty/en/Treaties/Html/176.htm>



## National plans and programmes

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Uk Climate Change Programme (Final, DETR / Scottish Executive, National Assembly for Wales, DoE (N.I. 2000)		
Sets out the actions required in order that the UK meets its Kyoto and domestic targets for reducing greenhouse gases	Targets relating to Greenhouse gases	Masterplan needs to take into account the need to reduce greenhouse gases through development which reduces the need to travel and which encourages sustainable, energy efficient building design and the consideration of alternative sources of heat and power.
Internet link: <a href="http://www.defra.gov.uk/environment/climatechange/pubs/ukccp/imdex.htm">http://www.defra.gov.uk/environment/climatechange/pubs/ukccp/imdex.htm</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Uk Sustainable Development Strategy - Securing the Future (Final, HM Government, 2005)		
<p>Ensure Brownfield land is developed first. New housing at higher densities</p> <p>Developments in town centres for accessibility</p> <p>Conservation and re-use of buildings and protection of wildlife resources</p> <p>Sustainable development built into every stage of the planning process</p> <p>Requirement to undertake a Sustainability Appraisal</p>	<p>Reduce greenhouse gas emissions to 12.5% below 1990 levels, 20% reduction in CO2 below 1990 levels by 2010. 60% by 2050.</p> <p>Waste - at least 25% of household waste to be recycled or composted by 2005/6. More by 2008.</p> <p>Increase use of public transport by 12% by 2010 (from 2000)</p> <p>Raise average energy efficiency of homes by 1/5 by 2010 (from 2000)</p>	<p>Requirement to undertake a SA</p> <p>Ensure Brownfield land is developed first</p> <p>New housing should be at higher densities</p> <p>Developments in Town Centres for accessibility</p> <p>Conservation and re-use of buildings and protection of wildlife resources</p> <p>Sustainable development built into every stage of the planning process</p> <p>The Masterplan will include measures to reduce emissions from travel by promoting public transport and improving accessibility</p>
Internet link: <a href="http://www.sustainable-development.gov.uk/publications/uk-strategy/uk-strategy-2005.htm">http://www.sustainable-development.gov.uk/publications/uk-strategy/uk-strategy-2005.htm</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
White Paper - Our Energy Future - Creating a low Carbon Economy (Final, DTI, 2003)		
<p>White Paper sets out the following key objectives</p> <ul style="list-style-type: none"> <li>• Cutting carbon dioxide emissions by 60% by 2050</li> <li>• Maintain the reliability of supplies</li> <li>• Ensure that every home is adequately and affordably heated</li> </ul>	<p>Cut CO2 emissions by 60% by 2050</p> <p>Generate 10% of electricity from renewable energy sources by 2010 and 20% by 2020</p> <p>To maintain the reliability of energy supplies</p> <p>To promote competitive markets in the UK and beyond</p> <p>To ensure that every home is adequately and affordably heated</p>	<p>The Masterplan will include measures to reduce carbon emissions through the construction of energy efficient, sustainable housing, reducing the need to travel by promoting public transport and the consideration of alternative sources of heat and power.</p>
Internet link: <a href="http://www.dti.gov.uk/energy/whitepaper/index.shtml">http://www.dti.gov.uk/energy/whitepaper/index.shtml</a>		

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Climate Change Bill (Consultation, 2007)		
<p>This Bill puts into statute the UK's targets to reduce carbon dioxide emissions and aims to set legally binding targets for reducing carbon emissions through domestic and international action. The Bill is likely to become an Act in 2008.</p>	<p>Cut CO2 emissions through domestic and international action by at least 60 per cent by 2050 and 26-32 per cent by 2020, against a 1990 baseline.</p>	<p>The Masterplan will include measures to reduce carbon emissions through the construction of energy efficient, sustainable housing, reducing the need to travel by promoting public transport and the consideration of alternative sources of heat and power.</p>
Internet link: <a href="http://www.official-documents.gov.uk/document/cm70/7040/7040.pdf">http://www.official-documents.gov.uk/document/cm70/7040/7040.pdf</a>		

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Sustainable Communities - Building for the Future (Final, ODPM, 2003)		
Sets out the government's programme of investment in homes, neighbourhoods and quality of life. Aims to develop active, successful communities across England	Outlines the amount of money, which will be invested in the Sustainable Communities Programme. Main elements are housing, parks and public spaces	Masterplan must deliver the components of sustainable communities at a local level
Internet link: <a href="http://www.odpm.gov.uk/pub/872/SustainableCommunitiesbuildingforthefuturePDF2121kb_id1139872.pdf">http://www.odpm.gov.uk/pub/872/SustainableCommunitiesbuildingforthefuturePDF2121kb_id1139872.pdf</a>		

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Biodiversity Strategy for England - Working with the Grain of Nature (Final, DEFRA, 2002)		
To halt and reverse the decline in habitats and species  Integration of biodiversity into policies and programmes for sustainable urban communities  SEA has a specific requirement on biodiversity  Local Authorities and developers are to see biodiversity as an enhancement to developments  Protect and enhance native woodlands	Bringing 95% of all nationally important wildlife sites (SSSIs) into favourable condition by 2010  Incorporation of more biodiversity elements into green buildings  Urban parks and green spaces to be managed with biodiversity as a core principle  Recognising the biodiversity value of Brownfield land and the potential to contribute towards regeneration	Need to integrate biodiversity into policies and programmes for sustainable urban communities  Local Authorities and developers are to see biodiversity as an enhancement to developments  Incorporation of more biodiversity elements into green buildings  Need to recognise the biodiversity value of Brownfield land and potential to contribute towards regeneration
Internet link: <a href="http://www.defra.gov.uk/wildlife-countryside/biodiversity/biostrat/index.htm">http://www.defra.gov.uk/wildlife-countryside/biodiversity/biostrat/index.htm</a>		

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Sustainable Communities - People, Places and Prosperity (Final, ODPM, 2005)		
Sets out the Government's 5-year strategy to: <ul style="list-style-type: none"> <li>Give people a say in the way rural and urban locations are run</li> <li>Through local authorities deliver excellent services, provide area leadership and empower local communities</li> <li>Tackle disadvantaged areas</li> <li>Work at the regional level to establish funding and plans which aim to increase prosperity</li> </ul>	Appendix 2 sets out ODPM's 5 strategic priorities and Public Service Agreement targets for 2005-8	Masterplan must address the need to provide good quality housing across all tenures and must seek to deliver environmental improvements.
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1122899">http://www.odpm.gov.uk/index.asp?id=1122899</a>		

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Sustainable Communities - Homes for all (Final, ODPM, 2005)		
Set out the Government action plan over the next 5 years to provide everyone with the opportunity of a decent affordable home. Along with 'Sustainable Communities' and 'People Places and Prosperity' it forms the next stage of the Sustainable Communities plan	Wide range of targets centred on improving housing conditions. Targets include - all tenants to have a decent home by 2010	Masterplan must address the need to provide good quality housing across all tenures and must seek to deliver environmental improvements
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1122852">http://www.odpm.gov.uk/index.asp?id=1122852</a>		

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Neighbourhood Renewal: A National Strategy Action Plan (Final, Social Exclusion Unit, 2001)		
This Action Plan sets out a National Strategy for Neighbourhood Renewals in the UK to narrow the gap between regeneration outcomes in deprived areas and the rest of the Country	Funding and targets relating to reducing crime and disorder, tackling anti-social behaviour, under-achievement in schools, adult skills and ICT, children and young people, poor health, healthy lifestyles, poor housing and physical environments	The Masterplan should incorporate comprehensive plans to provide access to education and health facilities and other key services as well as environmental improvements
Internet link: <a href="http://www.neighbourhood.gov.uk/publications.asp?did=85">http://www.neighbourhood.gov.uk/publications.asp?did=85</a>		

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Barker Review (Final, K Barker, 2004)		
<p>Achieve a better balance between planning and the market</p> <p>Achieve improvements in housing affordability in the market sector</p> <p>A more stable housing market</p> <p>Location of housing supply, which supports patterns of development</p> <p>An adequate supply of publicly funded housing for those who need it</p> <p>The <i>Barker Review of Land Use Planning - Call for Evidence</i> was subsequently published in January 2006 and seeks to conduct an independent review of land use planning, which focuses on the link between planning and economic growth. This will be completed later in 2006</p>	There are 36 recommendations in the report - some are relevant to the LDF documents. No specific targets	<p>The Masterplan should increasingly take account of and use housing market information</p> <p>The Masterplan should make better use of information about prices and preferences</p> <p>It may be necessary to contradict the market policy and if so there should be a clear rationale as to why (e.g. tackling market failure)</p>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1163202">http://www.odpm.gov.uk/index.asp?id=1163202</a>		

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Wildlife and Countryside Act 1981 (Final, OPSI 1981)		
<p>The Wildlife and Countryside Act 1981:</p> <ul style="list-style-type: none"> <li>states that the Secretary of State may designate Areas of Special Protection (subject to exceptions) to provide further protection;</li> <li>provides for the notification of sites of Special Scientific Interest (SSSI) by the Countryside Agencies</li> <li>requires surveying authorities to maintain up to date definitive maps and statements, for the purpose of clarifying public rights of way;</li> <li>includes provisions, inter alia, for traffic regulation, appointing wardens, and signposting; and</li> <li>makes it an offence to intentionally kill or injure or take any wild animal, bird or their eggs or nests, which are specified in the Act</li> </ul>	No specific targets/ indicators	<p>In relation to SSSIs the Masterplan should:</p> <ul style="list-style-type: none"> <li>ensure that strict tests are applied when any functions are carried out which are within or could effect the SSSI</li> <li>ensure that adverse effects are minimised/avoided</li> <li>ensure the highest standards of management are adopted</li> <li>ensure appropriate action is taken to prevent damage by third parties and that positive steps are taken to conserve/enhance the special interest features</li> </ul>
Internet link: <a href="http://www.jncc.gov.uk/PDF/waca1981_introduction.pdf">http://www.jncc.gov.uk/PDF/waca1981_introduction.pdf</a>		

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Countryside and Rights of Way Act 2000 (Final, OSPI, 2000)		
<p>The key elements of the Countryside and Rights of Way Act 2000 (CROW):</p> <ul style="list-style-type: none"> <li>• gives a statutory right of access to open country and registered common land;</li> <li>• aims to modernise public rights of way;</li> <li>• gives greater protection to sites of Special Scientific Interest (SSSIs);</li> <li>• provides better management arrangements for Areas of Outstanding Natural Beauty (AONBs); and</li> <li>• strengthens wildlife enforcement legislation</li> </ul>	None	<p>The Masterplan must</p> <ul style="list-style-type: none"> <li>• pay regard to biodiversity conservation;</li> <li>• recognise and promote ways to promote and implement the conservation of species and habitats;</li> <li>• ensure SSSIs are conserved and enhanced;</li> <li>• pay regard to public rights of access and rights of way</li> </ul>
Internet link: <a href="http://www.opsi.gov.uk/acts/acts2000/20000037.htm">http://www.opsi.gov.uk/acts/acts2000/20000037.htm</a>		

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Planning Policy Statement 1 - Delivering Sustainable development (Final, ODPM, 2005)		
<p>Development plans should promote outcomes whereby environmental, social and economic objectives are achieved together over time; Development plans should address global sustainability and the causes and impacts of climate change; A spatial planning approach should be at the heart of planning for sustainable development; Planning policies should promote high quality, inclusive design in both layouts and design of individual buildings over the lifetime of the development; Development plans should contain clear comprehensive and inclusive access policies in terms of location and external physical access; Community involvement is an essential element in delivering sustainable development and sustainable, safe communities</p>	No specific measurable targets and indicators are identified,	<p>Ensure development supports existing communities and contributes towards the creation of safe, sustainable, liveable and mixed communities</p> <p>The Masterplan must promote low carbon, energy efficient new development that is resilient to the impacts of climate change</p> <p>The Masterplan must promote a high quality inclusive design</p> <p>The Masterplan must respond to and address the needs of the community. Community involvement and ownership is essential.</p>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1143804">http://www.odpm.gov.uk/index.asp?id=1143804</a>		

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Planning Policy Statement - Building a Greener Future, DCLG		
<p>Sets out a 'three-pronged' approach to improving energy efficiency of buildings and reducing carbon emissions over time with the aim of achieving Zero Carbon Homes by 2016:</p> <ul style="list-style-type: none"> <li>• Planning System as a framework for the location design and siting of new development</li> <li>• Code for Sustainable Homes as a mechanism for developing and demonstrating higher environmental standards</li> <li>• Building regulations to provide mandatory baseline standards to ensure compliance with tougher energy/carbon standards for all new homes</li> </ul>	<p>The document identifies proposed improvements to the energy performance of buildings over time:</p> <ul style="list-style-type: none"> <li>• 25% Energy/carbon improvement as compared to Part L (Building Regulations 2006) by 2010</li> <li>• 44% Energy/carbon improvement as compared to Part L (Building Regulations 2006) by 2013</li> <li>• Zero Carbon Homes by 2016</li> </ul>	<p>The Masterplan should ensure that new development is energy efficient through the construction of low carbon, sustainable housing, the reduction of the need to travel by promoting mixed communities, with good public transport links and ensuring that new residential layouts are pedestrian/cycle friendly. Consideration should be given to alternative sources of heat and power.</p>
Internet link: <a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/153125">http://www.communities.gov.uk/documents/planningandbuilding/pdf/153125</a>		

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Code for Sustainable Homes		
<p>The Code for Sustainable Homes is the new single national standard to measure the sustainability of a new home. Sustainability is measured by assessing a new home against a series of design categories, rating the 'whole home' as a complete package. The design categories included within the Code are: Energy/CO2; water; materials; surface water run-off; waste; pollution; health and well-being; management; ecology.</p>	<p>The Code uses a sustainability rating system - indicated by 'stars', to communicate the overall sustainability performance of a home. One star is the entry level - above the level of the Building Regulations; and six stars is the highest level - reflecting exemplar development in sustainability terms. The Code for Sustainable Homes does not set targets or indicators to be achieved. However the Code will be necessary to assess the sustainability of forthcoming new development.</p>	<p>In accordance with regional and local policy, the Masterplan should require all new housing developments to meet at least Level 3 of the Code. English Partnerships involvement in housing sites may require higher than this.</p>
Internet link: <a href="http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf">http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf</a>		

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Planning Policy Statement - Delivering Sustainable development (Consultation Draft, DCLG, 2007)		
<p>Sets out how spatial planning should contribute to reducing emissions and stabilising climate change and take into account unavoidable consequences.</p> <p>Key Planning objectives are identified for regional and local planning authorities :</p> <ul style="list-style-type: none"> <li>• Make a full contribution to delivering Government's Climate Change programme;</li> <li>• In Enabling the provision of new homes jobs services and infrastructure, secure the highest standards of resource and energy efficiency and reduction in CO2 emissions;</li> <li>• Deliver patterns of urban growth that help secure the use of sustainable transport and reduce the need to travel - Shape places resilient to the effects of climate change</li> <li>• Sustain biodiversity and recognise that the distribution of habitats will be affected by climate change reflect the needs of communities and enable them to contribute to tackling climate change</li> <li>• Respond to the concerns of businesses and encourage technological innovation and competitiveness</li> </ul>	<p>No specific measurable targets and indicators are identified, however reference is made to the targets of the Government's Climate Change programme</p>	<p>The Masterplan should include ensure that the impacts of climate change have been taken into account through the construction of energy efficient, sustainable housing, the reduction of the need to travel by promoting mixed communities, with good public transport links and ensuring that new residential layouts are pedestrian/cycle friendly. Consideration should be given to alternative sources of heat and power.</p> <p>Promote high quality inclusive design</p>
Internet link: <a href="http://www.communities.gov.uk/publications/planningandbuilding/ppclimatechange">http://www.communities.gov.uk/publications/planningandbuilding/ppclimatechange</a>		

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Planning Policy Statement 3 - Housing (Final, ODPM, 2006)		
<p>Government Objectives:</p> <ul style="list-style-type: none"> <li>• To achieve a wide choice of high quality family homes. Both affordable and market housing, to address the requirements of the community</li> <li>• To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need</li> <li>• To improve affordability across the housing market, including by increasing the supply of housing</li> <li>• To create sustainable inclusive, mixed communities in all areas, both urban and rural</li> </ul>	<p>60% (National target) of additional housing development should be on Brownfield land</p> <p>Make efficient use of land. Until a range of local density policies are in place 30 dwellings per hectare should be used as the national indicative minimum to guide policy development</p>	<p>Masterplan should:</p> <ul style="list-style-type: none"> <li>• develop a shared vision with the local community to ensure that designs of new housing and new layouts make efficient use of land; and that new places meet the needs of people and maintain and improve local character</li> <li>• Ensure that new housing development is sustainable and environmentally friendly</li> <li>• Ensure that the mix of housing type and tenure reflects demand and community need</li> <li>• Contribute to meeting the targets set for affordable housing in order to meet the needs of current and future occupiers of the area</li> <li>• Make effective use of existing housing stock</li> <li>• Determine the level of housing provision through a strategic, evidence based approach</li> <li>• Set out a strategy for the planned location of new housing which contributes to the achievement of sustainable development</li> <li>• Make effective and efficient use of land</li> </ul>
Internet link: <a href="http://www.communities.gov.uk/pub/931/PlanningPolicyStatement3Housing_id1504931.pdf">http://www.communities.gov.uk/pub/931/PlanningPolicyStatement3Housing_id1504931.pdf</a>		

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Planning Policy Guidance Note 4 - Industrial, commercial development and small firms (Final, DOE 1992)		
<p>Government Objectives:</p> <ul style="list-style-type: none"> <li>• The development needs of commerce and industry need to be met and reconciled with demands for other forms of development and the protection of the environment</li> <li>• LPA should provide choice, flexibility and competition in the provision of land for industry and commerce and should be realistic in their assessment of business needs when allocating land for these uses</li> <li>• Employment land supply should not restrict an area's future economic growth</li> </ul>	<p>No specific measurable targets and indicators are identified,</p>	<p>The Masterplan must encourage new development in locations that:</p> <ul style="list-style-type: none"> <li>• Minimise the length and number of trips by motor vehicle</li> <li>• Can be served by energy efficient modes of transport</li> <li>• Will not add unacceptably to congestion</li> <li>• Access appropriate roads so as to not add to congestion on roads designed for longer distance travel</li> </ul> <p>Industry/commerce of an appropriate scale should not be restricted in residential areas provided that the proposals would not adversely affect residential amenity</p>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1143958">http://www.odpm.gov.uk/index.asp?id=1143958</a>		

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Planning Policy Statement 6 - Planning for Town Centres (Final, ODPM, 2005)		
<p>Statement of Government's National policy and principals. Objective is to promote the viability and vitality of town centres by:</p> <ul style="list-style-type: none"> <li>Actively promoting growth and development in existing centres</li> <li>Focusing development in such areas and encourage a wide range of services in a good environment, accessible to all</li> </ul> <p>PPS6 advocates consumer choice by through provision of jobs shopping and leisure facilities as well as a choice of means of transport to existing and new development</p> <p>PPS6 recommends the adoption of a pro-active plan-led approach to planning for town centres</p>	<p>No specific targets but general criteria are required to be developed upon</p>	<p>The Masterplan must:</p> <ul style="list-style-type: none"> <li>Identify deficiencies in provision</li> <li>Assess the capacity of the existing centre in Castletown to accommodate new development</li> <li>Identify, allocate and re-allocate sites in accordance with PPS6 criteria</li> <li>Improve access to local facilities</li> <li>Promote investment in the centre by allowing for growth</li> <li>Improve competitiveness, health, vitality and economic potential of the centre by improving its visual aspect</li> </ul>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1143820">http://www.odpm.gov.uk/index.asp?id=1143820</a>		

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Planning Policy Statement 9 - Biodiversity and Geological Conservation (Final, ODPM, 2005)		
<p>Statement of Government's national policy and principles:</p> <ul style="list-style-type: none"> <li>Promote sustainable development by ensuring biodiversity is Conserved and enhanced as an integral part of economic, social and environmental development. Conserve, enhance and restore the diversity of England's wildlife and geology by sustaining and improving the quality and extent of natural habitats and geological sites</li> <li>Contribute to urban renaissance by enhancing biodiversity in green Spaces and amongst developments in urban areas</li> </ul>	<p>No specific targets but plan policies should be based on up to date information and seek to maintain enhance or add to biodiversity</p> <p>Development practice should promote opportunities to incorporate beneficial diversity and geological features with the design of development</p> <p>Biodiversity and geological Conservation interests need to be considered in line with statutory obligations, as set out in ODPM circular 06/2005 and the amendment to the Habitats Regulations.</p>	<p>Masterplan should ensure that:</p> <ul style="list-style-type: none"> <li>Opportunities are promoted, which incorporate beneficial diversity and geological features within the design of the development</li> <li>The need for conservation and enhancement of nature habitats, geological and geomorphic sites and species is recognised and addressed if necessary</li> <li>In line with the EC Habitats Directive, The Conservation (Natural Habitats &amp;c.) Regulations 1994 and ODPM circular 06/2005, a Habitats Regulation Assessment must be carried out in order to screen the proposed plans for significant effects. If there are none, then no further steps need to be taken. Where significant effects seem likely, a more detailed Appropriate Assessment of the Masterplan is necessary.</li> </ul>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1143832">http://www.odpm.gov.uk/index.asp?id=1143832</a>		



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Planning Policy Statement 10 - Planning and Waste Management (Final, ODPM, 2005)		
Drive waste management up the waste hierarchy, enable appropriate provision of facilities, help implement the national waste strategy, help secure safe waste recovery or disposal without endangering health or harming the environment, reflect local concerns, manage/dispose of waste close to the source, protect green belts but recognise location needs of waste management	No specific measurable targets and indicators are identified,	Masterplan must pay regard to the requirement to provide for the management of waste in line with the waste hierarchy and ensure adequate provision of facilities in appropriate locations, including for waste disposal
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1143834">http://www.odpm.gov.uk/index.asp?id=1143834</a>		

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Planning Policy Statement 12 - Local Spatial Planning (Final, DCLG, 2008)		
<p>Planning Policy Statement 12 (PPS12) sets out the Government's policy on local spatial planning, which plays a central role in the overall task of place shaping and in the delivery of land uses and associated activities.</p> <p>This replaces Planning Policy Statement 12: Local Development Framework (PPS12), published on 7 September 2004, and Creating Local Development Frameworks: A Companion guide to PPS12, published on 2 November 2004. It also replaces Planning Policy Guidance 12: Development plans (PPG12) published on 14 December 1999.</p> <p>The PPS stresses the importance of the new spatial planning system in delivering positive social, environmental and economic outcomes.</p> <p>It also sets out what the key ingredients of local spatial plans are and the key government policies on how they should be prepared.</p>	No specific measurable targets and indicators are identified,	Masterplan must be prepared in accordance with requirements of PPS12
Internet link: <a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf">http://www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf</a>		

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Planning Policy Guidance Note 13 - Transport (Final, ODPM, 2001)		
PPG13 outlines the needs to promote more sustainable transport choices for both people and for moving freight. It seeks to integrate different types of transport to benefit the environment, health and wealth creation. It advocates policies to manage the pattern of urban growth, make the fullest use of urban transport and focus major generators of travel demand together in the city centres and district centres. Social inclusion objectives to be met by seeking to ensure that jobs, shopping, leisure, facilities and services are accessible by public transport, walking and cycling. Accessibility is also improved by promoting mixed-use development	Maximum parking standards	In an attempt to improve social inclusion, key objectives will be the improvement of public transport facilities and improving pedestrian and cycling linkages between residential areas and jobs and services
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1144014">http://www.odpm.gov.uk/index.asp?id=1144014</a>		

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Planning Policy Guidance Note 14 - Development on Unstable Land (Final, ODPM, 1990)		
<p>PPG14 explains the effects of instability on development and land use. The guidelines emphasise the need for instability to be taken into account in the planning process</p> <p>Sets out how instability should be considered in development plans and in the consideration of planning applications</p> <p>Considers the role of various parties and emphasises the role of experts</p> <p>Appendix 1, published in March 1996 and Annex 2 published in February 2002 examine and explain the different causes of instability relating to landslides and subsistence, respectively and indicate some possible sources of information</p>	No specific measurable targets and indicators are identified,	<p>Identification of areas of unstable ground will:</p> <ul style="list-style-type: none"> <li>allow land uses to be considered that will not be adversely affected by any sinking (e.g. housing and business);</li> <li>ensure that various types of development should not be in unstable locations without appropriate precautions to reduce the risk to property and public; and</li> <li>provide the opportunity to bring back unstable land into productive use where possible</li> </ul> <p>Need to ensure developers have appropriate expertise to design and interpret the necessary site investigations and to design and execute any necessary remedial, preventative or precautionary measures</p>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1144025">http://www.odpm.gov.uk/index.asp?id=1144025</a>		

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Planning Policy Guidance Note 15 - Planning and the Historic Environment (Final, ODPM, 1994)		
<p>PPG15 emphasises that Local Plans should ensure the protection and enhancement of conservation interests is properly provided for in development and land use policies; and that they place particular emphasis on the strength of protection afforded to international designations</p>	Sets out the level of protection that should be afforded to Listed Buildings World Heritage Sites, Historic Parks and Gardens, Historic battlefields and the wider historic environment. Also provides guidance on Conservation Areas	Masterplan should ensure the protection of the historic environment, whether individual Listed Buildings, Conservation Areas or parks and gardens
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1144040">http://www.odpm.gov.uk/index.asp?id=1144040</a>		

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Planning Policy Guidance Note 16 - Archaeology and Planning (Final, ODPM, 1990)		
<p>Sets out the Secretary of State's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside</p> <p>Provides advice on the handling of archaeological remains and discoveries under the development plan and the weight to be given them in planning terms</p>	No specific measurable targets and indicators are identified.	<p>Masterplan must ensure that archaeological remains should be managed in an appropriate way, and they should be considered to be a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction.</p> <p>The relative importance of archaeological remains should be weighed against other factors, which includes the need for the proposed development</p>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1144057">http://www.odpm.gov.uk/index.asp?id=1144057</a>		

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Planning Policy Guidance Note 17 - Planning for Open Space, Sport and Recreation (Final, ODPM, 2002)		
<p>Supporting an urban renaissance through the creation of urban environments that are attractive, clean and safe;</p> <p>Promotion of social inclusion and community cohesion through the provision of well planned and maintained open spaces and sports and recreational facilities;</p> <p>Promoting health and well being through play, sporting activity and interaction with others;</p> <p>Promoting more sustainable development by ensuring open space, sports and recreational facilities are easily accessible</p>	<p>No targets are specified in PPG17, but an audit and assessment of open spaces is required, which needs to set out open space standards. Where areas of the city do not meet these local standards, they will, in effect, become targets. Such targets and standards may be relevant to the Masterplan and SA</p>	<p>Proposals for the area should reflect PPG17 objectives. Proposals should respond to targets based on the LA's assessment of open spaces and recreational facilities.</p>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1144067">http://www.odpm.gov.uk/index.asp?id=1144067</a>		

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Planning Policy Statement 22 - Renewable Energy (Final, ODPM, 2004)		
<p>PPS2 represents a statement of Government's national policy and principles. Renewable energy will contribute to CO2 reduction. Should be capable of accommodation in all locations.</p> <p>Policies should promote and encourage (not restrict) development of the range of renewable energy sources. Wider environmental and economic benefits of renewables are material in planning applications</p>	<p>National Targets:</p> <ul style="list-style-type: none"> <li>To generate 10% by renewable means by 2010; and</li> <li>To generate 20% by 2020</li> </ul> <p>Regional targets:</p> <ul style="list-style-type: none"> <li>511 Mwe by 2010; and</li> <li>1120 Mwe by 2020</li> </ul> <p>Reduction of CO2 emissions by 60% by 2050 with real progress by 2020.</p>	<p>The Masterplan should promote and encourage development of a range of renewable energy sources. This could include the requirement for new developments to generate specific percentages of on or off-site renewable energy and the requirement for alternative sources of heat and power</p>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1143908">http://www.odpm.gov.uk/index.asp?id=1143908</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Planning Policy Statement 23 - Planning and Pollution Control (Final, ODPM, 2004)		
<p>Statement of Government's national policy and principles:</p> <ul style="list-style-type: none"> <li>to identify and remove unacceptable risks to human health and the environment</li> <li>to seek to bring damaged land back into beneficial use</li> </ul> <p>Planning has a key role in protecting and improving the natural environment, public health &amp; safety and amenity. Close coordination required between planning, transport and pollution control in relation to air quality arising from development</p>	<ul style="list-style-type: none"> <li>Reduce greenhouse gases by 12.5% by 2012'</li> <li>Reduce CO2 by 20% by 2010 and by 60% by 2050</li> </ul> <p>LDDs should set out the criteria to consider potentially polluting proposals against compliance with statutory environmental quality standards including Air Quality (England) Regulations (2000 and 2002)</p> <p>Ensure that land, after development, is not contaminated</p>	<p>Local planning authorities can require energy statement and data on CO2 emissions for major developments</p> <p>The remediation of past contamination on development sites will be required</p> <p>Any consideration of quality of land, air or water arising from development could be a material planning matter</p>
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1143916">http://www.odpm.gov.uk/index.asp?id=1143916</a>		

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Planning Policy Guidance Note 24 - Planning and Noise (Final, ODPM, 1994)		
PPG24 aims to do the following: <ul style="list-style-type: none"> <li>• Give guidance on the use of planning powers to minimise the impact of noise</li> <li>• Suggest Considerations to be taken into account when determining planning applications both for noise-sensitive developments and for those activities that will generate noise</li> <li>• Encourage noise exposure categories for residential development</li> </ul>	The document sets a variety of recommended noise exposure levels for new dwellings near existing noise categories including road traffic, rail traffic, air traffic and mixed sources.	The Masterplan needs to ensure that noise levels in respect of new residential development are adhered to. In the case of Castletown this is a particular issue due to the proximity of the A1231 Wessington Way to the proposed housing development site. Appropriate mitigation measures must be in place to ensure that the standards set in PPG24 are met.
Internet link: <a href="http://www.odpm.gov.uk/stellnet/groups/odpm_planning/documents/page/odpm_plan_606912.hcsp">http://www.odpm.gov.uk/stellnet/groups/odpm_planning/documents/page/odpm_plan_606912.hcsp</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Planning Policy Guidance Note 25 - Development and Flood Risk (Final, ODPM, 2001)		
<ul style="list-style-type: none"> <li>• In the case of development that involves the re-use of previously developed land, risk of flooding must be taken into account</li> <li>• SA should ensure that policies and proposals take account of flood risk</li> <li>• Plans should contain policies which promote the use of Sustainable Drainage Systems</li> <li>• Flood risk should be an integral part of all land use decisions</li> </ul>	Apply the risk-based sequential approach to plans and development in the flood plain (low to medium risk 0.1-1.0% probability, high risk 1.0 and greater probability) Planning should seek to reduce flood risk	Castletown is not within a high risk flooding area. The chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. In development, including the re-use of previously developed land, the risk of flooding must be taken into account. Policies should promote the use of SUDS in new development, to reduce the risk of surface water flooding.
Internet link: <a href="http://www.odpm.gov.uk/index.asp?id=1144113">http://www.odpm.gov.uk/index.asp?id=1144113</a>		

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Environment Agency Flood Risk Maps (Environment Agency)		
The flood maps aim to: <ul style="list-style-type: none"> <li>• help reduce risk of flooding, as set out in PPG25, by preventing inappropriate development in flood risk areas and directing development away from high risk areas</li> <li>• allow appropriate development through good planning and management</li> </ul>	No specific measurable targets and indicators are identified.	Masterplan should consider the potential flood risk, as highlighted on the Flood Risk maps, in relation to development in the Castletown area, to reduce the risk of flooding
Internet link: <a href="http://www.environment-agency.gov.uk/subjects/flood/826674/80330/927042/927049/927084/927104/927150/">http://www.environment-agency.gov.uk/subjects/flood/826674/80330/927042/927049/927084/927104/927150/</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Tackling Health Inequalities: Programme for Action (Final, Department for Health, 2003)		
<p>The main objective set out in this report is to lessen the health inequalities through raising life expectancy in the most disadvantaged areas faster than elsewhere</p>	<p>Indicators set out in the Programme include:</p> <ul style="list-style-type: none"> <li>• unemployment rates</li> <li>• proportion of unfit homes</li> <li>• burglary rate per 1000 population</li> <li>• access to services</li> </ul> <p>targets for 2010 include:</p> <ul style="list-style-type: none"> <li>• To reduce inequalities in health outcomes by 10% as measured by infant mortality and life expectancy at birth starting with children under one year;</li> <li>• To reduce by at least 10% the gap in mortality between routine and manual groups and the population as a whole</li> <li>• To reduce by at least 10% the gap between the fifth of areas with the lowest life expectancy at birth and the population as a whole; and</li> <li>• 70% influenza immunisation uptake for people aged 65+ years and boost uptake among people in the 20% of areas with the lowest life expectancy</li> </ul>	<p>The Masterplan can address the need to reduce health inequalities between the Castletown area and the rest of Sunderland and the rest of England by improving the quality of homes in Castletown and providing improved access to key services.</p>
Internet link: <a href="http://www.dh.gov.uk/assetRoot/04/01/93/62/04019362.pdf">http://www.dh.gov.uk/assetRoot/04/01/93/62/04019362.pdf</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
White Paper - Choosing Health (Final, Department for Health 2004)		
<p>Sets out key principles for supporting the public to make more healthy and informed choices</p> <p>Summaries are given for nine areas: Accidents, alcohol, diet and nutrition, inequalities, mental health, physical activity, sexual health, substance misuse and tobacco</p> <p>The key aims include to:</p> <ul style="list-style-type: none"> <li>• reduce numbers who smoke</li> <li>• reduce obesity and improve diet/nutrition</li> <li>• increase exercise</li> <li>• improve mental health</li> <li>• encourage and support sensible drinking; and</li> <li>• improve sexual health</li> </ul>	<p>Targets include:</p> <ul style="list-style-type: none"> <li>• to halt continuing rise in child obesity (those under 11) by 2010;</li> <li>• reduce health inequalities by 10% by 2010 as measured by infant mortality and life expectancy at birth</li> <li>• increase by 3% the number engaging in at least 30 minutes of moderate intensity level sport at least 3 times a week</li> <li>• enhance take up of sporting opportunities by 5 to 16 year olds so that 75% spend a minimum of 2 hours per week involved in school sport within and beyond the curriculum. Increase by 2006 and 85% by 2008</li> </ul>	<p>Masterplan should seek to contribute to encouraging increased levels of exercise through the provision of high quality amenity and recreational space and improved facilities for cycling and walking.</p>
Internet link: <a href="http://www.dh.gov.uk/PublicationsAndStatistics/Publications/PublicationsPolicyAndGuidance/PublicationsPolicyAndGuidanceArticle/fs/en?CONTENT_ID=4094612&amp;chk=2VcEjy">http://www.dh.gov.uk/PublicationsAndStatistics/Publications/PublicationsPolicyAndGuidance/PublicationsPolicyAndGuidanceArticle/fs/en?CONTENT_ID=4094612&amp;chk=2VcEjy</a>		

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Power of Place (Final, English Heritage, 2000)		
Objectives include: <ul style="list-style-type: none"> <li>to take full account of the historic environment when preparing economic and community strategies</li> <li>a higher priority given to consultation and participation procedures</li> <li>encouraging new design which responds creatively to its content; and</li> <li>promote conservation-led renewal as a catalyst for economic growth, regeneration and renewal</li> </ul>	Recommendations of the report include: <ul style="list-style-type: none"> <li>to equalise VAT at %% for all building work;</li> <li>Set funding targets to clear the backlog for repair to buildings, monuments, parks and gardens within 10 years; and</li> <li>Reduce permitted development rights in Conservation Area</li> </ul>	In preparation of the Masterplan, the historic environment must be fully taken into account  Opportunities should be taken, where appropriate, to incorporate the historic environment into its regeneration
Internet link: <a href="http://www.english-heritage.org.uk/server/show/nav.1447">http://www.english-heritage.org.uk/server/show/nav.1447</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusion
A Force for our Future (Final, English Heritage, 2001)		
Sets out how the historic environment is key to: <ul style="list-style-type: none"> <li>an inspiring education resource</li> <li>more attractive towns and cities</li> <li>a prosperous and sustainable countryside</li> <li>world class tourist attractions</li> <li>new jobs</li> </ul>	No specific measurable targets and indicators are identified.	Masterplan should adopt a positive approach to the management and monitoring of the historic environment within the area
Internet link: <a href="http://www.culture.gov.uk/global/publications/archive_2001/his_force_future">http://www.culture.gov.uk/global/publications/archive_2001/his_force_future</a> .		

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Manual for Streets (Final, Department for Transport & DCLG, 2007)		
Manual for Streets promotes the creation of streets that: <ul style="list-style-type: none"> <li>help to build and strengthen the communities they serve;</li> <li>meet the needs of all users, by embodying the principles of inclusive design (see box);</li> <li>form part of a well-connected network;</li> <li>are attractive and have their own distinctive identity;</li> <li>are cost-effective to construct and maintain; and</li> <li>are safe.</li> </ul>	No specific measurable targets and indicators are identified.	The Masterplan should seek to promote the design of residential streets that do not just accommodate the movement of motor vehicles, but meet the needs of pedestrians, cyclists and public transport users, so that growth in these modes of travel is encouraged. The Masterplan should encourage street design, in which the primary role of streets will be to form the greater part of the public realm, which contribute significantly to the quality of the built environment and play a key role in the creation of sustainable, inclusive, mixed communities.
Internet link: <a href="http://www.manualforstreets.org.uk/">www.manualforstreets.org.uk/</a>		

## Regional plans and programmes

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Integrated Regional Framework for the North east of England 2008 (SUSTAIN 2008)		
<p>The Integrated Regional Framework for the North East (IRF) is the over-arching high-level policy framework for the region and is a common reference point for sustainable development that will help guide the work of organisations.</p> <p>The North East Integrated Regional Framework (IRF) was produced by SustainNE, the regional Champion Body for Sustainable Development, supported by the North East Assembly, One NorthEast, Government Office for the North East and other regional partners.</p> <p>The IRF sets out how sustainable development should be achieved in the North East of England. It is intended to provide an overarching framework to guide the development of strategies, plans, programmes and policy decisions throughout the region. The IRF has been designed to help identify threats that require mitigation and opportunities that should be realised in order to secure sustainable development in the North East.</p>	<p>The updated IRF sets out ten broad objectives covering economic, social and environmental issues. The objectives are:</p> <ol style="list-style-type: none"> <li>1. Strengthening the North East economy</li> <li>2. Adapting to and mitigating against climate change</li> <li>3. Living within environmental limits</li> <li>4. Developing a more sustainable employment market in the North East</li> <li>5. Establishing a strong learning and skills base for the North East</li> <li>6. Improving health and well-being while reducing inequalities in health</li> <li>7. Safeguarding and enhancing the region's environmental infrastructure</li> <li>8. Building sustainable communities in the North East</li> <li>9. Developing sustainable transport &amp; communication</li> <li>10. Promoting, enhancing and respecting the region's culture and heritage</li> </ol>	<p>The 10 sustainability objectives can provide an overarching set of objectives to guide the development of a locally relevant set of objectives against which the Castletown Masterplan will be assessed.</p>
Internet link: <a href="http://www.northeastassembly.gov.uk/page.asp?id=810">www.northeastassembly.gov.uk/page.asp?id=810</a>		

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Regional Planning Guidance 1 (Final, GONE, 2002)		
<p>RPG1 includes policies addressing a wide range of issues, which the UDP/LDF must take into account. It covers a period up until 2016, setting the framework for the preparation of development plans.</p> <p>The key themes in RPG1 are:</p> <ul style="list-style-type: none"> <li>• Regeneration</li> <li>• Opportunity</li> <li>• Accessibility</li> <li>• Conservation</li> <li>• Locational Strategy</li> </ul>	<p>No specific measurable targets and indicators are identified.</p>	<p>The Masterplan should take into account the need to:</p> <ul style="list-style-type: none"> <li>• protect existing landscape designations</li> <li>• plan towns/areas that reduce the need to travel; and</li> <li>• get the right type of development (e.g more affordable housing)</li> <li>• maintaining open spaces</li> </ul>
Internet link: <a href="http://www.go-ne.gov.uk/gone/docs/planning/planning_guidance.pdf">http://www.go-ne.gov.uk/gone/docs/planning/planning_guidance.pdf</a>		

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Regional Spatial Strategy for the North East (July 2008)		
<p>The RSS for the North East sets out the Regional Policy Framework, outlining the region's main characteristics.</p> <p>The RSS identifies key challenges that need to be addressed that are particularly relevant to Castletown:</p> <ul style="list-style-type: none"> <li>• Managing structural economic change and maximising productivity</li> <li>• Increasing participation and community involvement</li> <li>• Reducing regional disparities, stemming and reversing population decline, reversing urban-rural migration</li> <li>• Tackling low demand and regenerating deprived areas and providing an inclusive and high quality range of housing</li> <li>• Improving health and tackling health inequalities</li> <li>• Tackling the impacts of climate change, as well as protecting and enhancing key environmental assets whilst harnessing the environments economic and regeneration potential</li> <li>• Improving accessibility, changing travel behaviour and addressing transport constraints</li> </ul> <p>In tackling the challenges identified by the RSS, it is recommended that the issues be addressed by means of an integrated approach. In examining the inter-relation between housing, the economy and the environment, any such policies must ensure that they are not detrimental to programmes tackling low demand in urban areas</p>	<p>No specific measurable targets and indicators are identified.</p>	<p>The Masterplan must conform to the RSS once it is finalised. It needs to facilitate the objectives of the RSS through strategic development.</p> <ul style="list-style-type: none"> <li>• It will be important to determine whether new housing proposed for Castletown will impact upon the city's housing requirement</li> <li>• Any proposals for new housing will need to be assessed within the context of regeneration for the city. This will ensure that the correct number and type of housing is provided to create a sustainable community within Castletown.</li> <li>• The Masterplan must comply with national policies that promote sustainability measures, such as the reuse of Brownfield land and higher density housing</li> <li>• Housing development must comply with the sustainable construction/renewable energy targets identified in the RSS.</li> <li>• The Masterplan must ensure that proposals will contribute to and enhance the area's environmental assets</li> <li>• The Masterplan must contribute towards improving accessibility by encouraging a form of development that reduces car dependence; and by improving public transport infrastructure</li> <li>• The Masterplan must have regard to the level of need for affordable housing, including the use of planning obligations</li> </ul>
Internet link: <a href="http://www.go-ne.gov.uk/gone/planning/regional_planning/rss_documents/">http://www.go-ne.gov.uk/gone/planning/regional_planning/rss_documents/</a>		



Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusion
Leading the Way: Regional Economic Strategy 2006-2016 (Final, OneNorthEast, 2006)		
<p>The Regional Economic Strategy sets out how ONE intend to deliver greater and sustainable prosperity to all of the people of the North East over the period to 2016. The RES identifies 3 'Areas for Action':</p> <p><b>Business</b></p> <ul style="list-style-type: none"> <li>• Business support for encouraging resource efficiency</li> <li>• development and deployment of low carbon technology and renewable energy. Focus on the delivery of the Energy White Paper</li> </ul> <p><b>People</b></p> <ul style="list-style-type: none"> <li>• Improve access to employment</li> <li>• Raise economic participation in deprived communities</li> <li>• Promote equality and diversity</li> </ul> <p><b>Place</b></p> <ul style="list-style-type: none"> <li>• Ensure sustainable development and best practice in the planning management and design of regeneration schemes</li> <li>• promote, enhance and protect the region's natural, cultural and heritage assets</li> </ul>	<p>No specific measurable targets and indicators are identified.</p>	<p>The 'People' and 'Place' Areas for Action are of particular relevance to the Masterplan. The regeneration of Castletown needs to deliver a quality of infrastructure and built environment that will reflect the economic aspirations of the region. Quality of the environment is a key determinant in attracting and retaining highly skilled people. The Masterplan should:</p> <ul style="list-style-type: none"> <li>• Address the housing choice needs of the region</li> <li>• Improve the quality of housing and living environments. Areas currently exhibiting signs of unfitness and disrepair require intervention in order to revitalise the market and provide appropriate and welcoming places</li> <li>• Ensure that proposals contribute to and enhance the area's environmental assets</li> <li>• contribute towards improving accessibility by encouraging a form of development that reduces the need to travel by car; and by providing improvements to public transport infrastructure</li> </ul>
Internet link: <a href="http://www.onenortheast.co.uk">http://www.onenortheast.co.uk</a>		

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Making it Happen: The Northern Way (final, ODPM, 2004)		
<p>The document identifies the key issues for communities in the North East as housing supply, affordability of housing and transport, as well as the differing needs that are experienced within the region.</p> <p>It aims to:</p> <ul style="list-style-type: none"> <li>• ensure that local plan policies are underpinned by robust evidence; and</li> <li>• promote objectives for creating sustainable communities in the North East, which will consequently help shape the preparation of development plans to address the issues relating to the establishment of sustainable communities</li> </ul>		<p>In relation to proposals for new housing development, the Masterplan should include</p> <ul style="list-style-type: none"> <li>• ways to increase housing completions</li> <li>• measures to better match housing needs and provision</li> <li>• increased housing density where appropriate; and</li> <li>• provision of accommodation for all needs</li> </ul> <p>In responding to the document, the masterplan should also take into account:</p> <ul style="list-style-type: none"> <li>• transport</li> <li>• skills and the labour market; and</li> <li>• tackling deprivation and community renewal</li> </ul>
Internet link: <a href="http://www.odpm.gov.uk/stelnet/groups/odpm_communiities/documents/page/odpm_comm_027118.pdf">http://www.odpm.gov.uk/stelnet/groups/odpm_communiities/documents/page/odpm_comm_027118.pdf</a>		

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Tyne & Wear City Regional Development Programme (The Northern Way, 2005)		
<p>The document highlights a desire to achieve accelerated economic growth within the Tyne and Wear City Region. It identifies three broad areas, which must be targeted to achieve this:</p> <ul style="list-style-type: none"> <li>• Business: Improve business growth in all sectors of the City Region's economy to enhance the productivity of the City region and the growth of Gross Value Added (GVA)</li> <li>• Place: Create high quality sustainable environments in which to live and work across the City Region in order to improve the competitiveness and attract to talented people to the area.</li> <li>• People: Foster opportunities and remove the burden of worklessness for a greater proportion of the population, to allow them to play a full role in the economic life of Tyne and Wear.</li> </ul>	<p>No specific measurable targets and indicators are identified.</p>	<p>In acknowledging that quality of place is a major asset with regards the competitiveness of a region, the Development Programme recommends the provision of high quality diverse housing in strategic locations, to create sustainable environments. Housing renewal is identified as a key priority with respect to the creation of sustainable communities. Tackling housing abandonment through housing renewal is identified as a priority for Sunderland. The Masterplan must:</p> <ul style="list-style-type: none"> <li>• Address the shortage of mid-market and family housing</li> <li>• Undertake a combination of demolition and replacement, as well as improvements to the existing housing stock.</li> <li>• Provide a quality housing mix across all tenures and high quality local services</li> <li>• Tackle housing abandonment in Brownfield locations close to employment areas</li> </ul>
Internet link: <a href="http://www.thenorthernway.co.uk/downloaddoc.asp?id=23&amp;page=179&amp;skin=0">http://www.thenorthernway.co.uk/downloaddoc.asp?id=23&amp;page=179&amp;skin=0</a>		

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A New Housing Strategy for the North East (Final, North East Housing Board, 2007)		
<p>The strategy sets out the framework for how housing will be provided and funded across the North East until 2021. It looks to influence private and public funding and sets out the strategic aspirations for housing development within the region. It is intended to align regional housing policy with a regional vision for economic prosperity and acknowledges that the retention of highly skills workers and future economic growth of the region relies upon the provision of a range of housing to meet the needs of these workers.</p> <p>The main objectives are to:</p> <ul style="list-style-type: none"> <li>• Rejuvenate the housing stock to meet 21st century aspirations, replacing market failure with high quality housing in the right locations to help create successful, cohesive and sustainable communities</li> <li>• Ensure the type and mix of new housing provides choice, supports economic growth and meets housing needs and demand, reflecting the need for a variety of housing</li> <li>• Secure the improvement and maintenance of existing housing so that it meets required standards; and</li> <li>• Promote good management and targeted housing investment to address specific community and social needs.</li> </ul>	<p>The strategy suggests a number of key housing indicators, which can inform the baseline and monitoring scheme if deemed appropriate</p>	<ul style="list-style-type: none"> <li>• Need to ensure that an adequate potential supply of housing land is provided for.</li> <li>• Where appropriate, high-density housing developments need to be supported.</li> <li>• Making maximum use of Brownfield land protects the region's supply of Greenfield land.</li> <li>• The provision of affordable housing must not be based on the use of section 106 agreements.</li> <li>• In order to revitalise the housing market in Castletown, properties in the area need renovating to bring them up to modern standards or replacing with new properties that better suit current and future residents' needs</li> </ul>
Internet link: <a href="http://www.thenorthernway.co.uk/downloaddoc.asp?id=23&amp;page=179&amp;skin=0">http://www.thenorthernway.co.uk/downloaddoc.asp?id=23&amp;page=179&amp;skin=0</a>		

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The Tyne & Wear Local Transport Plan 2006-2011(Final, Joint Transport Working Group, 2005)		
<p>The policies and programmes of this plan are designed to implement an efficient and sustainable pattern of movement and communication, which enables people to have a higher quality of life.</p> <p>The strategic aims of the plan include:</p> <ul style="list-style-type: none"> <li>• Economic regeneration, greater economic competitiveness and prosperity</li> <li>• Reducing inequality, improving social inclusion and community cohesion</li> <li>• Stabilising population and reducing out-migration</li> <li>• Better environmental quality, sustainability and quality of life</li> <li>• Improving participation and attainment in education</li> <li>• Improving health standards and reducing premature deaths</li> </ul>	<p>No specific measurable targets and indicators are identified.</p>	<p>The Masterplan should include proposals, which promote the sustainable aims of the local Transport Plan. In particular:</p> <ul style="list-style-type: none"> <li>• measures to overcome problems relating to congestion</li> <li>• Air quality management (Wessington Way)</li> <li>• Improvement of the public transport offer to improve accessibility</li> <li>• Traffic management measures to improve road safety</li> <li>• Environmental improvements for cyclists and pedestrians and for those using public transport</li> </ul>
Internet link: <a href="http://www.gateshead.gov.uk/DocumentLibrary/council/strategy/TWLocalTransportPlanT.pdf">http://www.gateshead.gov.uk/DocumentLibrary/council/strategy/TWLocalTransportPlanT.pdf</a>		

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North East Renewable Energy Strategy (Final, North East Assembly, 2005)		
<p>The main purpose of this strategy is to:</p> <ul style="list-style-type: none"> <li>• assist in the creation of a positive planning framework for renewable energy; and</li> <li>• support the RSS as it progresses towards adoption, whilst touching on other aspects of renewable energy (e.g. economic development opportunities, environmental and social benefits)</li> </ul> <p>Its objectives include to:</p> <ul style="list-style-type: none"> <li>• adopt and positively strive to achieve Government's targets and aspirations for renewable energy; and</li> <li>• pioneer the development of heat only renewable energy, particularly using biomass, and continue to encourage growth in the use of solar technologies</li> </ul>	<ul style="list-style-type: none"> <li>• To achieve the Government's targets and aspirations for renewable energy, namely 10% of regional consumption by 2010 and 20% by 2020</li> </ul>	<p>The Masterplan should include the potential for detailed renewable energy policies. Housing development must comply with the sustainable construction/renewable energy targets identified in the emerging RSS, which are supported by local policy. Feasibility studies should be carried out to investigate opportunities for alternative sources of heat and power.</p>
Internet link: <a href="http://www.gone.gov.uk/gone/docs/envandural/energy/renew_energy_strat_mar05.pdf">http://www.gone.gov.uk/gone/docs/envandural/energy/renew_energy_strat_mar05.pdf</a>		

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A Biodiversity Audit of the North East (Final, North East Biodiversity Forum, 2001)		
<p>The purpose of this report is to further the findings set out in A Biodiversity Audit of the North East (2001), which provided a baseline on the biological resources of the Region</p> <p>It sets targets for the protection and enhancement of the North East's biodiversity and indicators that can be used to measure progress</p> <p>It aims to inform the work of all organisations and bodies involved in the conservation and enhancement of biodiversity within the region</p>	<p>There are 8 headline indicators and 39 indicators set out in the report to help measure progress. Included are:</p> <ul style="list-style-type: none"> <li>• the area of land designated as SSSIs in favourable condition; and</li> <li>• changes to the condition of local Wildlife Sites;</li> </ul> <p>Targets include:</p> <ul style="list-style-type: none"> <li>• to maintain 95% of the area of SSSIs in the Region in favourable or recovering towards favourable condition by 2010;</li> <li>• designate 1ha of Local Nature Reserve per 1000 population in each district/unitary authority area by 2010</li> <li>• make natural greenspace accessible to all urban dwellers, within 300m of their home, by 2010</li> <li>• identify/establish six parks in the North East, which can be used as case studies for good biodiversity practice by 2007</li> </ul>	<p>Where relevant, the Masterplan should include proposals, which work towards meeting the relevant targets set out in the report. The Masterplan should:</p> <ul style="list-style-type: none"> <li>• Include proposals for the improvement and continued maintenance of Hylton Dene LNR</li> </ul>
Internet link: <a href="http://www.gos.gov.uk/gone/docs/envandural/env/155676">http://www.gos.gov.uk/gone/docs/envandural/env/155676</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
State of the Environment Report for the North East of England (Final, One North East, 2004)		
<p>The report presents an analysis of the state of the environment in the North East by collating and summarising existing data into one document. It aims to:</p> <ul style="list-style-type: none"> <li>• bring together data from a wide range of sources to provide a baseline on the state of the environment in the North East</li> <li>• help regional decision makers identify priorities for future environmental improvement and investment</li> <li>• inform the development of an Environmental Enhancement and Investment Plan for the North East; and</li> <li>• act as preliminary baseline for the Strategic Environmental Assessment, which is under preparation for the region's Regional Spatial Strategy</li> </ul>	<p>No specific measurable targets and indicators are identified.</p>	<p>The Masterplan must address the findings of this report</p>
Internet link: <a href="http://www.nerip.com/reports_briefing.aspx?id=47">http://www.nerip.com/reports_briefing.aspx?id=47</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Heritage Counts: The state of England's Historic Environment (Final, English Heritage, 2005)		
<p>This annual report:</p> <ul style="list-style-type: none"> <li>identifies the main trends affecting the historic environment and the threats, challenges and opportunities faced by those responsible for managing it</li> <li>assesses the extent and condition of heritage of all kinds; and</li> <li>highlights evidence of the range of social, economic and environmental benefits that can be brought to people and communities by actively engaging in heritage</li> </ul>	<p>Indicators are based on understanding the assets; caring for them; and using and benefiting from them</p>	<p>Where relevant the Masterplan should recognise and take advantage of opportunities to maintain and enhance assets of benefit to the historic environment</p> <p>The Masterplan should utilise and incorporate, where possible, the historic environment to ensure proper and continuing maintenance</p>
Internet link: <a href="http://www.english-heritage.org.uk/heritagecounts/report.htm">http://www.english-heritage.org.uk/heritagecounts/report.htm</a>		

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English Heritage in the North East - English Heritage's Regional Plan 2006-2008 (Final, English Heritage)		
<p>Aims to create places where people want to live work and visit. The main objectives in relation to the historic environment are to:</p> <ul style="list-style-type: none"> <li>help people develop an understanding</li> <li>enable and promote sustainable change</li> <li>help communities care for their historic environment</li> <li>stimulate and harness enthusiasm; and</li> <li>work in partnership with a wide range of stakeholders to ensure a positive future</li> </ul>	<p>English heritage aims include:</p> <ul style="list-style-type: none"> <li>the expansion of education, events and community programmes in 2006-2008</li> <li>to focus on research on the most important and urgent needs</li> <li>contribute to the development of major strategic planning frameworks</li> <li>encourage planning authorities and developers to engage with EH and other stakeholders early in the planning process</li> <li>prioritise the grant of aid in the North East for buildings/monuments at risk where urgent repairs are necessary and no alternative sources of funding are available</li> </ul>	<p>Where relevant the Masterplan should seek to include English Heritage objectives relating to the historic environment in its proposals</p>
Internet link: <a href="http://www.english-heritage.org.uk/upload/pdf/NorthEast06.pdf">http://www.english-heritage.org.uk/upload/pdf/NorthEast06.pdf</a>		

## Local plans and programmes

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Sunderland Strategy 2008 - 2025 (Final, City of Sunderland Council, 2008)		
<p>The strategy is produced by the City of Sunderland Local Strategic Partnership and combines the Community Strategy, Neighbourhood Renewal and Sustainable Development (LA21 Future City - Future Lives) Strategies to provide a single, co-ordinated regeneration strategy for the City of Sunderland.</p> <p>The Sunderland Strategy sets out a shared vision for the city based on Creating a better future for everyone in Sunderland:</p> <p>'Sunderland will be a welcoming, internationally recognised city where people have the opportunity to fulfil their aspirations for a healthy, safe and prosperous future.'</p> <p>The document identifies five strategic aims to achieve the above vision, based on:</p> <ul style="list-style-type: none"> <li>• a strong and diverse economy</li> <li>• Healthy lifestyle and lifestyle choices</li> <li>• safety and inclusion</li> <li>• Thriving learning culture</li> <li>• Sustainability</li> </ul>	<p>No specific measurable targets and indicators are identified</p>	<p>The Masterplan must:</p> <ul style="list-style-type: none"> <li>• Consider potential economic impacts of the plan</li> <li>• Contribute to a sense of place for Castletown</li> <li>• Improve housing standards, and ensure a high standard of design of new properties to meet current and future demand</li> <li>• Consider the health impact of housing renewal; ensure good access to health/social care and leisure facilities and ensure new development encourages healthy lifestyles</li> <li>• Include criteria to reduce crime; for example targeting empty properties and placing an emphasis on design standards to reduce crime levels (e.g. Secured by Design)</li> <li>• Consider impact on access to education and learning</li> <li>• Contribute to providing a clean and attractive City through housing renewal and regeneration of the area</li> <li>• Consider the provision of accommodation to reduce social isolation and meet the needs of vulnerable groups - Consider opportunities to incorporate sustainability measures, particularly in relation to housing development</li> </ul>
Internet link: <a href="http://www.sunderland.gov.uk/Public/Editable/Themes/CityCouncil/corporate/sunderland-strategy.asp">http://www.sunderland.gov.uk/Public/Editable/Themes/CityCouncil/corporate/sunderland-strategy.asp</a>		

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City of Sunderland Unitary Development Plan (Final, City of Sunderland Council, 1998)		
<p>The UDP sets out the Council's policies and proposals for the development and use of land up to 2006. It is currently under review and an LDF will be produced under the new planning system. Many policies contained in the UDP will be included in the LDF</p> <p>The main objectives contained within the UDP are:</p> <ul style="list-style-type: none"> <li>• Economic development - Sustainable commercial growth within the city</li> <li>• Achieve sustainable Regeneration within the city, ensuring that the benefits are accessible to those most in need</li> <li>• The development of a successful City Centre</li> <li>• Improvement of Community safety to make Sunderland a safer place in which to live work and learn</li> <li>• Quality and Best Value in the provision of services to all customers</li> <li>• The projection of the most favourable image of Sunderland as a place to live, work, invest, study and visit.</li> <li>• Commit to sustainable development and the improvement of the environment for all citizens</li> <li>• Achieve a healthier city through work with the Health Authority</li> <li>• Management of resources in a cost effective, flexible manner</li> <li>• Strengthen the councils partnership approach to strategic issues</li> </ul>		<p>The strategic policies of the UDP are to be incorporated into the LDF, which is currently under preparation. However the site specific policies relating to the Castletown will still need to be taken into account and complied with:</p> <ul style="list-style-type: none"> <li>• NA 10.8/NA 10.7 - The Masterplan should seek to address the need for environmental improvements to the older housing areas in the Barron Street/East View and Elizabeth Street/Stanley Street areas of Castletown.</li> <li>• NA 24.6 - The Masterplan should consider the existing allotment sites in Castletown at East View South/Park Street South for upgrading, access improvements, provision of on-site facilities and landscaping</li> <li>• H12 - The Masterplan should seek to maintain and improve housing stock by restructuring the mix and variety of dwellings, modernising older less popular house types, bringing long term vacant properties back into use, providing off street parking and servicing facilities carrying out environmental works;</li> <li>• H13 - Masterplan should encourage continued investment in the improvement of existing housing stock through tackling unfit and disrepair.</li> </ul>
Internet link: <a href="http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/UDP/udphome-page.asp">http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/UDP/udphome-page.asp</a>		

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City of Sunderland Unitary Development Plan - Development Control Guidelines (Final, City of Sunderland Council, 1998)		
<p>This is the supplementary Planning Guidance to the adopted Sunderland UDP</p> <p>It provides advice and guidance on design principles, which should be reflected in the proposed development submitted for consideration by the City council.</p>	<p>The Guidelines contains criteria relating to the design and layout of new estates; and cycle and car parking requirements</p>	<p>The Masterplan should take account of the guidance set out in the SPG to ensure development is delivered in accordance with local policy.</p>
Internet link: <a href="http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/BD-Control/D-Control/suppguid.pdf">http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/BD-Control/D-Control/suppguid.pdf</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
The Core Strategy - (Preferred Options, City of Sunderland Council, 2007)		
<p>The Core Strategy lies at the heart of the Sunderland's Local development Framework (LDF). It will set out the overarching strategic planning framework for the city up to 2021. The Strategy sets the spatial vision and strategic policies to help deliver the vision. The Strategy has 21 draft spatial objectives. Those relevant to the Masterplan are:</p> <ul style="list-style-type: none"> <li>• Spatial development and regeneration</li> <li>• Population growth</li> <li>• Carbon emissions and energy</li> <li>• Flooding and climate change</li> <li>• Use of previously developed land</li> <li>• Waste and recycling</li> <li>• Biodiversity in the city</li> <li>• Accessibility and sustainable transport</li> <li>• Connecting the city</li> <li>• Health</li> <li>• Improving neighbourhoods</li> <li>• Housing Choice</li> <li>• Green space</li> <li>• Design and heritage</li> <li>• Cohesive, inclusive communities</li> </ul>	<p>The Core strategy sets targets in relation to land allocations, the distribution of new housing, Sustainable energy and construction; and flooding and climate change</p>	<p>The Masterplan must conform to the relevant policies set out in the Core strategy</p>
Internet link: <a href="http://www.sunderland.gov.uk/corestrategy/">http://www.sunderland.gov.uk/corestrategy/</a>		



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A Housing Strategy for Sunderland 2006-2011 (2006 Final, City of Sunderland Council)		
<p>The strategy is an overarching document, reviewing housing related issues in Sunderland and setting out the objectives, priorities and actions for housing and related services in the City. It aims to ensure that housing contributes to the development of a healthy, diverse and sustainable city for current and future citizens.</p> <p>There are three major aspirations:</p> <ul style="list-style-type: none"> <li>• Improve the choice of type, location and price of housing to meet 21st Century aspirations and demands, and reverse the trend of outward migration</li> <li>• Improve the quality and standard of housing and ensure that sustainable communities are created</li> <li>• Provide housing and accommodation with support options that reflect and meet the needs and aspirations of Sunderland's large, diverse population. The Strategy identifies 10 priorities to achieve the City's aspirations:</li> <li>• Make the case for the city</li> <li>• Monitor local housing markets</li> <li>• Intervene in areas showing symptoms of decline</li> <li>• Improve access to affordable housing in the city</li> <li>• Make sure all housing in the city is decent</li> <li>• Identify and tackle poor standards of management in the private sector</li> <li>• Improve planning and design of the city's housing environment</li> <li>• Improve the way we deal with vulnerable people</li> <li>• Partnership working</li> <li>• Embracing the 'Respect' agenda</li> </ul>	<p>No specific measurable targets and indicators are identified</p>	<p>The Castletown Masterplan must</p> <ul style="list-style-type: none"> <li>• Respond to the findings of the forthcoming Housing Market Assessment</li> <li>• Address pockets of older housing in poor condition that no longer meets the needs of residents</li> <li>• work with residents to determine the future of the area.</li> <li>• Work with partners to make provisions for affordable housing; in order to ensure that housing across all tenures is accessible</li> <li>• Ensure that all social rented accommodation in the area meets the decent homes standards</li> <li>• Reduce the number of people living in poor private sector homes</li> <li>• Introduce an accreditation scheme for private landlords in the area</li> <li>• Ensure that new housing development is of a high standard of design and construction and will incorporate energy efficiency measures to reduce the impact on climate change Introduce Energy Efficiency schemes for residents in existing housing</li> <li>• Where relevant, respond to gaps in the provision of housing for vulnerable people</li> <li>• introduce anti-social behaviour initiatives and encourage landlords to sign up to the 'Respect' standard</li> </ul>
Internet link: <a href="http://www.sunderland.gov.uk/public/editable/themes/housing/Housing/PDF%20Files/Housing%20Strategy%20(2).pdf">http://www.sunderland.gov.uk/public/editable/themes/housing/Housing/PDF%20Files/Housing%20Strategy%20(2).pdf</a>		

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Interim Strategy for Housing Land (Final, City of Sunderland, 2006)		
<p>Objectives of the Interim Strategy include:</p> <ul style="list-style-type: none"> <li>• Reduce population loss by providing sufficient land for new houses in suitable locations</li> <li>• Reuse of Brownfield land to ensure that there is no further release of greenfield sites other than to provide for exceptional strategic needs</li> <li>• Make efficient use of land by achieving increased densities required by national density guidelines for new housing</li> <li>• Regeneration and limits on additional housing to ensure that new housing is resisted where it would adversely affect strategic regeneration initiatives</li> <li>• Reduce low demand and abandonment by supporting initiatives that address such low demand areas</li> <li>• Achieve a better balance of Housing types and improved quality in the city's housing stock.</li> </ul>	<p>Identify and support release of land to accommodate about 8,750 additional dwellings between 2004 and 2016 and 12,250 to 2021</p>	<p>The Masterplan should:</p> <ul style="list-style-type: none"> <li>• Encourage the provision of a range of dwelling types of high quality within the area</li> <li>• Make use of existing Brownfield sites. Prioritise regeneration over redevelopment</li> <li>• Contribute towards achieving higher density housing combined with good transport links</li> </ul> <p>Address the problems of low demand and abandonment. Maintain and improve dwellings that are deemed unfit or replace where necessary for use in both the public and rented sector</p>
Internet link: <a href="http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/UDP/Housing/ISHL%20Feb%202006.pdf">http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/UDP/Housing/ISHL%20Feb%202006.pdf</a>		

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Housing Allocations DPD (Issues and Options, City of Sunderland, 2007)		
<p>The Housing Allocations DPD (HADPD) takes its lead from the Core Strategy, expanding on the citywide policies for housing by providing detailed policies for such developments until 2021; and ultimately identifying sites to be allocated for housing purposes. The emerging key objectives of the HADPD are:</p> <ul style="list-style-type: none"> <li>• Ensure RSS dwelling allocation in Sunderland is met during the plan period (up to 2021)</li> <li>• Ensure the distribution of housing across the city reflects the emerging preferred options of the Core Strategy and locational strategy of RSS.</li> <li>• Ensure that land identified and released for housing is the most sustainable option available</li> <li>• To ensure that new housing offers choice of size, tenure and type, meeting the needs of existing and future residents of Sunderland</li> <li>• Address any identified accommodation needs within the city</li> <li>• Support and facilitate the City Council, other agencies/bodies and Registered Social Landlords in addressing particular housing issues e.g. housing renewal</li> <li>• Ensure that housing and housing environment is designed and built to a high standard and addresses the requirements of the Code for Sustainable Homes</li> </ul>	<p>The HADPD Issues and Options identifies alternative scenarios for housing growth across the City</p>	<p>The Masterplan must refer to the requirements of the HADPD as it progresses through the Preferred Options and Submission draft stages.</p> <p>In particular the Masterplan should address:</p> <ul style="list-style-type: none"> <li>• Appropriate house types</li> <li>• Appropriate densities on the identified housing site</li> <li>• Affordable housing needs</li> <li>• The provision of quality residential environments with high standards of architecture and urban design</li> <li>• Energy efficiency and renewable requirements</li> </ul>
Internet link: <a href="http://www.sunderland.gov.uk/housingdpd/">http://www.sunderland.gov.uk/housingdpd/</a>		

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Sunderland Strategic Housing Market Assessment (Second Draft, City of Sunderland, 2008)		
<p>Arc4 Ltd was commissioned in summer 2007 by the Sunderland City Council to undertake a comprehensive Housing Market Assessment to conform to CLG Strategic Housing Market Assessment Guidance and provide a robust and defensible evidence base for future policy.</p> <ul style="list-style-type: none"> <li>• Helping deliver the Sunderland Strategy</li> <li>• 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 the ten key priorities of that strategy</li> <li>• Influencing the development of appropriate planning policies, with particular reference to the evidence base needed for the LDF</li> <li>• Identifying the specific requirements for additional affordable and market (non-executive) accommodation: especially the mix and location of new provision and potential for intermediate tenure and eco homes</li> <li>• Consider the potential for "executive market" accommodation;</li> <li>• 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;</li> <li>• Identifying the requirements of Gypsy and Traveller communities</li> <li>• Understanding the housing market drivers operating within Sunderland and how these may change in the future at neighbourhood level.</li> </ul>	<p>The document provides a comprehensive review of the housing market in Sunderland as well as projections for future growth and anticipated housing needs and issues.</p>	<p>The Masterplan must to the identified issues relative to the Castletown area. Issues relate to:</p> <ul style="list-style-type: none"> <li>• Housing need and house types</li> <li>• Affordable housing requirements</li> <li>• Household groups with particular housing requirements</li> </ul> <p>Currently the HMA is at draft stage and is yet to be finalised and adopted by Sunderland City Council's. Once this has been done, it is anticipated the document will form an evidence base to guide future development around the city.</p>
Internet link: <a href="http://www">http://www</a> .		

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Safer Sunderland Strategy 2008-2023 (Final, Safer Sunderland Partnership)		
<p>The Safer Sunderland Strategy 2008-2023 replaces the previous Strategy covering the period 2005-08. The updated document is an annually renewable fifteen year strategy that will give a longer term focus to the activity of the Safer Sunderland Partnership.</p> <p>Overall, the Safer Sunderland Strategy aims to deliver an outcome where everyone in Sunderland will be and feel safe and secure.</p> <p>In order to achieve the above the document focuses on:</p> <ul style="list-style-type: none"> <li>• Being and feeling safe and secure</li> <li>• Being free from harm</li> <li>• Creating a safe environment</li> <li>• Being free from crime, disorder and substance misuse</li> <li>• Creating active citizens</li> <li>• Creating a supportive family environment</li> <li>• Creating cohesive communities</li> <li>• Embedding a problem solving approach</li> <li>• Creating an effective partnership</li> </ul>	<p>By 2023 the document aims to achieve the following for local people:</p> <ul style="list-style-type: none"> <li>• Feelings of safety will be at their highest ever level and no one will feel very unsafe in their neighbourhood</li> <li>• Residents will enjoy a city with its lowest ever recorded crime rates</li> <li>• Perceptions of anti-social behaviour will be at their lowest ever level and better than the national average</li> <li>• More people than ever will perceive that parents take responsibility for the behaviour of their children</li> <li>• There will be the lowest ever levels of drug related (Class A) offending and proven re-offending by adult and young offenders</li> <li>• Levels of repeat incidents of domestic violence and assault with injury will be at their lowest levels. Hospital admissions due to alcohol will be within the 20% best performing Local Authorities across the country and there will be fewer repeat substance misusers accessing treatment.</li> <li>• No one will perceive attacks or harassment because of race, colour, religion or sexual orientation to be a very serious problem in Sunderland. Feelings of safety amongst vulnerable groups will more closely reflect those of other residents across the city.</li> </ul>	<p>The Masterplan should incorporate ways in which to design out or reduce the possibilities of crime and reduce the fear of crime.</p> <ul style="list-style-type: none"> <li>• Targeting empty properties and placing an emphasis on design standards to reduce crime levels (e.g. Secured by Design)</li> <li>• Design out anti-social behaviour through the design of play facilities and community sports areas etc</li> <li>• Improve feelings of safety on public transport/pedestrian routes to and from public transport</li> <li>• Implement neighbourhood management schemes and wardens to reduce incidents of anti-social behaviour</li> </ul>
Internet link: <a href="http://www.sunderland.gov.uk/Public/Editable/Themes/CityCouncil/key-docs/files/Safer-Sunderland-Strategy-2008-2023.pdf">http://www.sunderland.gov.uk/Public/Editable/Themes/CityCouncil/key-docs/files/Safer-Sunderland-Strategy-2008-2023.pdf</a>		

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Residential Design Guide (Consultation draft, City of Sunderland, 2007)		
<p>The purpose of the Residential Design Guide is to ensure the delivery of sensitive and appropriately designed sustainable development. The residential Design Guide sets out the criteria against which new residential development shall be judged.</p> <p>All new residential developments are required to:</p> <ul style="list-style-type: none"> <li>• Ensure the arrangement of buildings defines the enclosure of the street, with street frontages as continuous as possible with the minimum of gaps between buildings</li> <li>• Contribute to a safe and secure environment by providing surveillance for paths, streets and public spaces</li> <li>• Conform to the Council's Supplementary Planning Guidance including design criteria set out in this SPD.</li> <li>• Be accompanied by a design and access statement for all significant forms of development, setting out the design principles of a proposed development</li> </ul>	<p>No specific measurable targets and indicators are identified</p>	<p>New housing proposals identified by the Masterplan must be high quality and sustainable places to live. The design process must consider the following issues from the outset on a site by site basis:</p> <ul style="list-style-type: none"> <li>• Site characteristics and context</li> <li>• Movement within the site and in the wider area</li> <li>• Mix of uses, house types and densities</li> <li>• Site layout and urban form</li> <li>• The Environment around the home, including streets, spaces public and private realm</li> <li>• Architectural detailing and design</li> <li>• Energy and resource efficiency including use of renewables and low carbon design and construction techniques</li> </ul>
<p>Internet link: <a href="http://www.sunderland.gov.uk/public/Editable/Themes/Environment/PlanningandEnvironment/implementation/urbandesign/UrbanDesign_Home/default.asp">www.sunderland.gov.uk/public/Editable/Themes/Environment/PlanningandEnvironment/implementation/urbandesign/UrbanDesign_Home/default.asp</a></p>		

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Guide to Design and Access Statements (Consultation draft, City of Sunderland, 2007)		
<p>In May 2006, the government introduced changes to the process for making a planning application. The circular 'Guidance on changes to the development control system' sets out the formal requirements, which became effective on the 10th of August 2006. Legislation is now in place that requires developers to submit Design and Access Statements in support of most new planning applications. Sunderland Council's Guide to Design and Access Statements is intended to provide best practice guidance on producing D&amp;A Statements to be used by developers and local authority planners alike, with the aim of encouraging high standards of design quality in the built environment.</p>	<p>No specific measurable targets and indicators are identified</p>	<p>Where required, proposals for new development identified in the Masterplan, must be accompanied by a Design and Access Statement that responds to the guidance provided in the document. The Design and Access Statement must include:</p> <ul style="list-style-type: none"> <li>• Project Brief</li> <li>• Policy Review</li> <li>• Site Appraisal and Survey</li> <li>• Design Concept (including details on use, amount, scale, layout, landscaping and appearance)</li> <li>• Access (including vehicular and transport links; and inclusive access requirements)</li> </ul>
<p>Internet link: <a href="http://www.sunderland.gov.uk/public/Editable/Themes/Environment/PlanningandEnvironment/implementation/urbandesign/UrbanDesign_Home/default.asp">http://www.sunderland.gov.uk/public/Editable/Themes/Environment/PlanningandEnvironment/implementation/urbandesign/UrbanDesign_Home/default.asp</a></p>		

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Draft Climate Change Action Plan (Issues and Options June 2007)		
<p>This Action Plan is being prepared to address how to reduce the cause of climate change as well as how to limit the impact of changes in the weather as a result of climate change.</p> <p>The Action plan is currently at Issues and Options stage. However the following sectors have been identified in the Consultation document as areas where there are significant options for reducing greenhouse gas emissions in Sunderland:</p> <ul style="list-style-type: none"> <li>• Housing: reducing carbon emissions, investigating alternative means of supply and renewable technology.(Domestic boiler replacement, home insulation programme, Local Energy Networks, wind turbine development)</li> <li>• Reducing energy emissions in public and commercial buildings through investigating their usage (Corporate Energy Saving)</li> <li>• Transport: Encouraging use of public transport and avoiding unnecessary journeys.</li> <li>• Waste: Increasing recycling targets, harnessing energy from waste, waste wood as fuel</li> </ul>	<p>National target is to achieve 60% reduction in UK carbon emissions by 2050 (compared to 1990 levels). In terms of Housing the national target is to achieve zero carbon Housing by 2016 Baseline data on Sunderland's carbon emissions has been collected since 2001. This will provide a means of identifying carbon reductions in the city of time.</p>	<p>The Masterplan should:</p> <ul style="list-style-type: none"> <li>• Consider the potential for incorporating options identified in the draft Action Plan particularly in relation to housing and transport.</li> <li>• Opportunities exist at Castletown for the delivery of new housing and estate layouts that are highly energy efficient.</li> <li>• Feasibility work must be carried out to identify opportunities for renewable sources of energy</li> <li>• Energy Efficiency improvement schemes should be carried out for existing housing in the area.</li> <li>• The Masterplan must encourage sustainable transport systems</li> <li>• Opportunities exist to introduce much improved recycling possibilities.</li> <li>• From the outset, feasibility work should be carried out to investigate the potential for alternative sources of energy provision, such as Local Energy Networks, Combined Heat and Power systems.</li> </ul>
Internet link: <a href="http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/SustainabilityNew/climatechange/consultation.asp">http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/SustainabilityNew/climatechange/consultation.asp</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Contaminated Land Strategy (Final, City of Sunderland Council, 2001) (2002 and 2003 reviews)		
<p>This strategy sets out how the Council intends to identify, inspect, risk assess and ensure remediation of contaminated land in the area. It requires a strategic approach to identifying land for contamination.</p> <p>Its main aims are to:</p> <ul style="list-style-type: none"> <li>• detail how contaminated land is to be identified, inspected, risk assessed and remediated</li> <li>• ensure remediation is proportional, having regard to aspects of conservation and historic importance</li> <li>• ensure any development of land takes into full consideration the potential for contamination, and set conditions where necessary to ensure safe development of a site</li> <li>• prioritise land in terms of its potential to cause significant harm to human health, controlled waters, animals and livestock, the environment, the historic environment and to property; and</li> <li>• identify any Council owned land that is contaminated and determine the most suitable course of action for remediation</li> </ul>	No specific measurable targets and indicators are identified	Land contamination has been shown to be a serious problem in Sunderland and it is important to address this issue through the objectives set out in the strategy
Internet link: <a href="http://www.sunderland.gov.uk/Public/Editable/Themes/healthy-city/eh/documents/contaminated-land-strategy.pdf">http://www.sunderland.gov.uk/Public/Editable/Themes/healthy-city/eh/documents/contaminated-land-strategy.pdf</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
South Tyne and Wear Joint Municipal Waste Strategy (Draft, City of Sunderland Council, 2007)		
<p>This Strategy sets out the objectives and targets that the South Tyne and Wear Waste Management Partnership will aspire to over the 20 year Strategy period (2007-2027). A range of objectives have been identified relating to:</p> <ul style="list-style-type: none"> <li>• Waste Management</li> <li>• Waste reduction</li> <li>• Recycling and Composting</li> <li>• Disposal and treatment of waste To achieve the objectives presented above, the Waste Management Partnership has formulated a series of overarching policies on how it will manage wastes in South Tyne and Wear.</li> </ul>	Through policy, the document sets targets in relation to waste reduction, waste recovery, recycling and composting as well as providing baseline data on current performance in the partnership area.	The Masterplan must contribute to meeting the targets set by the strategy. New housing must include facilities for recycling and composting. Opportunities exist to develop awareness of the importance of recycling, composting and reducing waste amongst the community.
Internet link: <a href="http://www.gateshead.gov.uk/DocumentLibrary/Environment/Strategies/joint_wastestrategy/finalwastestrategy.pdf">http://www.gateshead.gov.uk/DocumentLibrary/Environment/Strategies/joint_wastestrategy/finalwastestrategy.pdf</a>		



Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
On Your Bike - A Cycling Strategy for the City of Sunderland (Draft, City of Sunderland Council, 2002)		
<p>This strategy looks forward to 2010 and will ensure that policies to increase cycling and meet the needs of cyclists are fully integrated into its other policy initiatives.</p> <p>Its main objectives are to:</p> <ul style="list-style-type: none"> <li>• reduce the rate of cycling related accidents by making cycling safer both in reality and in perception</li> <li>• increase the provision of safe, secure cycle parking and storage</li> <li>• develop a transport infrastructure which encourages and increases cycle use</li> <li>• create a safe and convenient local cycling network, providing attractive new facilities, linking residential areas with major attractions (e.g. schools, employment areas and shops) and to regional and national networks</li> <li>• develop the network and facilities through both public and private provision, through actions by the Council and its partners and by appropriate additions in new private developments</li> <li>• promote cycling as a realistic, healthy and alternative mode of transport which benefits the environment encourage major employers and other organisations to integrate cycling into their 'Green Travel Plans'; and ensure the needs of cyclists are considered in all planning matters</li> </ul>	<p>No specific measurable targets and indicators are identified</p>	<p>The Masterplan must take into account the aims of the strategy and through new development create an environment that is cycle-friendly and encourages increased use of bicycles</p>
Internet link: <a href="http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/Cycling/cd-action-plan.pdf">http://www.sunderland.gov.uk/Public/Editable/Themes/Environment/Cycling/cd-action-plan.pdf</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Annual Report to the Director of Public Health to Sunderland Teaching Primary Care Trust (Final, Sunderland Teaching Primary Care Trust, 2005/05)		
<p>Sunderland Teaching Primary Care Trust's overall vision is to work together with other organisations and local people to achieve, within available resources, maximum improvement to the health of Sunderland residents and the services they use. In order to help us to achieve this, the TPCT has developed six key aims. These are:</p> <ul style="list-style-type: none"> <li>• improving health and reducing health inequalities;</li> <li>• modernising services;</li> <li>• improving access to services;</li> <li>• putting patients, carers and users at the centre of work;</li> <li>• ensuring the best use is made of all resources;</li> <li>• becoming a model employer.</li> </ul>	<p>Targets include:</p> <ul style="list-style-type: none"> <li>• reduce inequalities in health outcomes (life expectancy and mortality) between Sunderland and England by 2010 by 10%</li> <li>• starting with children under one year, by 2010 reduce by at least 10% the gap in mortality between routine and manual groups and the population as a whole</li> <li>• ensure all social housing meets decent housing standards by 2010</li> <li>• create safer local environments; and</li> <li>• reduce the life expectancy differential within Sunderland by bringing the 20% most deprived wards closer to that of the 20% least deprived wards and national average</li> </ul>	<p>Once it is agreed how the Masterplan may impact upon health, the relevant data sets and targets/indicators should be taken into account, with regards to the overall aims of adding years on life and reducing health inequalities.</p> <p>The Masterplan must:</p> <ul style="list-style-type: none"> <li>• Develop new housing to a high standard and carry out improvements to existing older housing stock.</li> <li>• ensure improvements to the physical environment of Castletown are secure and reduce the fear of crime.</li> </ul>
Internet link: <a href="http://www.sunderland.nhs.uk/tpct/about_us/publications/docs/dph_annualreport05.pdf">http://www.sunderland.nhs.uk/tpct/about_us/publications/docs/dph_annualreport05.pdf</a>		

Key objectives relevant to the Masterplan	Key targets and indicators relevant to the Masterplan	Conclusions
Neighbourhood Renewal Assessment: Barron Street South and Castle Street South (City of Sunderland Council, 2003)		
<p>The Neighbourhood Renewal Assessment in the study area of 42 dwellings was prompted by the findings of the 2002 Private Sector Housing Condition Survey, which highlighted the area as being in an advanced state of decline and exhibiting a high degree of housing stress. The purpose of the NRA was to:</p> <ul style="list-style-type: none"> <li>• Set neighbourhood based assessment within a wider strategic context:</li> <li>• Help draw boundaries around cohesive neighbourhoods.</li> <li>• Encourage authorities to think broadly about possible alternative courses of action for renewal and to take account of both public and private sector cost implications</li> <li>• Assess wider neighbourhood sustainability factors, the quality of life in the area and providing linkages with other strategies for the area.</li> <li>• Encourage authorities to consider all of the land uses within the area they are assessing, with a view to stimulating overall regeneration.</li> <li>• Encourage the community to get involved at an early stage in the process, and encouraging authorities to take account the wide range of stakeholders who already have an interest in the area</li> <li>• Build up a commitment by all concerned to securing the implementation of the chosen strategy</li> </ul>	<p>No specific measurable targets and indicators are identified</p>	<p>The Masterplan should take account of the findings of the NRA in an attempt to address the following issues in Castletown:</p> <ul style="list-style-type: none"> <li>- Advanced decline in the study area including housing disrepair, unfitnes, low demand, high vacancy rates a poor quality environment; and crime and disorder</li> <li>- High proportion of private rented properties</li> <li>- Consider the options viable for the future of the area:</li> </ul>
Internet link: <a href="http://www.sunderland.nhs.uk/tpct/about_us/publications/docs/dph_annualreport05.pdf">http://www.sunderland.nhs.uk/tpct/about_us/publications/docs/dph_annualreport05.pdf</a>		

## Appendix B - Baseline

Indicator	Date	Castle Ward	Sunderland	North East	England	Target	Local Trends	Data Sources	Relationship		
ECONOMIC									Eco	Soc	Env
<b>Economic Activity</b>											
Economic Activity Rate (%)	2001	58	61	61	67	Increase	Increasing locally compared to a reduction at national level	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x		
	Mar 03 - Feb 04	?	71.8	73.5	78.2						
	Mar 02 - Feb 03	?	72.7	73.5	78.3						
	Mar 01 - Feb 02	?	71.7	73.8	78.3						
	Mar 00 - Feb 01	?	72.7	74.3	78.3						
Mar 99 - Feb 00	?	68.8	73.6	78.5							
Gross Domestic Product per head (£)	1998	?	8499	9854	12548	Increase	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x		
Gross Value Added per head (£)	2002	?	?	11790	15646	Increase	?	Regional Quality of Life Counts ( <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a> )	x		
	1990	?	?	7124	8756						
<b>Businesses</b>											
Businesses surviving 12 months	2000	?	?	91.20%	91.40%	Increase	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x		
	1999	?	?	89.10%	89.60%						
	1996	?	90%	86.50%	88.10%						
VAT registrations per 10,000 population	2003	?	17.6	22.60%	41.8	Increase	Slight Increase	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x		
	2002	?	19.73	21.00%	38.7						
	2001	?	17.83	19.90%	37						
VAT registration rate	2003	?	10.1%	10.20%	10.60%	Increase	?	<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x		
VAT deregistration rate	2003	?	8.7%	8.80%	9.70%	Reduce	?	<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x		
<b>Income</b>											
Average gross weekly pay for employees living in the area	2003	?	311.25	335.24	402.69	Increase	Increase	<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
	2002	?	296.12	323.26	393.35						
Average gross weekly pay for employees working in the area	2003	?	339.12	339.91	400.75	Increase	Increase	<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
	2002	?	335.83	327.21	391.81						
Indicator	Date	Castletown Ward	Sunderland	North East	GB	Target	Local Trends	Data Sources	Relationship		
EMPLOYMENT									Eco	Soc	Env
<b>Unemployment</b>											
Unemployment rate (all economically active people)	2004	?	6.7	6	4.8	Reduce	Reduction at a higher rate than national rate (Sunderland)	<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
	2001	10.2	8.8	?	5.8						
Jobseekers allowance claimants - % of working age population	Oct-06	4.1	3.4	?	2.5	Reduce	Reduction at a higher rate than national rate (Sunderland)	<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
	Oct-05	3.2	3.1	?	2.3						
	Oct-04	3.2	2.8	?	2.2						
	Jun-03	?	3.5	3.4	2.5						
	Jun-02	?	3.9	3.7	2.5						
	Jun-01	?	4.3	3.9	2.5						
	Jun-00	?	4.9	4.7	2.9						
<b>Employment by Occupation (all persons in employment)</b>											
<b>Soc 2000 major group 1-3</b>											
1 Managers and senior officials	2001	7.70%	10.30%	?	14.90%			<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
2 Professional occupations	2001	3.40%	7.30%	?	11.20%			<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
3 Associate professional & technical	2001	8.70%	11.40%	?	13.90%			<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
<b>Soc 2000 major group 4-5</b>											
4 Administrative & secretarial	2001	10.60%	13.10%	?	13.20%			<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
5 Skilled trades occupations	2001	13.30%	12.60%	?	11.80%			<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
<b>Soc 2000 major group 6-7</b>											
6 Personal service occupations	2001	7.30%	7.10%	?	6.90%			<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
7 Sales and customer service occs	2001	13.80%	12%	?	7.70%			<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
<b>Soc 2000 major group 8-9</b>											
8 Process plant & machine operatives	2001	16.90%	11.90%	?	8.70%			<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
9 Elementary occupations	2001	18.10%	14.20%	?	11.80%			<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	x	x	
Indicator	Date	Castletown Ward	Sunderland	North East	England	Target	Local Trends	Data Sources	Relationship		
HEALTH AND EDUCATION									Eco	Soc	Env
<b>Life Expectancy</b>											
Life Expectancy (years) Males	2003	?	74.6	75	76.55	Increase	Increase at similar rate to national	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>		x	
	2002	?	74.1	74.7	76.2						
	1999	?	73	73.2	74.8						
Life Expectancy (years) females	2003	?	78.9	79.5	80.7	Increase	Increase at similar rate to national	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>		x	
	2002	?	78.9	78.7	80						
	1999	?	78	78.4	79.8						
<b>Mortality</b>											
Mortality due to circulation disease per 100000 population of those under 75	2002	?	127.5	123.3	102.8	Reduce	Decrease at higher rate than national	Neighbourhood Renewal Unit - Floor Targets Initiative ( <a href="http://www.fti.neighbourhood.gov.uk">www.fti.neighbourhood.gov.uk</a> )		x	
	1999	?	145.8	148.5	121.8						
	1997	?	170.9	169.2	135.4						
Mortality due to cancer per 100000 population of those under 75	2002	?	147.6	144.6	124	Reduce	Decrease at higher rate than national	Neighbourhood Renewal Unit - Floor Targets Initiative ( <a href="http://www.fti.neighbourhood.gov.uk">www.fti.neighbourhood.gov.uk</a> )		x	
	1999	?	174	158.2	132						
	1997	?	174	166.8	138.5						
<b>General Health</b>											
% people with a long term limiting illness	2001	26.13%	24%	23%	18%	Reduce	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>		x	
	Good	2001	62.42%	64%	64%	69%	Increase	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>		x
	Fairly Good	2001	23.12%	23%	24%	22%	Reduce	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>		x
	Poor	2001	14.46%	13%	12%	9%	Reduce	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>		x
<b>Education - Adult</b>											
GB											
Working age population with higher level qualifications	2001	5.70%	12%	?	35.80%	Increase	?	<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>		x	
Working age population with lower level qualifications	2001	44.30%	43.60%	?	43.90%	Increase	?	<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>		x	
Working age population with no qualifications	2003 - 2004	?	20.10%	18%	15.10%	Reduce	?	<a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>		x	
	2001	50%	44.40%	?	35.80%						

Indicator	Date	Castletown Ward	Sunderland	North East	England	Target	Local Trends	Data Sources	Relationship		
HEALTH AND EDUCATION									Eco	Soc	Env
Education - Children											
% of pupils achieving 5 or more GCSEs at Grades A* - C or equivalent #	2006	37%	55.00%	?	59.00%	Increase	Generally improving performance, however significantly below national level	<a href="http://www.dfes.gov.uk">www.dfes.gov.uk</a>	x		
	2005	32%	52.00%	52.00%	57.00%						
	2004	31%	44.00%	49%	54.00%						
	2003	28%	44.00%	45.00%	53.00%						
	2002	29%	42.00%	44.3	52%						
	2001	32%	38.00%	?	50.00%						
	2000	20%	38.00%	41.70%	49.00%						
% of 11 year olds achieving level 4 or above in KS2 Maths*	2006	74.50%	74%	?	76%	Increase	Improving performance, currently only slightly lower than national level	<a href="http://www.dfes.gov.uk">www.dfes.gov.uk</a>	x		
	2005	72.50%	73%	?	75%						
	2004	69.25%	75%	75%	74%						
	2003	65%	71%	?	73%						
	2002	67.50%	72%	73%	73%						
	2001	61.25%	70%	?	71%						
	2000	62.50%	71%	72%	72%						
% of 11 year olds achieving level 4 or above in KS2 English*	2006	74.75%	75%	?	79%	Increase	Improving performance, currently only slightly lower than national level	<a href="http://www.dfes.gov.uk">www.dfes.gov.uk</a>	x		
	2005	78.75%	78%	?	79%						
	2004	74.75%	76%	77%	78%						
	2003	64.75%	71%	?	75%						
	2002	66.50%	71%	72%	75%						
	2001	67.50%	72%	?	75%						
	2000	66.50%	72%	74%	75%						
POPULATION											
Total Population											
Total Population	2001	10322	280,607	2515442	49138831	?	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x		
% Population Change	1982 - 2002	?	-7.1	-4.2	5.9	Stabilise	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>		x	
Population Density											
Density (persons per hectare)	2001	31.81	20.43	2.93	3.77	?	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>		x	
Ethnic Group (%)											
White	2001	99.28	98.14	97.61	90.92	/	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x		
Mixed	2001	0.24	0.39	0.49	1.31						
Asian or Asian British	2001	0.42	1	1.34	4.58						
Black or Black British	2001	0.06	0.13	0.16	2.3						
Chinese or other Ethnic Group	2001	0	0.35	0.41	0.89						
Age											
People aged 0-4	2001	6.76	5.5	5.5	5.96	/	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x		
People aged 5-15	2001	15.4	14.52	14.27	14.2						
People aged 16-19	2001	5.24	5.46	5.17	4.9						
People aged 20-44	2001	34.59	35	33.97	35.31						
People aged 45-64	2001	21.19	23.94	24.54	23.75						
People aged 65 and over	2001	16.82	15.59	16.55	15.89						
TRAFFIC AND TRANSPORT											
Road Traffic											
Road casualties: Killed or seriously injured (per 1000 population)	2003	?	0.4	0.5	0.7	To reduce the number of people killed or seriously injured in GB road accidents by 2010	?	<a href="http://www.gos.gov.uk">www.gos.gov.uk</a>	x	x	x
	2002	?	0.4	0.5	0.7						
	2001	?	0.5	0.5	0.6						
% Road Traffic Increase on all roads	1993-2002	?	?	17%	18%	Achieve zero growth from 2002 based on average number of trips at key locations	?	<a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>	x	x	x
Car usage											
% Households with at least one car or van	2001	49.63	60.13	64.06	73.16	?	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x	x	x
% Residents driving a car or van to work (main method of travel)	2001	47.94	29.45	31.14	34.68	Reduce	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x	x	x
Public Transport											
Number of bus passenger journeys per annum	2003-2004	?	?	12142897	23,668,174	Increase	?	Best Value Performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x	x	x
% residents taking public transport to work (main method of travel)	2001	71.3	17.45	14	14.48	Increase	?	<a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a>	x	x	x
WASTE AND RECYCLING											
Waste											
Average household waste collected per head	2004	?	526.4kg	?	439.1kg	Reduce	A high overall increase of 25% since 2000-2001	Best Value Performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x	x	x
	2003	?	546kg	548kg	521kg						
Percentage household waste recycled	2006	?	22	22	27	In UK, recycle and/or compost 30% of household waste by 2015	Overall increase; however still lower than national average	Best Value Performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x	x	x
	2005	?	18	16	23						
	2004	?	5.4	11.8	13.2						
	2003	?	2.4	?	?						
Percentage household waste composted	2004	?	1.1	1.7	3.9	Increase since 2001-2002			x	x	x
	2003	?	0.1	?	?						
Percentage household waste used to recover other energy sources	2004	?	1.6	24	10.5	Increase	Increase since 2001-2002	Best Value Performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x	x	x
	2003	?	1.4	?	?						
Percentage household waste landfilled	2004	?	92	63.5	71.9	Reduce	Overall decrease	Best Value Performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x	x	x
	2003	?	96.2	?	?						
Percentage of residents served by kerbside recycling	2004	?	86	89.3	86.1	Increase	Massive Increase 2003-2004	Best Value Performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x	x	x
	2003	?	1	?	74						

Indicator	Date	Castletown Ward	Sunderland	North East	England	Target	Local Trends	Data Sources	Relationship		
LAND USE									Eco	Soc	Env
<b>Built Environment</b>											
Commercial and Industrial Property Vacancy statistics, Percentage of Vacant Properties	2000-2001	?	4	7	7	Decrease	Reduction	<a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x		
	1999-2000	?	3	7	7						
	1998-1999	?	5	7	7						
Density of new dwellings built (dwellings per hectare)	2004	?	?	33	40	Increase	General increase in line with national figures	<a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x		
	2000-2003	?	26	?	?						
	2003	?	?	29	34						
	2002	?	?	26	27						
	2001	?	?	26	25						
	2000	?	?	24	25						
	1999	?	?	23	25						
% of houses built on previously developed land	2004	/	62.2	55.2	70.2	60% by 2008	General increase in line with national figures	Best value performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x		x
	2003	/	33	?	67						
<b>Derelict / Contaminated land</b>											
% area of land that is derelict	2002	?	?	6	11	Decrease	Reduce	Sunderland City Council / <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>	x		x
Number of contaminated sites on part II A register	2005	?	10	?	304	Reduce	Reduce	<a href="http://www.defra.gov.uk">www.defra.gov.uk</a>			x
Number of substantiated pollution incidents (land)	2003	?	?	?	29627	Reduce	Reduce	<a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a>			x

Indicator	Date	North East	North West	South East	East	Target	Trends	Data Sources	Relationship		
AIR AND CLIMATE									Eco	Soc	Env
<b>Energy Efficiency</b>											
Electricity Generation from renewable sources by region (GWh)	2005	373	1,300	1,200	1,680	Increase	General Increase in line with other regions	<a href="http://www.restats.org.uk">www.restats.org.uk</a>			x
	2004	383	1,090	980	1,580						
	2003	342	850	820	1,510						
Number of sites generating electricity from renewable energy	2005	35	120	115	90	Increase					
	2003	29	?	?	?						
<b>Emissions of CO2</b>											
Total carbon emissions (tonnes)	2005	?	2.1million	34 million	556 million	Cut carbon dioxide emissions by 20% by 2010	?	<a href="http://www.onenortheast.co.uk">www.onenortheast.co.uk</a> <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			
	2004	?	?	33 million	542 million						
Carbon emissions per head	2000-2001	?	?	6,830kg	2,600Kg		?	<a href="http://www.onenortheast.co.uk">www.onenortheast.co.uk</a> <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			

Indicator	Date	Castletown Ward	Sunderland	North East	England	Target	Trends	Data Sources	Relationship		
WATER									Eco	Soc	Env
<b>River Water Quality</b>											
% Rivers graded as good - Chemical GQA	2002	/	?	83%	65%	To increase compliance in England and Wales from 82% in 1997 to at least 91% by 2005	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
	1990	/	?	68%	43%						
% Rivers graded as Good/fair - Chemical GQA	2002	/	?	97%	94%	To increase compliance in England and Wales from 82% in 1997 to at least 91% by 2005	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
	1990	/	?	90%	84%						
% Rivers graded as Good - Biological GQA	2002	/	?	83%	68%	To increase compliance in England and Wales from 82% in 1997 to at least 91% by 2005	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
	1990	/	?	69%	60%						
% Rivers graded as Good/fair - Biological GQA	2002	/	?	99%	95%	To increase compliance in England and Wales from 82% in 1997 to at least 91% by 2005	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
	1990	/	?	91%	89%						
<b>Pollution</b>											
Number of substantiated pollution incidents (water)	1999	/	?	1668	13014	Reduce	?	<a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a>			x

Indicator	Date	Castletown Ward	Sunderland	North East	England	Target	Trends	Data Sources	Relationship		
BIODIVERSITY AND GEOLOGY									Eco	Soc	Env
<b>SSSI - Number</b>											
Number of SSSI	2005	2	17	266	4117	Public Service Agreement target is for 95% of SSSI land to be in favourable or recovering condition by 2010	?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
Number of SSSI Units	2005	2	22	1270	?		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% of units favourable	2005	50%	77.3	48.1	?		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% of units unfavourable but recovering	2005	0	18.2	15.7	?		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% of units unfavourable - No change	2005	0	4.6	25.8	?		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% of units unfavourable and declining	2005	50%	?	9.8	?		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% of units part destroyed	2005	0	0	0.24	?		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% of units destroyed	2005	0	0	0.08	?		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
<b>SSSI - Area</b>											
% Area favourable	2005	50%	75.3	24.79	45.01	Public Service Agreement target is for 95% of SSSI land to be in favourable or recovering condition by 2010	?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% Area unfavourable but recovering	2005	0	19.06	25.94	22.72		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% Area unfavourable - no change	2005	0	1.15	36.86	20.5		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% Area unfavourable and declining	2005	50%	3	12.17	11.69		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
% Area destroyed/part destroyed	2005	0	0	0.24	0.08		?	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x

Number of LNRS	2005	1 (Hylton Dene)	5 (38 in Tyne & Wear)	124	?	Increase	/	<a href="http://www.naturalengland.org.uk/">http://www.naturalengland.org.uk/</a>			x
<b>BIODIVERSITY AND GEOLOGY</b>											
Indicator	Date	Castletown	Sunderland	North East	England	Target	Trends	Data Sources	Relationship Eco Soc Env		
<b>Regional Farmland Species Indices</b>											
% of species with populations increasing	1994-2002	?	?	73%	37%	Increase	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
% of species with populations showing little change	1994-2002	?	?	27%	33%	Increase	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
% of species with populations declining	1994-2002	?	?	0%	30%	Decrease	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
<b>Regional Woodland Species indices</b>											
% of species with populations increasing	1994-2002	?	?	70%	42%	Increase	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
% of species with populations showing little change	1994-2002	?	?	10%	42%	Increase	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
% of species with populations declining	1994-2002	?	?	20%	16%	Decrease	?	Regional Quality of Life Counts <a href="http://www.sustainable-development.gov.uk">www.sustainable-development.gov.uk</a>			x
<b>RIGs Sites</b>											
Number of RIGs Sites	2008	0	4	?	?	Identify new sites/enhance and protect existing	?	City Council Planning Policy Team			x
<b>CULTURAL HERITAGE LEISURE AND TOURISM</b>											
Indicator	Date	Castletown	Sunderland	North East	England	Target	Trends	Data Sources	Relationship Eco Soc Env		
<b>Listed Buildings</b>											
Number of Listed Building entries	2005	3	390	12,207	?	?	?	Sunderland City Council	x		x
<b>Tourism and recreation</b>											
% Residents satisfied with local parks and open spaces	2003	?	71	68	72	To increase by 4% nationally and by 6% overall for residents living in local authority districts in receipt of Neighbourhood renewal fund, above the baseline year 2003-4	Sunderland - increase at similar rate to national	Neighbourhood Renewal Unit - Floor targets Interactive <a href="http://www.fti.neighbourhood.gov.uk">www.fti.neighbourhood.gov.uk</a>		x	x
Number of visits to libraries per 1000 population	2004	?	5411	5896.3	6378.7	Increase	?	Best Value Performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>		x	
	2003	?	5190	?	6431						
Number of visits to/usage of museums per 1000 population	2004	?	1353	878.3	976.9	Increase	?	Best Value Performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>		x	
	2003	?	1408	?	784						
% of footpaths easy to use	2004	?	62.80%	70.20%	68.90%	Increase	?	Best Value Performance Indicator <a href="http://www.odpm.gov.uk">www.odpm.gov.uk</a>		x	
	2003	?	54%	?	?						

## Appendix C - Sustainability issues

Issue	Eco	Soc	Env	Indicator source	Implications for the Masterplan	Potential influence of the Masterplan
High Unemployment rates and low economic activity rates				Economic Activity Rate compared to Sunderland, North East and England	The Masterplan should consider the need for access to employment sites for local residents. The Masterplan should also ensure that construction jobs go to local people and that training schemes are provided as part of the redevelopment	Minor
				High unemployment rates (all economically active people) compared to national and regional statistics		
				High % of jobseekers allowants claimants (of working age)		
				Poor ranking of Super Output Areas - Indices of deprivation		
High levels of socio-economic deprivation				Poor ranking of Super Output Areas - Indices of deprivation	The Masterplan should seek to address issues which contribute to social deprivation such as lack of access to jobs, facilities and services and the poor quality of the built environment	Moderate
				High levels of unemployment (see above)		
				Poor quality housing and built environment as revealed by local NRA		
Poor quality of older housing areas				Housing small and in poor condition - NRA	The Masterplan should ensure that existing housing is updated and improved where required. New housing be durable and of high quality, should reflect the needs of those in the area and improve the mix of property type and tenure available.	Major
				Increase in private rented sector and low demand - NRA		
				Run down properties in advanced stages of decline- NRA		
				Older private residential areas of poor environmental quality and with pockets of substandard housing - UDP (NA10.7& 8)		
Need to tackle health inequalities				High % of people with limiting long term illness compared to city-wide, regional and national statistics	The Masterplan should consider how improvements in housing could address health inequalities. For example ensuring houses are energy efficient to tackle fuel poverty and improved access to health facilities.	Minor
				High % of people in poor health compared to city-wide, regional and national statistics		
Issue	Eco	Soc	Env	Indicator source	Implications for the Masterplan	Potential influence of the Masterplan
Low educational attainment				Low % Population with higher level skills compared to city wide regional and national statistics	Educational attainment is often linked to deprivation. The Masterplan should seek to address issues, which contribute to social deprivation such as lack of access to jobs, facilities and services and the poor quality of the built environment.	Minor
				High % Population with no skills compared to city-wide regional and national statistics		
				Poor ranking (education skills and training) of Super Output Areas - Indices of Deprivation		
				% students achieving grades A*-C at GCSE level is considerably lower than city-wide, regional and national		
Traffic and Travel				Conflicts between vehicular transport and deficiencies in pedestrian and cycleway facilities - NLP Transport Study	The Masterplan should ensure that pedestrian and cycle links are improved public transport services improved and road traffic issues resolved	Moderate
				High proportion of residents using car to get to work despite low car ownership levels in the area		
High levels of crime and disorder				Poor ranking (Crime) of Super Output Areas - Indices of deprivation	The Masterplan needs to consider how redevelopment of Castletown can reduce crime and disorder. For example improving poorly lit areas, provision of facilities for young people and the encouragement of crime reduction in design	Minor
Low recycling and composting rates				Sunderland - % waste recycled has improved rapidly, faster than in other areas, however is still below national levels	The Masterplan should encourage sustainable waste management for housing development in Castletown. Sustainable waste management should also be built into the construction phase. Local residents must be engaged with, in order to increase recycling rates.	Moderate
				Sunderland - Low % household waste composted compared to regional and national statistics		
				Sunderland - Very high % waste landfilled compared to regional and national statistics		
Poor visual quality of the built environment				Dark spaces creating perception of fear	The Masterplan should encourage the use of high quality innovative design, open space and landscaping so as to improve the built environment	Major
				Some vandalism		
				Run down shopping parade, vacant units		
				Poor quality of housing stock, vacant properties		
High vacancy rates and abandoned properties				Neighbourhood Renewal Assessment indicates dereliction within designated area	The Masterplan should encourage the redevelopment of previously developed land to ensure that new development makes the most efficient use of land	Major
Climate change and energy efficiency				Baseline data indicates high carbon emissions per head and very poor levels of renewable energy generation in the north east	The Masterplan should ensure sustainable building design and construction including climate-proof design; and the adoption of carbon reducing, energy efficient building techniques. The Masterplan should provide for sustainable waste management and recycling facilities in Castletown	Moderate
Biodiversity and Geology				Presence of protected species such as bats and Great crested newts within and adjacent to the masterplan area	The Masterplan must ensure that where appropriate, provision is made to protect and enhance biodiversity in the area. New development must build in new areas of greenspace to improve the green infrastructure of the area.	Moderate
				Lack of high quality Green space within the area		
				Close proximity to protected areas such as Hylton Dene LNR and Hylton castle Cutting SSSI		
Cultural Heritage				The Masterplan site sits within the extensive former grounds and parkland of Hylton castle. Both Roman and prehistoric artefacts have been found in the vicinity of the Masterplan area in the past	The masterplan must ensure that new development will not compromise the archaeological heritage of the area.	Minor



## Appendix D - SA Framework

SA Objective	Headline indicator	Sub-objective	Baseline Indicators
<b>Social</b>			
To raise educational achievement in Castletown	Qualifications and skills of all people	Will it improve qualifications and skills of adults	Qualification level of working age population (higher level; lower level; no qualification)
		Will it improve qualifications of children?	% of pupils achieving 5 or more GCSEs at Grades A* - C or equivalent
To ensure everyone has the opportunity of living in a decent and affordable home	Community cohesion and social inclusion	Will it increase the range and affordability of housing for all social groups?	Household spaces and accommodation type
		Will it improve the quality and location of housing?	Number of affordable homes completed % private homes demolished or made good % households rated as unfit
To reduce crime and the fear of crime	Community wellbeing	Will it positively effect the well being of people?	Overall crime per 1000 population IMD Rank of Crime score
To improve health and reduce inequalities in health	Health equality	Will it increase the access to and availability of health services and reduce the need for health benefits?	No. Of GP surgeries
			IMD Rank of health deprivation and disability score % people with health described as: Good; Fairly Good; Poor % people with a long term limiting illness
To ensure good accessibility for all to jobs, facilities, goods and services by public transport, foot and bicycle	Accessibility to services and transport and infrastructure	Will it reduce journey times between key employment centres?	Methods of travelling to work - All people aged 16-74 in employment
		Will it reduce the need to travel by car?	Proximity of jobs from residences
		Will it improve accessibility to key services?	Number of households within 30 minutes of key service centres by public transport
To increase public involvement in decision-making and civic activity	Community involvement and community groups	Will it encourage participation in the democratic process?	% of community groups responding to Sunderland City Council SPD consultation
<b>Environment</b>			
To protect and enhance the quality and distinctiveness of Castletown's land and landscapes	landscape quality, design and conservation	Will it improve the landscape and ecological character of the environment?	Loss of 'communally important' open space to development Measure of Green space created on schemes over 50 houses
		Will it reduce the amount of derelict, underused or degraded land?	% of houses built on previously developed land Number of derelict properties
To protect and enhance Castletown's biodiversity and geological heritage	Endangered species and habitat conservation	Will it protect and enhance biodiversity and geological features in the area?	Number of developments including landscaping schemes Number of habitats and species rated priority BAP
		Will it maintain and enhance sites designated for nature conservation	% Loss of Local Wildlife Sites Loss of designated areas to development
To protect and enhance Castletown's cultural heritage and diversity	Historic buildings and sites of archaeological interest	Will it protect and enhance sites, features and areas of historic archaeological and cultural value?	Number of Conservation Area Appraisals per annum (financial year)
			Number of Listed Building entries Number of sites of archaeological interest
<b>Natural Resources</b>			
To ensure good local air quality for all	climate change	Will it lead to an improvement in air quality?	Total Carbon emissions (tonnes)
		Will it reduce emissions of greenhouse gases?	Use of renewable energy in new development
To protect and enhance the quality of Castletown's ground, river and sea waters	Water use and flooding issues	Will it improve water quality and reduce consumption?	Use of Sustainable Urban Drainage Systems in New Development
		Will it reduce the risk of flooding?	Water consumption in new dwellings (Code for Sustainable Homes)
To reduce the causes and the impacts of climate change	climate change	Will it contribute towards reducing the causes of climate change?	Total Carbon emissions (tonnes)
			Use of renewable energy in new development
To reduce the amount of waste produced and increase the amount recycled	Recycling	Will it reduce household waste?	Average household waste collected per head (Kg)
		Will it increase waste recovery and recycling?	Number of new developments including recycling facilities
			% household waste landfilled % household waste recycled
To make better use of our resources	Green Procurement policies	Will it increase the proportion of energy sourced from renewables	% increase in the proportion of total energy from renewables Use of renewable energy in new development
		Will it minimise the loss of land to development?	% dwellings built on Brownfield land
		Use of building materials in new development	Rating of building materials in BRE Green Guide to Specification (A*-C)
<b>Economy</b>			
To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity	Opportunities and unemployment	Will new employment opportunities be created with good access?	IMD Rank of Employment Score % Unemployment rate (all economically active people)
		Will it retain existing jobs?	% job seekers allowance claimants of working age
To achieve high and sustainable levels of economic growth	Inward investment and economic growth	Will it make efficient use of economic land and property?	Gross floorspace (retail/leisure)
			Gross floor space completed (B1, B2, B8)
		Will it encourage inward investment?	Amount of land (hectares) supply available for employment use % change in number VAT registered Businesses Economic Activity Rate (%) based on working age population

# Appendix E - Compatibility framework

Sustainability Appraisal objectives	Castletown Masterplan Objectives							Comment on Compatibility with Masterplan objectives	Baseline indicators
	Tackle the worst housing problems in the area by creating a desirable balance of house type and tenure.	Tackle anti-social behaviour through housing management	Improve the physical characteristics of the residential environment in terms of the urban landscape, quality of roads and paths, open spaces and play areas	Attract residents to the area and ensure existing residents are able to remain here if they wish	Improve retail offer to residents	Improve and enhance the image of Castletown and the perception of the public underpinning the confidence in the communities	Improve movement to and within the area enabling access for existing and proposed developments facilitating links for public and personal transport requirements and considering pedestrian and cycle routes		
To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity	~	~	~	~	~	~	✓	Improving links within and to the area will increase accessibility to jobs both within Castletown and beyond	% Unemployment rate (all economically active people) IMD Rank of Employment Score % job seekers allowance claimants of working age
To achieve high and sustainable levels of economic growth	~	~	~	~	✓	~	✓	Improving retail offer provides local economic base. Improved links enables increased accessibility to jobs	Amount of land (hectares) supply available for employment use Gross floorspace (retail/leisure) Economic Activity Rate (%) based on working age population
To ensure everyone has the opportunity of living in a decent and affordable home	✓✓	~	✓✓	✓✓	~	✓✓	~	Improving housing quality and choice and environmental improvements are highly compatible with the SA objective	Household spaces and accommodation type Number of affordable homes completed % private homes demolished or made good % households rated as unfit
To improve health and reduce inequalities in health	✓	~	~	~	~	~	✓	Improvements to the quality and standard of housing and improvement of access to services may contribute to achieving this objective	No. Of GP surgeries IMD Rank of health deprivation and disability score % people with health described as: Good, Fairly Good, Poor % people with a long term limiting illness
To raise educational achievement in Castletown	✓	✓	✓	~	~	✓	✓	Educational attainment is linked to deprivation. The Masterplan will address issues, associated with social deprivation such as anti social behaviour the quality of the environment, housing and access	Qualification level of working age population % of pupils achieving 5 or more GCSEs at Grades A* - C or equivalent
To ensure good accessibility for all to jobs, facilities, goods and services by public transport, foot and bicycle	~	~	✓	✓	~	~	✓✓	Measures to improve movement to and within the area by public transport and pedestrian and cycle routes contribute to achieving this objective	Number of households within 30 minutes of key service centres by public transport Proximity of jobs from residences Methods of travelling to work - All people aged 16-74 in employment
To reduce crime and the fear of crime	✓	✓✓	✓	~	~	✓	~	Measures to design out crime and housing management initiatives are compatible with this objective	Overall crime per 1000 population IMD Rank of Crime score
To increase public involvement in decision-making and civic activity	✓	✓	✓	✓	✓	✓	✓	The Castletown Masterplan objectives were informed by extensive community engagement from the outset	% of community groups responding to Sunderland City Council SPD consultation
To protect and enhance the quality and distinctiveness of Castletown's land and landscapes	~	~	✓	~	~	✓	✓	Measures to improve the quality of housing and the physical characteristics of the urban environment are compatible with this SA objective	% of houses built on previously developed land Number of derelict properties
To protect and enhance Castletown's biodiversity and geological heritage	✓	~	✓	~	~	~	~	No direct links between Masterplan objectives and this SA objective although developers will be required to ensure biodiversity is protected and enhanced as part of any scheme. Landscaping measures (tree planting) to assist in creation of new habitats	Number of developments including landscaping schemes Number of habitats and species rated priority BAP % Loss of Local Wildlife Sites Loss of designated areas to development

To protect and enhance Castletown's cultural heritage and diversity	~	~	~	~	~	~	~	No links between Masterplan objectives and this SA objective	Number of Conservation Area Appraisals per annum (financial year)
									Number of Listed Building entries
									Number of sites of archaeological interest
To ensure good local air quality for all	~	~	~	~	~	~	~	Provision of cycle and pedestrian friendly routes could potentially contribute to achieving this SA objective	Total Carbon emissions
									Use of renewable energy in development
To protect and enhance the quality of Castletown's ground, river and sea waters	✓	~	~	~	~	~	~	Use of Sustainable Urban Drainage Systems in new housing development	Use of Sustainable Urban Drainage Systems in New Development
									Water consumption in new dwellings (Code for Sustainable Homes)
To reduce the causes and the impacts of climate change	✓	~	~	~	~	~	~	Encouraging cycling and walking , provision of new housing that is low carbon and energy efficient	Total Carbon emissions
To reduce the amount of waste produced and increase the amount recycled	✓	~	~	~	~	~	~	Improved house types to incorporate recycling facilities	Use of renewable energy in development
									Average household waste collected per head (Kg)
									Number of new developments including recycling facilities
									% household waste landfilled
% household waste recycled									
To make better use of our resources	✓	~	~	~	~	~	~	Housing on brownfield land. Improved house types to use sustainable building materials and potentially renewable technologies	% increase in the proportion of total energy from renewables
									Use of renewable energy in new development
									% dwellings built on Brownfield land
									Rating of building materials in BRE Green Guide to Specification (A*-C)

✓✓	Highly Compatible
✓	Compatible
~	Neutral
x	Incompatible
xx	Highly Incompatible

# Appendix F - Strategic options appraisal

SA Objective	Options	Appraisal Criteria						
		key Issues	Interventions	Potential Impacts	Sensitivity of receptors	Nature of effect	Duration	Significance
To ensure high and stable levels of employment	Do Nothing Option		Do Nothing	No significant impacts in relation to employment are anticipated	Local	No effect in relation to status quo	n/a	n/a
	Intervention	<ul style="list-style-type: none"> <li>Above average unemployment rate</li> <li>Low economic activity rates</li> </ul>	Utilise New Approach to Public Procurement (NAPP) to build local labour clauses into the construction contract with Gentoo in respect of Castletown Development Site secure training placements for local unemployed residents	Increase in training	Local	Beneficial Reversible Direct	Temporary Short term	Minor
To achieve high and sustainable levels of economic growth	Do Nothing Option		Do Nothing	No significant impacts in relation to economic growth are anticipated	Local to Regional	No effect in relation to status quo	n/a	n/a
	Intervention	<ul style="list-style-type: none"> <li>Above average unemployment rate</li> <li>Low economic activity rates</li> <li>High levels of socio-economic deprivation</li> </ul>	Redevelopment and investment in Castletown	<ul style="list-style-type: none"> <li>Potential for capital receipts and financial contributions from redevelopment schemes to be ring fenced for reinvestment in Castletown</li> <li>Proposed housing development and financial investment in the area may generate knock-on effect of improving developer / investor confidence and attract further investment and economic growth in Castletown and the wider area</li> </ul>	Local Local to Regional	Beneficial Reversible Indirect	Permanent Long term	Minor to Negligible Moderate to Minor
To ensure everyone has the opportunity of living in a decent and affordable home	Do Nothing Option		Do Nothing	<ul style="list-style-type: none"> <li>Housing quality likely to remain poor</li> <li>Further deterioration of the housing stock and built environment</li> </ul>	Local	Adverse Reversible Direct	Permanent Long term	Moderate to Minor
	Intervention	<ul style="list-style-type: none"> <li>Poor quality of housing showing advanced stages of decline</li> <li>Over supply of private sector rented housing</li> </ul>	Demolition of 170 properties	Person living with these dwellings will have to move	Local	Adverse Reversible Direct	Temporary Short term	Minor
			Provision of approximately 150 new homes to meet community needs and aspirations with a diversification of the housing offer with a mix of tenures and house types	Housing stock which better meets the needs of the community and aims to retain population and develop a more sustainable local community	Local	Beneficial Reversible Direct	Permanent Long term	Major to Moderate
			Replacement of poor quality dwellings with new high quality homes subject to English Partnerships' Construction and Design Quality Standards set out in the Development Brief	<ul style="list-style-type: none"> <li>Improved quality of the housing stock and housing environment for residents</li> <li>Reduction in unfit, vacant and low demand dwellings</li> </ul>	Local	Beneficial Reversible Direct	Permanent Long term	Major to Moderate
			25% of new homes to be affordable housing in accordance with requirements of Sunderland Strategic housing market Assessment	Enable local people to stay within the area and encourage a more sustainable community	Local	Beneficial Reversible Direct	Permanent Long term	Moderate to Minor
To improve health and reduce inequalities in health	Do Nothing Option		Do nothing	Disparities in relation to health and inequalities in health to increase. Continuing deprivation in Castletown.	Local	Adverse Reversible Direct	Temporary, long term	Major
	Intervention	<ul style="list-style-type: none"> <li>Castletown is one of the worst performing wards in the city in terms of health.</li> <li>Life expectancy in Sunderland is lower than the regional and national averages</li> </ul>	<ul style="list-style-type: none"> <li>Improve facilities for young people</li> <li>Develop sustainable travel plan for local schools</li> <li>Improve access to public transport</li> <li>Environmental improvements to pedestrian ways and upgrading of cycle routes</li> <li>Investment and improvement of Hylton Dene</li> <li>Development Brief will require Housing redevelopment to encourage cycling and walking</li> <li>Development Brief to require energy efficient housing in line with Code for Sustainable Homes</li> <li>Assistance Grants/Loans available to improve the condition of certain existing areas of housing stock</li> </ul>	<ul style="list-style-type: none"> <li>Improved access to health facilities</li> <li>Physical improvements to castletown will be designed to encourage a more active lifestyle</li> <li>Reduction in number of residents suffering from fuel poverty</li> </ul>	Local	Beneficial, Reversible, Direct	Permanent, long term	Moderate to minor
To raise educational achievement	Do Nothing Option		Do nothing	A lack of housing intervention in the area may lead to a decrease in population, which if significant may affect the viability of local schools.	Local	Adverse Reversible Direct	Permanent Long term	Moderate to Minor
	Intervention	<ul style="list-style-type: none"> <li>Poor performance in childrens' educational attainment</li> <li>Low adult education levels</li> </ul>	<ul style="list-style-type: none"> <li>Educational attainment is linked to deprivation. The Masterplan will address issues, which contribute to social deprivation by improving housing, access and the quality of the built environment.</li> <li>Utilise New Approach to Public Procurement (NAPP) to build local labour clauses into the construction contract with Gentoo in respect of Castletown Development Site secure training placements for local unemployed residents</li> <li>Development of a travel plan for Castle View School and Castle View Primary to improve safe and sustainable access to the school and area</li> <li>Improve facilities for young people</li> </ul>	<ul style="list-style-type: none"> <li>Improved opportunities through training</li> <li>Improved access to education and other opportunities</li> </ul>	Local	beneficial, reversible, direct	Temporary, Short term	Moderate

To ensure good accessibility for all to jobs, facilities, goods and services by public transport, foot and bicycle	Do Nothing Option	<ul style="list-style-type: none"> <li>Above average unemployment rate</li> <li>Low economic activity rates</li> <li>Good levels of accessibility to local services at Ethel Terrace and elsewhere</li> </ul>	Do Nothing	<ul style="list-style-type: none"> <li>Continuing low employment levels and low level of economic activity</li> <li>Continued good accessibility to local facilities at Ethel Terrace, however no investment to secure its future as a local centre</li> </ul>	Local	Adverse, reversible, direct	Permanent, long term	Major
	Intervention		<ul style="list-style-type: none"> <li>Improve access to public transport</li> <li>Environmental improvements to pedestrian ways and upgrading of cycle routes</li> <li>Improved cycling facilities</li> <li>Local retail centre improvements (including grant/loan scheme and environmental improvements)</li> </ul>	<ul style="list-style-type: none"> <li>Improved access to facilities and job opportunities in Castletown and surrounding area</li> <li>Improved competitiveness and viability of Ethel Terrace as a local centre</li> <li>Increased opportunity for local employment</li> </ul>	Local	Beneficial, reversible, direct	Permanent, long term	Major
To reduce crime and the fear of crime	Do Nothing Option	<ul style="list-style-type: none"> <li>Sunderland crime levels higher than regional and national averages</li> <li>Castletown Super Output Areas fall within bottom 40% in terms of crime - Indices of Deprivation</li> <li>High levels of anti-social behaviour and car crime</li> <li>Fear of crime</li> </ul>	Do Nothing	Possible further problems with crime and fear of crime in Castletown	Local	Adverse, reversible, direct	Temporary, long term	Major
	Intervention		<ul style="list-style-type: none"> <li>Gating of Nye Dene and Castle View to restrict access</li> <li>Improvements to footways linking Castle view to Hylton Road</li> <li>Housing redevelopment</li> <li>Community Safety Project (including neighbourhood wardens)</li> <li>Community Progression Officer</li> <li>Liaison aimed at improving facilities for young people</li> <li>Development Brief will require that new residential development will incorporate 'Secured by Design' standards</li> </ul>	<ul style="list-style-type: none"> <li>Reduced fear of crime due to controls at Nye Dene and Castle View and increased use of public spaces and footpaths</li> <li>Reduced incidents of anti-social behaviour due to improved facilities for young people and engagement with the community</li> <li>Reduced fear of crime due to presence of neighbourhood wardens</li> <li>Crime to be 'designed out' of new residential development</li> </ul>	Local	Beneficial, Reversible, Direct	Permanent, long term	Major
To increase public involvement in decision-making and civic activity	Do Nothing Option	No issues identified	Do Nothing	No impact in relation to increasing the public's involvement in decision making and civic activity	Local	No effect in relation to status quo	n/a	n/a
	Intervention		<ul style="list-style-type: none"> <li>Ensure involvement of the Castletown Neighbourhood Action Group</li> <li>Neighbourhood Wardens, Community Progression Officers and Youth Workers established to engage with residents and young people in the community</li> </ul>	<ul style="list-style-type: none"> <li>Improved engagement particularly amongst young people</li> <li>Increased harnessing of Social Capital</li> <li>Community ownership of Castletown projects</li> </ul>	Local	Beneficial, Reversible, Direct	Permanent, long term	Major
To protect and enhance the quality and distinctiveness of Castletown's land and landscapes	Do Nothing Option	<ul style="list-style-type: none"> <li>Poor quality and badly maintained open amenity space</li> <li>Poor quality and underused public realm</li> <li>Deterioration of Hylton Dene</li> </ul>	Do Nothing	Possible further deterioration of the environment in Castletown	Local	Adverse, Reversible, Direct	Temporary, short term	Moderate top minor
	Intervention		<ul style="list-style-type: none"> <li>Investment in Hylton Dene</li> <li>Creation of two Urban Woodland Areas</li> <li>Lanscaping and planting at Baron's Quay Road</li> <li>Tree Planting Programme in the Briers, Castle View and Ernwill Ave</li> <li>Improvements to small allotment site</li> <li>Development Brief to require housing development to incorporate amenity open space</li> </ul>	<ul style="list-style-type: none"> <li>Improved visual appeal and environmental quality of Castletown</li> <li>Community ownership/pride through public participation in environmental improvement schemes</li> <li>Reduced fear of crime due to increased use of public spaces</li> </ul>	Local	Beneficial, Reversible, direct	Permanent, long term	Moderate to minor
SA Objective	Options	Appraisal Criteria						
		key Issues	Interventions	Potential Impacts	Sensitivity of receptors	Nature of effect	Duration	Significance
To protect and enhance Castletown's biodiversity and geological heritage	Do Nothing Option	<ul style="list-style-type: none"> <li>Hylton Dene, immediately to the north of the masterplan area is an LNR. The area suffers from fly tipping and security issues and is also home to protected species such as bats and Great Crested newts</li> <li>The quality of open green spaces is poor</li> <li>Terraaced housing and Aviary Estate considered to be incorporate high risk features that would encourage roosting bats</li> <li>Castletown Masterplan site is in close proximity to Hylton Castle Cutting SSSI</li> </ul>	Do Nothing	<ul style="list-style-type: none"> <li>Continuing problems with fly tipping in Hylton Dene.</li> <li>Poor quality of urban green space in the locality</li> </ul>	Local	Negative, Reversible	Temporary	Moderate
	Intervention		<ul style="list-style-type: none"> <li>Investment and Improvements to Hylton Dene</li> <li>Ecological Impact Assessment (required as part of the housing development) will ensure work is carried out to survey local species, mitigate against development and develop enhancement strategies.</li> </ul>	<ul style="list-style-type: none"> <li>Improvements to this LNR and Ecological Impact Assessment for adjacent site would contribute to the protection and enhancement of species in the area.</li> <li>Improved security would ensure increasing use of the dene by local community</li> </ul>	Local, regional,	Beneficial, Reversible, Direct	Permanent, long term	Major
			<ul style="list-style-type: none"> <li>Creation of Urban Woodland areas on two areas of underused open space</li> <li>Requirement for the provision of amenity open space as part of the housing development to contribute to wider green infrastructure of the area</li> </ul>	<ul style="list-style-type: none"> <li>Creation of two new areas of biodiversity and improved green infrastructure would improve habitat linkages in the area; in line with Durham BAP</li> </ul>	Local, regional,	Beneficial, Reversible, Direct	Permanent, long term	Moderate
		<ul style="list-style-type: none"> <li>Housing demolition and development will take place in accordance with the recommendations of an ecologist's method statement, in order to comply with the requirements of Conservation (Natural Habitats &amp;C.) Regulations 1994 and as amended in 2007</li> </ul>	<ul style="list-style-type: none"> <li>The development in accordance with the ecologist's requirements will ensure appropriate mitigation against the loss of any bats present in the area</li> </ul>	Local, regional,	No effect in relation to status quo	Permanent, long term	Moderate	

To protect and enhance Castletown's cultural heritage and diversity	Do Nothing Option	Castletown lies within the extensive grounds and parklands of Hylton Castle (a Scheduled Ancient Monument). Roman and prehistoric artefacts have been found in the vicinity of the site in the past.	Do Nothing	No impact in relation to Castletown's cultural heritage or diversity	Local	No effect in relation to status quo	n/a	n/a
	Intervention		Development of new housing / demolition of existing housing	Potential damage to unknown sites of archaeological importance and potential loss of artefacts unless mitigation measures carried out	Local	Adverse Irreversible Direct	Permanent, long term	Negligible
To ensure good local air quality for all	Do Nothing Option	<ul style="list-style-type: none"> <li>High per capita carbon emissions</li> <li>Low cycle use</li> <li>Traffic / pedestrian conflicts</li> </ul>	Do Nothing	No significant effects in relation to air quality are anticipated	Local	No effect in relation to status quo	n/a	n/a
	Intervention		Demolition of existing housing and construction of new housing	Release of air pollutants and dust	Local	Adverse Reversible Direct	Temporary Short term	Minor to Negligible
			Introduction of traffic calming measures and improvement to pedestrian facilities	Reduction in car use and congestion and subsequent improvement in local air quality	Local	Beneficial Reversible Direct	Permanent Long term	Minor to Negligible
			Promotion of road safety and development of School Travel Plan to improve safe and sustainable access to local schools and local area					
			<ul style="list-style-type: none"> <li>Development Brief will require an Air Quality Assessment and Noise Assessment to inform appropriate mitigation measures in relation to Wessington Way</li> <li>Appropriate mitigation measures identified in the above assessments will be required to be incorporated into the design of the new housing development</li> </ul>	<ul style="list-style-type: none"> <li>Improved quality of life for residents at Castletown</li> <li>Protection of the amenity of residents in relation to air quality and noise pollution</li> </ul>				
Do Nothing Option	No Key issues identified	Do Nothing	<ul style="list-style-type: none"> <li>Missed opportunity to incorporate SUDs into new development.</li> <li>Potential increase in surface water and incidents of flooding due to increases in rainfall as a result of climate change</li> </ul>	Local	Negative Reversible	Permanent Long term	Moderate	
To reduce the causes and impacts of climate change	Intervention	<ul style="list-style-type: none"> <li>In the North East, Carbon Emissions per capita were almost three times the national average (2000-01).</li> <li>Projections estimate further growth of CO2 in Sunderland</li> </ul>	Development Brief will require new housing development to incorporate Sustainable Urban Drainage Systems (SUDs) in line with emerging policy	Improvements to the level of surfacewater run-off and future proofing against possible increases in rainfall as a result of climate change	Local	Beneficial Reversible Direct	Permanent Long term	Moderate
	Do Nothing Option		Do Nothing	Missed opportunity to contribute to reducing carbon emissions in Sunderland.	Local, regional, national	Negative Reversible	Permanent Long term	Moderate
	Intervention		The Masterplan will ensure forms of development that encourage the use of public transport, cycling and walking	A development that would contribute to Sunderland's aim to reduce carbon emissions	Local, regional, national	Beneficial Reversible Direct	Permanent Long term	Moderate
			<ul style="list-style-type: none"> <li>Development Brief will require new housing to meet at least Code level 3 of the CSH and incorporate 10% renewables in line with Policy and EP requirements.</li> <li>Brief will require new housing to designed using Passive Solar Design principles</li> </ul>	A development that would contribute to Sunderland's aim to reduce carbon emissions and an exemplar scheme that would set the standard for future development in the city	Local, regional, national	Beneficial Reversible Direct	Permanent Long term	Moderate
To reduce the amount of waste produced and increase the amount recycled	Do Nothing Option	<ul style="list-style-type: none"> <li>Sunderland Waste sent to landfill higher than national and regional averages</li> <li>Waste recycling significantly lower than national and regional averages</li> </ul>	Do Nothing	No improvement to recycling rates as a result of the Masterplan	Local	No effect in relation to status quo	n/a	n/a
	Intervention		Development Brief will require New Housing to incorporate measures to encourage recycling and composting, in line with the requirements of the Code for Sustainable Homes	Potential increase in recycling and composting in Castletown	Local	Beneficial Reversible Direct	Permanent Long term	Moderate to Minor
To make better use of our resources	Do Nothing Option	Low levels of renewable energy generation in the North East	Do Nothing	Continuing low levels of renewable energy generation	Local, regional,	No effect in relation to status quo	n/a	Moderate
	Intervention		Development Brief will require new housing to provide 10% renewables on site in line with policy	<ul style="list-style-type: none"> <li>Improvements to the level of renewable energy generation in the region</li> <li>Exemplar development for the city</li> <li>Reduction of carbon emissions</li> </ul>	Local, regional,	Beneficial Reversible Direct	Permanent Long term	Moderate
			Development Brief will require a Construction Efficiency Statement to be submitted in line with English Partnerships Construction Quality standards	The construction of new housing will be use lean construction techniques and effective supply chain management in order to minimise waste	Local, regional, national	Beneficial Reversible Direct	Permanent Short term	Minor
			All development is to be Brownfield: development	<ul style="list-style-type: none"> <li>Efficient use of land</li> <li>Environmental Improvement to the area</li> </ul>	Local	Beneficial Reversible Direct	Permanent Long term	Major
			Development brief to require the use of building materials rated A*-C only in the BREEAM Green Guide to Specification	<ul style="list-style-type: none"> <li>Reduction in carbon emissions</li> <li>Longer term sustainability of development</li> </ul>	Local, regional, national	Beneficial Reversible Direct	Permanent, long term	Moderate

## Appendix G - Mitigation measures

SA Objective	Adverse Impacts			Beneficial Opportunities	
	Mitigation to ensure adverse impacts are minimised	Type of Measure	Implementation	Mitigation to ensure beneficial opportunities are realised	Implementation
To ensure high and stable levels of employment	/	/	/	Secure training placements for local unemployed residents through New Approach to Public Procurement (NAPP) to build local labour clauses into the construction contracts with Gentoo	Contracts with Gentoo, involvement of...??
To achieve high and sustainable levels of economic growth				see above	Contracts with Gentoo, involvement of...??
To ensure everyone has the opportunity of living in a decent and affordable home	Development Brief will require 25% of new homes to be affordable	Reduce impact	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners	Development Brief requires new housing to go on site to be subject to English Partnership's quality standards, to ensure improved housing environment	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
	Ensure all tenants and occupiers are re-housed in the area, to minimise community disruption	Offset impact	Gentoo to determine re-housing policy	Development Brief requires a Diversification of housing offer with a mix of tenure and type. Measures to reduce social isolation to meet the needs of vulnerable groups will be delivered through an inclusive design requirement, also contained within the Development Brief	
To improve health and reduce inequalities in health	/	/	/	Development Brief Supports Masterplan proposals for improved cycle and walkways and contains requirements for amenity space and S106 for improvements to local equipped play facilities	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
				Development brief requires compliance with English Partnership's standards relating to noise attenuation, internal space and overheating	
				Development Brief requires that new homes must be highly energy efficient and sustainable through compliance with Code for Sustainable Homes rating of at least level 3 and the adoption of passive solar design and cooling techniques; thus reducing fuel poverty	
To raise educational achievement	/	/	/	Neighbourhood wardens to play an important role in engaging with young people in the area inside and outside school. Will look at opportunities for improved facilities for young people.	NRF bid already approved and wardens in place in Castletown
				Secure training placements for local unemployed residents through New Approach to Public Procurement (NAPP) to build local labour clauses into the construction contracts with Gentoo	Contracts with Gentoo, involvement of Council Regeneration team
To ensure good accessibility for all to jobs, facilities, goods and services by public transport, foot and bicycle	/	/	/	Development Brief to support improved cycle facilities, cycleways and pathways to encourage accessibility	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
To reduce crime and the fear of crime	/	/	/	Development Brief requires new residential development to adopt 'Secured by Design' principles	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
				Neighbourhood wardens to play an important role in engaging with young people in the area. Will look at opportunities for improved facilities for young people and tackling underage drinking and drugs use.	NRF bid already approved and wardens in place in Castletown
				Gating of Nye Dene and Castle View to restrict access to Hylton Dene	Scheme already implemented
To increase public involvement in decision-making and civic activity	/	/	/	Masterplan identifies Neighbourhood wardens to engage with local residents in the area, including promoting and supporting the Neighbourhood Action Group.	NRF bid already approved and wardens in place in Castletown
To protect and enhance the quality and distinctiveness of Castletown's land and landscapes	/	/	/	High quality new residential development to improve visual appeal of Castletown and to incorporate open amenity space in accordance with requirements of the Development Brief	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners

To protect and enhance Castletown's biodiversity and geological heritage	in order to comply with the requirements of Conservation (Natural Habitats & C.) Regulations 1994 and as amended in 2007	impact	Agreement (JVA) signed by the Local Housing Company Partners	mitigate against development and develop enhancement strategies.	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
	/	/	/	Requirement for the provision of amenity open space as part of the housing development to contribute to wider green infrastructure of the area	
To protect and enhance Castletown's cultural heritage and diversity	Requirement for any major planning application within the masterplan area to be accompanied by an archaeological desk-based assessment, which may in turn require further fieldwork	Prevent Impact	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners	/	/
To ensure good local air quality for all	Development Brief requires A Site Waste Management Plan (SWMP) to be developed from the pre-design stage and implemented for all construction site activities; in line with good practice published by WRAP and DTI.	Reduce Impact	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners	The Development Brief for the housing site will require an Air Quality and Noise attenuation assessment to inform appropriate mitigation measures necessary to be incorporated into the design of the site; in the interests of residential amenity	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
To protect and enhance the quality of Castletown's surface and groundwater	/	/	/	The Development Brief's required compliance with level 3 of the Code for Sustainable Homes, will ensure that new housing will have low levels of water consumption and include water saving measures	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
				Requirement for Sustainable Urban Drainage Systems contained within Development Brief	
To reduce the causes and impacts of climate change	/	/	/	Development Brief requires a Site Waste Management Plan (SWMP) to be developed from the pre-design stage and implemented for all construction site activities; in line with good practice published by WRAP and DTI. The purpose of the plan is to set targets for waste reduction and recovery	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
				Development brief requires the use of building materials with an A-C rating (Green Housing Guide to specification)	
				Development Brief will require new development to meet 10% renewables target set by Core Strategy Policy CS15	
				The requirement for new housing to meet Code Level 3 of the Code for Sustainable Homes will require improved sustainable performance in relation to: energy efficiency, water consumption, materials, surface water run-off, waste, pollution, management and ecology. The development is to be an exemplar for future developments in the city	
To reduce the amount of waste produced and increase the amount recycled	/	/	/	Development Brief requires A Site Waste Management Plan (SWMP) to be developed from the pre-design stage and implemented for all construction site activities; in line with good practice published by WRAP and DTI. The purpose of the plan is to set targets for waste reduction and recovery	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
				The Code for Sustainable Homes contains measures relating to waste and pollution to encourage recycling and composting. New development must meet level 3 of the Code under the terms of the Development brief.	
To make better use of our resources				The Development Brief will require a Construction Efficiency Statement covering issues such as Lean Construction, costings and Supply Chain Management. The Site Waste Management Plan will also require target setting for waste reduction and recycling	Requirements of Brief to be enforced through Joint Venture Agreement (JVA) signed by the Local Housing Company Partners
				The Development brief will require at least 10% renewable energy generation for the new housing site	
				Development Brief requires the re-use of existing and salvaged materials on site where possible	
				Development brief requires the use of building materials with an A-C rating (BRE Green Housing Guide to specification)	



## Appendix H - Objectives, targets and indicators

SA Objective	Targets	Target Source	Indicators	Indicator Source
To raise educational achievement in Castletown	Increase the qualification level of working age population		Qualification level of working age population (higher level; lower level; no qualification)	NOMIS
	Increase training / work placements on offer in the area		Number of placements secured from the new construction scheme	Gentoo
	Improve Education Skills and training ranking in the two Super Output Areas covering the Castletown Masterplan area		Indices of Deprivation ranking	National Statistics
	Increase % of pupils achieving 5 or more GCSEs at Grades A* - C or equivalent		% of pupils achieving 5 or more GCSEs at Grades A* - C or equivalent	Dfes
To ensure everyone has the opportunity of living in a decent and affordable home	Improve housing quantity, quality and choice of type and location to meet 21st century needs	Sunderland Strategy 2008 - 2025	Household spaces and accommodation type	Gentoo
			Number of English Partnerships Quality Standards achieved	CABE/English Partnerships
			% private homes demolished or made good	Gentoo/Sunderland Council Housing
	Include an affordable housing provision within the development	Joint Venture Agreement for Castletown	Number of affordable homes completed	Gentoo
To reduce crime and the fear of crime	Achieve lowest ever recorded levels of crime, and perceptions of anti-social behaviour, better than the national average.	Sunderland Strategy 2008 - 2025	Overall crime per 1000 population	NOMIS
			Domestic burglaries per 1000 population	
			vehicle crimes per 1000 population	
			Robberies per 1000 population	
Improve Crime Deprivation Ranking in the two Super Output Areas covering the Castletown Masterplan area		Indices of Deprivation ranking	National Statistics	
To improve health and reduce inequalities in health	Improve Health Deprivation Ranking in the two Super Output Areas covering the Castletown Masterplan Area		Indices of Deprivation ranking	National Statistics
	Improve % people in good health		% people with health described as: Good; Fairly Good; Poor	NOMIS
	Reduce % people subject to long-term limiting illness		% people with a long term limiting illness	NOMIS
	Provide the opportunity to live as long as those with the longest life expectancy in England	Sunderland Strategy 2008 - 2025	Life Expectancy (years) Males Life Expectancy (years) Females	National Statistics
To ensure good accessibility for all to jobs, facilities, goods and services in Sunderland	Reduce % residents driving to work		% residents driving a car or van to work (main method of travel)	NOMIS
	Increase % residents taking public transport to work		% Residents taking public transport to work	
	Improve opportunities for cycling and walking	Core Strategy (Preferred Options)	Number of cycling and walking facilities provided as part of new development	Gentoo/Sunderland Council
To increase public involvement in decision-making and civic activity	Develop detailed Community Engagement Strategy	English Partnerships Quality Standards (Development Brief)	Number of residents involved in housing development consultations	Gentoo/Sunderland Council
	Increase participation in consultation events		% of community groups responding to Sunderland City Council SPD consultation	Sunderland City Council Planning Section
To protect and enhance the quality and distinctiveness of Castletown's land and landscapes	Ensure that green space is of high public value and quality and is accessible to all from every home throughout the city	Core Strategy (Preferred Options)	Loss of 'communally important' open space to development Measure of Green space created on schemes over 50 houses	Sunderland City Council Planning Section
	Improve housing quantity, quality and choice of type and location to meet 21st century needs	Sunderland Strategy 2008 - 2025	No. of derelict properties	Sunderland City Council Housing team

To protect and enhance Castletown's biodiversity	Ensure that new development incorporates measures to protect and enhance any biodiversity interest	Core Strategy (Preferred Options)	Number of developments including landscaping schemes	Sunderland Council Landscape and Reclamation Team
			Number of habitats and species rated priority BAP	
			% Loss of Local Wildlife Sites	
			Loss of designated areas to development	
To protect and enhance Castletown's cultural heritage and diversity	Consult archeological consultant and City council conservation team during Masterplan preparation		Number of Conservation Area Appraisals per annum (financial year)	Sunderland Council Conservation Team
			Number of Listed Building entries	
To ensure good local air quality for all	Ensure that Sunderland will comply with the carbon emission targets set by the Climate change Bill	Climate Change Action plan for Sunderland	Total Carbon emissions (tonnes)	OneNortheast/Sunderland City Council Sustainability Team
	Major housing development to provide 10% of site energy from renewable sources	Core Strategy (Preferred Options) Climate Change Action plan for Sunderland	Use of renewable energy in new development	Sunderland Council Planning Team/Sustainability Team
To protect and enhance the quality of Castletown's ground, river and sea waters	Development exceeding 1 hectare to include Floodrisk Assessment	Core Strategy (Preferred Options)	Inclusion of Floodrisk Assessment alongside Planning Application for new housing	Sunderland Council Planning Team/Sustainability Team
	Development must include Sustainable Urban Drainage Systems		Use of Sustainable Urban Drainage Systems in New Development	
	New development to include Water consumption reduction measures in line with requirements of at least a 3 star rating of Code for Sustainable Homes	Core Strategy (Preferred Options)	Number of properties with Water consumption measures in line with Code for Sustainable Homes level 3	External BREEAM Code Assessor/Sunderland Council Sustainability Team
To reduce the causes and the impacts of climate change	Ensure that Sunderland will comply with the carbon emission targets set by the Climate change Bill	Climate Change Action plan for Sunderland	Total Carbon emissions (tonnes)	OneNortheast/Sunderland City Council Sustainability Team
	Major housing development to provide 10% of site energy from renewable sources	Core Strategy (Preferred Options)	Use of renewable energy in new development	Sunderland Council Planning Team/Sustainability Team
	Major development to comply with Sustainable energy and construction requirements of the Core Strategy		Number of properties compliant with at least level 3 of the Code for Sustainable Homes	External BREEAM Code Assessor/Sunderland Council Sustainability Team
To reduce the amount of waste produced and increase the amount recycled	Reduce household waste collected per head		Average household waste collected per head (Kg)	Best Value Performance Indicator
	Reduce % household waste landfilled		% household waste landfilled	
	Increase % waste recycled		% household waste recycled	
	Increase % Waste composted		% waste recycled	
	New development to include recycling facilities in line with the requirements of at least a 3 star rating of Code for Sustainable Homes	Core Strategy (Preferred Options)	Number of new developments including recycling facilities	Sunderland Council Planning Team/Sustainability Team
To make better use of our resources	Use Green Guide to Housing Specification materials rated A*-C only and to achieve at least a 3 star rating of the Code for Sustainable Homes	English Partnerships Quality Standards (Development Brief) Core Strategy (Preferred Options)	% dwellings using construction materials ranked as A*-C	External BREEAM Code Assessor/Sunderland Council Sustainability Team/Gentoo
	Major housing development to provide 10% of site energy from renewable sources	Core Strategy (Preferred Options)	Use of renewable energy in new development	Sunderland Council Planning Team/Sustainability Team
	Increase % dwellings built on Brownfield Land		% dwellings built on Brownfield land	Best Value Performance Indicator

· To ensure high and stable levels of employment so everyone can share and contribute to greater prosperity	Improve Employment Deprivation Ranking in the two Super Output Areas covering the Castletown Masterplan area		Indices of Deprivation ranking	National Statistics
	By 2025 75% of the working age population will be economically active	Sunderland Strategy 2008 - 2025	% Economic Activity rate	NOMIS
	Reduce the unemployment rate in the city to the UK national average by 2025		% Unemployment rate (all economically active people)	
	Reduce % job seekers allowance claimants of working age	% job seekers allowance claimants of working age		
· To achieve high and sustainable levels of economic growth	Improve overall Deprivation Ranking in the two Super Output Areas covering the Castletown Masterplan area		Indices of Deprivation ranking	National Statistics
	Improve viability/attractiveness of local commercial centre		Take up of financial assistance schemes for local businesses in Castletown	Sunderland Council Planning Team
	Increase number of VAT registered Businesses		% change in number VAT registered Businesses	Sunderland Council Business Investment Team/NOMIS
· To reduce adverse impacts on global communities	Use Green Guide to Housing Specification materials rated A* C only and to to achieve at least a 3 star rating of the Code for Sustainable Homes	English Partnerships Quality Standards (Development Brief)	% dwellings using construction materials ranked as A*-C; and that procure materials from sustainable sources	External BREEAM Code Assessor/Sunderland Council Sustainability Team/Gentoo
		Core Strategy (Preferred Options)		

# Appendix I - NLP Option appraisal report

## 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
- Guide the Council when considering future planning applications

**1.3** 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 – *should this be more specific?*
- 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 – *how will this be measured.*
- 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

### Compatibility with wider regeneration initiatives

**1.15** 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

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

### Viability and feasibility

**1.17** 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

**1.18** 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

**1.19** 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.

**1.20** 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 and 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

**1.21** 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

**1.22** 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

**1.23** 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
- PHCT

### Improves quality of life for residents

**1.24** 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

**1.25** 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

**1.26** 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

**1.27** 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

**1.28** 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

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

	Sustainable housing market	Score
<b>Option 1</b>	Little scope due to site size created	1
<b>Option 2</b>	As above	2
<b>Option 3</b>	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

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

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

	Improves Environmental Quality	Score
<b>Option 1</b>	Aims to improve the use of existing public space but does not provide the opportunity to improve problem areas of open space	3
<b>Option 2</b>	Opportunity to tackle some of the poorly used open space within the Aviary, alongside improving other areas of existing space	4
<b>Option 3</b>	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

**1.31** 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
<b>Option 1</b>	Level of change too small to promote a change in image for Castletown.	2
<b>Option 2</b>	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
<b>Option 3</b>	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

**1.32** 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
<b>Option 1</b>	This option does not achieve the objectives of the masterplan or wider regeneration policies.	3
<b>Option 2</b>	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
<b>Option 3</b>	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

**1.33** 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
<b>Option 1</b>	Likely to be successfully implemented. Land value secured will reflect site size.	2
<b>Option 2</b>	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
<b>Option 3</b>	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

**1.34** 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
<b>Option 1</b>	The lack of significant frontage was considered a weakness which would be reflected in the land value.	2
<b>Option 2</b>	As above. But more positive feedback from developers on the site size created in this option, capable of attracting interest and investment.	3
<b>Option 3</b>	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

**1.35** 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	Score
<b>Option 1</b>	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
<b>Option 2</b>	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
<b>Option 3</b>	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

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

	Support from stakeholders	Score
<b>Option 1</b>	Stakeholder's did not support this option	2
<b>Option 2</b>	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
<b>Option 3</b>	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

**1.37** Consultation with residents found the following:

- a) Overall across the study area; 67% preferred Option 3, 17% Option 2 and 17% preferred Option 1 in relation to the retail options
- b) Overall across the study area; 40% preferred Option 3, 32% Option 2 and 28% preferred Option 1 in relation to the housing options
- c) Of those people living in Oswald Terrace South; 28% favoured Option 3, 4% Option 2 and 68% Option 1
- d) 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
- e) Of those people living in the Aviary; 37% preferred Option 3, 58% Option 2 and 5% Option 1
- f) Of those people living in East View; 91% Options 1 and 2 and very little support for Option 3.

**1.38** 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

**1.39** 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

**1.40** 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.

**1.41** 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
<b>Option 1</b>	Would not attract any additional funding	2
<b>Option 2</b>	May be able to attract some additional funding, but would struggle to compete with other more strategic plans.	3
<b>Option 3</b>	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

**1.42** 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
<b>Option 1</b>	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
<b>Option 2</b>	Does tackle some of the worst quality housing and poorly used areas of open space	3
<b>Option 3</b>	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

**1.43** 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

**1.44** 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 J - Scoping Report letter and consultation responses

Date: 22nd June 2007

Our ref: PO206B/SR

Your ref:

Dear Sir / Madam,

Draft Castletown Masterplan - Sustainability Appraisal Scoping Report

The draft Castletown Masterplan has been developed by Nathaniel Lichfield and Partners (NLP) on behalf of Sunderland City Council. NLP were commissioned to develop a co-ordinated strategy in response to the social, economic and environmental issues facing Castletown.

The purpose of the Masterplan is to provide a framework for the regeneration of the Castletown area of Sunderland. In the absence of a relevant up-to-date Development Plan Document (DPD) policy, Sunderland City Council intends to bring this Masterplan forward on a non-statutory basis as an Interim Supplementary Planning Document (ISPD). It is anticipated that the ISPD will be converted to a SPD at a time when an appropriate DPD policy has been adopted. This approach has been taken to ensure a robust planning framework is in place against which planning applications for development can be assessed and to have an appropriate document with which to support any future bids for funding to help deliver the Masterplan proposals.

Under Section 39(2) of the Planning and Compulsory Purchase Act 2004 all Local Development Documents (LDDs) including SPDs, must undergo a Sustainability Appraisal (SA). The purpose of the SA is to identify and assess the likely significant social, economic, and environmental effects of the Masterplan and the extent to which the Masterplan will meet sustainability objectives.

The first stage of the Sustainability Appraisal (SA) process is to prepare a Scoping Report. This intends to set the context and objectives, establish the baseline and define the scope of the SA.

The report summarises all the initial tasks required for the preparation of a SA and provides the structure of the final SA Report. The final SA Report and the draft ISPD will be published for consultation simultaneously. It is hoped that this will take place in October / November 2007.

The Scoping Report is subject to a statutory consultation period of five weeks. I am, therefore, writing to you to offer you the opportunity to comment on the draft SA Scoping Report and draft Masterplan Document.

I have attached a copy of the SA Scoping Report and the draft Castletown Masterplan Report (including the Community Engagement Report prepared by Social Regeneration Consultants) for your information.

In order to fulfil programmed milestones in the ISPD approval process I would be grateful if you could provide any comments that you may have by Friday 27h July at the latest.

If you have any queries regarding the above please contact me on (0191) 5531542 or Ben Winter on (0191) 5531541.

Yours sincerely,

Director of Development and Regeneration

Simon Rhodes

Senior Planner (Regeneration)

Direct Line 0191 553 1542

E-mail [simon.rhodes@sunderland.gov.uk](mailto:simon.rhodes@sunderland.gov.uk)

Consultee	Date	Method	Key issues identified	Consult further
<b>Environment Agency</b> Sarah Wickerson	26 July 2007	Letter (via email)	<ul style="list-style-type: none"> <li>• Potential impact to Hylton Dene and associated watercourse</li> <li>• Climate change and sustainability implications</li> <li>• Consideration of construction waste and landfill capacity</li> <li>• Potential land contamination issues</li> <li>• Impacts to groundwater - part of site lies on magnesian limestone</li> </ul>	Yes
<b>English Heritage</b> Alan Hunter	17 July 2007	Letter	<ul style="list-style-type: none"> <li>• Not identified as high priority for English Heritage</li> </ul>	Yes
<b>Natural England</b> Jenny Loring/ Tracy Jones	23 July 2007	Letter (via email)	<ul style="list-style-type: none"> <li>• Environmental Quality of the area / use of public open spaces should be identified as a sustainability issue for the Castletown Masterplan area</li> <li>• Habitats Regulations Assessment needs to be undertaken</li> </ul>	Yes



For further details and copies in large print and other languages please contact:

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