

ECONOMIC PROSPERITY SCRUTINY COMMITTEE

AGENDA

Meeting to be held in the Civic Centre (Committee Room No. 1) on Tuesday 11th October, 2016 at 5.30 p.m.

Membership

Cllrs Blackburn, Curran, M. Dixon, Essl, G. Galbraith, E. Gibson, Marshall, Porthouse, D. Snowdon, Taylor, Turner, W. Turton.

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No items.

E. WAUGH,
Head of Law and Governance,
Civic Centre,
SUNDERLAND.

3rd October, 2016.

At a meeting of the ECONOMIC PROSPERITY SCRUTINY COMMITTEE held in the CIVIC CENTRE, SUNDERLAND on TUESDAY, 13TH SEPTEMBER, 2016 at 5.30 p.m.

Present:-

Councillor David Snowdon in the Chair

Councillors Blackburn, M. Dixon, Essl, G. Galbraith, E. Gibson, Marshall, Porthouse, Taylor and Turner.

Also in attendance:-

Councillor Hodson

Councillor Kelly (Portfolio Holder for Public Health, Wellness and Culture) in respect of Item 5 – Consultation on the Future Delivery of Library Services

Councillor Dianne Snowdon (Vice Chairman of the Scrutiny Co-ordinating Committee)

Councillor Wood

Councillor Norma Wright (Chairman of the Scrutiny Co-ordinating Committee)

Mrs Fiona Brown, Director of People Services in respect of Item 5 – Consultation on the Future Delivery of Library Services

Mr Jim Diamond, Scrutiny Officer

Ms Alison Fellows, Executive Director of Commercial Development

Ms Sandra Mitchell, Head of Community and Family Wellbeing in respect of Item 5 – Consultation on the Future Delivery of Library Services

Mr Mark Reynolds, IAMP Coordinator for Sunderland and South Tyneside Councils in respect of Item 4 - Advanced Manufacturing Business Park – Progress Report

Mr Vince Taylor, Head of Strategy and Performance in respect of Item 4 - Advanced Manufacturing Business Park – Progress Report

Mrs Christine Tilley, Community Governance Services Team Leader

The Chairman welcomed everyone to the meeting.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillor Curran and Councillor P. Watson in respect of the item on the Advanced Manufacturing Business Park.

Minutes of the Last Ordinary Meeting of the Scrutiny Committee held on 19th July 2016

A copy of the minutes of the last ordinary meeting of the Scrutiny Committee held on 19th July, 2016 was submitted.

(For copy report – see original minutes).

1. RESOLVED that the minutes of the last ordinary meeting of the Scrutiny Committee held on 19th July, 2016 (copy circulated), be confirmed and signed as a correct record.

In response to Councillor Dixon's enquiry as to how much the Council was contributing to the City of Culture Bid, the Chairman advised that partners had each made a contribution of £250,000.

Declarations of Interest (including Whipping Declarations)

There were no declarations of interest made.

Variation in the Order of Business

The Chairman proposed and it was agreed that the order of business be changed so that the item on the Consultation on the Future Delivery of Library Services was considered at this point on the agenda.

Consultation on the Future Delivery of Library Services

The Executive Director of People Services submitted a report (copy circulated) advising that a presentation would be made to the Scrutiny Committee regarding the first phase of consultation on the future delivery of library services, which builds on the vision and principles in the review which was concluded in 2013.

(For copy report – see original minutes).

The Chairman introduced Councillor Kelly, Portfolio Holder for Public Health, Wellness and Culture who thanked the Committee for its invitation to attend the Scrutiny Committee that evening and advised that the observations of the Scrutiny Committee would be taken on board.

Ms Sandra Mitchell, Head of Community and Family Wellbeing provided the Committee with a presentation detailing the components of local delivery of library services, setting out the financial position in terms of the overall funding pressures, reductions to the Library Services residual budget and opportunities for in year response, e.g. relocation of the City Library and discussions with external organisations to deliver other services alongside library services.

Ms Mitchell informed of the Consultation Process, advising that the consultation period closed on 21st October and the timetable towards implementation of the new service in April 2017. Ms Mitchell highlighted the two Member consultation events organised for 22nd and 26th September.

In response to Councillor Essl who highlighted concerns from an organisation in respect of room hire, Councillor Kelly advised that other meeting space would be made available to organisations who currently hired rooms.

Councillor Blackburn enquired how residents of Hetton would know about and would be consulted on the future delivery of library services. Ms Mitchell confirmed an

event was taking place at Houghton however she undertook to pick up the issue and look at what could be done in the Hetton area.

Councillor Dixon welcomed the consultation on the future delivery of Library Services and commented that he felt some services in the range of services were valued more than others.

In response to Councillor Porthouse, Councillor Kelly advised that no job losses were expected as part of the review and those working at the Library would be relocating to the museum. Councillor Kelly confirmed that the Council still had an agreement with Tyne and Wear Archives to store materials. He advised that the Council only stored a small amount of archives, 'Local History' and that this would continue. He added however that he would like the City's archives to be available to the people of Sunderland to see as much as possible.

Councillor Kelly referred to the reduction in the number of books going on loan which was down from 318,000 in 2010/11 to 202,000; a reduction of 116,000.

In response to Councillor Wright, Councillor Kelly advised that the proposed move of the City Library was a permanent move and with Heritage Lottery Funding the City Museum and Winter Gardens building would be redesigned to create a museum representative of the City with space for corporate entertainment and hospitality and meetings. The move to the Museum and Winter Gardens was not part of the consultation but was an operational requirement to safeguard the museum as museums were not a statutory service. By bringing the City Library and City Museum together in this way, they would support each other and help with the retention of both. The consultation was about the whole of the museum service and the future of the library service.

Mrs Fiona Brown, Director of People Services added that if the City Library moved that this would be its permanent home and aspirations were to make the museum vibrant with a better cafe and shop etc. to give it a better community viability. It was acknowledged that the City Library site on Fawcett Street was a key site and consideration was being given as to what it could be used for.

Mrs Brown confirmed in response to Councillor Dixon that the Council had started to look at how other cities run their libraries and that there were good examples to consider. There were a couple of branch libraries in the city which were well used and the review would look at how to shape the offer.

Councillor Galbraith enquired what effect the changes in service provision would have on the City of Culture Bid.

Mrs Brown advised that Ms Rebecca Ball, Cultural Bid Director, had in a statement stated that there was an understanding of the difficult financial position the Council was in, that she was supportive of bringing the museum and library services together and did not see this as impacting negatively on the Bid.

In response to the Chairman, Ms Mitchell advised that the consultation in 2013 had acknowledged that the world was changing and the Council was asking as part of the consultation process how people access services, how they access the digital offer and whether it was the Council's or some other, as it was felt there was more

that could be done around this and the consultation would assist the service to ensure it was doing the right things.

Full consideration having been given and the Chairman having thanked the Officers for their attendance and presentation, it was:-

2. RESOLVED that the information contained in the report and presentation be received and noted and that a further report on the consultation outcomes be submitted to the Scrutiny Committee for consideration at its meeting in November 2016.

Advanced Manufacturing Business Park – Progress Report

The Chief Executive submitted a report (copy circulated) asking the Committee to consider the progress being made in relation to the Advanced Manufacturing Business Park.

(For copy report – see original minutes).

Mr Vince Taylor, Head of Strategy and Performance and Mr Mark Reynolds, IAMP Coordinator for Sunderland and South Tyneside Councils provided the Committee with a presentation explaining what the International Advanced Manufacturing Business Park was, the location of the site and advising that it was a key component of Sunderland and South Tyneside's City Deal, where both Councils were working in partnership to secure a policy framework and consent to assemble the required package of land and develop the infrastructure.

Mr Taylor advised of the two distinct but overlapping processes to be followed - the Planning Policy Framework which involved creating an Area Action Plan and the release of land from the Green Belt and obtaining Planning Consent by becoming a 'Nationally Significant Infrastructure Project' and obtaining consent through a Development Consent Order.

Mr Reynolds briefed the Committee on the Area Action Plan and the Development Consent Order processes and timescales.

Mrs Alison Fellows, Executive Director of Commercial Development emphasised the importance of the project for the City, the wider region and nationally and the need to get it right.

Mr Taylor advised, in response to Members' questions, that funding for the project amounted to £90m from the public sector, that there was no European funding towards the venture and that by the Autumn Statement it would be known whether the funding had been approved.

In response to Councillor Dianne Snowdon, Mrs Fellows advised that consideration would be given to where to locate facilities for lorry drivers on the site so that they were in the most appropriate place to ensure they were used.

In response to an enquiry concerning the use of Compulsory Purchase Orders from Councillor M. Dixon, Mr Reynolds advised that a need had to be demonstrated that

everything possible had been done to acquire the land before this power could be used.

In response to Councillor Galbraith, Mr Taylor advised that 70% interest in being located on the site was likely to come from the automotive sector, not uniquely in respect of Nissan. The remainder was likely to come from advanced manufacturing, aerospace, engineering; British based international companies.

Full consideration having been given and the Chairman having thanked the Officers for their attendance and presentation, it was:-

3. RESOLVED that the information detailed in the report and presentation, together with the information brought out during the discussion be received and noted.

Visit to the Port of Sunderland

The Chief Executive submitted a report (copy circulated) confirming the arrangements for the Committee's visit to the Port of Sunderland on Thursday 15th September, 2016 to be hosted by Mr Mathew Hunt, Port Director and Captain Andrew Ullah, Harbour Master, intended to provide Members with an opportunity to consider the progress being made by the Port of Sunderland.

(For copy report – see original minutes).

4. RESOLVED that the arrangements for the visit be received and noted.

Annual Work Programme 2016/17

The Head of Area Arrangements, Scrutiny and Member Support submitted a report (copy circulated), attaching for Members' information, a copy of the current work programme for the Committee's work during the 2016-17 Council Year.

(For copy report – see original minutes).

Mr James Diamond, Scrutiny Officer referred the Committee to the work plan for the year ahead.

Members enquired as to whether a report on the major ICT incident which had occurred earlier that day would be added to the Committee's work plan in view of the cost to the Council of the systems failure.

Mr Diamond advised that he would make enquiries as to which was the most appropriate committee to receive a report providing an explanation as to what had occurred.

Full consideration having been given to the report, it was:-

5. RESOLVED that the information contained in the work programme be received and noted.

Notice of Key Decisions

A copy of the Executive's Notice of Key Decisions for the 28 day period from 23rd August 2016 (copy circulated) was submitted.

(For copy report – see original minutes).

6. RESOLVED that the Notice of Key Decisions be received and noted.

The Chairman then closed the meeting having thanked Members and Officers for their attendance.

(Signed) D. SNOWDON,
Chairman.

REFERENCE FROM CABINET – 21 SEPTEMBER 2016

DRAFT MINSTER QUARTER MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Report of the Head of Law and Governance

1. Purpose of this Report

To set out for the advice and consideration of this Committee a report which was considered by Cabinet on 21 September 2016 to seek approval of the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD), attached as Appendix 1, for the purposes of consultation.

2. Background and Current Position

2.1 The Cabinet, at its meeting held on 21 September 2016, gave consideration to a report of the Executive Director of Commercial Development to seek Cabinet approval of the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD), attached as Appendix 1, for the purposes of consultation.

2.2 The Cabinet agreed to:-

- a) Approve the attached Draft Minster Quarter Masterplan for the purposes of consultation.
- b) Approve the Draft Minster Quarter Masterplan as interim planning guidance to be used as a material consideration, pending its finalisation following consultation.

2.3 Copies of the 21 September 2016 Cabinet agenda have been circulated to all Members of the Council. The report has also been forwarded to the Planning and Highways Committee for advice and consideration.

3 Conclusion

3.1 The report is referred to this Committee for advice and consideration. The comments of this Committee will be reported to the Cabinet meeting on 23 November 2016.

3. Recommendation

- 4.1 The Committee is invited to give advice and consideration on the attached report of the Executive Director of Commercial Development.

4. Background Papers

- 5.1 Cabinet Agenda, 21 September 2016.
- 5.2 A copy of the Agenda is available for inspection from the Head of Law and Governance or can be viewed on-line at:-

<http://www.sunderland.gov.uk/committees/cm5/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/8900/Committee/1953/Default.aspx>

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CABINET MEETING – 21 SEPTEMBER 2016

EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

Draft Minster Quarter Masterplan Supplementary Planning Document (SPD)

Author(s):

Executive Director Of Commercial Development

Purpose of Report:

To seek Cabinet's approval of the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD), attached as Appendix 1, for the purposes of consultation.

Description of Decision:

Cabinet is recommended to:

- a) Approve the attached Draft Minster Quarter Masterplan for the purposes of consultation.
- b) Approve the Draft Minster Quarter Masterplan as interim planning guidance to be used as a material consideration, pending its finalisation following consultation.

Is the decision consistent with the Budget/Policy Framework? *Yes

If not, Council approval is required to change the Budget/Policy Framework

Suggested reason(s) for Decision:

To facilitate the redevelopment of the Minster Quarter in accordance with a Masterplan that complies with the council's planning policies for the area and facilitates economic regeneration in the City Centre.

Alternative options to be considered and recommended to be rejected:

The alternative option is not to prepare a masterplan for the Minster Quarter. The consequences of this would be an uncoordinated approach to the redevelopment of this area, resulting in a poor urban structure, poor access and movement arrangements, haphazard distribution of amenities and open space and a lost opportunity to create a comprehensively planned, attractive, sustainable, high quality environment.

Impacts analysed:

Equality Y Privacy N/A Sustainability Y Crime and Disorder N/A

Is the Decision consistent with the Council's co-operative values? Yes

Is this a “Key Decision” as defined in the Constitution?	Yes
Is it included in the 28 day Notice of Decisions?	Yes

DRAFT MINSTER QUARTER MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT

REPORT OF THE EXECUTIVE DIRECTOR OF COMMERCIAL DEVELOPMENT

1.0 Purpose of Report

- 1.1 The purpose of this report is to seek Cabinet's approval of the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD), attached as Appendix 1, for the purposes of consultation.

2.0 Description of Decision

- 2.1 Cabinet is recommended to:

- a) Approve the attached Draft Minster Quarter Masterplan Supplementary Planning Document (SPD) for the purposes of consultation.
- b) Approve the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD) as interim planning guidance to be used as a material consideration, pending its finalisation following consultation.

3.0 Background

- 3.1 The Minster Quarter lies to the north-west of the city centre. It is bounded by the inner ring road (St. Michael's Way) and Town Park to the west, and the Magistrate Court and police station to the north. The eastern limit is West Street, the former Crowtree Leisure Centre and the Bridges Shopping Centre, with the southern limit set at Chester Road. The majority of this Quarter falls within the Bishopwearmouth Conservation Area and houses a number of listed buildings of architectural and historic interest including the Minster & Sunderland Empire Theatre.
- 3.2 The planning policy context for the Masterplan is contained within the adopted UDP Alteration No. 2: Central Sunderland (2010). Alteration No.2 which it is commonly referred to as, sought to provide a clear strategy for Central Sunderland, to shape change positively and to realise the Council's aspirations for the City as a whole. The objective for Central Sunderland was/is to create an area that is the economic heart of the City of Sunderland, bringing regeneration to, and enhancing the quality of life of, existing communities. Central Sunderland is to be the focal point for new investment and employment, education, leisure and tourism development. There are a number of relevant policies within Alternation No.2 which include:.

- EC10A.1- The City Council will support the regeneration of Central Sunderland. Within the area the City Council will seek to maximise investment in employment, housing, leisure, tourism and education.
- SA55B.2 The City Council will support the diversification of food and drink and cultural opportunities within the City Centre west area. Proposals for conversion, redevelopment and infill to provide the following uses:
 - A1 Shops
 - A3 Restaurants and Cafes
 - B1 Business
 - A2 Financial and Professional Services
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure.
- SA74A The City Council will support the diversification of licensed premises within the City Centre in order to create an evening economy for all groups.

3.3 The Sunderland Central Area Urban Design Strategy (2008) sets out a vision for the type of place Sunderland wants to be, drawing together different development proposals and design guidance. The strategy sets out a bold vision for Sunderland and considers the Minster Quarter. The central area is considered an economic driver of investment and regeneration, a place that is valued by the whole community where people want to live, study, work and visit. Architectural and urban design excellence underpins the vision with an environment which has a distinctive character that draws on its rich heritage with great streets, beautiful squares and parks provide the setting for a lively and dynamic mix of uses which are safe and accessible to all.

4.0 Current Position

4.1 In order to give the Minster Quarter Masterplan the appropriate weight as a material consideration when determining planning applications within the study boundary, it is requested that the Masterplan SPD is approved as interim planning guidance, pending its finalisation. In accordance with statutory requirements a formal six-week consultation process with statutory consultees, stakeholders, and local residents will be undertaken. If Cabinet adopts the Masterplan as a SPD following consultation the adopted Masterplan would be afforded weight as a material consideration when determining future planning applications and it therefore would be used by developers as a basis for preparing detailed proposals.

4.2 An adopted Masterplan for the Minster Quarter will strengthen the council's ability to ensure that individual developments do not take place in isolation and will facilitate a co-ordinated approach to development in the area. The draft Masterplan is in accordance with national, regional and local planning policies. The draft Masterplan proposes to create mixed-use developments of national reputation based on the principles of good urban design. The key objectives for the Masterplan include:

- Enhancing the range of leisure, shopping and cultural facilities whilst retaining a compact retail core
- Creating a pleasant, attractive and safe central area through high quality architecture and public realm
- Stimulating vitality through quality facilities and environments which are easily accessible and integrated with the central area
- Enhancing opportunities for high quality, central area living.

5.0 Reasons for Decision

5.1 To facilitate the redevelopment of the Minster Quarter in accordance with a Masterplan that complies with the council's planning policies for the area and enable economic regeneration in the City Centre.

6.0 Alternative Options

6.1 The alternative option is not to prepare a masterplan for the Minster Quarter. The consequences of this would be an uncoordinated approach to the redevelopment of this area, resulting in a poor urban structure, poor access and movement arrangements, haphazard distribution of amenities and open space and a lost opportunity to create a comprehensively planned, attractive, sustainable, high quality environment that supports investment.

7.0 Impact Analysis

a) Equalities

An Equality Analysis has been undertaken which concluded that no major change was required to the Minster Quarter Masterplan.

b) Sustainability

A Sustainability Appraisal (SA) was undertaken for UDP Alteration No.2, referred to above, and therefore as the UDP is the 'parent document' an additional SA is not required specifically for the Masterplan.

8.0 Relevant Considerations

8.1 The Draft Minster Quarter Masterplan has been prepared following consultations with the main stakeholders, which include land owners and businesses operating within the site boundary. These stakeholders will also be given the opportunity to provide further input into the Masterplan as part of the proposed consultation process.

a) Financial Implications - With the exception of the costs associated with the consultation process, the Masterplan will not involve any direct costs to the Council. The consultation costs can be met from existing revenue budgets.

b) Legal Implications – The procedure outlined in the report to progress the SPD towards adoption is in accordance with the provisions contained within the Town and Country Planning (local Planning) (England) Regulations 2012.

c) Policy Implications -. The Draft SPD supports the emerging Core Strategy and are in line with the objectives of the Sunderland Strategy and Economic Masterplan.

9.0 Background Papers

- A copy of the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD) is also available in the Members' room.

Minster Quarter Masterplan

Draft Supplementary Planning Document

September 2016



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1 Introduction

The Minster Quarter Masterplan Supplementary Planning Document (SPD) outlines the development strategy for the Minster Quarter area of Sunderland City Centre. It identifies a series of ambitious but deliverable projects that will support the future economic growth of the city centre.

1.1 Study Area

The Minster Quarter lies to the north-west of the city centre (see Figure 1: Minster Quarter Study Area). It is bounded by the inner ring road (St. Michael's Way) and Town Park to the west, Keel Square, the magistrate's court and police station to the north.

The eastern limit is West Street, the former Crowtree Leisure Centre and the Bridges Shopping Centre, with the southern limit set at Chester Road. The majority of the Quarter falls within the Bishopwearmouth Conservation Area and houses a number of listed buildings of architectural and historic interest including the Sunderland Minster and the Empire Theatre.

Later development associated with the city's ring road, the Crowtree Leisure Centre, the Bridges Shopping Centre and the areas of surface car parking around the Empire Theatre and the former fire station have eroded some of the area's character and disrupted pedestrian movement.

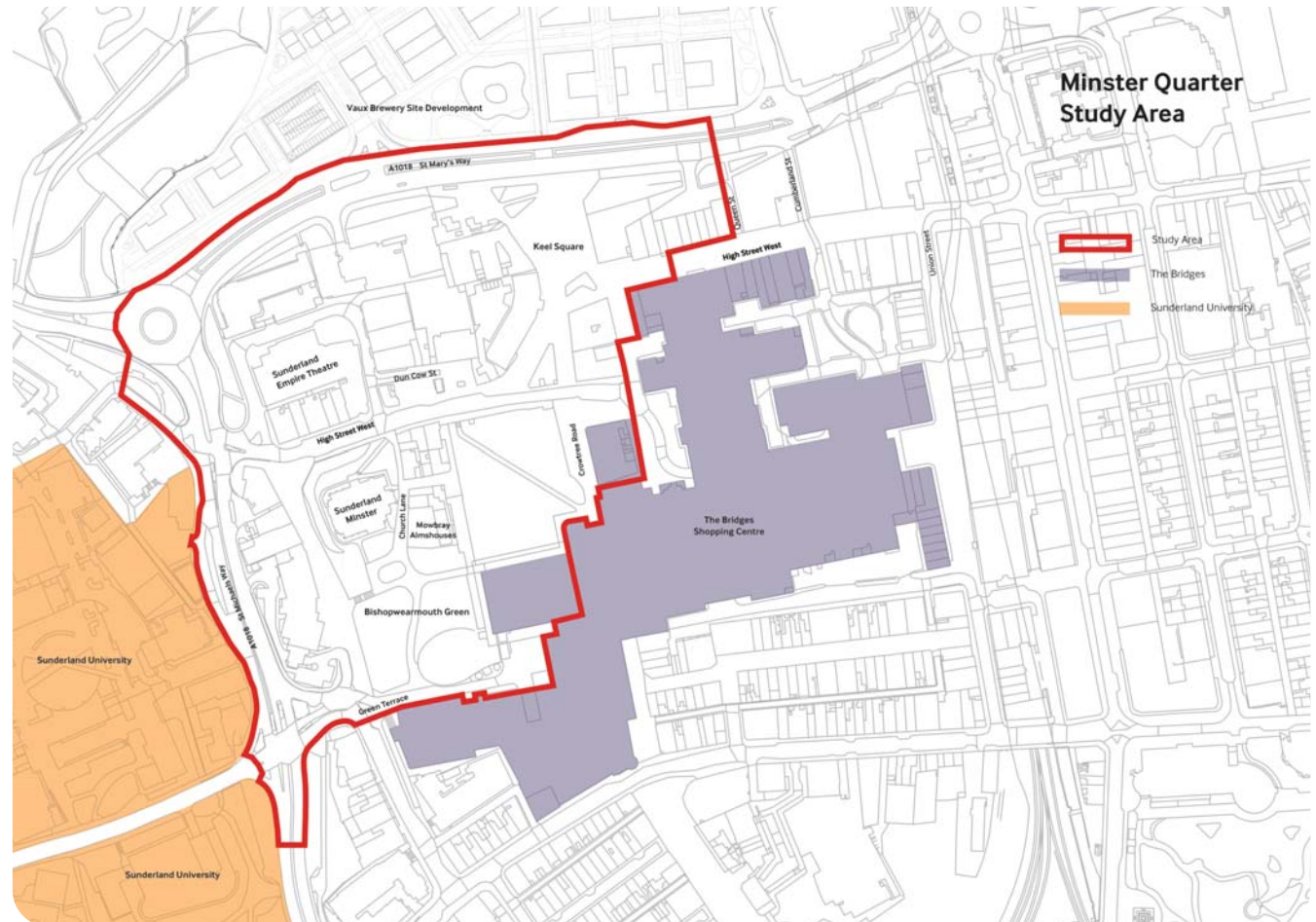


Figure 1: Minster Quarter Study Area

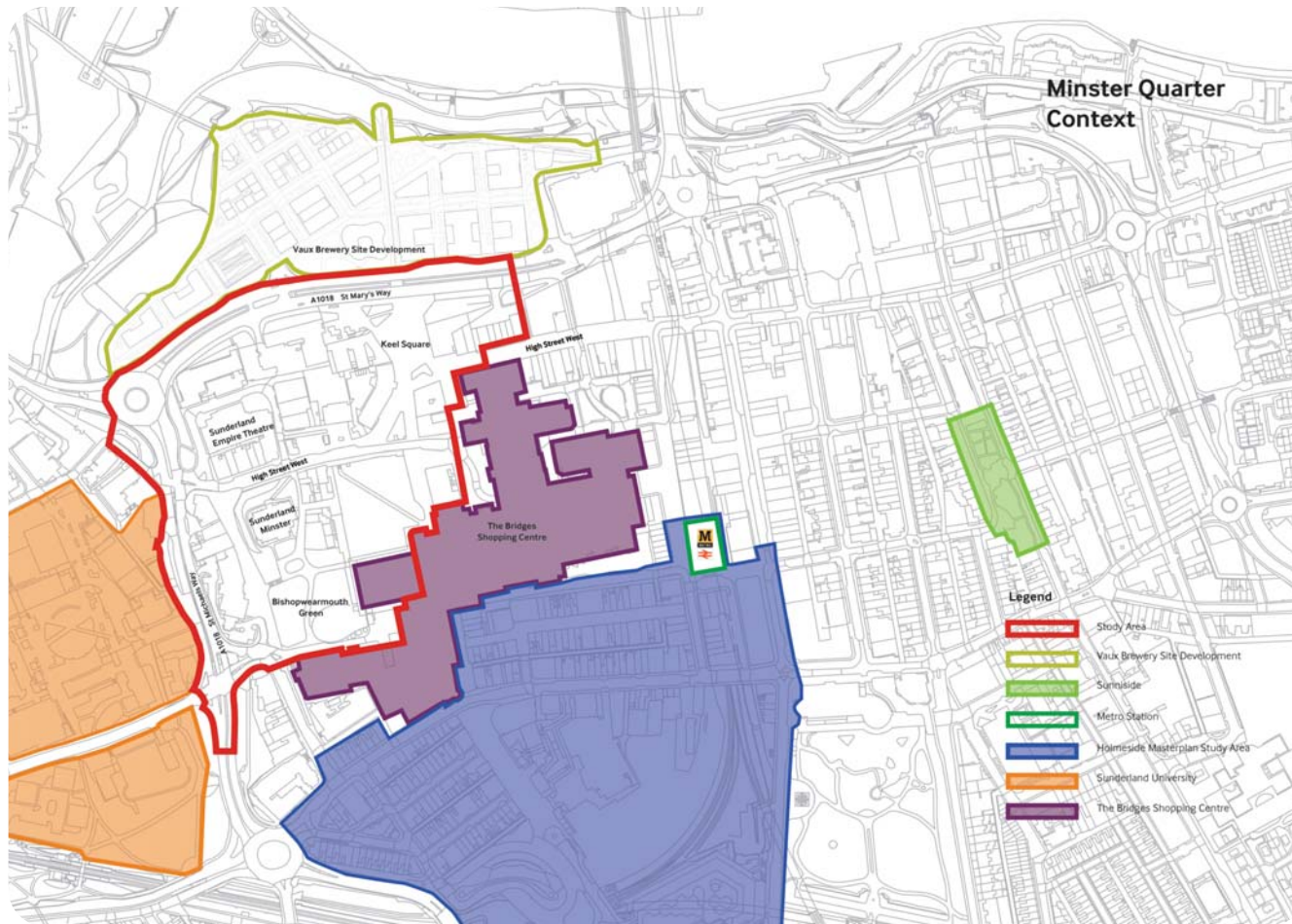
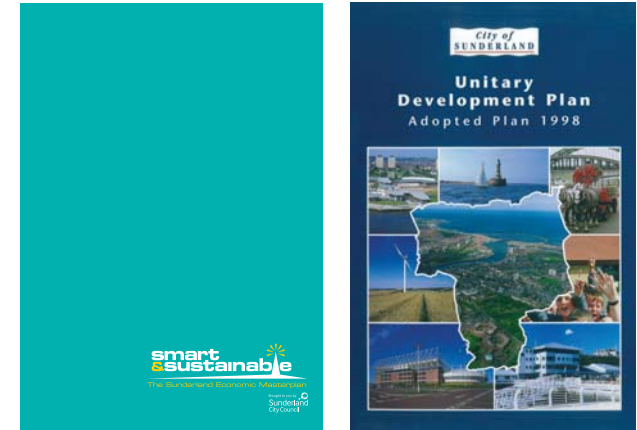


Figure 2: Minster Quarter Context Plan

1.2 Policy Background

The strategic policy context for the Masterplan is contained within several adopted policy documents:



Sunderland Economic Masterplan

The Sunderland Economic Masterplan (2010) is statement of intent articulating the city's aspirations and potential for economic development. The purpose of the Economic Masterplan is:

- To help set the direction for the city's economy over the next 15 years.
- To establish how Sunderland will earn its living over that period and what that will look like on the ground.
- To set out the actions private, public and voluntary sector partners across the city need to take to ensure Sunderland has a prosperous and sustainable future.

Two of the key challenges Sunderland faces relate to the growth of employment in the city centre and the better integration of the University of Sunderland with the city centre, with the document stating:

“The growth of employment in out-of-town locations has left the city centre underpowered as an economic driver. The scarcity of office jobs has hindered the development of better shopping and leisure facilities, leaving the centre insufficiently attractive to residents and businesses alike. This has made it difficult to improve the quality of the city centre. As a consequence, the city centre does not serve its purpose economically or socially.”

“Sunderland is a city with a university but does not yet possess the characteristics and qualities of a ‘university city’. Its two campuses lay adjacent to the city centre but have not been properly integrated with it. The University of Sunderland has the potential to become an economic and culture-changing asset, with a strong civic role aligned to supporting the economic transformation of the city centre and of the city as a whole.”

The Economic Masterplan identifies number of property related market objectives to address these issues, as summarised below:

- To establish a viable office market in the city centre and to diversify the market into a wide range of sectors to ensure its resilience.
- To secure additional and higher quality retailers to attract more consumers to the city centre and to clawback the leakage of consumer spend from within the catchment area.
- Retail vacancy rates are high in secondary and tertiary locations. The number of vacant shops has increased in the prevailing economic climate (in line with the national retail market) and there is an intention to arrest the decline of secondary/tertiary locations and reduce the number of vacant shops.

- To improve public areas and upgrade those areas currently at risk of decline to so that they remain attractive to walk through.
- To improve the evening economy and increase the number of restaurants and cafes.
- To provide better residential units to enhance the centre and attract inward investment.
- To improve the railway station and its surrounds alongside accessibility and movement within the city centre itself.

The Economic Masterplan establishes five strategic aims, two of which directly influence how development should be brought forward in the Minster Quarter.

Aim 1 ‘A new kind of university city’ – We want Sunderland to be a vibrant, creative and attractive city, with a strong learning ethic and a focus on developing and supporting enterprise with the University of Sunderland at its heart

Aim 3 ‘A prosperous and well-connected waterfront city centre’ – The city centre is important to Sunderland and the wider region. It will fulfil its purpose only when more people work in it and more people spend time and money there. The city’s position on the waterfront is an important part of its sense of place and enhances Sunderland city centre’s distinctive role in the region. Connectivity is both external to improve the city centre’s credentials as a business location and internal to make it better and easier to enjoy.

The ‘new kind of university city’ envisaged by the Economic Masterplan seeks to better use the university to change Sunderland’s economy and culture. It is anticipated that this will require the university to adopt a stronger civic role than a traditional university.

The ‘prosperous’ and well-connected waterfront city centre’ envisages a city centre which will accommodate new companies and jobs thereafter supporting other parts of the city centre by providing demand for retail, leisure and other aspects. The development of the following strategic sites is identified in the Economic Masterplan:

- Former Vaux site and Farringdon Row – to create a new central business district and to increase the number of people living in the city centre.
- Crowtree Leisure Centre/Town Park (Minster Quarter) – to create a new mixed-use civic space that connects a number of key places in the city, including the Empire Theatre and the university city campus and provides the potential for further development of the Bridges Shopping Centre.
- University of Sunderland City Campus – to provide learning, research, health, sports and leisure, arts and cultural facilities for use by the wider community.

In summary the Economic Masterplan outlines that the city centre lacks the scale, quality, vibrancy and variety of uses that would normally be found in a regional city centre and that despite the prevalence of new assets and the implementation of regeneration initiatives, the city does not appear to be integrated at this time.

Planning Framework

Unitary Development Plan

The Unitary Development Plan (UDP) adopted in 1998 is currently the local plan for the city. The UDP includes land use policies for the whole of the city and allocates land for particular uses.

An area, identified as 'Paley Street/ Eden Street' (0.9Ha) is within in the Minster Quarter Study Area and is allocated for offices and leisure uses (Policy SA54.6). The UDP recognises the area as an appropriate location for leisure/arts related uses and states that leisure is an important element in the life of the City Centre.

Evening Economy Supplementary Planning Document

The Evening Economy SPD (2008) was produced to guide planning applications for leisure uses. The document recognises that the growth of the evening economy has been affected by the lack of employment and residential development in the city and identifies areas appropriate for the growth of this sector. The document strives, amongst other aspects, to:

- Improve the quality, choice and diversity of licensed premises within the city centre, particularly in the early evening (between the hours of 4-7pm).
- Enable visitors to differentiate between different parts of the city centre.
- Improve the image of Sunderland city centre as a place to visit at night.
- Maintain a balance between the evening economy and the prime day-time use of the city centre as a retail destination.

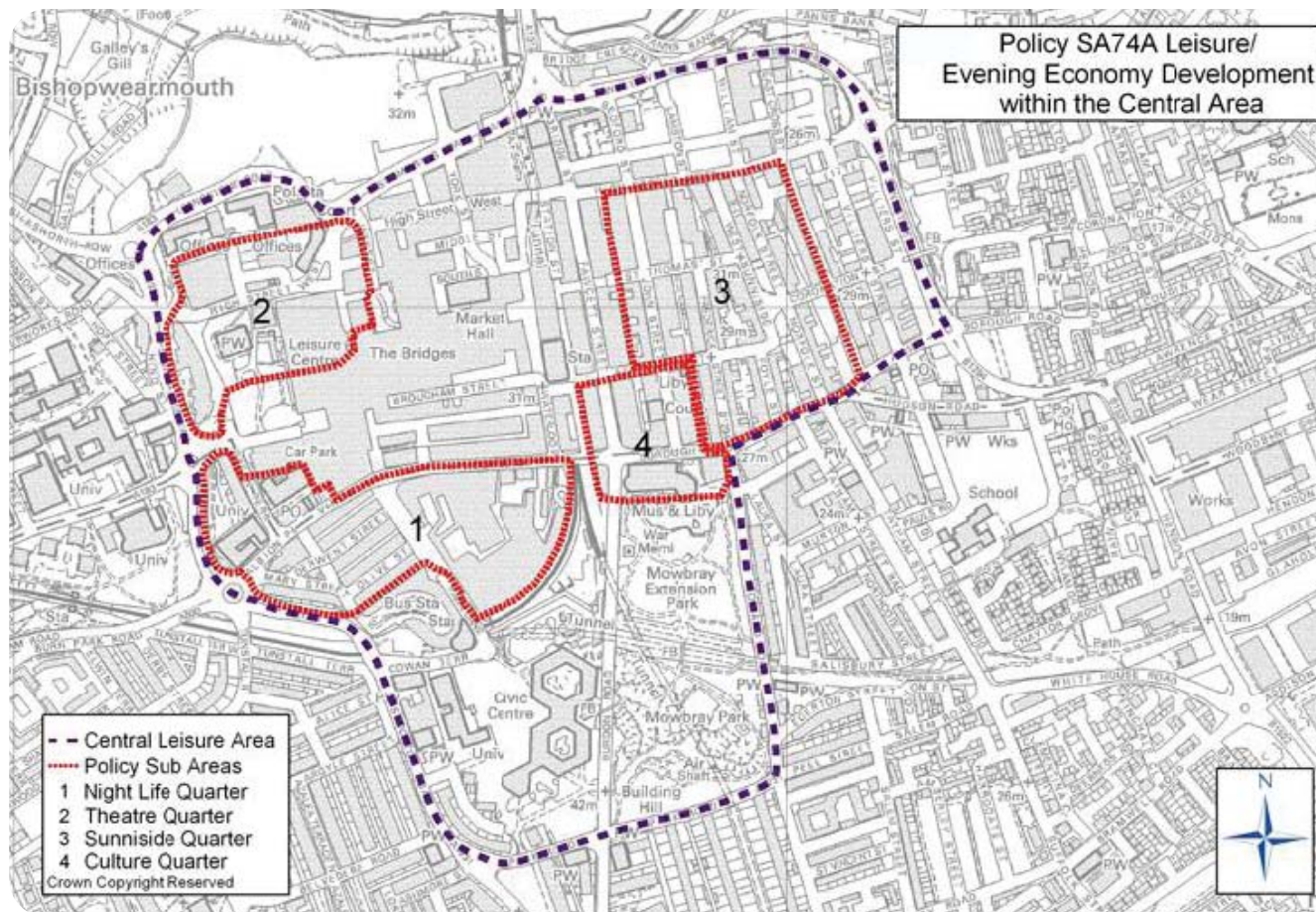


Figure 3: Evening Economy SPD

The Evening Economy SPD is referred to in the Economic Masterplan and the need for additional restaurants and cafes to make the city centre a more attractive place to live is identified, albeit it is acknowledged that demand for a better evening experience will be driven by more city centre jobs i.e. the development of the former Vaux Brewery/Farrington Row sites for employment use.

The Theatre Quarter is one area allocated for the growth of the evening economy and is positioned within the Minster Quarter Study Area (see Figure 3: Evening Economy SPD). The Evening Economy SPD promotes this area as appropriate for leisure uses which complement theatre activities and recognises that whilst the Sunderland Empire attracts high numbers of people into the city centre, there is a shortage of complementary facilities to attract patrons

to the area before performances and encourage them to stay afterwards.

There is also recognition that the environment surrounding the Empire Theatre should better complement its setting in close proximity the Town Park and the Minster.

The Evening Economy SPD articulates that the Sunderland Empire should be the focal point within the Theatre Quarter, and that development in this area should build on its role and importance, by providing high quality venues and a wider range of restaurants, wine bars and cafes offering lunch-time trade, pre-and after theatre dinner and drinks to appeal not only to theatre patrons but also shoppers and other city centre customers.

Unitary Development Plan Alteration No. 2

In 2010 the council adopted UDP Alteration No. 2: Central Sunderland. Alteration No.2, which it is commonly referred to as, sought to provide a clear strategy for Central Sunderland, to shape change positively and to realise the Council's aspirations for the City as a whole. The objective for Central Sunderland is to create an area that is the economic heart of the City of Sunderland, bringing regeneration to, and enhancing the quality of life of, existing communities.

Central Sunderland is to be the focal point for new investment and employment, education, leisure and tourism development. There are a number of relevant policies within Alternation No.2 which include:

- EC10A.1- The City Council will support the regeneration of Central Sunderland. Within the area the City Council will seek to maximise investment in employment, housing, leisure, tourism and education.
- SA55B.2 The City Council will support the diversification of food and drink and cultural opportunities within the

City Centre west area. Proposals for conversion, redevelopment and infill to provide the following uses:

- A1 Shops
- A3 Restaurants and Cafes
- B1 Business
- A2 Financial and Professional Services
- D1 Non-Residential Institutions
- D2 Assembly and Leisure.

- SA74A The City Council will support the diversification of licensed premises within the City Centre in order to create an evening economy for all groups.

It is also stated that proposals for land uses not referred to above will be considered on their individual merits, having regard to other policies of the UDP, and that new development should be of a scale and design which complements the character of the Bishopwearmouth Conservation Area.

Bishopwearmouth Conservation Area Character Appraisal and Management Strategy

The Bishopwearmouth Conservation Area, Character Appraisal and Management Strategy Planning Guidance (March 2007) has been formally adopted by the Council in support of the UDP and emerging Local Development Framework (LDF) and will form a material consideration in determining planning applications in this area.

The Council is required to give "special' attention to preserving or enhancing the conservation area in exercising its planning functions. A large proportion of the Minster Quarter is within the conservation area boundary

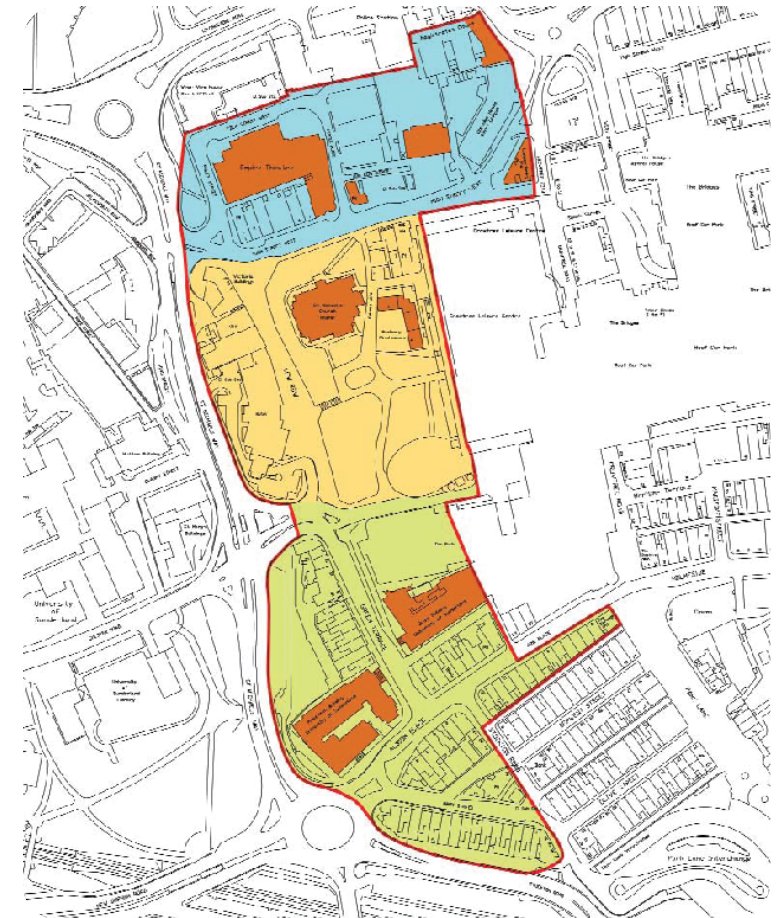


Figure 4: Bishopwearmouth Conservation Area Character Appraisal and Management Strategy

(see Figure 4: Bishopwearmouth Conservation Area Character Appraisal and Management Strategy). The Crowtree Leisure Centre, High Street West and the area of land to the north of the Sunderland Empire falls outside the conservation area boundary. That said, Policy B4 of the UDP states that "all development within and adjacent to Conservation Areas will be required to preserve or enhance their character or appearance".

Sunderland Central Area Urban Design Strategy

The Sunderland Central Area Urban Design Strategy was adopted as a Supplementary Planning Document in 2008 with the aim of:

- Establishing a strong urban form that delivers quality and reflects the needs of the central area.
- Defining clearly the role of the central area and to describe a range of opportunities that will contribute clearly to that role.
- Delivering positive change that revitalises the central area and accelerates image change.

The strategy sets out a vision for the central area supported by a contextual analysis. It introduces a clear structure for the central area and provides strategic design guidance for built form and the public realm to underpin the vision. It is intended that the document will:

- Inform development control decisions, guiding opportunities as they come forward in the central area.
- Reinforce emerging planning policy for the central area.
- Establish design principles and guidance for built form and the public realm against which all proposals for the central area will be assessed.

The document splits the central area into three districts with the majority of the Minster Quarter falling within the Bishopwearmouth district. Within this area the Crowtree Leisure Centre is identified as being a large scale redevelopment, which has diminished pedestrian permeability by creating a large block with a managed route that is no longer part of the public realm. The document also identifies the area to the north of the Londonderry Public House and western extreme of the retail units on High Street West as an important gateway

space poorly defined by built form and frontage development and which offers a negative first impression of the city centre.

A number of potential links to the City Campus of the University of Sunderland on the inner ring road are also identified as gateway locations where improvements need to be made to address the physical barrier created by this road and the associated severance between the City Campus and city centre. It is intended that the gateway sites should provide a clear point of transition and arrival into the central area. These barriers and the opportunity to address them will form important consideration in the preparation of the Minster Quarter Masterplan.

The document identifies Empire Square (to the front of the former fire station) as being an area that should be created taking its character from the quality of surrounding buildings including the former fire station itself, Sunderland Minster, the Dun Cow public house, and the Empire Theatre.

It states that the square should use high quality materials appropriate for its conservation area designation and be a focus for the evening economy with upmarket restaurants, cafes and bars fronting onto the space. Town Park is also identified as a potential area for improvement with the reconfiguration of the Crowtree Leisure highlighted as an opportunity to create new pedestrian linkages and active frontages to Town Park alongside soft landscaping to further enhance the setting of the Minster.

Overall the Sunderland Central Area Urban Design Strategy July 2008 is a key document, which influences the form of development and the public realm layout and has been given due regard in the preparation of the Minster Quarter Masterplan.

Local Development Framework

In line with government policy, the UDP is to be replaced in due course by a new up to date Local Development Framework (LDF). Sunderland City Council is in the process of preparing the Core Strategy and Development Management Policies, which form part of the emerging new Local Plan. It is anticipated that the new Local Plan document will be adopted in 2017.

The emerging Core Strategy contains the City's spatial visions and objectives up to 2032, along with city-wide strategic policies that will guide future development and change in the City. In support of the proposed Core Strategy, further documents including an Allocations Development Plan Document (DPD) and a series of Supplementary Planning Documents (SPDs) will be prepared to support the implementation of specific policies and provide additional information or convey further guidance.

1.3 The Purpose

It is envisaged that between now and the adoption of the proposed Core Strategy and forthcoming Allocations DPD there will be development pressure on individual sites within the Minster Quarter. In advance of the adoption of the Core Strategy, each development proposal will need to be considered against the provisions of the UDP and all other material considerations.

In this regard it has been considered necessary to prepare a draft SPD in parallel with the emerging Core Strategy to provide further guidance and key evidence base material to support the emerging Core Strategy. The draft document is designed to help inform the formulation and assessment of individual proposals for development within the Minster Quarter.

In particular, it is important that the draft SPD seeks to coordinate potential development proposals to ensure the creation of mixed-use development which enhances the offer of cultural, leisure, retail and residential, whilst creating a pleasant, attractive and safe area through high quality architecture and public realm improvements.

The masterplan is to be adopted as a Supplementary Planning Document (SPD) by Sunderland City Council and the principles outlined herein will be used to inform future decisions by the council and other stakeholders undertaking development in the Minister Quarter. An amount of design work has been carried out to date in order to engage with key stakeholders and test the overall viability of the masterplan proposals. It is expected that more detailed planning and feasibility studies will follow as individual projects are implemented.

1.4 A Collaborative Process

The masterplan has been developed through a collaborative process and in accordance with statutory requirements a formal six-week consultation process with statutory consultees, stakeholders, and local residents will be undertaken. Following consultation, the comments made by individuals and organisations will be considered and incorporated into an adoption statement document, that the Council proposes to adopt.

The SPD and the adoption statement will then be considered by the Council's Cabinet and a decision will be made as to on whether to adopt the document as an SPD. If Cabinet adopts the Masterplan as a SPD following consultation, the adopted Masterplan would be afforded weight as a material consideration when determining future planning applications and it therefore would be used by developers as a basis for preparing detailed proposals.

2 The Story of the Minster Quarter

2.1 Introduction

The Minster Quarter has constantly adapted to address the needs, aspirations and economic opportunities of the day. The urban form of present day Minster Quarter is composed of distinct layers that bear witness to these periods of the city's past. Understanding some of the events that have influenced the development of the city centre and identifying the characteristics of the Minster Quarter will help inform the masterplan's proposals.

2.2 Early settlement

Sunderland Minster, formerly the Church of St Michael and All Angels lies at the heart of historic Bishopwearmouth and has links to the locality's earliest roots. Although its exact origins are uncertain, it is believed the earliest church at Bishopwearmouth was built around 930AD. In view of the large size and monastic connections of the South Wearmouth estate at the centre of which this church lay, it is probable Bishopwearmouth village and its church, have roots in the 7th or early 8th century.

Whilst much of the area's archaeology has been obliterated by phases of re-development over the years, investigation of Bishopwearmouth to date has revealed historic records and numerous finds dating from the medieval period and throughout subsequent centuries. These include fragments of a late Anglo Saxon grave-marker incorporated into the masonry of Sunderland Minster, the only possible evidence of a pre-Norman Conquest Church at Bishopwearmouth.



Figure 5: Historic Map - John Rain's Eye Plan 1785-1790

The Minster also includes fragments of medieval stonework of possible 13th century date. There are records of early wells (referred to as Monk's well and the Castle-well) and an ancient cobbled roadway was observed

during the re-building of the Hat and Feature Inn (now Green's Public House) on Low Row. In 1902 during the construction of the Fire Station a skeleton and 16th -17th century coin hoard was discovered.

The core of the Minster Quarter is centred around the original medieval village of Bishopwearmouth where Sunderland Minster and Town Park now exist. The village had Anglo Saxon origins dating from the 10th century when the first stone church was believed to have been built on the site of the current Minster.

During the middle ages Bishopwearmouth grew into an important and thriving farming community and religious centre, dominated by the medieval Church of St Michael and with the Bishopwearmouth Green lying at the heart of the village. Over the years a multitude of small houses terraces, workshops, corn mills, slaughter houses and tanneries were constructed around the Green.

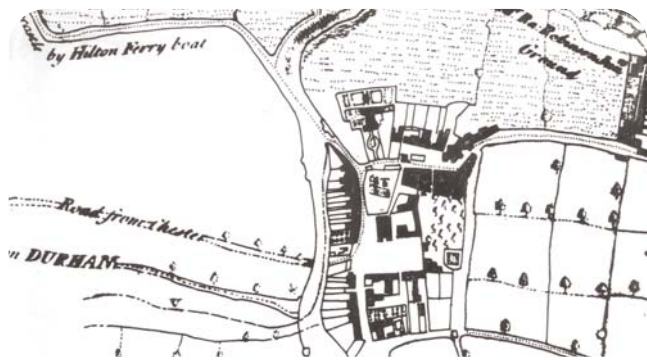


Figure 6: Historic Map - Bishopwearmouth 1737



Figure 7: Illustration - Bishopwearmouth 1800

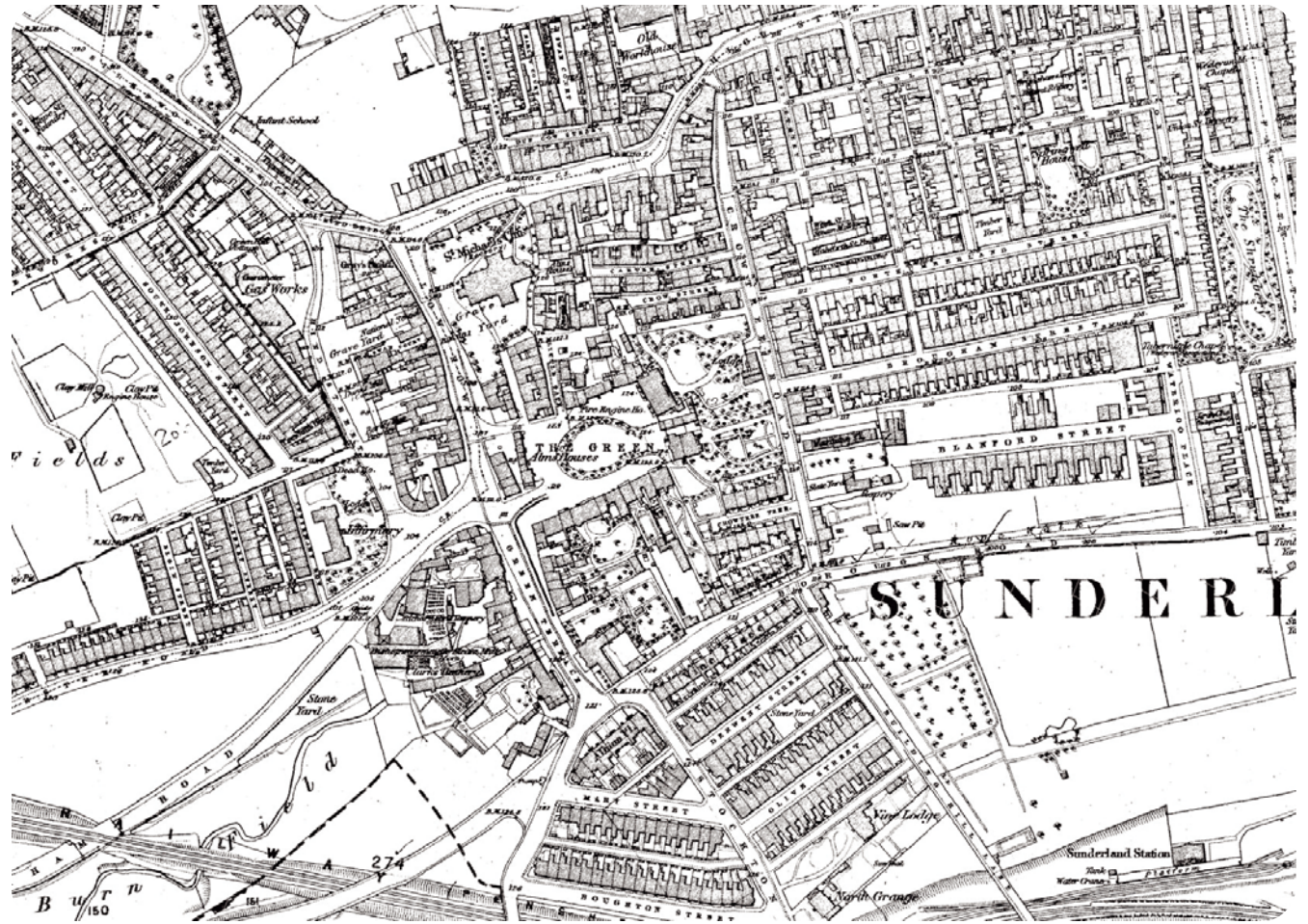


Figure 8: Historic Map - Bishopwearmouth 1856

2.3 Planned expansion

The expansion of Bishopwearmouth during the 18th and 19th centuries eventually led to it merging with the Old Town of Sunderland to the east to create the City Centre as we know it today. All development plots within the Minster Quarter were at one time or another over this period occupied by streets with high density building plots

of terraces, cottages, inns, smithies, and a multitude of factories, shops, offices and other commercial and industrial enterprises.

Towards the end of the 19th century several terraces were built to the south of The Green. In the early years of the 20th century, several key Edwardian developments took place, especially along High Street West with the

construction of some very impressive buildings such as the Empire Theatre and the Dun Cow and Londonderry Public Houses. The image below from around 1930 shows how the tower of the Empire Theatre dominates the north side of High Street West. Several of the buildings were designed by Sunderland's most renowned architects, the Milburn brothers, who were particularly active in the early 20th century and especially notable for their impressive Edwardian Baroque style of architecture.



Figure 9: Photograph – High Street West 1930

Key landmark buildings such as the Empire and St Michael's Church came close to being destroyed during the war. Mowbray Almshouses and their garden railings were actually damaged by bombings in 1943 but have since been restored. Until the 1960's the area still retained many of its industrial enterprises that were part of a mixed use village; for instance a flour mill was located to the rear of Green Terrace and Low Row was the home of a toffee factory and a laundry.

2.4 Redevelopment



Figure 10: Photograph – Market Square Shopping Centre 1969

During the 1960's and 1970's the west side of the City Centre was radically transformed. Decayed parts of the old village had been demolished and their sites left vacant. The demolition of the Bowes Almshouses had once again opened up The Green and 'Market Square' Shopping Centre with its three residential tower blocks was completed in 1969.

By the end of 1973, all of the buildings in Little Gate, South Gate, Fenwick Street, Crow Street and the buildings to the north and east of The Green had been removed to make way for car parking. The area to the south of St. Michael's has since been landscaped to form, in conjunction with the remnants of The Green, the Town Park.



Figure 11: Photograph – Crowtree Leisure Centre 1978

The Crowtree Leisure Centre was opened in 1978, comprising a leisure pool, ice rink, sports hall, squash courts and associated facilities, as well as a small parade of retail units fronting Crowtree Road. The Market Square Shopping Centre was enclosed in the late 1980s and rebranded as The Bridges.

The Bridges extension, opened in 2000 and physically integrated part of the Leisure Centre structure into the main shopping centre, requiring the diversion of the pedestrian link between Town Park and Crowtree Road. The Bridges development also included the department store (Debenhams) and multi-storey car park adjoining the Leisure Centre.

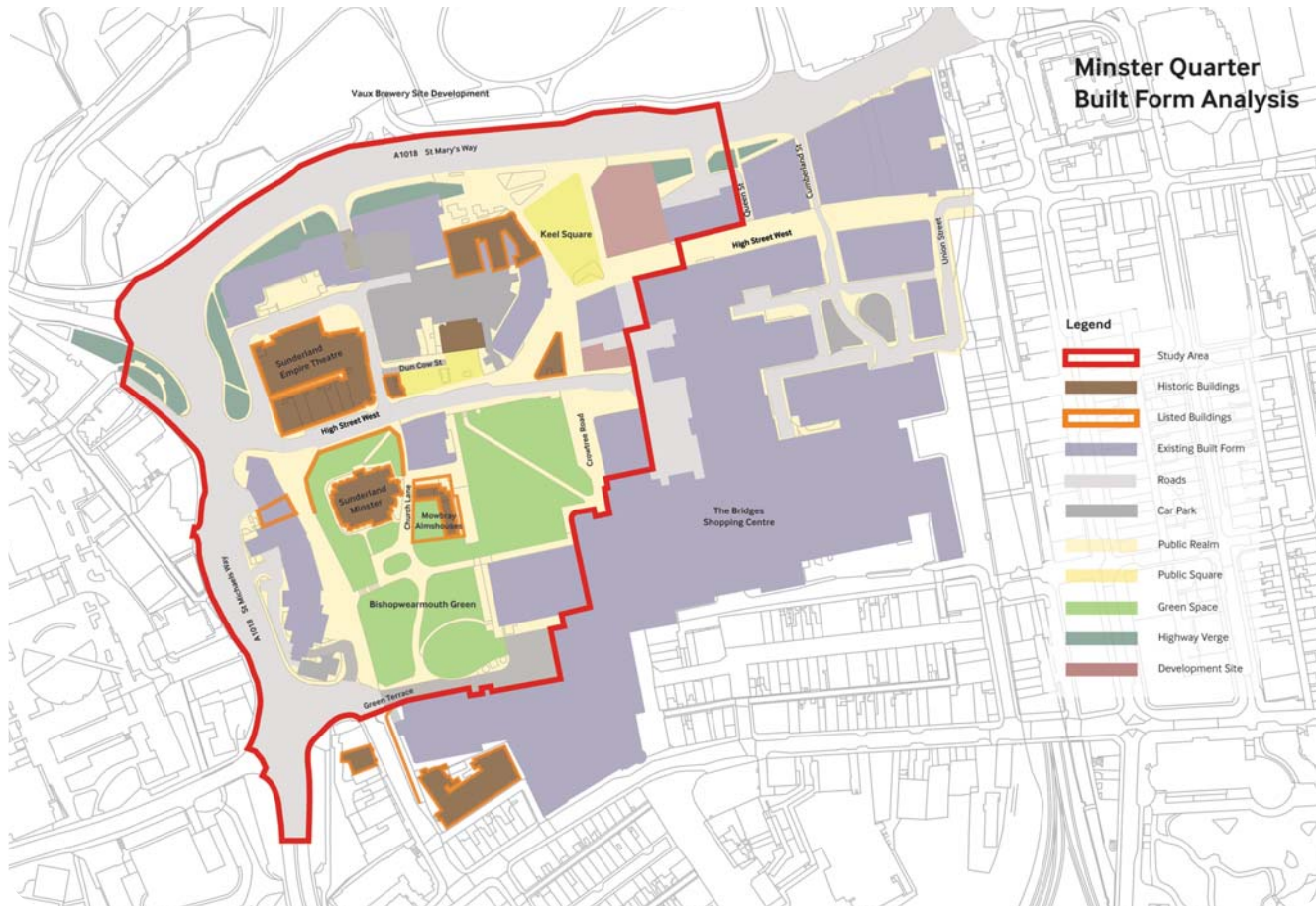


Figure 12: Minster Quarter Built Form Analysis Plan

Sunderland Minster, Grade II*

The most prominent and historically significant building in area, Sunderland Minster (or St Michael's Church) stands elevated on Town Park at the heart of the former village of Bishopwearmouth on the site of the original early medieval church.

It is a key landmark in the Minster Quarter and City Centre as a whole. It is a quite remarkable building of a free neo-perpendicular style with a variation of roof heights and shapes. Although largely rebuilt in the 19th century and again in the 1930s it retains the character, features and some fabric from its medieval origins.



Figure 13: Photograph -Sunderland Minster, Grade II* Listed Building

2.5 The Historic Legacy

As highlighted earlier a large proportion of the Minster Quarter is now designated as Bishopwearmouth Conservation Area and is arguably the most architecturally and historically significant part of Sunderland City Centre.

The area contains an abundance of listed buildings and other historic buildings set within the medieval street

pattern, including landmark buildings such as the grade II* listed Sunderland Minster and Empire Theatre and several prominent grade II listed buildings such as the Londonderry and Dun Cow Public Houses and the Magistrates Courts. These historic buildings are discussed in further detail below:

Empire Theatre, Grade II*

Highly impressive Edwardian Theatre built 1906/07 in a free baroque style. The most notable of the buildings in the area designed by W.M. and T.R. Milburn, its huge ashlar drum tower and copper cupola, surmounted by an effigy of Terpsichore, the Greek Muse of Dance, makes an imposing architectural statement and is the most prominent feature on High Street West.



Figure 14: Photograph - Empire Theatre, Grade II* Listed Building

Dun Cow Public House, Grade II:

Prominent corner building built in 1901 in an extravagant Baroque style. Designed by Benjamin Simpson who was a prolific and well renowned architect in Newcastle. Its interior features one of the most stunning back bars in Britain with richly decorated Art Nouveau style woodcarving recently delicately refurbished and restored.



Figure 15: Photograph – Dun Cow Public House, Grade II Listed Building

Londonderry Public House, Grade II

Designed by the Milburns in a simple baroque style, yet very prominent and distinctive due its unusual triangular plan with bell-shaped lead turrets surmounting each corner of the building. Built 1901/02.



Figure 16: Photograph – Londonderry Public House, Grade II Listed Building

Magistrates Courts, Grade II

Designed by the Milburns and built in 1907. Edwardian Baroque in style and described by Pesvner as “large, ashlar, very eclectic”. Features a square clock tower with a vaulted open stage and ball finial, a very prominent and attractive structure especially when viewed from the recently re-aligned St Mary’s Way and the across the newly formed Keel Square.



Figure 17: Photograph – Magistrates Courts, Grade II, Listed Building

Mowbray Almshouses, Grade II

Rebuilt in 1863 on the L-shaped footprint of the original almshouses of 1727. Gothic in style and arranged around a rectangular communal lawned garden that adds to the tranquil village feel of this part of the area.



Figure 18: Photograph – Mowbray Almshouses, Grade II, Listed Building

Greens Public House, Low Row, Grade II

Historically called the “Hat and Feathers”, Greens PH is the only listed building on Low Row. Dating from around 1901 it is yet another Edwardian Baroque building with interesting roof features, including two green tarnished copper domes and a pediment lantern.



Figure 19: Photograph – Greens Public House, Low Row, Grade II, Listed Building

2.6 Unlisted buildings

The former Fire Station on Dun Cow Street is the most notable unlisted building in the area, designed by the Milburns and built in 1907 it is an important part of their Edwardian legacy. It is notable for its elegant façade with rusticated arched entrances for the fire engines, its former use symbolised by flaming torches between the windows of the first floor.

There are several other unlisted buildings within Bishopwearmouth Conservation Area that are of heritage value, including Vesta Tilley's Public House, 309 High Street West, the Victorian Buildings (Revolution Bar), Low Row and Establishment Public House, Low Row.



Figure 20: Photograph – Fire Station on Dun Cow Street

2.7 Summary

Overall the Minster Quarter’s heart is steeped in history and a townscape of exceptional quality, giving it a strong identity that should be utilised as a catalyst for regeneration activity and provide an urban grain and form that can act as a contextual template for future development planning.

3 The Minster Quarter Today

3.1 Introduction

As part of the analysis to the study, a review of the Minister Quarter today provides a basis for a comprehensive understanding of the study area. This informs the subsequent vision and proposals for new development, improved functionality and connectivity and the identification of potential and necessary areas of change and investment. Included within the scope of this section are the economic picture and an urban design audit. The analysis pinpoints the main characteristics which the masterplan should build on or resolve.

3.2 Economy

Sunderland city centre has suffered both from the new employment developing almost exclusively on out-of-town sites and from depressed economic activity in the city following the rundown of the city's traditional industries. Only 16.6% of the district's employment is located in the city centre compared with 33% in Newcastle, which means less spending power 'on the doorstep'.

Vibrant city centres largely depend upon office workers using shops, restaurants and other facilities. Sunderland has not achieved the critical mass of facilities needed to attract significant numbers of shoppers from outside. Consequently, the centre lacks the scale, quality, vibrancy and variety of uses that would normally be found in a regional city centre. Crucially, it lacks that city 'feel'.

Retail Market

A number of national, multiple retailers are represented in the city centre, albeit the offer is dominated by value and mid-market orientated operators.

The Bridges Shopping Centre comprises of over 100 units of retail accommodation and proximately 900 multi storey car parking spaces. A wide variety of comparison goods retailers are represented including Debenhams, Boots, Bank, River Island, HMV, Next and Topshop. High Street West, part of which is located within the Quarter, is positioned immediately to the north of The Bridges Shopping Centre and also provides comparison goods with Marks & Spencer, Primemark, Mothercare and Argos represented on the street.

A significant number of retail units in the both the Bridges and High Street West have constrained floorplates which do not align with modern retailers requirements. There is a clear opportunity to deliver accommodation which aligns with modern retailers requirements.

Leisure Market

Sunderland has a limited evening economy and has historically endured a poor retention rate from within its catchment area to neighbouring Newcastle. An element of that retention rate has increased in the last decade due to an increase in vertical drinking establishments (non food bars), the night club offer, and the influx of students to the city.

The restaurant offer is poor for a city of its size and whilst attempts have been made have been made to address that gap, vacant units around the Quarter suggest that demand is limited.

Without the benefit of a leisure anchor additional to the Empire Theatre and delivery of new employment accommodation at the former Vaux Brewery/Farrington Row sites to generate footfall at lunchtime and in the early evening, it will be difficult to generate demand from complementary leisure operators (A3 restaurants and cafes) at the Minster Quarter.

Residential Market

The scarcity of cafés and restaurants further restricts the development of the city centre as an evening venue, and makes it a less attractive place to live. Better housing also will help to enhance the centre as a whole and bring in new spending power. Sunderland is fairly well served by areas such as Ashbrooke, Hendon, Milfield for larger type family housing which is within walking distance to the city centre meaning there is sufficient supply to meet the demand.

Generally demand for city centre accommodation is driven by young professionals working in the city centre who typically look for 'starter accommodation' 1-2 bed apartment/flats. Demand for this type of property is limited due to the current lack of employment within the city centre which is evident from several of the recent schemes including Echo 24 and River Quarter where apartments are predominantly held for investment and let as student accommodation.

Demand is likely increase as city centre employment space is occupied, however in the short term (5 years) demand is likely to be satisfied from either existing stock or new proposed development in the pipeline such as residential on Vaux which offers waterfront views.

In the medium to longer term (10-15 years) with the cyclical nature of residential property and revival of the city centre and the establishment of new CBD, demand for city centre residential accommodation is likely to increase making new residential development schemes viable.

3.3 Recent and Current Development Proposals

The plan opposite sets out the major planning approvals and development opportunities within and adjacent to the Minster Quarter.

Sunderland Strategic transport Corridor

The Sunderland Strategic Transport Corridor (SSTC) will link the International Advanced Manufacturing Park on the A19 with the city centre and Port of Sunderland. The SSTC will be developed in five phases. Phase one of the Sunderland Strategic Transport Corridor saw the realignment of St Mary's Way and Livingstone Road, a core component of Sunderland's Urban Design Strategy.

The new, tree-lined boulevard provides a key route for traffic coming in and out of the city centre, releasing land to its southern side, creating retail and leisure development opportunities that will add to the current retail offer and further enhance the newly formed Keel Square.

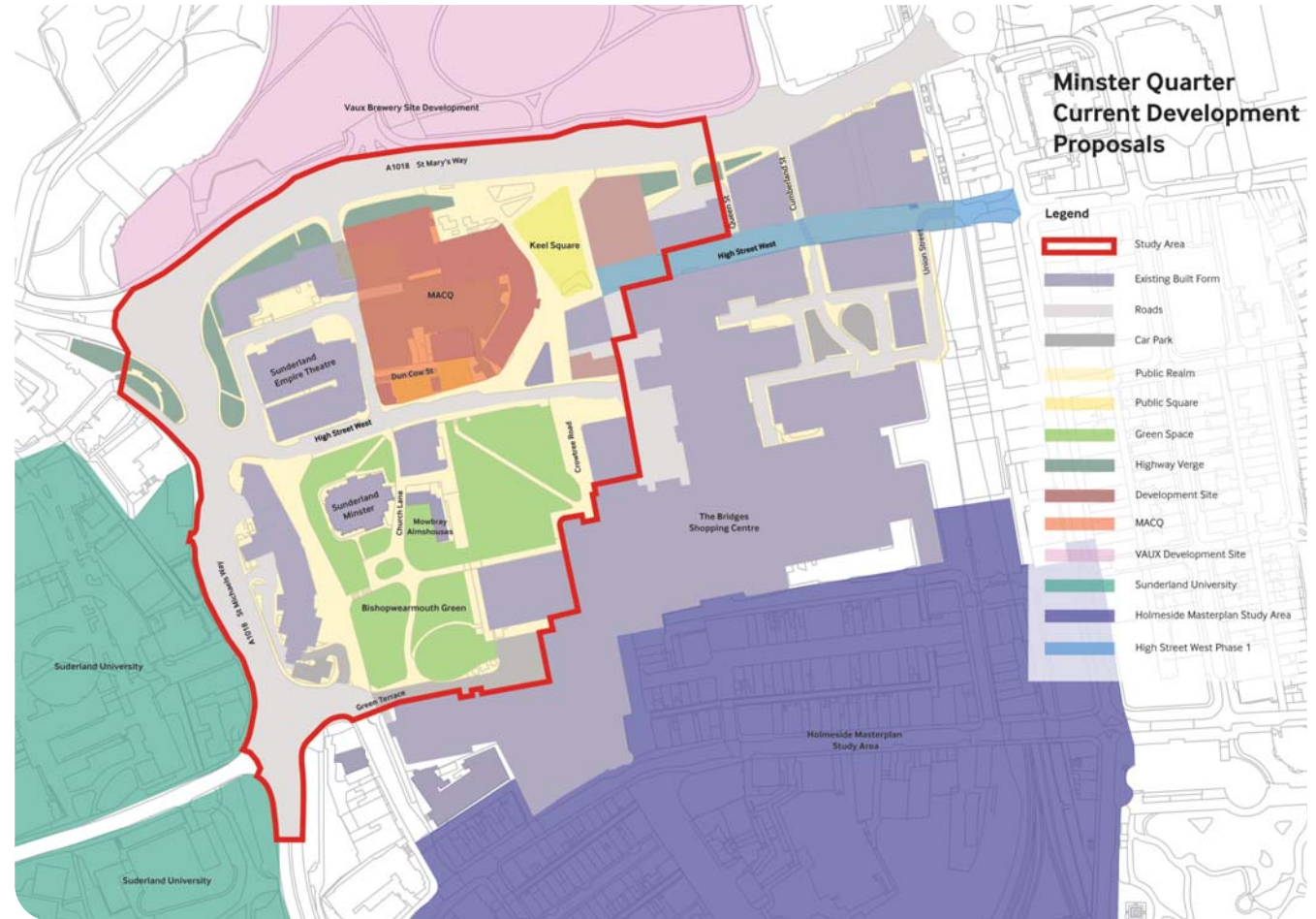


Figure 21: Minster Quarter Recent and Current Development Proposals Plan



Figure 22: Photograph –Public Art, Propellers of the City, Keel Square

Keel Square

Keel Square is a key gateway into the Minster Quarter and forms a new major public space of the highest quality, joining together the existing city centre retail core and the Vaux site.

The square has been designed around the concept of the “Keel Line”; a physical and metaphorical link for growth and cultural opportunities in Sunderland. The scheme changes how this part of the Quarter looks and feels, providing an improved gateway and a new public square in the heart of the city centre.



Figure 23: Visualisation - Former Fire Station

Music, Arts and Cultural Quarter

The Music, Arts and Cultural Quarter (MACQ) project aims to restore an important section of the city at the heart of the Minster Quarter. The project will bring the former Fire Station back into use, transforming the redundant building into an active and commercially viable heritage asset, including theatre and studio spaces, a bar/restaurant and café area.

Over time it is hoped additional leisure, entertainment, arts and cultural uses will be brought to Gilbridge House and the Magistrates Court (should it become vacant) as well as the development of a new auditorium building and performance space.



Figure 24: Illustration – Vaux Masterplan

Vaux

The prime development site adjacent to the Minster Quarter is earmarked for the creation of a new central business district in the heart of Sunderland. A mixed use site on five and a half hectares with outline planning approval for a 60,000 sq ft anchor office building, residential, car parking, a hotel, leisure and retail elements.

The site will also see the creation of high quality public open spaces with path and cycle routes along the river bank and throughout the site. The site also includes the continuation of the Keel Line - linking the river bank to the Quarter via Keel Square.



Figure 25: Visualisation – High Street West Public Realm Improvements

High Street West

Running through the Quarter, the current investment in High Street West is part of the Councils Investment Corridor Programme and is aimed at supporting existing businesses, as well as new investment to transform the streetscape of this important shopping thoroughfare with new paving, seating and lighting, creating a quality pedestrian environment, linking the Quarter with other parts of the city to the East and West.



Figure 26: Photograph – University of Sunderland

University of Sunderland’s City Campus

The University of Sunderland’s City Campus is located adjacent to the Minster Quarter. Over £50m of public and private sector investment has been spent in creating a high quality campus environment to accommodate the academic areas of Science, Education and the Arts. Construction work is in progress for the new £10m Centre for Enterprise and Innovation.

Scheduled to open in early 2017 the centre will provide accommodation and support for businesses, acting as the gateway for engagement with the University. The centre will support the creation of 120 innovative growth businesses and over 400 jobs.

The centre will also be the home of the Sunderland FabLab, the first in the North East of England aimed at supporting enterprise and innovation activity and engaging young people in Science, Technology, Engineering and Mathematics (STEM) based subjects.



Figure 27: Visualisation - Sunderland College

Holmeside and Parklane

To the south of the Minster Quarter lies the Holmeside and Parklane area, which is home to the new Sunderland College City Centre Campus, Park Lane Transport Interchange and Sunderland Central Railway Station, both of which provide a key gateway into the city centre. Holmeside remains a regeneration priority for the city with a masterplan currently in preparation and proposals for a new modern day Central Railway Station being developed.

3.4 Urban Design

Introduction

The historic appraisal in the Section 2 shows a multi-layered and complex urban domain that has evolved from key historic interventions. The urban design analysis builds upon this understanding and provides a further layer to the way urban spaces and the activities that take place in them define the Minster Quarter. The analysis is structured around three key topics:

- Arriving in the Minster Quarter- exploring the experience of approaching and arriving in the area by foot, cycle, public transport and car.
- Moving around the Minster Quarter - considering the experience of moving around the different streets and spaces.
- Being in the Minster Quarter - the quality of the areas attractions, mix of uses and places and spaces.

Together, each of these elements contributes towards generating the Minster Quarters sense of place.

Arriving in the Minster Quarter

In the Minster Quarter there have been significant changes to the road network over the past 25 years. The creation of St Michael’s Way inner ring road in the 1990s allowed the removal of through traffic from High Street West and Low Row and means the Quarter is well served by key routes from the north, east, west and south.

Car parking in the area is provided at the Bridges (Debenhams) multi-storey car park, the Bridges Roof Top and St Mary’s multi-storey car park. There are also private surface car parks to the rear of the Empire Theatre and former fire station.

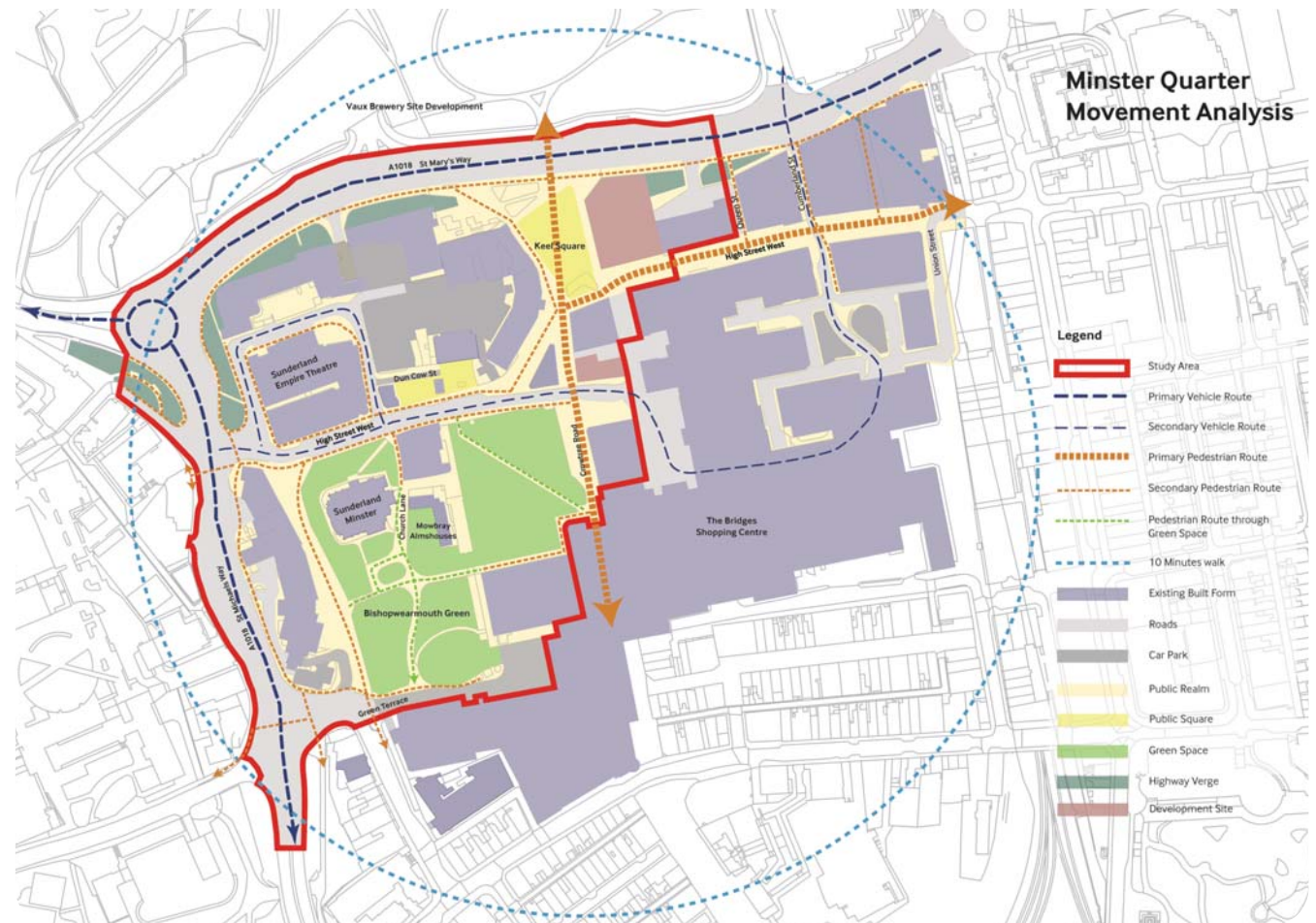


Figure 28: Minster Quarter Movement Analysis Plan

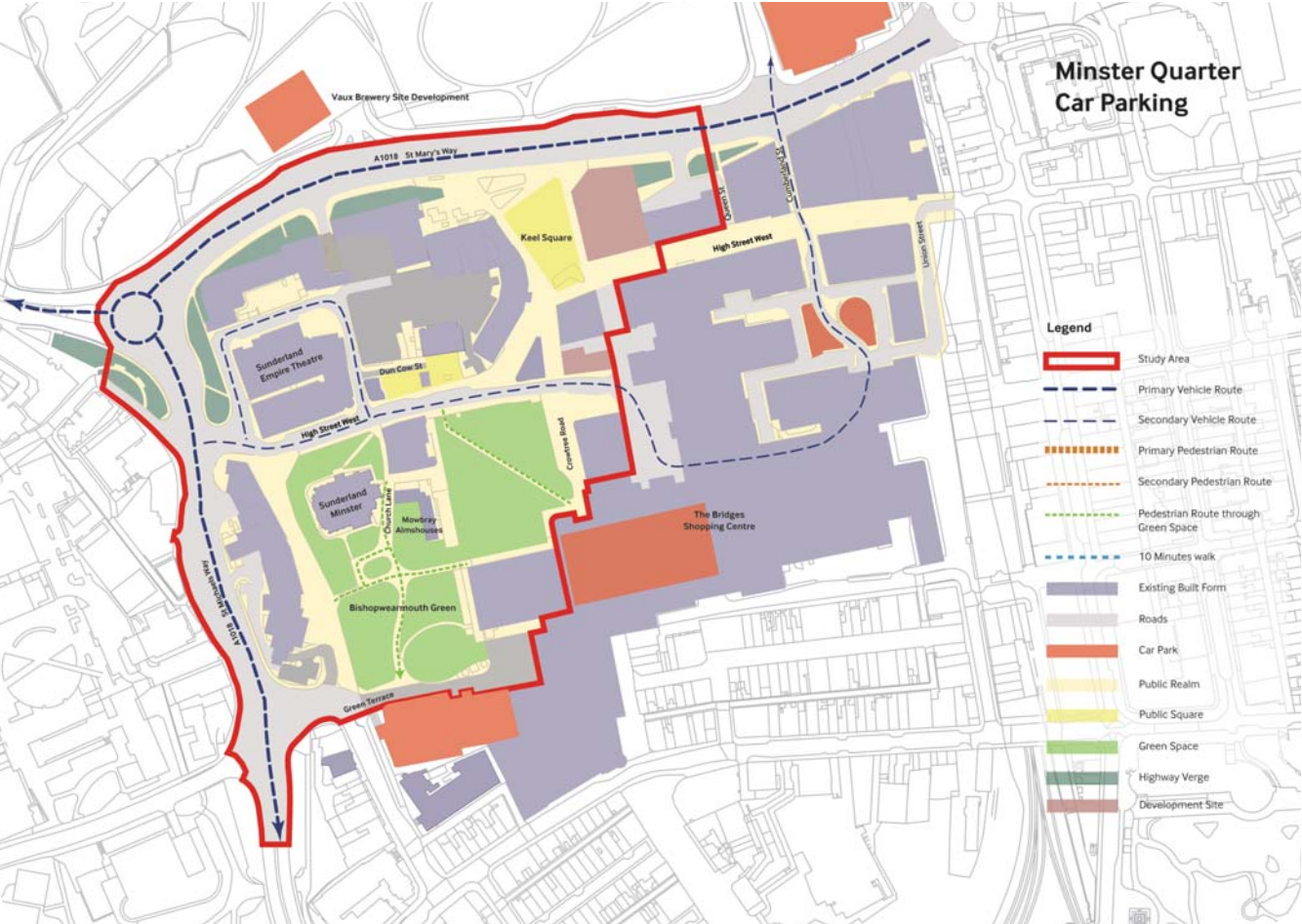


Figure 29: Minster Quarter Car Park Analysis Plan



Figure 30: Photograph –Bridges Car Parking



Figure 31: Photograph – Car Parking Issues at Former Fire Station Public Square

Many routes to the west of the Quarter do little to communicate anything positive about the study area as a place, with few buildings of quality fronting and overlooking the routes, heavily engineered junctions with poor pedestrian provision, and areas of left-over space with no positive function. This is particularly true of St Michael's Way at the junctions of High Street West and Chester Road. In these locations St Michael's Way is a major barrier to pedestrian movement between the Sunderland University campus and the Quarter to the east. To the north of the study area, the Sunderland Strategic Transport Corridor which has seen the realignment of St Mary's Way and the creation of Keel Square have vastly improved arriving into the study area both by foot and car.



Figure 34: Photograph –Keel Square a new major public space



Figure 36: Photograph –Public Art, the 'Keel Line' at Keel Square



Figure 32: Photograph – Heavily Engineered junctions of St Michael's Way and High Street West Junction



Figure 35: Photograph – High quality street furniture at Keel Square



Figure 37: Photograph –Keel Square has become a key gateway into the Minster Quarter



Figure 33: Photograph – Poor Pedestrian provision at St Michael's Way and Chester Road Junction

In terms of cycling, the National Cycle Network route 7 runs through the study area from the St Michael's Way/Green Terrace junction in the southwest, along Low Row and High Street West towards the Wearmouth Bridge to the northeast. At present cycling facilities are limited, however options are being developed via the Council's City Centre Cycle Permeability Scheme.

In terms of public transport access the picture is poor. The St Mary's Boulevard scheme has resulted in the relocation of bus routes and infrastructure with new stops created adjacent to the Magistrates Court and Keel Square. However, some services were re-routed away from the area during construction works and have not been reinstated meaning that the area is relatively poorly served by bus services.

Park Lane transport interchange provides safe, attractive modern facilities but remains isolated due to the severance created by the Bridges Shopping Centre. Furthermore as mentioned above Sunderland Central Railway Station which remains a regeneration priority as the current station is dated, dark and cramped offering poor passenger facilities.



Figure 39: Photograph –Park Lane Interchange

On the basis of this analysis it will be critical for the Minster Quarter Masterplan to address the following issues:

- Improves pedestrian and vehicle accessibility to the Quarter.
- Positive discrimination in favour of walking and cycling, reducing the conflict between pedestrian and vehicles.
- Ensure that approach routes leading into the Quarter are of a consistent quality in terms of public realm and adjoining built development.
- Provide accessible, convenient parking facilities.
- Encourage bus operators to serve the area again and improve public transport accessibility.



Figure 38: Photograph – Central Station

Moving around the Minster Quarter

The diagram opposite highlights how the compactness and scale of the Quarter make it very well suited to encourage its use by pedestrians. The length of Minster Quarter can be easily covered within 10 minutes, in a walk animated by the many outstanding individual buildings, a changing townscape and urban vistas.

The diagram also illustrates the Quarter’s level of connectivity, highlighting where blockages at key gateways and nodes are isolating destinations. A lack of legible routes detaches the Quarter from the riverside to the North and the Sunderland University to the West.

Whilst Keel Square is a huge step in the right direction, areas of visual clutter of uncoordinated street furniture, paving, signposts, lighting columns, bus shelters, seating planters and litter bins still exists elsewhere in the Quarter, detracting from the overall environmental quality.



Figure 40: Photograph – Visual Clutter at St Michaels Way and High Street West Junction

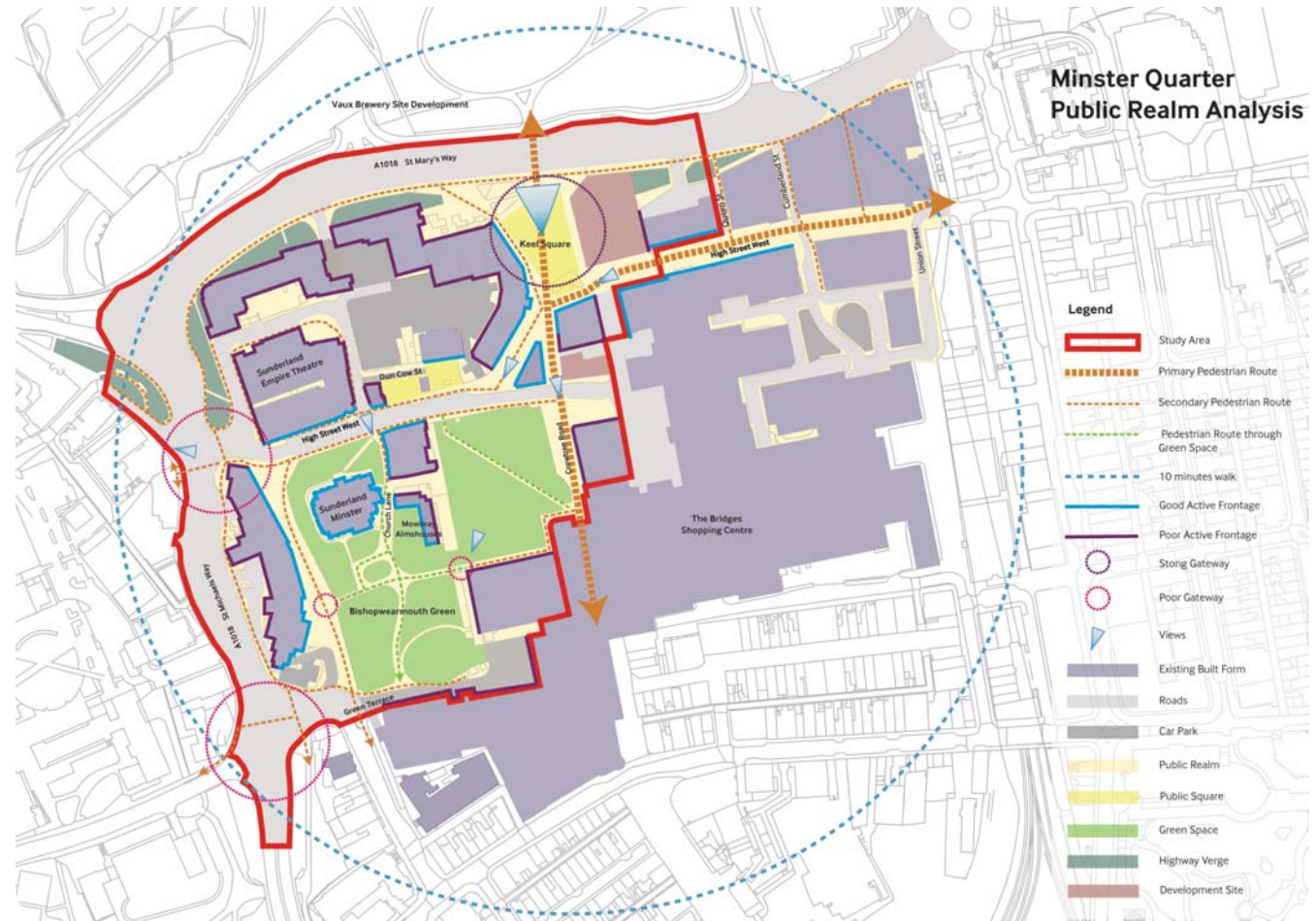


Figure 41: Minster Quarter Public Realm Analysis Plan



Figure 42: Photograph –Link of Town Park via Church Lane



Figure 44: Photograph –Lack of natural surveillance at entrance steps into Town Park



Figure 46: Photograph – Crowtree Leisure Centre presents inactive frontage onto Town Park

Town Park at the heart of the Quarter provides a setting for Sunderland Minster. Paths provide a route between the University and the Quarter, however the remainder of the Crowtree Leisure Centre and the Bridges multi-storey car park present unattractive and inactive frontages which result in a lack of natural surveillance, raising public safety and security issues.



Figure 43: Photograph – Town Park provides a natural setting for the Minster



Figure 45: Photograph – Bridges multi-storey car park present unattractive edge to Town Park

In relation to vehicle movements with the Quarter, accessibility to the rear of the Empire Theatre is currently an issue with narrow carriageways and poor junction visibility hindering larger vehicles navigating this area. Attracting 'West End' productions to the Empire brings with it the need to accommodate lorries bringing equipment and coach drop off points.

Similarly, the proposed MACQ development will require appropriate provision for delivery of equipment and customer drop off points. On the basis of this analysis it will be critical for the Minster Quarter Masterplan to:

- Improve the Quarter's permeability and legibility, making it easy for people to find their way around, creating additional north/south and east/west routes, adding to the hierarchy of routes and spaces.
- Allow for street frontage and activation onto pedestrian routes which will improve safety and allow for positive social interaction.
- Improve signposting and waymarking within the Quarter making it easier for people to find their way

around and to make connections.

- Improve traffic movement in and around the Empire Theatre, including Paley Street, Eden Street West and Garden Place.

Being in the Minster Quarter

The experience of being in the Quarter is made up of interrelated elements, including the mix of uses and the quality of the buildings and the public realm that provide the physical setting and backdrop to activities. Town Park, the Empire Theatre and Sunderland Minster are important historic and cultural attractions that form an important focus for the Quarter.

As highlighted in Section 2 parts of the Quarter have retained the historic pattern of streets and alleyways of the early settlement and key historic buildings contribute to the townscape quality of the area. However, later development associated with the city’s ring road, the Crowtree Leisure Centre, the Bridges Shopping Centre and areas of surface car parking around the theatre and the old fire station have eroded the character of the area.



Figure 47: Photograph – Areas of surface car parking around the Theatre



Figure 48: Photograph – Historic pattern of streets and key historic buildings

Most of the major retailers are located in the Bridges Shopping Centre and as a consequence, shopping is now mostly concentrated within this internal private domain, which has had a negative impact on traditional open air streets, most notably High Street West. Employment wise, like the rest of the city centre, the area has suffered both from new employment developing almost exclusively on out-of-town sites and from depressed economic activity in the city following the rundown of the city’s traditional industries.

Residential wise, it is limited to the properties at the Almshouses within Town Park. In summary many of the buildings and spaces are under-utilised and the area as a whole lacks vitality and footfall.



Figure 49: Photograph – Former Fire Station

The location of the Empire Theatre gives the quarter a predominant leisure use. However, as highlighted in the Policy Background, whilst the theatre attracts high numbers of people into the city centre there is an issue that there is a shortage of complementary facilities to attract patrons into the area both before and after performances.

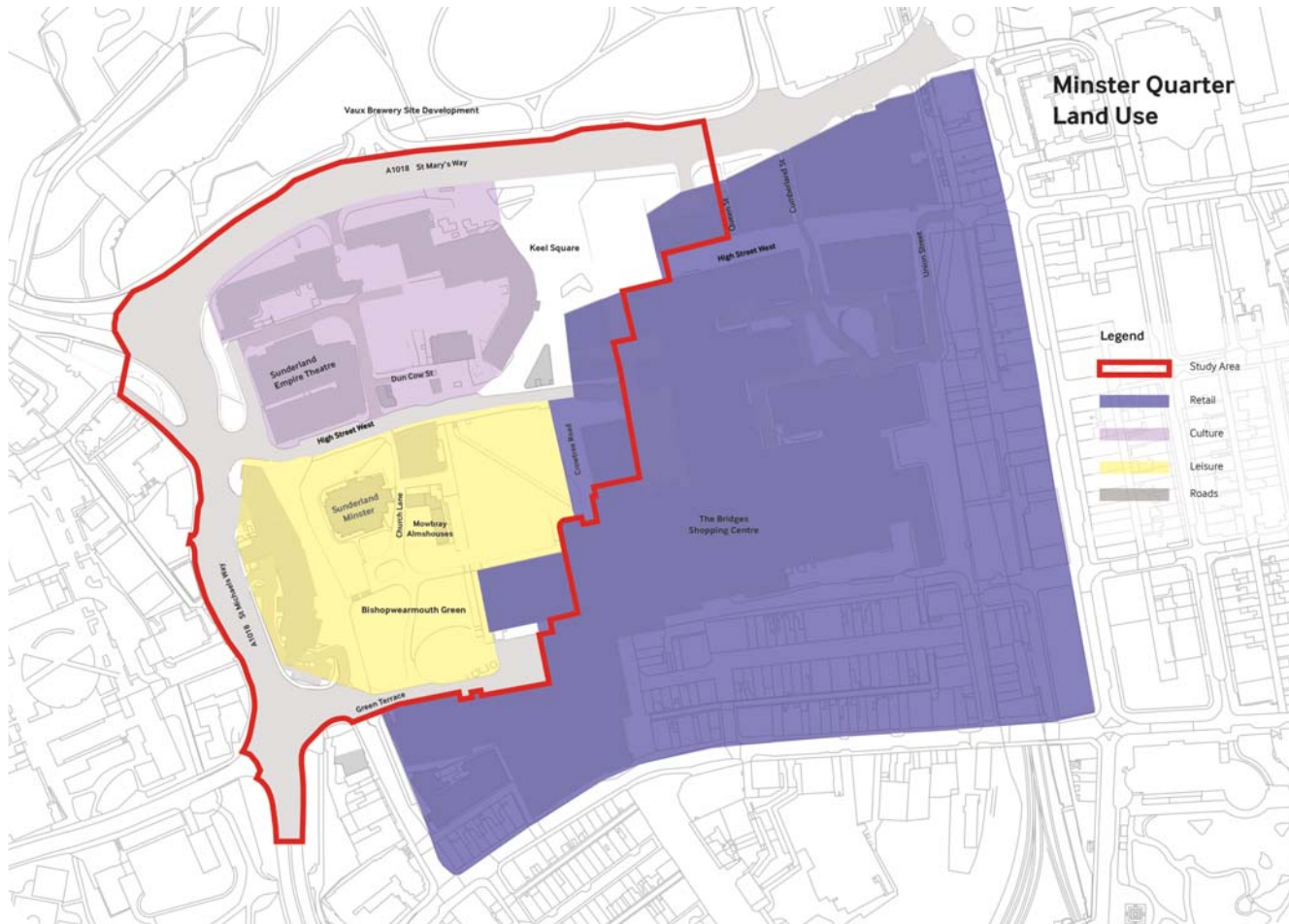


Figure 50: Minster Quarter Car Land Use Plan

3.5 Summary

The area's historic buildings, streets, spaces and landscape all present, along with vacant sites and plots, a number of opportunities to make key and essential contributions to the regeneration of the Minster Quarter.

The area's 19th and early 20th century architecture is among the best in the City Centre and, when taken together in such a relatively small area along recent improvements to Keel Square and High Street West, presents an urban form and townscape quality and character. This quality and history provides the area with a strong sense of place and identity and can make it an attractive place to do business and to stay and visit.

It will be important for the masterplan to deal with the following issues:

- Structure the Quarter around identifiable places each offering a complementary but distinct mix of uses catering for a wide range of age groups and interests.
- Introduce new opportunities for central area living.
- Make sure that all new development is of a high architectural standard and contributes to the character and identity of the Quarter.
- Ensure routes are framed with the views and vistas of key buildings (Minster, Empire and the Dun Cow) creating a favourable image of the city.

3.6 SWOT

Strengths

- Quarter is well served by key road routes from the north, east, west and south.
- Sunderland Strategic Transport Corridor which has seen the realignment of St Mary's Way and the creation of Keel Square have vastly improved arriving into the study area both by foot and car.
- Town Park, the Empire Theatre and Sunderland Minster are important historic and cultural attractions that form an important focus for the Quarter.

Weaknesses

- Routes to the west of the Quarter do little to communicate anything positive about the study area as a place, with few buildings of quality fronting and overlooking the routes.
- Heavily engineered junctions with poor pedestrian provision, and areas of left-over space with no positive function.
- Michael's Way is a major barrier to pedestrian movement between the Sunderland University campus and the Quarter to the east.
- Cycling facilities are limited.
- Poorly served by bus services, isolated from Park Lane interchange and the Central Rail Station is dated with poor facilities.
- A lack of legible routes detaches the Quarter from the riverside to the North and the Sunderland University to the West

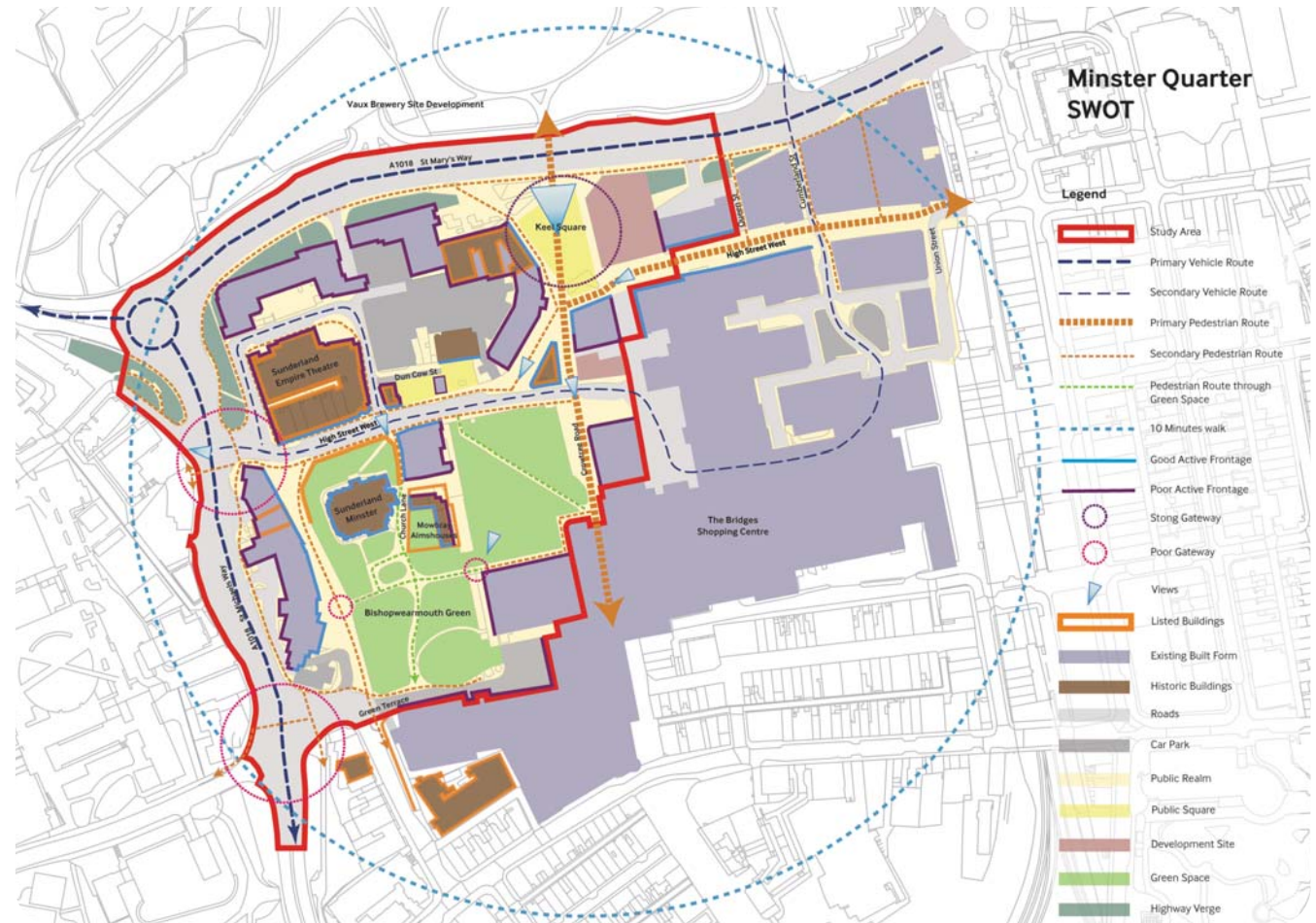


Figure 51: Minster Quarter SWOT Analysis Plan

- Areas of visual clutter of uncoordinated street furniture, paving, signposts, lighting columns, bus shelters, seating, planters and litter bins.
- Later development associated with the city's ring road, the Crowtree Leisure Centre, the Bridges Shopping Centre and areas of surface car parking around the theatre and the old fire station have eroded the character of the area.
- Shortage of complementary leisure facilities.
- Buildings and spaces are under-utilised and the area as a whole lacks vitality and footfall.

Opportunities

- Ensure that approach routes leading into the Quarter are of a consistent quality in terms of public realm and adjoining built development.
- Provide accessible, convenient parking facilities.
- Improves pedestrian and vehicle accessibility to the Quarter.
- Encourage bus operators to serve the area again and improve public transport accessibility.
- Improve the Quarter's permeability and legibility.
- Allow for street frontage and activation onto pedestrian routes.
- Improve traffic movement in and around the Empire Theatre.
- Structure the Quarter around identifiable places each offering a complementary but distinct mix of uses catering for a wide range of age groups and interests.
- Introduce new opportunities for central area living.
- Ensure routes are framed with the views and vistas of key buildings (Minster, Empire and the Dun Cow) creating a favourable image of the city.

Threats

- Crowtree Leisure Centre and the Bridges multi-storey car park present unattractive and inactive frontages which result in a lack of natural surveillance, raising public safety and security issues.
- Accessibility to the rear of the Empire Theatre is currently an issue with narrow carriageways and poor junction visibility hindering larger vehicles navigating this area

4 The Vision and Objectives for Minster Quarter

4.1 Introduction

The redevelopment of the Minster Quarter is a crucial part of the City Council's vision for a 'step change' in the quality of the urban environment of Sunderland city centre. In order for Sunderland to fulfill this 'step change' the following vision and objectives have been established for the Minster Quarter.

4.2 Vision

The vision is to create a Cultural Quarter and a key gateway into the city centre of Sunderland that restores the area's historic importance and to create a place that is valued by the whole community. Architectural and urban design excellence will underpin a first class environment with a distinctive character and identity that draws on its rich heritage. Great streets, beautiful squares and parks will provide the setting for a lively and dynamic mix of uses which are safe and accessible to all.



Figure 52: Illustration - Crowtree Public Realm



Figure 53: Illustration - Former Fire Station Public Square



Figure 54: Illustration - Keel Square Gateway Improvements

4.3 Objectives

The six masterplan objectives provide a framework for addressing the individual challenges facing the Quarter and delivering the vision. The objectives are the reference points for benchmarking the success of the Minster Quarter masterplan as implementation proceeds. The projects and proposals that form the masterplan should meet and fulfil these cross-cutting objectives:

- Recognise the historic and cultural role of the area by introducing opportunities for a mix of new uses and ensuring that new development respects the townscape qualities of the area.
- Create a critical mass of leisure uses and reinforcing retail development.
- Introduce new opportunities for central area living.
- Deliver a development that is highly accessible by sustainable modes of transport including walking, cycling and public transport to reduce dependency on the private car.
- Consider opportunities to improving north-south and east-west movement and creating an outward looking and sympathetic contextual built form.
- Redevelop areas of surface car parking to stitch back together the built form and character of the area.

4.4 Principles & Parameters

To ensure that the Minster Quarter meets its potential and realises the Council’s aspirations it is necessary to establish a set of principles and parameters to deliver the visions and objectives for the Quarter. The principles and parameters should be considered and fully reflected through the formulation of detailed proposals for the development of the area. The principles and parameters are structured around the following:

- Inclusive Design
- Built Form
- Public Realm
- Materials and Detailing
- Movement
- Mix of Uses
- Sustainability

They set out key design consideration that developers must address. The guidance will be used to assess proposals identified and described in section 5.

4.5 Inclusive Design

A truly inclusive society demands an environment in which a diverse population can exist harmoniously and where everyone, regardless of disability, age or gender can participate equally and independently, with dignity and choice. All new development in the Quarter must meet the highest standards of accessibility and inclusion. The key principles of inclusive design, based on the recommendations set out by CABE (the Commission for Architecture and the Built Environment) in its report Inclusion by Design: Equality, Diversity and the Built Environment, are:

- Incorporating inclusive design principles from the outset. They are not an optional extra to be applied at the end of the design process if the budget allows. The latter approach can be guaranteed to result in ad hoc, often ineffectual and unsightly adaptations to overcome obstacles that should have been foreseen and designed out.
- Ensuring that inclusive design is applied consistently, and with continuity, throughout the design process from inception through to completion and management.
- Establishing and maintaining a constructive dialogue with community groups from the earliest stages of the project.
- Ensuring that designers of the built environment – including architects, town planners, landscape architects, highways engineers, and maintenance teams – understand and apply the principles of inclusive design.
- Thinking about everyone who will use the space or building that is being designed, and not just the immediate obligations placed on a professional designer by his/her client.

Age Friendly City

Reinforcing the need for inclusive design is the fact that Sunderland became a World Health Organisation (WHO) Age Friendly City in October 2015. This provides the Council with the opportunity to explore a range of ways of managing the demands presented by the city’s ageing population. Like many cities Sunderland is expecting its population to become increasingly aged, with residents aged over 60 projected to increase from 24% in 2012 to 31.2% in 2037.

The focus of age friendly is on the 50+ population, though it’s clear that some activity that the Council and partners undertake for this group will also benefit a broader age group, making this activity All Age Friendly. Being an Age Friendly City commits the Council and partners to progressing a range of WHO themes that will improve the City’s physical and social environments which are key determinants of whether people can remain healthy, independent and autonomous long into their old age.

The outside environment and public buildings have a major impact on the mobility, independence and quality of life of older people and affect their ability to “age in place”. If older people live in an environment that makes it easy and enjoyable for them to go outdoors, they are more likely to be physically active and satisfied with life and twice as likely to achieve the recommended levels of healthy walking.

Lesser-quality environments are often considered by older people to pose an increased risk of falls, especially by those with vision, mobility or other impairments. They can heighten fears about crime, nuisance and traffic and make going outdoors less enticing; reinforcing feelings of loneliness or entrenching the challenges of socio-economic deprivation.

Measures to make streets less car-centric improve older people’s perception of supportiveness and safety but, neighbourhood-wide, it is good paths, accessible open space, safe crossings and plentiful seats, toilets and greenery that really make the difference. Design and materials need careful specification, with consideration given to UK weather patterns.

4.6 Built Form

As highlighted in earlier sections, over time the Minster Quarter has undergone significant change. There is now considerable scope for new buildings to provide high quality additions to the existing built form, adding greatly to its attractiveness, character and distinctiveness. This will help to stitch together areas where the urban form has become fragmented and strengthen the qualities of more distinctive historic built form.

It will be vital for new development proposals to be considered within the context of the city's historic environment, distinctive townscape and streetscape, including buildings, structures and landscape features, ensuring that it is preserved or enhanced.

New development should reinforce the distinctive scale, form, plot size, block structure and urban grain of the surrounding part of the Quarter ensuring that the integrity and setting of key historic buildings and areas of townscape value are respected.

Built form within the Quarter is generally within a range of 3 and 5 storeys in height, new development proposals must reinforce this pattern, adding to the character, identity and legibility of the Quarter as a whole. The height of development proposals within the Quarter will be assessed having regard to the following criteria which are identified, where appropriate, on the plan:

- Buildings within the Quarter will be acceptable within the range of 3 to 5 storeys in height having regard to the context of the area.
- Landmark buildings up to 6 storeys in height will be considered on key approaches, at city gateway sites to signal points of arrival and adjoining public squares and spaces.

The landmark buildings will help signal important locations in the Quarter, such as the corners of junctions between main streets, or at key public spaces or gateways, and will emphasise the role or status that a particular building has within the Quarter. A landmark building is not necessarily a taller buildings and can include those of special architectural quality and character with distinctive and memorable features or house a special or unique use.

The pattern of different building heights and the location of landmarks will play a significant role in helping people to understand the Quarter, making it easier to locate important places, making the study area legible. The ground floor of the buildings will have an important role to play in ensuring the area becomes active and vibrant. Active ground floor uses such as restaurants, cafés, bars and small retail units will be focused around the Quarter's key areas of public realm.

4.7 Public Realm

The public realm comprises of the streets, parks and squares of the Minster Quarter. These in turn are defined and contained by buildings and other elements and structures. The relationship between buildings and the public realm should ensure that streets and spaces are busy, overlooked by the public fronts of buildings, and perceived to be safe throughout the day and into the evening. The design, quality and appearance of the public realm in the Minster Quarter will play a large part in the perception of the place.

The Quarter must have a distinctive, people centred environment focused on high quality streets and public spaces. This will create a permeable and well-connected movement structure using existing routes and additional linkages across and through the proposed development areas.

The public realm is one the principal means of providing a cohesive identity across the Quarter and will play a key role in:

- Linking the various development sites both visually and physically.
- Unifying the Quarter through a coordinated design approach that utilises high quality materials and street furniture.
- Creating an environment that is busy, overlooked and safe through the relationship with adjoining buildings.
- Improving opportunities for sustainable forms of transport particularly walking and cycling through enhancements to the connectivity and legibility of the area and identifying new and enhanced linkages across and around key development opportunity sites.

The character and identity of Quarter is strongly rooted in its history. This legacy must be celebrated through the design of the public realm, both the renewal and continued use of existing streets and spaces and in the creation of new squares and public places.

4.8 Materials and Detailing

A palette of high quality materials will help to firmly establish the character and identity of Quarter, both the public realm and the built form. High quality materials that emphasise this particular location should be used.

This not only helps build upon the existing character of Bishopwearmouth, but also introduces colour and texture enriching the perception and appreciation of its sense of place.

Built form details, construction materials, decorative detailing such as towers and rotundas at prominent corners, balconies and railings, public art, and even basic features such as windows and shop fronts, entrances and doorways all help re-enforce the image of place.

They assist in making a place legible, familiar and distinctive. As a result particular attention must be paid to the design and detailing of these important aspects of the building. The public realm must be of robust and timeless with a co-ordinated but limited palette of durable surface materials will provide a strong setting for development.

Select, high quality materials will help to give image and identity to the Quarter, unifying overall appearance and character and distinguishing the Quarter from other locations. Although the initial outlay for higher quality street furniture and materials can be relatively high the longer term on-going maintenance savings can be even greater thereby minimising lifetime costs.

4.9 Movement

Movement through and around the Quarter must ensure that the relationship between vehicular traffic, pedestrians, and cyclists maximises accessibility for all users. As highlighted in the public realm section above, streets and walks must be designed to ensure that people can easily and conveniently get to where they need to be, so increasing the 'walkability' and maximising sustainable forms of transport, without being obliged to detour in order to cross busy, traffic dominated roads.

A basic principle in the design and layout of all routes, crossings and public spaces should be following the lines that pedestrians want to take, not forcing alternatives. This will help to join together different parts of the Quarter, increasing permeability, and overcoming the barriers created by busy roads, such as St Michaels Way. Enhanced

connectivity, particularly for pedestrians and cyclists, is a key design and development principle. Development layouts should establish a formal, permeable and legible pattern of movement that connects effectively with the existing street network and provides new linkages to them.

The location, design and layout of car parking must ensure that it is both safe and useable, yet does not become a dominant or intrusive element within the Quarter . Generally new parking should be provided in high quality parking away from the immediate street scene, achieved using undercroft parking areas or intergrated into the public realm or built form.

The location of new parking facilities must be carefully considered and distributed to give easy and convenient access to car borne visitors but also ensuring that pedestrian linkages into the city centre are of the highest quality. Car parks must be modern, well lit and safe – first impressions are very important and many visitors will be strongly influenced by the quality of parking facilities and the connections into the city centre.

Servicing yards and access points must be unobtrusively accommodated. This will be achieved through carefully designing servicing yards within blocks in order that they are hidden from view. Access points to servicing yards must be discretely located in places where there is minimum conflict with key pedestrian routes.

Cycle parking must also be a key component. Adequate facilities must be incorporated into new development schemes as part of the built structure ensuring that facilities are safe, secure and the entrance point is well overlooked. Public cycle parking stands will be required in the design of the public realm in key locations across the Quarter, particularly adjoining major retail and leisure areas as well as new squares.

4.10 Mix of Uses

Successful urban areas contain a mix of uses that animate the area at different times of the day. A mix of uses must be promoted across the Minster Quarter including leisure, cultural facilities, cafes, bars, restaurants and other uses to promote the evening economy as well as retail and residential.

The Quarter must offer a broad range of facilities to all potential users including families, children, young people and the elderly. Everyone should feel safe and welcome at all times of the day and evening. Within a busy, mixed use environment a degree of disturbance from streets, squares and walks is to be expected, but care should be taken in the design and layout of new development to place livelier uses, such as cafes, bars and restaurants, sensitively relative to the places where greater numbers of people will live, thereby reducing the likelihood of excessive disturbance and future problems.

4.11 Sustainability

Sunderland is committed to playing its part in tackling climate change in helping to achieve the national target to cut carbon dioxide emissions by 80% by 2050. The Minster Quarter has a role to play too, sustainable design and construction will assist in reducing the impacts of climate change and ensuring the area is resilient to the potential effects. Key design principles to be used to enhance the environmental performance of new development are summarised below:

- **Flood Risk** - All development proposals will be required to consider the effect of the proposed development on flood risk, both on-site and offsite, commensurate with the scale and impact of the development, through the completion of a Flood Risk Assessment (FRA).

- **Sustainable Urban Drainage (SUDs)** - Development in the Quarter will have to ensure integration of Sustainable Drainage System (SuDS) to manage surface water drainage. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.
- **Utilities** - Adequate utility infrastructure must be provided to serve each phase of development.

5 Minster Quarter Masterplan

5.1 Introduction

As a physical reflection of the vision, there is an emphasis on defining the uses, activities, buildings and spaces that will enhance the prosperity of the Quarter and improve the quality of life of those that work, live and visit the city centre. The masterplan strategy is focused on reviving the historic core and incorporating areas of key change.

5.2 Area A - Hotel with Ground floor Retail

Site Description

Sitting immediately to the east of Keel Square, Area A is bounded to the north by St. Mary's Way, to the east the by the service area of a number of retail units, while High Street West defines the southern boundary.

Development Aspirations

The site will provide the initial focus for new commercial development through the development of a hotel (Use class C1) that will help meet a recognised shortage in hotel accommodation in the city whilst providing ground floor units (Use classes A1, A3, A4) fronting on to Keel Square and High Street West. The development should be a landmark building of high quality that complements Keel Square, providing a coherent gateway statement for the Minster Quarter.

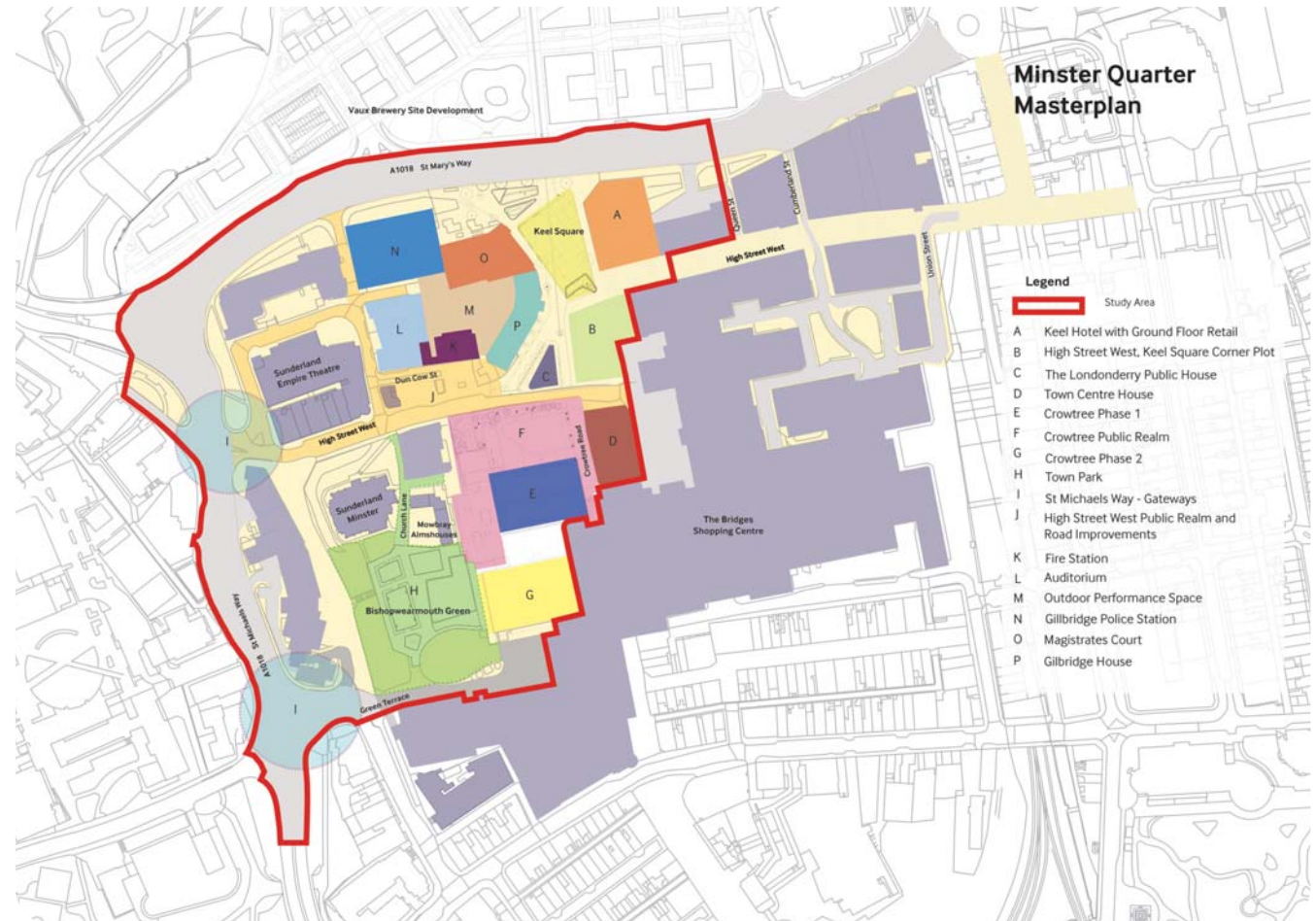


Figure 55: Minster Quarter Masterplan

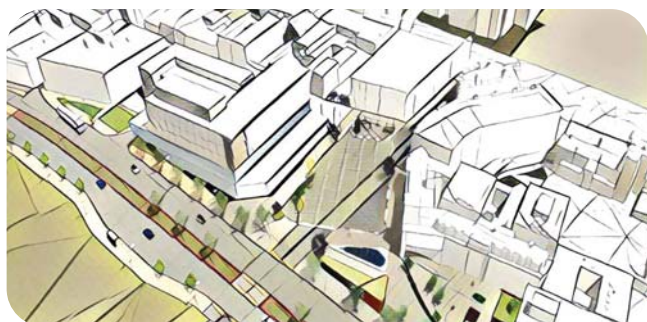


Figure 56: Illustration –Gateway into Minster Quarter via Keel Square

Key Considerations

- The scale and massing of the building must respond to the scale of adjacent buildings in particular the Magistrate building and the proposed Vaux development.
- The building frontage will need to provide the main interface and activation onto Keel Square, therefore the elevation should allow transparency and explore ground floor opportunities for bar/café overspill to create activity.
- High Street West is a main retail street within the city centre and therefore the buildings elevations fronting onto High Street West should be designed to provide interest and again maximise activity (particularly at ground floor level). Consideration should be given to how the building turns the corner to encourage pedestrians from and into the square and the proposed Vaux developments.
- A large expanse of the building will front onto St Marys Way, again it is recommended that this element of the development should include additional fenestration to create additional overlooking and surveillance onto St Marys Way and the proposed Vaux site developments.

5.3 Area B - High Street West, Keel Square Corner Plot

Site Description:

Area B is bounded by Keel Square to the north, Primark to the east, Middle Street to the south and Crowtree Road to the west. The site incorporates a 2 storey property currently split into three units. Part of the first floor is occupied by Luciano’s Restaurant, whilst at ground floor level below that is the former Indigo Rooms. The remainder of the property, the former Corner Flag bar which comprises of a ground floor bar with stores and first floor bar. To the south of the property is a cleared developed site and to the east of West Street is a 2 storey vacant office development.



Figure 57: Illustration - Landmark buildings fronting onto Keel Square

Development Aspirations:

Area B provides a key development opportunity suitable for a mix of uses that complement the wider retail and leisure offer. The site is a key area in a gateway position on Keel Square with a requirement for a new landmark development. Uses considered appropriate and to be encouraged in this area include food and drink uses including cafes, bars and restaurants (Use classes A3 and A4) leisure uses (Use class D2) non-residential institutions including galleries and museums (Use class D1) and retail uses (A1).

Key Considerations

- The scale and massing of the building must respond to the scale of adjacent buildings in particular the listed buildings of the Londonderry public house and Magistrate building.
- The building frontage will need to provide the main interface and activation onto Keel Square, therefore the elevation should allow transparency and be designed to provide interest and again maximise activity (particularly at ground floor level).
- Consideration should be given to how the building turns the corner to encourage pedestrians from the square to other parts of the Quarter.

5.4 Area C - The Londonderry Public House

Site Description

Area C, the Londonderry Public House is one of the two prominent Edwardian pubs in the area (the Dun Cow PH being the other). The Londonderry is another of several buildings in the vicinity designed by the Milburns. Built in 1901/02, the building is a major city centre landmark prominently sited on a triangular site, creating three presented elevations. It fronts the newly created Keel Square and the proposed Crowtree Phase 1 site.



Figure 58: Photograph – Londonderry Public House, Grade II Listed Building

Development Aspirations

The Londonderry has recently closed and it is in need of significant repair, reinstatement and refurbishment inside and out. The building has the potential to become a strong anchor of the evening economy bringing a bar and restaurants (Use classes A3 and A4) to both the ground and first floor to complement the wider leisure offer.

Key Considerations:

- Development proposals must have regard to the detailed Bishopwearmouth Conservation Area in particular to the retention of surviving historic pub interiors in the interests of preserving the areas distinctive pub heritage.
- The three presented elevations should be designed to maximise activity (particularly at ground floor level).

5.5 Area D - Town Centre House

Site Description

Town Centre House is a 2 storey 1960s development currently occupied by New Look on the ground floor and a gym facility on the first floor. The area provides direct frontage onto the proposed Crowtree Public Realm works to the west, High Street West Public Realm and Road Improvements to the north, a service area to the east and the Bridges Shopping centre to the south.



Figure 59: Photograph – Town Centre House

Development Aspirations

The area provides an opportunity to reinforce retail offer in this location through redevelopment of Town Centre House, taking advantage of the footfall into the Bridges Shopping Centre and the proposed adjacent retail extension of Crowtree Phase 1. Uses considered appropriate and to be encouraged in this area include a mix of A1 Retail, D2 assembly and leisure, A3 cafes and restaurants.

Key Considerations

- The scale and massing of the building must respond to the scale of adjacent buildings in particular the listed building of the Londonderry public house and the proposed Crowtree Phase 1 development.
- The building frontage will need to provide the main interface and activation onto Crowtree Public Realm, therefore the elevation should allow transparency and be designed to provide interest and again maximise activity (particularly at ground floor level).

5.6 Area E - Crowtree Phase 1

Site Description

The area is part of the former Crowtree Leisure Centre which was demolished in early 2014. The area directly abuts the remainder of the Crowtree Leisure Centre building and the Bridges Shopping Centre. Whilst the site is relatively flat, it does sit much lower than the adjacent pedestrian ramp link, which runs along the southern boundary; the adjacent road, High Street West, and the land to the west which includes Almhouses and links to Town Park.

Development Aspirations

The area presents an excellent opportunity for a retail extension to the Bridges Shopping Centre. As highlighted in Section 3, the current retail provision is dominated by small retail units with constrained floor plates; therefore there is the opportunity to provide a larger footprint to align with modern retailers requirement.



Figure 60: Illustration –Crowtree Retail Expansions



Figure 61: Illustration –Crowtree integrated car parking

Key Considerations

- There is a considerable difference in levels between Area E and the Conservation Area. In particular Town Park is elevated above the site and emphasises the dominance of the Minster, its attractive landscaped setting and the roofscape of Bishopwearmouth. Therefore the size of the proposed retail store needs respect the height and massing of its surroundings and allow this group of distinctive buildings to breathe.
- The introduction of an active frontage to the north east and west elevations of the Bridges Shopping Centre.

- The design of the proposed building will need to sit well in close proximity to the sandstone historic buildings in the vicinity of the site.
- Car parking should be intergrated into the built form or public realm.

5.7 Area F - Crowtree Public Realm

Site Description

The remaining area of the now demolished Crowtree Leisure Centre building on the land to the east, north and west of the Crowtree Phase 1. The site is currently an area of temporary green open space.

Development Aspirations

Between the proposed Crowtree Phase 1 retail extension to the Bridges Shopping Centre and High Street West will be an area of high quality public realm, incorporating a public square and pedestrian routes that will link Town Park through to the High Street West public realm improvements and Keel Square.

Should market conditions become favourable then further retail expansion fronting onto High Street West will be considered.



Figure 62: Illustration – Crowtree Public Realm Improvements



Figure 63: Illustration –Crowtree improved linkage from Town Park

Key Considerations

- East-west movement between the University, Town Park and the Quarter.
- The detailed design of the public realm areas will need to ensure that appropriate high quality surface materials relate well to both the modern retail store and the adjacent Conservation Area.

5.8 Area G - Crowtree Phase 2

Site Description

The remainder of the Crowtree Leisure Centre sits between Town Park to the west and is structurally integrated in to the Bridges Shopping Centre to the east. Crowtree Leisure Centre, in terms of scale, massing and general form does not respond well to the historic context of the Quarter with the remaining structure forming a very unattractive inactive hard edge elevation to High Street West and along the eastern boundary of the conservation area adjacent Town Park.

Development Aspirations

There is a clear opportunity to utilise this area and its proximity and structural integration with the Bridges Shopping Centre lends itself towards a retail/leisure development. A mix of A1 Retail, D2 assembly and leisure, A3 cafes and restaurants located along the key pedestrian routes and on key frontages facing onto public spaces and adjoining streets would be appropriate.



Figure 64: Illustration – Improved activation of Crowtree building onto Town Park

Key Considerations:

- Development proposals must preserve or enhance the setting of the listed Minster and adjoining Alms Houses particularly maintaining a positive built form edge to Town Park.
- Introducing a link through the site to create a new pedestrian route to the Bridges Shopping Centre.



Figure 65: Photograph – Town Park an important gateway into the Quarter

5.9 Area H - Town Park

Site Description

Town Park is formed from various pockets of land all owned by the city council, including the former Bishopwearmouth village green. Today, Town Park has a tired, under-used feel and is more of an expedient route into the city centre than a well-used destination of choice. The Crowtree Leisure Centre (east) and multi-storey car-park (south) intrude on its setting, and clearance has left it exposed to the west. Only to the north does it have a strong authentic relationship with its surroundings, overlooked by the Minster and Mowbray Almshouses.

Development Aspirations

The Town Park provides an important gateway into the Quarter, including the Bridges Shopping Centre, as well as being a historic part of the city centre and the setting to the Sunderland Minster. Improvements will seek to make it easier to access the park and city centre beyond.

Key Considerations

- Provide an opportunity for future redevelopment of Crowtree Phase 2 where blank elevations could be replaced with active frontages onto Town Park for cafés to spill out into the park.
- As with the improvements to the St Michael's Way crossing facility, to improve connections between the University Chester Road campus and the Quarter.
- Installation of a new focal point installed in the 'lost' square around the green, such as interpretation or artwork.
- Traditional materials to be reintroduced including natural granite and sandstone, taking historic images as a cue. This would include Church Lane.
- Ways of highlighting the footprint of the lost building groups should be explored, such as pleached tree borders or raised grassed platforms with stone edges.

5.10 Area I - St Michaels Way – Gateways

Site Description

On the western approach into the Quarter adjoining the University of Sunderland city campus on St Michael's Way at the junctions of High Street West and Chester Road.

Development Aspirations:

Pedestrian severance is caused by the width of the road and high traffic volumes on A1231 St Michael's Way and the convoluted crossing points over these roads via signalised crossings located near the vehicular access points.

It would therefore also be desirable to provide a safer and more pleasant environment to integrate the university campus with the Quarter through new measures for pedestrians and cyclists by proposing improved pedestrian crossings to St Michaels Way.



Figure 66: Photograph –Pedestrian movement hindered by St Michaels Way



Figure 67: Photograph –Keel Square Super Crossing has improved pedestrian movement to the North of the Quarter

Key Considerations:

- Reconfiguring these key junctions into gateways with enhancements to the pedestrian environment.

- Provide pedestrian routes and crossing points which reflect desire lines.
- Simplify layout and eliminate street clutter.

5.11 Area J - High Street West Improvements

Site Description

High Street West Improvements are part of the Councils Investment Corridor programme for environmental improvements to Sunderland city centre. The programme has been developed to align with existing and proposed investment (both private and public) in the city centre, including the realignment of St Mary’s Way and the newly formed Keel Square.

Phase One of the High Street West Improvements focused on Bridge Street and High Street West up to Keel Square. Phase Two will continue the works from the square to the junction with St Michael’s Way. This is the main route into the Minster Quarter from the west, encompassing the Theatre, the fire station, the Minster and Crowtree.

Development Aspirations

Phase Two of the will aim to deliver further environmental upgrades to improve the public realm and improve movement and connectivity for all users. Key elements of Phase 2 include:

- Empire Theatre Access Road - A new shared surface route linking High Street West with St Mary Boulevard via Garden Place will be considered. Garden Place could become pedestrian priority, whilst servicing, coach and car drop off is accessed via Eden St and egressed via newly left out only route onto St Mary’s Boulevard.

- The Fire Station Square – will form a new space within the Quarter and will take its character from the quality of the surrounding buildings including the former fire station, Sunderland Minster, the Dun Cow public house and the Empire Theatre itself. The square provides a key public space for the fire station with the restaurant and bar providing overspill and activation.
- High Street West - will see improvements including new paving and traffic management.



Figure 68: Illustration –Fire Station Square complements the surrounding historic buildings



Figure 69: Illustration –Cars are no longer able to access the Fire Station Square



Figure 70: Illustration – Café overflow enliven the space



Figure 71: Illustration –existing trees are retained



Figure 72: Illustration –direct frontage allows for positive social interaction

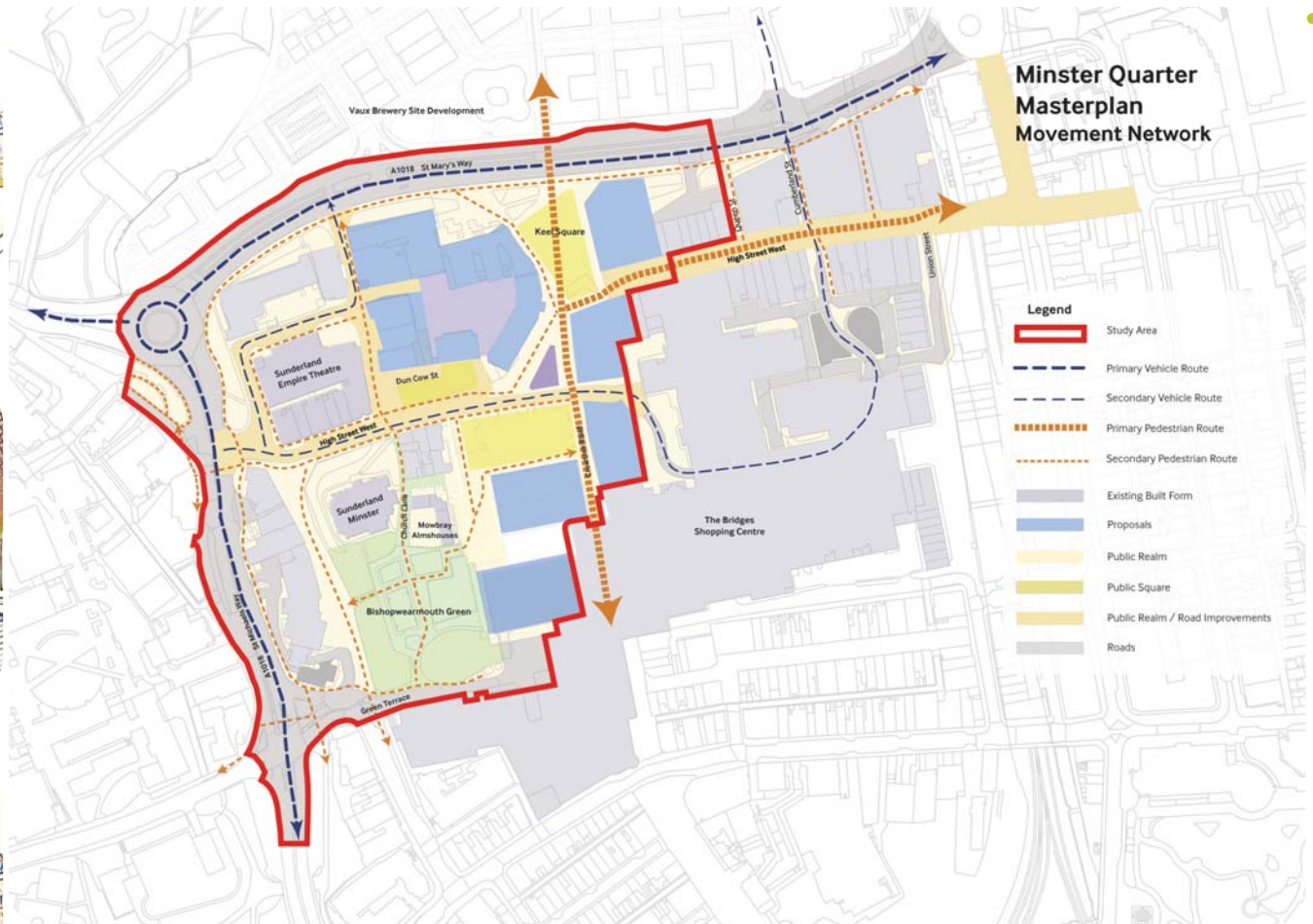


Figure 73: Minster Quarter Masterplan Movement Network Plan

Key Considerations

- Integrate the quarter with its surroundings, creating a direct and attractive pedestrian connection between the key facilities (Vaux, Riverside, Crowtree, Town Park, and Car Parking), avoiding a dead end via the creation of a convenient and comfortable place.

Enabling street frontage and activation onto the route which will improve safety and allow for positive social interaction.

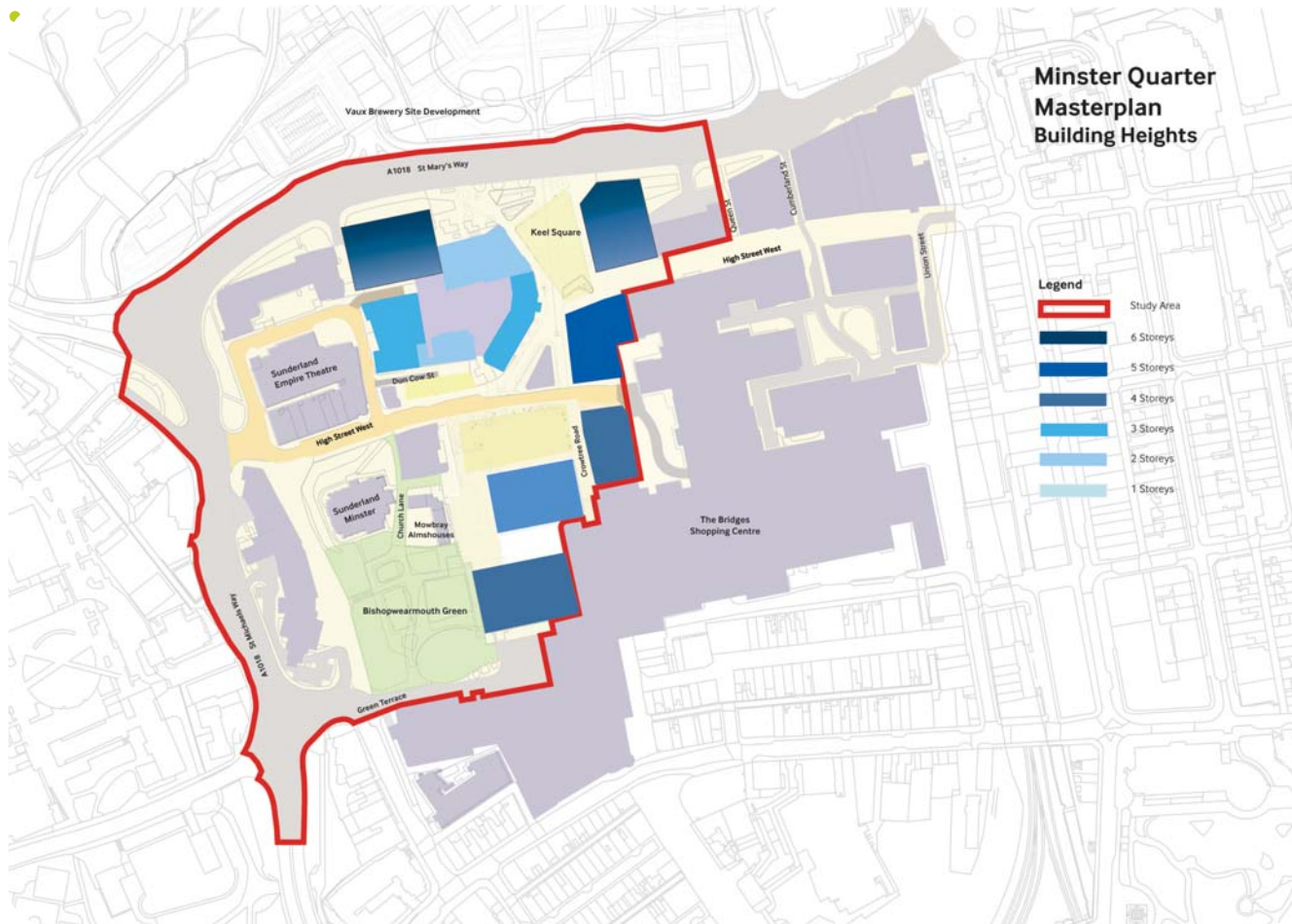


Figure 74: Minster Quarter Masterplan Building Heights Plan

Improves the cities permeability and legibility, making it easy for people to find their way around the city, creating a secondary north/south route, adding to the hierarchy of routes and spaces and enabling the city to be easily read.

- Ensuring routes are framed and aligned with the views and vistas of several of the city's key buildings (Minster, Empire and the Dun Cow) creating a favourable image of the Quarter.
- Improving traffic management and signage, accommodating the needs of cars, service vehicles and coaches.

5.12 Area K - Former Fire Station

Site Description

The former fire station, despite not being listed, is a building of immense local character. It is set back from the High Street West, on Dun Cow Street in the heart of the Minster Quarter.

Directly to the north of the site is the former Police Station and the Magistrates Court with the intervening land occupied by a car parking area.

To the south lies Dun Cow Street and the fires station forecourt. To the west lies the Empire theatre and the Dun Cow Public House. To the east lies the vacant the Gilbridge House and the Londondery Public House.

Development Aspirations

It is proposed to bring the building back into use, transforming the historic building through conversion into an arts and culture venue, accommodating uses such as a restaurant, theatre, studio space, and an exhibition space that complement and reinforce the Quarters cultural heritage and evening economy.

Key Considerations

- Ground floor uses with outdoor seating such as cafes and restaurants will be particularly encouraged to support the proposed public realm improvements to the square to the front of the station and the Outdoor Performance Space to the rear.
- Prospective developers will adopt a sympathetic approach to repairing and adapting the building for conversion to ensure that its architectural and historic integrity is not compromised.

5.13 Area L - Auditorium

Site Description

The land to western side of the former fire station currently used as a car park.

Development Aspirations

This site presents an opportunity for major new development at the heart of the Minster Quarter. The surface parking represents an inefficient use of valuable land in the Quarter and does nothing to provide a setting for the significant buildings which surround it.

Key Considerations

- It is important that the heritage assets remain the dominant features in the development and retain their roles as the key townscape features of the area. Any new buildings should be sensitive insertions into the spaces between the heritage assets, rather than the heritage assets being engulfed into the overall development.
- Ground floor activation onto the proposed fire station square, the Empire Theatre Access Road and the Outdoor Performance Space.
- The detailed design of the elevations will be crucial to the quality of the design. Design intricacies such as the type and finishing of the window frames and doors, the depth of window reveals, choice of materials and its coursing, delicate design elements of the roof finish will make or break the design quality.

5.14 Area M - Outdoor Performance Space

Site Description

The area between the fire station, Gillbridge House tax office and the Magistrates' Court is currently used as a car park.

Development Aspirations

The site has the potential to be a semi-public outdoor performance space at the heart of the Quarter.



Figure 75: Illustration - Outdoor Performance Space

Key Considerations

- Allow for ground floor activation for the surrounding buildings onto the space to help promote positive social interaction.

5.15 Area N - Gillbridge Police Station

Site Description

Located on the northern boundary of the Quarter with Keel Square to the east, the four storey former police station building is of brutal concrete design and dates from 1972.

Development Aspirations

The former police station building provides an opportunity for conversion and/or redevelopment at a key gateway site into the Quarter and the adjacent Vaux development to the north. Potential uses for the area include residential (C3), office development (A1/A3) and uses associated with creative industries (B1).

Key Considerations

- The building frontage will need to provide activation onto Keel Square, therefore this elevation should allow greater transparency through fenestration and explore ground floor activity.
- A large expanse of the building fronts onto St Marys Way, again it is recommended that this element of the development should retain fenestration to create overlooking and surveillance onto St Marys Way and the proposed Vaux site developments.



Figure 76: Gillbridge Police Station

5.16 Area O - Magistrates Court

Site Description

Sunderland Magistrates Court at western terminus of High Street West overlooking Keel Square. This large civic building still operates as law courts and like the Empire Theatre was designed by the Milburn brothers. Constructed in 1907 of sandstone ashlar and featuring a square clock tower, it is one of the highest profile historic buildings in the city centre.

Development Aspirations

Should the current use cease in the future the building lends itself to conversation for a range of uses including heritage centre, galleries and museum (D1 Non-residential institutions) and/or restaurants and cafés (A3 uses).

Key Considerations

- The building has not been surveyed, but the building is thought to be in good condition. Likely works need to concentrate on reinstatement.



Figure 77: Illustration - Gillbridge House with key frontage onto Keel Square

5.17 Area P - Gillbridge House

Site Description

Built in 1992, Gilbridge House is currently an HMRC Tax Office that is about to be vacated. Built on the site of the public the baths, the building has now gone but its portico entrance and clock were carefully dismantled from the historic baths and incorporated into the modern offices of Gilbridge House.

Development Aspiration

The building lends itself to a number of uses that would complement the wider area including, offices, workshops and studios. The ground floor could be converted into restaurants and retail units (A1/A2).

Key Considerations

- The building frontage will need to provide the main interface and activation onto Keel Square, therefore the elevation should allow transparency and explore ground floor opportunities for bar/café overspill to create activity.

6 Delivery

6.1 Delivery vehicle

The success of the SPD and fundamentally of the Minster Quarter will ultimately be judged by what is delivered and will depend to a large extent on the continued partnership working of the landowners, the Council, and other key stakeholders to secure delivery of a high quality and sustainable place.

It is essential that development is brought forward in a coordinated and cohesive manner with the bigger picture clearly in mind, in this way the overall vision and objectives for the area can be achieved.

The Masterplan gives specific development guidance in relation to the form, use, nature and quality of development as well as outlining a realistic approach to phasing. This will ensure that a high quality development is delivered, capable of raising the profile of Central Sunderland and assisting in realising the economic renaissance of the city as a whole.

6.2 Infrastructure Delivery

Developers will be encouraged to engage with Sunderland City Council at an early stage to negotiate the need for planning obligations. Where appropriate the Council will seek contributions from developers to fund infrastructure works required as a consequence of development.

Planning Application Requirements

Pre-Applications

The council encourages applicants to seek early engagement with officers from Development Management to discuss proposals for development at Minster Quarter prior to the submission of a planning application, at the pre-application stage. This service helps to speed up the development process and to avoid the submission of unacceptable proposals.

It is recommended that the applicant considers the viability of a site at the pre-application stage, to allow any issues to be resolved before the submission of a formal planning application. Heads of Terms of Section 106s should also be discussed at this stage.

Planning Performance Agreement

A Planning Performance Agreement (PPA) is a framework agreed between the City Council and an applicant for the management of complex development proposals within the planning process. A PPA allows both the developer and the council to agree a project plan and programme which will include the appropriate resources necessary to determine the planning application to a firm timetable.

It may be to the advantage of the developer and the City Council that applicants within Minster Quarter enter into a Planning Performance Agreement, due to the scale, nature and complexity of the planning applications likely to be submitted. Further details on the City Council's PPAs can be found on the council's website.

Planning Application Requirements

A list of information to be submitted as part of an outline application for development proposals at Minster Quarter are provided below. It should be noted that this list is not exhaustive and further requirements may be identified as a result of pre-application discussions.

Some elements may also be more appropriately submitted at reserved matters stage dependent upon the scope of the application made at outline application stage.

The Tyne & Wear Validation Checklist will outline the requirements that must be met before a planning application can be validated.

- Planning Statement
- Design and Access Statement
- Affordable Housing Statement
- Environmental Statement
- Transport Assessment/Transport Statement/Travel
- Plan/Parking Assessment
- Flood Risk & Drainage Assessment
- Ecological Survey Assessment and Mitigation Report & Protected Species Survey
- Sustainability Statement
- Infrastructure Strategy
- Statement of Community Involvement

- Open Space, Landscape and Recreation Strategy
- Habitat Regulations Assessment/Screening Report
- Environmental Impact Assessment
- Planning Obligations – Draft Head of Terms

There may be a need for additional assessments/statements depending on the site specifics, these may include:

- Heritage Statement
- Land Contamination Assessment
- Noise Assessment
- Air Assessment
- Highways and Public Rights of Way
- New Highways
- Tree Survey and/or Statement of Arboriculture
- Implications of Development



**SCRUTINY POLICY REVIEWS 2015/16:
RESPONSE FROM CABINET – ENVIRONMENTAL ENFORCEMENT**

**REPORT OF THE HEAD OF AREA ARRANGEMENTS, SCRUTINY AND
MEMBER SUPPORT**

1. Purpose of the Report

- 1.1 The purpose of the report is to provide feedback and consider progress on the policy review into environmental enforcement undertaken by the Shadow Economic Prosperity Scrutiny Committee in 2015/16.
- 1.2 To receive an update on environmental enforcement in the city and consider the next steps required to implement the recommendations of the Committee.

2. Background

- 2.1 On 22 June 2016, Cabinet considered and approved the report of the Shadow Economic Prosperity Scrutiny Committee into the approach being taken to environmental enforcement in the city together.
- 2.2 This Committee is responsible for receiving feedback from the relevant portfolio on the report and monitoring the implementation of its recommendations.
- 2.3 This report provides feedback from the Portfolio Holder, Councillor Michael Mordey following Cabinet's consideration of the scrutiny committees' recommendations, the progress that has been made to date and proposals for the future.

3. Current Position

- 3.1 Details of the Policy Review recommendations and the proposed actions to be taken are provided in the Action Plan attached at Appendix 1.

3.2 Cllr Michael Mordey (Portfolio holder for City Services) will be attending the meeting in order to respond to the recommendations contained in the report and outline the progress made to date.

3.3 There will also be a general update on environmental enforcement in the city and consideration of the next steps to be taken in terms of future policy and procedural changes.

4. Recommendations

4.1 That the Scrutiny Committee considers the progress in relation to actions detailed within the Action Plans and the progress to date.

4.2 That the Committee notes the update on environmental enforcement in the city and consider the next steps required to implement the recommendations of the Committee.

5. BACKGROUND PAPERS

5.1 The following background papers were used in the preparation of this report:-

(i) Cabinet Agenda; 22 July 2016.

Contact Officer: Jim Diamond, Scrutiny Officer
0191 561 1006
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Environmental Enforcement: Policy Review Recommendations 2015/16

Ref	Recommendation	Action	Owner	Due Date	Progress Commentary
(a)	<p>That the Council undertake a review of its existing environmental enforcement policy for Place Management.</p> <p>The review will involve full consultation with members and other interested parties.</p>	<ul style="list-style-type: none"> - A working group to be established with Members, relevant officers and partners as required, consulting on the priorities and the processes required from the new enforcement procedure. 	Nicky Rowland (Area Response Manager)	Oct 2016	Report to be presented to November Committee recommending proposed Policy and procedural changes for environmental enforcement based upon discussions to date, for consideration by Members. The requirement for a working group can be determined following the receipt of draft document.
(b)	That the Council should seek to focus its resources on areas of greatest impact with regard to environmental enforcement action.	<ul style="list-style-type: none"> - To agree the environmental crimes of greatest environmental concern with Council Members, officers and Partners - To develop and manage a process that focuses on the areas of most significant environmental crime and subject to continuously review according to available data. 	Nicky Rowland (Area Response Manager)	December 2016	Subject to agreement on amended Policy and implementation of any procedural changes, mechanisms for determining local and Citywide priority to be agreed with Members.
(c)	<p>Publicise our enforcement success in the local media to ensure that residents are:</p> <ul style="list-style-type: none"> • aware importance attached to a clean and well maintained local environment; • understand the consequences of breaking the rules. 	<ul style="list-style-type: none"> - To establish guidelines and parameters for the publicising of enforcement action. - To establish a suitable contact within the Communications Department to actively seek promotional opportunities and awareness campaigns. - To create links with the local media and agree mechanisms for the provision of regular media 	Nicky Rowland (Area Response Manager)	December 2016	The Policy on publicity of cases will be included within wider Policy review.

		worthy stories and updates where appropriate to do so.			
(d)	That the Council continues to monitor new developments and pilots in relation to litter enforcement and dog fouling.	To create better working links with Organisations and Government Departments such as Keep Britain Tidy, Defra etc. To ensure that best practice is shared across all Local Authority areas and new initiatives are considered locally where appropriate or relevant to Sunderland.	Nicky Rowland (Area Response Manager)	December 2016	Action pending outcome of wider review.
(e)	That the Council looks to establish a procedure in relation to the approach taken to illegally tethered horses.	To look at best practice in terms of the procedures followed by other local authorities by other local authorities in relation to illegally tethered horses That the draft procedure be subject to consultation with interested parties	David Gustard (Senior Surveyor)	April 2017	No update reported
(f)	That the Council work with other local authorities in the region and other agencies such as Police, RSPCA and Gentoo in order to make the most of available resources.	That initial meetings be held with representatives of the police, RSPCA and Gentoo to consider the scope for joint working.	David Gustard (Senior Surveyor)	April 2017	No update reported

PUBLIC SPACES PROTECTION ORDER (PSPO) - CONSULTATION

Report of Assistant Chief Executive

1 Purpose of the Report

- 1.1 To seek the views of the Committee on proposals to introduce Public Spaces Protection Orders (PSPOs) across the City and the commencement of consultation for a City Centre PSPO.

2 Background

- 2.1 The Anti-Social Behaviour and Policing Act 2014 introduced a range of new tools and powers to tackle anti-social behaviour, including the provision for Councils to introduce Public Space Protection Orders. The orders are geographically defined and can contain locally agreed prohibitions.

- 2.2 On 21 September 2016, Cabinet agreed a report setting out proposals for the introduction of Public Spaces Orders across the city and the commencement of consultation for a City Centre PSPO. If successful, a similar approach will be considered for other areas of the City to replace the existing Designated Public Place Orders and Dog Control Orders that will end in October 2017.

- 2.3 The Cabinet agreed a staged approach involving:-

Stage 1 – prioritise the formal consultation on and (subject to such consultation) the implementation of a City Centre PSPO;

Stage 2 - evaluate the use and effectiveness of the City Centre PSPO and if proved successful move to Stage 3 and 4;

Stage 3 - commence work on a city-wide PSPO replacing current Designated Public Place Orders (DPPOs) and Dog Control Orders;

Stage 4 – (2017) commence discussion with Area Arrangements around locality based orders.

- 2.4 This report sets out details of the proposals agreed by Cabinet and seeks the views of the Scrutiny Committee.

3 Current Position

Public Space Protection Orders

- 3.1 Public Spaces Protection Orders (PSPOs) are a key element of the Anti-Social Behaviour, Crime and Policing Act 2014 which came into force in October 2014.

- 3.2 The orders are intended to limit and restrict activities which cause nuisance or lead to problems for a community, and as such allow Councils to make restrictions on activities which are judged to have a detrimental effect on the quality of life in an area.

They are to replace current controls on the drinking of alcohol in public places and matters such as dog fouling and the keeping of dogs on leads (as a result of the phasing out of existing Designated Public Places Orders (DPPOs) and Dog Control Orders but a range of other activities can also be addressed, depending upon particular local issues. By design the orders are planned to allow people to enjoy open public spaces free from nuisance and anti-social behaviour.

- 3.3 The responsibility for making a new PSPO rests with the City Council. The Council must, prior to making an order, be satisfied, on reasonable grounds, that activities carried out in a public space have had or are likely to have a detrimental effect on the quality of life of those in the locality and that the effect or likely effect of the activities:-
- Is or is likely to be persistent or continuing;
 - Is or is likely to be such as to make the activities unreasonable; and
 - Justifies the restrictions imposed.
- 3.4 Before making a PSPO, the Council must also carry out consultation with the local Police Force, the Police and Crime Commissioner, the owners and occupiers of any land included in the PSPO which is not in Council ownership and wider consultation with representatives from the local community. It must also publish the draft PSPO in accordance with Statutory Regulations.
- 3.4 The making of a PSPO can be challenged in the High Court by any interested party on the grounds that the Council had no power to make the PSPO or include in it certain prohibitions/requirements or that one of the requirements for making the PSPO (e.g. the requirement for consultation) has not been complied with.
- 3.5 Where a PSPO is in force, a police officer, police community support officer or Council officer witnessing behaviour that breaches its conditions may challenge the individual(s) concerned and ask them to comply. If the individual does not comply with the request, an offence is committed.
- 3.6 An offence involving failure to comply with a PSPO is punishable by a fine of up to £1,000 (or £500 in the case of consumption of alcohol) or by a fixed penalty of up to £100.
- 3.7 In practice an offence is only committed if a person refuses to stop carrying out a prohibited activity when asked to do so by an authorised Council officer or police officer. If the person follows the instruction then no further action would be required. Any failure to comply with the instruction to desist from the prohibited activity would generally in the first instance lead to a fixed penalty notice being issued (current fine level for Sunderland is £75) rather than arrest or court appearance.
- 3.8 Any PSPO introduced would be for a 3 year period at which time it must be renewed or it would cease. The Council would have the power to remove specific prohibitions or end a PSPO early, for example if an activity no longer existed. If significant new issues arose during the PSPO then the Council can modify prohibitions.

Public Spaces Protection Order Development Across the City

- 3.9 Following consultation within the Council and key partners it has been recommended the City Centre PSPO be the first order to be piloted in Sunderland due to the complex issues within the City Centre and new emerging issues such as bin raking and begging being identified. The City Centre Order will be used as a test for procedures and communication phases going forward.
- 3.10 Current Dog Control Orders and Designated Public Place Orders which are currently in place in many locations in all areas of the City must be replaced with a PSPO in October 2017; these will transfer to a city wide order with the potential inclusion of other city wide issues. It is envisaged that following learning from the City Centre Order the agreement from Cabinet to consult on the city wide order will take place early 2017. Following the implementation of the city wide order discussions will commence with Area Arrangements around any locality issues.

Sunderland City Centre Public Spaces Protection Order Proposals

- 3.11 The intention is to introduce a City Centre PSPO for 3 years in accordance with powers contained within the Act for bin raking, consumption of alcohol and new psychoactive substances in a public place, dog control, aggressive behaviour in connection with begging, street trading and unlicensed pedlars and the anti-social use of skateboard and stunt cycles.
- 3.12 The area to be covered by the Order can be seen in Appendix 1 of the report (area shaded yellow highlighted by black boundary).
- 3.13 Year on year the Police and Council have seen increases in crime and anti-social behaviour in the proposed area. Problems range from violent and sexual offences to low level disorder and the gathering of groups of adults and youths engaging in general anti-social behaviour.
- 3.14 In 2015 following a detailed policy review Scrutiny Committee recommended that the Council take a strong stance against psychoactive substances. Specific recommendations included to “explore the options for an enforcement strategy including the use of new Anti-Social Behaviour powers”. This recommendation was agreed by the Safer Sunderland Board and Council Cabinet. The use of psychoactive substances has become a growing concern for both agencies and the general community. Increased admissions to A & E for use of these substances are also evident. The proposed order will help the Council and Police deal with these behaviours more efficiently whilst giving the wider community a strong message that behaviours of this kind will be taken seriously.
- 3.15 Bin raking is a new and emerging issue within the city centre. It is a problem that occurs frequently and is attracting organised groups from out of the city come and rake the bins. Participants are littering the city and making the general area look untidy. Work is underway both from an educational and enforcement point of view with the businesses identified around waste management. The mess and damage caused by these individuals is costing the City Council substantive resource to correct and is also demand intensive for the Police due to the court process involved. The inclusion of this issue within the PSPO will give the Police and Council officers more swift and effective powers to deal with persistent bin rakers within the city.
- 3.16 Begging within the city centre has increased within the last 12 months. Whilst we recognise that some beggars often need long term help and support and referrals are made, they can be intimidating to the public and detrimental to businesses by putting

shoppers off entering shops where they congregate. It has been found that beggars within the city are from out of the area and seem to have been displaced from other Local Authority areas where action has been taken against them. Police have taken action against a few individuals who have been persistent and aggressive to visitors within the city centre after numerous warnings.

- 3.17 Begging is an offence under the Vagrancy Act 1824 and can be enforced by the Police by way of arrest. The inclusion of controls on aggressive/pestering behaviour by beggars within the Order would provide the Police and other staff with an additional tool to regulate this behaviour and would provide an updated legal remedy, including the use of fixed penalty notices. This is likely to prove a more cost effective and proportionate approach to controlling this activity but will also allow the partnership to ensure action is taken against those persistent offenders but also support necessary referrals to be made for any genuine vulnerable individuals identified.
- 3.18 The issue of canvassing and illegal peddling has recently been raised by members of the public and businesses as a concern. Visitors to the city have suggested they are increasingly being stopped and harassed by sellers within the city centre. The inclusion of controls over unwanted aggressive/harassing behaviour by street traders and pedlars in the proposed Order will raise the profile of the problem and will give the Council enhanced powers to take action against any street traders or pedlars, whether authorised or not, who engage in nuisance behaviour towards members of the public.
- 3.19 The proposed area is currently covered by a city wide Dog Control Order. There are 4 elements to the current order; dog fouling, dogs on lead, exclusion of dogs to play areas and dogs on lead by direction. It is proposed that these elements of the old order would be transferred to the new PSPO in line with the legislation.

Sunderland City Centre Public Spaces Protection Order Proposed Prohibitions

- 3.20 It is recommended subject to public consultation that the following prohibitions are applied to the PSPO in the proposed area:

Alcohol control – Police and authorised officers have the power to confiscate alcohol in a public space excluding licensed premises where they believe it is causing or is likely to cause anti-social behaviour.

Begging – restricts any person engaging in anti-social/nuisance behaviour whilst begging. Begging includes any passive and active methods, including but not limited to, non-verbal signs, hand held out, written notice, or verbal attempts to exhort, press, pressure, urge the giving material help, assistance, food or money.

Bin Raking – restricts any person engaging in bin raking. Bin raking is the searching and taking of any items whatsoever from rubbish bins, bags or items clearly left to be disposed of or belonging to another.

Street Trading and Peddling – restricts any person engaging in anti-social/nuisance behaviour whilst street trading.

Dog Control – prohibit dog fouling, exclusion of dogs to play areas and dogs on lead by direction.

Skateboard and Cycles – prevent the anti-social use of skateboards, cycles and stunt cycles causing damage to property, or nuisance or annoyance to one or more persons.

Psychoactive Substances –The existing law under the Misuse of Drugs Act 1971 lists illegal controlled drugs but could not keep pace with the ability to produce new psychoactive substances which were often misleadingly referred to as “legal highs” and were introduced to mimic the effects of controlled drugs. Some council’s have tried to deal with the problem by introducing restrictions within PSPOs. However, on the 26th May 2016 a new Act, The Psychoactive Substances Act 2016 came into force immediately having the effect of closing down those outlets which previously took advantage of the loophole in the previous legislation. It may be that the new Act has solved the problems with its Criminal and Civil sanctions including up to 12 months imprisonment for some offences. The full impact has yet to be evaluated which is why it is still included as an option for consultation as possibly being still included in a PSPO.

Consultation Process

- 3.21 An 8 week consultation process on the proposed City Centre PSPO would commence subject to Cabinet approval with Police, local residents and businesses and any other relevant parties through a variety of communication channels. Findings from the consultation and final endorsement of the Order will be brought to a future Cabinet meeting. An initial Equalities Impact scoping has indicated that the PSPO would have no negative likely impacts on any group with protected characteristics as defined in the 2010 Equality Act, though it is planned that specific elements of the consultation will focus on these groups to ensure there are no unforeseen negative impacts.

Financial Implications

- 3.22 There will be a small cost associated with the replacement of signs within the order area and staffing costs associated with the consultation and implementation of the Order will be met within existing resources supported by the Safer Communities Problem Solving budget. Revenue generated by the use of fixed penalty notices will be paid directly to the Council and be administered in the same way as existing fixed penalty notices. The Council does not have a dedicated Enforcement Team however will seek enforcement of this order through existing resources and partnership working with Northumbria Police.

4 Conclusion

- 4.1 The Anti-Social Behaviour and Policing Act 2014 introduced a range of new tools and powers to tackle anti-social behaviour including the provision for Councils to introduce Public Space Protection Orders. The orders are geographically defined and can contain locally agreed prohibitions.
- 4.2 The report sets out the proposals of Cabinet for the introduction of Public Spaces Protection Orders in the city. If successful then a similar approach would be considered for other areas of the City to replace the existing Designates Public Place Orders and Dog Control Orders that will end in October 2017.

5 Recommendations

5.1 The Committee is asked to consider and comment on the proposals for the introduction of Public Spaces Orders across the city as part of the consultation process.

6 Glossary

PSPO - Public Spaces Protection Orders

7 Background Papers

Home Office - Anti-social Behaviour, Crime and Policing Act 2014:

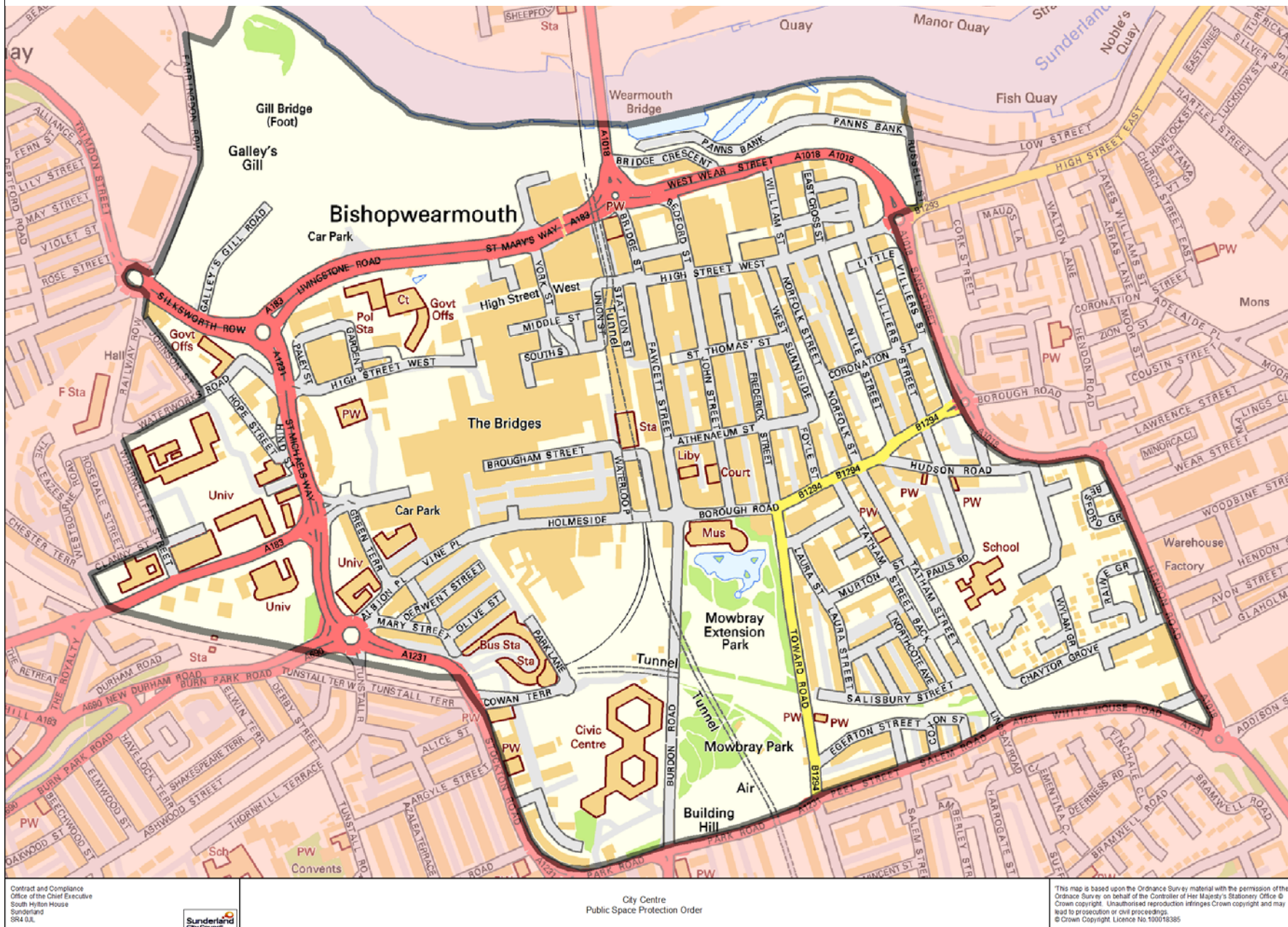
Reform of anti-social behaviour powers

Statutory guidance for frontline professionals

July 2014 PUBLIC HEALTH, WELLNESS AND CULTURE SCRUTINY PANEL

Policy Review 2014/15 Final report – Tackling New Psychoactive Substances

APPENDIX ONE – PROPOSED RESTRICTED AREA (yellow shaded area marked with black boundary)



VISIT TO PORT OF SUNDERLAND

REPORT OF THE HEAD OF AREA ARRANGEMENTS, SCRUTINY AND MEMBER SUPPORT

1. Purpose of the Report

- 1.1 To provide feedback on the visit of the Scrutiny Committee to the Port of Sunderland.

2. Background

- 2.1 At the beginning of the year, the Members asked that a visit to the Port of Sunderland be included as part of its work programme.
- 2.2 It was intended that the visit would provide members with an opportunity to consider the progress being made by the Port of Sunderland.

3 Current Position

- 3.1 The visit to the Port took place on 15 September 2016 and was hosted by Matthew Hunt (Port Director) and Capt. Andrew Ullah (Harbour Master).
- 3.2 The visit included a boat trip on the River Wear when members had the opportunity to discuss with Matthew Hunt the progress being made by the Port. Members were also able to view progress on the New Wear Crossing and the developments that line the bank of the river.

4. Recommendations

- 4.1 Members are asked to provide feedback on the visit to the Port of Sunderland.

5 Glossary

None

6 Background Papers

None

ANNUAL WORK PROGRAMME 2016-17

**REPORT OF THE HEAD OF AREA ARRANGEMENTS, SCRUTINY AND
MEMBER SUPPORT**

1. PURPOSE OF THE REPORT

- 1.1 The report attaches, for Members' information, the current work programme for the Committee's work during the 2016-17 Council year.
- 1.2 In delivering its work programme the committee will support the council in achieving its Corporate Outcomes.

2. Background

- 2.1 The work programme is a working document which Committee can develop throughout the year. As a living document the work programme allows Members and Officers to maintain an overview of work planned and undertaken during the Council year.

3. Current position

- 3.1 The current work programme is attached as an appendix to this report.

4. Conclusion

- 4.1 The work programme developed from the meeting will form a flexible mechanism for managing the work of the Committee in 2016-17.

5 Recommendation

- 5.1 That Members note the information contained in the work programme.

Contact Officer: Jim Diamond, Scrutiny Officer
James.diamond@sunderland.gov.uk

REASON FOR INCLUSION	27 JUNE 16	19 JULY 16	13 SEPTEMBER 16	11 OCTOBER 16	8 NOVEMBER 16	6 DECEMBER 16	10 JANUARY 17	7 FEBRUARY 17	7 MARCH 17	4 APRIL 17
Cabinet Referrals and Responses				Minster Quarter Masterplan (Ian Fairlamb)						
Scrutiny Business	Remit and Work Programme of Committee Key Cities – Feedback on visit(Jill Laverick/JD) Sunderland Software City (Andrea Winders)	Implications for Sunderland of EU Referendum (Vince Taylor)	Port Progress Report and Visit (Andrea Winders/Mathew Hunt) Advanced Manufacturing Business Park – Progress Report (Vince Taylor/Alison Fellows) Future Library Services – Consultation (Fiona Brown)	Environmental Enforcement Review - Feedback(Mark Speed/Nicky Rowland) Port Visit – Feedback (JD)	Environmental Enforcement – Policy Development (Mark Speed/Nicky Rowland) Tall Ships – Progress Report (Ian Flannery) Future Library Services – Consultation Feedback (Fiona Brown) Review into Cemeteries and Crematoriums – Feedback (Karen Lounton)	Siglion – Progress Report Update (John Seager) Airshow - Preparations (Andrea Winders) Business Centres ((Evolve, Washington, Software Centre) – Progress Report(Andrea Winders)	City Of Culture – Progress Report (Rebecca Ball) Key Cities – Progress (Jill Laverick)	Development of Social Enterprise Sector (Andrea Winders) Environmental Enforcement (Mark Speed) Development of Skills in the City/ Contribution of FE sector to Skills Development	Business Improvement District – Progress Report Tall Ships – Progress Report (Ian Flannery) Prevent – Progress Report(Jane Hibberd)	Business Centres (Evolve, Washington, Software Centre) - Progress Report (Andrea Winders) Sunderland Strategic Transport Corridor/New Wear Bridge – Progress Report (Alison Fellows)
Performance / Service Improvement										
Policy Framework										
Consultation				Public Space Protection Orders (PSPO) (Stuart Douglass)						
Information / Awareness Raising	Notice of Key Decisions Work Programme 16-17	Notice of Key Decisions Work Programme 16-17	Notice of Key Decisions Work Programme 16-17	Notice of Key Decisions Work Programme 16-17	Notice of Key Decisions Work Programme 16-17	Notice of Key Decisions Work Programme 16-17	Notice of Key Decisions Work Programme 16-17	Notice of Key Decisions Work Programme 16-17	Notice of Key Decisions Work Programme 16-17	Notice of Key Decisions Work Programme 16-17

The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Notice is given of the following proposed Key Decisions (whether proposed to be taken in public or in private) and of Executive Decisions (including key decisions) intended to be considered in a private meeting:-

Item no.	Matter in respect of which a decision is to be made	Decision-maker (if individual, name and title, if body, its name and see below for list of members)	Key Decision Y/N	Anticipated date of decision/ period in which the decision is to be taken	Private meeting Y/N	Reasons for the meeting to be held in private	Documents submitted to the decision-maker in relation to the matter	Address to obtain further information
160104/48	To consider the freehold acquisition of two properties to provide children's services accommodation.	Cabinet	Y	Between 1 October and 31 December 2016.	Y	The report is one which relates to an item during the consideration of which by Cabinet the public are likely to be excluded under Paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended, as the report will contain information relating to the financial or business affairs of any particular person (including the authority holding that information). The public interest in maintaining this exemption outweighs the public interest in disclosing the information.	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk

Item no.	Matter in respect of which a decision is to be made	Decision-maker (if individual, name and title, if body, its name and see below for list of members)	Key Decision Y/N	Anticipated date of decision/ period in which the decision is to be taken	Private meeting Y/N	Reasons for the meeting to be held in private	Documents submitted to the decision-maker in relation to the matter	Address to obtain further information
160727/92	To authorise the Executive Director of Commercial Development to exercise the Council's enforcement powers under the Law and Property Act 1925 in relation to the use of Enforced Sales.	Cabinet	Y	During the period 1 October to 30 November 2016.	N	Not Applicable	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk
160727/93	To authorise the Executive Director of Commercial Development to approve arrangements for Strategic Commissioning of Place Services.	Cabinet	Y	During the period 1 January to 28 February 2017.	N	Not Applicable	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk
160728/94	To approve the disposal of premises within the Athenaeum Buildings, Fawcett Street, Sunderland.	Cabinet	Y	During the period 19 October to 30 November 2016.	N	Not Applicable	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk

Item no.	Matter in respect of which a decision is to be made	Decision-maker (if individual, name and title, if body, its name and see below for list of members)	Key Decision Y/N	Anticipated date of decision/ period in which the decision is to be taken	Private meeting Y/N	Reasons for the meeting to be held in private	Documents submitted to the decision-maker in relation to the matter	Address to obtain further information
160728/96	To approve the disposal of land at Hillthorn Park.	Cabinet	Y	During the period 19 October to 30 November 2016.	N	Not Applicable	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk
160822/102	To consider Sunderland City Council involvement in the One Public Estate Programme.	Cabinet	Y	During the period 21 September to 31 October 2016.	N	Not Applicable	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk
160822/103	To consider recommendations arising from the consultation exercise carried out in relation to proposed changes to the contributions policy which will affect how the Council determines financial contributions in relation to social care	Cabinet	Y	23 November 2016.	N	Not Applicable	Cabinet report Consultation outcomes	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk

Item no.	Matter in respect of which a decision is to be made	Decision-maker (if individual, name and title, if body, its name and see below for list of members)	Key Decision Y/N	Anticipated date of decision/ period in which the decision is to be taken	Private meeting Y/N	Reasons for the meeting to be held in private	Documents submitted to the decision-maker in relation to the matter	Address to obtain further information
160824/104	To recommend to Council to approve the final Area Action Plan for the International Advanced Manufacturing Park prior to submission to the Secretary of State and the Planning Inspectorate at the end of January 2017.	Cabinet	Y	23 November 2016.	N	Not Applicable	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk
160831/105	To approve the Revenue Budget Second Review 2016/2017	Cabinet	Y	19 October 2016	N	Not Applicable	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk
160831/106	To approve the Capital Programme Second Review 2016/2017 including Treasury Management	Cabinet	Y	19 October 2016	N	Not Applicable	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk
160905/107	Acquisition of HCA land and property interests at Holmeside, Holmeside Market and Park Lane.	Cabinet	Y	During the period 1 November to 31 December 2016	N	Not Applicable	Cabinet Report and Plan identifying interests to be acquired	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk

Item no.	Matter in respect of which a decision is to be made	Decision-maker (if individual, name and title, if body, its name and see below for list of members)	Key Decision Y/N	Anticipated date of decision/ period in which the decision is to be taken	Private meeting Y/N	Reasons for the meeting to be held in private	Documents submitted to the decision-maker in relation to the matter	Address to obtain further information
160905/108	Disposal of land and buildings at Penshaw House	Cabinet	Y	During the period 19 October to 30 November 2016	N	Not Applicable	Cabinet Report and Plan identifying interests to be disposed of.	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk
160905/109	Disposal of three former Sunderland Care and Support properties	Cabinet	Y	During the period 19 October to 30 November 2016	N	Not Applicable	Cabinet Report and Plan identifying interests to be disposed of.	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk
160912/110	Update on the Sunderland Local Development Strategy and approval of the Council's role as Accountable Body for Community Led Local Development	Cabinet	Y	During the period 19 October to 31 December 2016	N	Not Applicable	Cabinet Report and supporting documents where appropriate	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk

Item no.	Matter in respect of which a decision is to be made	Decision-maker (if individual, name and title, if body, its name and see below for list of members)	Key Decision Y/N	Anticipated date of decision/ period in which the decision is to be taken	Private meeting Y/N	Reasons for the meeting to be held in private	Documents submitted to the decision-maker in relation to the matter	Address to obtain further information
160915/111	<p>For cabinet to receive and approve the draft Youth Justice Plan 2016/17. Cabinet are requested to refer to Scrutiny Committee and Council for final approval.</p> <p>Cabinet is further requested to delegate authority to the Director of Children's Services and Chief Executive - Together for Children Sunderland in consultation with the Children's Portfolio Holder and the to receive and approve changes to the plan.</p>	Cabinet	Y	19 October 2016	N	Not Applicable	Cabinet Report Youth Justice Plan 2016/17	<p>Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN</p> <p>committees@sunderland.gov.uk</p>

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160915/112	To seek Cabinet approval for procurement of first tier welfare rights advice contracts following the development of the service model and service specification	Cabinet	Y	During the period 19 October to 30 November 2016	Y	The report is one which relates to an item during the consideration of which by Cabinet the public are likely to be excluded under Paragraph 3 of Schedule 12A of the Local Government Act 1972, as amended, as the report will contain information relating to the financial or business affairs of any particular person (including the authority holding that information). The public interest in maintaining this exemption outweighs the public interest in disclosing the information.	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk

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160916/113	Sale of Land at Hetton Downs	Cabinet	Y	19 October 2016	N	Not Applicable	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk

Item no.	Matter in respect of which a decision is to be made	Decision-maker (if individual, name and title, if body, its name and see below for list of members)	Key Decision Y/N	Anticipated date of decision/ period in which the decision is to be taken	Private meeting Y/N	Reasons for the meeting to be held in private	Documents submitted to the decision-maker in relation to the matter	Address to obtain further information
160920/114	Cabinet to agree to the extension and variation of the Services Agreement between the Council and Sunderland Care and Support Ltd for the provision of care and support services, including the transfer of Social Enterprise Support staff.	Cabinet	Yes	19 October 2016	Y	The report is not for publication as the Cabinet is considered likely to exclude the public during consideration thereof as they contain exempt information relating to a particular individual or which is likely to reveal the identity of any individual, the financial or business affairs of any particular person (including the authority holding that information) and any consultations or negotiations, or contemplated consultations or negotiations in connection with any labour relations matter arising between the Council and its employees (Local Government Act 1972, Schedule 12A, Part 1, Paragraphs 1, 2, 3 and 4). The public interest in maintaining this exemption outweighs the public interest in disclosing the information.	Cabinet Report	Governance Services Civic Centre PO BOX 100 Sunderland SR2 7DN committees@sunderland.gov.uk

Note; Some of the documents listed may not be available if they are subject to an exemption, prohibition or restriction on disclosure. Further documents relevant to the matters to be decided can be submitted to the decision-maker. If you wish to request details of those documents (if any) as they become available, or to submit representations about a proposal to hold a meeting in private, you should contact Governance Services at the address below.
Subject to any prohibition or restriction on their disclosure, copies of documents submitted to the decision-maker can also be obtained from the Governance Services team PO Box 100, Civic Centre, Sunderland, or by email to committees@sunderland.gov.uk

Who will decide;

Cabinet; Councillor Paul Watson - Leader; Councillor Henry Trueman – Deputy Leader; Councillor Mel Speding – Cabinet Secretary; Councillor Louise Farthing – Children’s Services; Councillor Graeme Miller – Health, Housing and Adult Services; Councillor John Kelly – Public Health, Wellness and Culture; Councillor Michael Mordey – City Services; Councillor Cecilia Gofton – Responsive Services and Customer Care

This is the membership of Cabinet as at the date of this notice. Any changes made by the Leader will be specified on a supplementary notice.

Elaine Waugh
Head of Law and Governance

20 September 2016