

Holmeside Triangle Development Framework

REPORT OF THE DEPUTY CHIEF EXECUTIVE

1.0 Purpose of report

- 1.1 The purpose of this report is to advise Committee of the responses received following public consultation on the Holmeside Triangle draft Development Framework and to seek Committee's comments on the revised Development Framework.
- 1.2 The Committee's comments will be reported to Cabinet on 4 November 2009 when agreement will be sought to approve the Holmeside Triangle Development Framework as planning guidance.

2.0 Background

- 2.1 At its meeting on 26 June 2009, Cabinet approved the draft Holmeside Triangle Development Framework for the purposes of public consultation.
- 2.2 The main proposals contained in the draft development framework included:
 - The creation of a new mixed use area, comprising urban blocks, arranged around high quality areas of public realm, which would complement and enhance the surrounding City Centre area.
 - The development of Class A1 (retail), Class C3 (residential), Class A3 (restaurants, snack bars, cafes), Class A4 (pubs and bars) and Class D2 (assembly and leisure) uses on the site in accordance with policies EC5A and SA55B.1 of the Unitary Development Plan Alteration Number 2.
 - The potential for an anchor food or non-food retail unit.
 - High quality public realm incorporating a central public square and permanent canopy of architectural merit.
 - The provision of streetscape animated throughout both the daytime and evening through shop frontages and complementary leisure uses.
 - The provision of car parking primarily in undercroft or existing/new build multi-storey blocks which, together with service areas, are designed in a way that will not result in any detrimental impact upon the amenities of the locality when viewed from the surrounding area.

- The integration of the site with the surrounding area through convenient and attractive pedestrian routes.
- Development of a distinctive urban character with the potential for landmark buildings located at key positions.
- Development which achieves high energy efficiency ratings and wherever feasible also achieves standards of at least 10% of energy supplies from renewable sources.

3.0 Consultations on the draft Development Framework

- 3.1 The draft Development Framework was the subject of consultation for an initial period between 23 March and 1 May 2009. However, this was extended to 19 June 2009 as several organisations did not initially receive consultation letters inviting comments on the content of the amended Development Framework.
- 3.2 All the relevant information relating to the consultation, including the draft Development Framework document was available online at www.sunderland.gov.uk/holmeside
- 3.3 Letters accompanied by a digital copy of the draft Holmeside Triangle Development Framework on CD were delivered to all local businesses in close proximity to and within the Holmeside Triangle site and all relevant stakeholders. The letter notified recipients of the consultation period, and invited them to make comments on the Framework.
- 3.4 Over 190 stakeholders including a range of businesses, organisations and other individuals were consulted by letter asking them to respond formally. A list of formal consultees is included in Appendix 1 to this report.

4.0 Consultation responses and changes to the masterplan

- 4.1 Fourteen representations were received from consultees. Further consideration of representations submitted by the Association of North East Councils, English Heritage, Murdoch Associates (on behalf of Mecca Bingo), Bedford DPP, Newcastle upon Tyne DPP, Montagu Evans and Thornfield have resulted in minor changes to sections of the Development Framework document.
- 4.2 The representations received, together with the City Council's response and how, if necessary, the Development Framework has been amended to reflect the representations are set out in Appendix 2 to this report.
- 4.3 Minor changes made to the document include:
- Provision of additional details regarding the City Council's requirements for building heights
 - Stronger reference to the need to protect nearby heritage assets
 - Clarification of the energy efficiency requirements for the site

- Further details on aspirations for pedestrian movement within the site
- Alteration to the parking and servicing principles for the site

4.4 Copies of the proposed final Development Framework are available for inspection in the Members' Rooms and the indicative proposals plan will be displayed at the Committee meeting.

5.0 Reasons for decision

5.1 The approval of the Holmeside Triangle Development Framework will provide a formal planning framework that will facilitate the redevelopment of the area by a private developer. The Framework will be used by the developer as a basis for preparing a masterplan and detailed proposals for the site and would be afforded weight as a material consideration when determining relevant future planning applications.

6.0 Alternative options

6.1 The alternative option is not to prepare a Development Framework. The consequences of this would be a failure to meet the requirement set out in the adopted UDP Alteration No.2 policy EC5A to prepare a broad framework for each Comprehensive Development site. In addition, failure to prepare an endorsed Framework will reduce the Council's ability to ensure a high quality of development on the site.

7.0 Recommendation

7.1 Committee is recommended to consider the amended Holmeside Triangle Development Framework and refer its comments to Cabinet for consideration

8.0 List of appendices

- Appendix 1: draft Holmeside Triangle draft Development Framework consultation - list of formal consultees
- Appendix 2: draft Holmeside Triangle Development Framework consultation - schedule of representations, City Council responses and amendments to the Development Framework

9.0 Background Papers

- Holmeside Triangle Development Framework (2009)

Appendix 1: draft Holmeside Triangle Development Framework consultation - list of external stakeholders

The following list comprises the organisations, stakeholders and individuals formally consulted by letter as part of the statutory consultation process on the draft Holmeside Triangle Development Framework

Environment Agency
English Heritage
ONE NorthEast
The Homes and Communities Agency
Government Office North East
Sunderland arc
Nexus
County Archaeologist
Sport England
Braemar Pension Fund and The Sun Valley Holdings
Tesco
Land Securities Properties Ltd
Montagu Evans
O&H Group
Thornfield Properties Plc
Turner & Townsend
The Point Holmeside
The Railway Club
Stalls 1 to 6 Park Lane
Masons Amusements
Mecca Bingo
Sinatras
Tates Travel
Kings Flavour
Chase Wine Bar 1-3 Park Lane
Mr Graham Hurst 43 Hillcrest, Sunderland
Smart Ladd Leisure
Boots the Chemist
B Hill News
Alyson Herron 7 Park Lane
Paul Charlton 8 Park Lane
Delights 9a Park Lane
NEDL (Graham Neath)
Saks Unit 1 34-38 Holmeside
Albermarle & Bond Pawnbrokers Unit 3a & 3b 34-38 Holmeside
Sunderland Foods 38 Holmeside
Music Bars Ltd 36 Holmeside
Albert Harding (Ricci Takeaway)
Gary Lynch 39 Holmeside
Workout World 40 Holmeside
Leveys Ltd 41 Holmeside
JB Jackson rear of 41 Holmeside
1 Holmeside

3 Holmeside
4 Holmeside
5 Holmeside
6 Holmeside
7 Holmeside
8-10 Holmeside
12 Holmeside
13 Holmeside
14 Holmeside
15 Holmeside
16 Holmeside
17 Holmeside
18 Holmeside
19 Holmeside
20a Holmeside
20 Holmeside
21 Holmeside
22 Holmeside
23 Holmeside
24 Holmeside
25 Holmeside
27-28 Holmeside
29 Holmeside
30 Holmeside
The Interchange Park Lane
12-14 Park Lane
Bus Station Park Lane
1 Vine Place
1-2 Olive Street
3 Olive Street
4 Olive Street
5 Olive Street
7-9 Olive Street
10 Olive Street
11 Olive Street
15 Olive Street
17 Olive Street
17a Olive Street
Rear of 17 Olive Street
18 Olive Street
19 Olive Street
19a Olive Street
20 Olive Street
21 Olive Street
22 Olive Street
23 Olive Street
24 Olive Street
25 Olive Street
26 Olive Street
27-28 Olive Street

29 Olive Street
1 Derwent Street
2 Derwent Street
3 Derwent Street
4 Derwent Street
5 Derwent Street
6 Derwent Street
7 Derwent Street
8 Derwent Street
9 Derwent Street
10 Derwent Street
10a Derwent Street
11 Derwent Street
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13-14 Derwent Street
15-17 Derwent Street
18 Derwent Street
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In addition to the above, the Leader and Deputy Leader of the Council, the then Portfolio Holders for Planning and Transportation, Housing and Public Health and Regeneration and Community Cohesion, local ward councillors and all relevant services within the City Council were formally consulted by memo.