

ECONOMIC PROSPERITY SCRUTINY COMMITTEE

AGENDA

Meeting to be held in the Civic Centre (Committee Room No. 1) on Tuesday 4th April, 2017 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.

27th March, 2017.

At a meeting of the ECONOMIC PROSPERITY SCRUTINY COMMITTEE held in the CIVIC CENTRE, SUNDERLAND on TUESDAY, 7TH MARCH, 2017 at 5.30 p.m.

Present:-

Councillor David Snowdon in the Chair

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

Also in attendance:-

Councillor Dianne Snowdon, Vice Chairman of the Scrutiny Co-ordinating Committee
Ms Michelle Coates, Principal Policy Officer, People and Neighbourhoods
Mr Jim Diamond, Scrutiny Officer
Mr Stuart Douglass, Lead Policy Officer for Community Safety
Mrs Christine Tilley, Community Governance Services Team Leader

The Chairman welcomed everyone to the meeting and invited them to introduce themselves to one another.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Marshall and W. Turton, together with Councillor N. Wright, Chairman of the Scrutiny Co-ordinating Committee.

Minutes of the Last Ordinary Meeting of the Scrutiny Committee held on 7th February 2017

A copy of the minutes of the last ordinary meeting of the Scrutiny Committee held on 7th February, 2017 was submitted.

(For copy report – see original minutes).

1. RESOLVED that the minutes of the last ordinary meeting of the Scrutiny Committee held on 7th February, 2017 (copy circulated), be confirmed and signed as a correct record.

Siglion – Progress Report

Councillor M. Dixon asked that the cost of the lift be clarified with Siglion.

Mr Jim Diamond, Scrutiny Officer advised that he would try to ascertain this information and provide it to Councillor Dixon. It was also agreed that Mr Diamond circulate Mr Seager's contact details, including his email address to Members of the Committee, should they want to get in touch with him.

January Meeting of the Committee - UK City of Culture Bid 2021 – Progress Report

Mr Diamond referred to the above meeting where Members had received an update on the UK City of Culture Bid. He reported that in response to Councillor Turner's enquiry concerning representation from the Coalfield on the team who was developing Sunderland's City of Culture Bid, that Ms Ball the Bid Director had advised that the Coalfield area of the city was not represented however, she would rectify the situation.

Declarations of Interest (including Whipping Declarations)

There were no declarations of interest made.

Public Spaces Protection Orders – Introduction

The Director of Partnerships, Strategy and Transformation submitted a report (copy circulated) reporting on the outcome of the consultation exercise for the introduction of a Public Space Protection Order (PSPO) for Sunderland City Centre.

(For copy report – see original minutes).

Mr Stuart Douglass, Lead Policy Officer for Community Safety briefed the Committee on the background to the proposal to introduce the PSPO and the findings of the consultation undertaken which was set out in paragraph 3 of the report. He highlighted paragraph 3.5 showing the percentage of people who agree individual prohibitions should be included and the online petition submitted by the Green Party in relation to the removal of the bin raking and begging prohibitions which had received 1105 signatures. Mr Douglass drew attention to the evidence offered by the Police in support of the bin raking and begging prohibitions set out in paragraph 3.8.

Mr Douglass also pointed out the concerns raised by Cycling UK and that discussions had taken place to reassure Cycling UK that the Council was not banning the use of cycles but would be looking to tackle those who were using them anti-socially and causing damage as a result.

Ms Michelle Coates, Principal Policy Officer, People and Neighbourhoods advised that the City Centre PSPO was due to go live within two weeks, however signage was awaited which needed to be installed in key locations first.

Ms Coates advised of the plans to enforce the PSPO which included working with the Police. Officers would issue fixed penalty notices on the occasion of the second offence. The CCTV Control room would manage the process and be able to advise that this was the case. Training packages were currently being finalised for staff and would be rolled out. A publicity campaign was planned for the introduction of the City Centre PSPO. The effectiveness of the PSPO would be reviewed after six months and reported back to the Cabinet and this would be a determining factor as to whether to extend the initiative to other areas of the city. There was also an agreement that until the capacity of an Enforcement Team was developed, that Local Services staff who during the course of their duties became aware of anyone

committing any of the actions prohibited, would call them in to the Control Room or the Police to issue a fixed penalty.

Mr Douglass advised that discussion would come back to the Scrutiny Committee on the next steps. He highlighted that the existing Designated Public Places Orders and Dog Control Orders would be defunct in October and work needed to start with what would replace them.

Members were agreed in that there needed to be a deterrent in place and that it needed to be enforced, expressing some concern at the level of enforcement that would be available. There also needed to be buy-in from residents if the prohibitions were to be successful and a change of mind set in some cases.

In response to Members questions, Mr Douglass commented that Northumbria Police was very keen on the introduction of PSPOs, seeing it as another tool in the box to tackle anti-social behaviour. Council Officers were watching very closely where PSPOs had already been introduced in other cities and where they were having teething problems to learn from them. There was a need now to determine what was appropriate for the rest of the city, prohibitions could only be included where there was evidence of a problem. Most areas for example would have had an issue with motor/quad bikes and would also want to include prohibitions in order to protect play areas.

There were other issues which were specific only to a particular area or areas, such as campers and travellers where another course of action may be more appropriate. The other issue Councillor Taylor had mentioned related specifically to Washington where lorry drivers/delivery drivers were 'living' in their vehicles for a time and were behaving in an anti-social manner.

Mr Douglass emphasised that the intention was to consult Area Committees on localised issues to ensure any PSPO for that area was appropriate.

In response to Councillor Dixon, Ms Coates advised that skateboarding had been identified as an issue for the Sunnyside area in the city and signage would be put up in that location.

In response to the Vice Chairman, Councillor Galbraith, Mr Douglass advised that where patrons of licensed premises were standing outside the premises drinking and this area was not designated and included as part of the licence, they were effectively on the public highway. This behaviour could therefore be prohibited and included in any PSPO, if there was evidence that the behaviour or activity was causing a nuisance or having a detrimental effect on the quality of life in that location.

Ms Coates advised that there were plans for a PSPO email to be set up which all partners and businesses could feed in through. Mr Douglass added that another option would be to use the 101 telephone number to report any instances of anti-social behaviour.

In summing up, the Chairman re-iterated the concerns expressed by Members over the potential ability to enforce the prohibitions of the PSPO due to capacity as Council resources were limited and Police resources were already stretched.

In response to the Chairman, Ms Coates informed that revenue from any enforcement action carried out in respect of PSPOs would come back to the Council.

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

2. RESOLVED that the outcome of the consultation process and the proposals submitted to Cabinet regarding the introduction of a Public Spaces Protection Order in the city centre be received and noted and a report be submitted to the Scrutiny Committee in six months' time providing a review of the Order and measuring its impact.

Annual Work Programme 2016/17

The Head of Member Support and Community Partnerships 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 advised that in view of the recent changes at the top of the organisation a report on the Business Improvement District (BID) had been deferred and was now scheduled to come to the Committee at its June meeting. A report on Sunderland Music and Arts Centre scheduled for the April meeting would now also be coming to either the June or July meeting, together with a report on the Local Plan which was also proving very difficult to programme onto the Committee's work plan.

Mr Diamond advised that the Scrutiny Debate in May would look at issues to go on the work programme and better reflect the concerns and interests of Members.

3. RESOLVED that the information contained in the work programme and detailed above, be received and noted.

Notice of Key Decisions

A report providing an opportunity to consider the items on the Executive's Notice of Key Decisions for the 28 day period from 21st February 2017 (copy circulated), was submitted.

(For copy report – see original minutes).

Mr James Diamond, Scrutiny Officer invited Members to raise any issues on the items coming forward to the Cabinet for consideration and he would endeavour to provide further information.

Councillor Blackburn referred to item no. 161020/123 'To approve in principle the establishment of a new police led Road Safety Partnership (Northumbria Road Safety Partnership) embracing the Northumbria Force area.'

Members also referred to item no. 160104/48 'To consider the freehold acquisition of two properties to provide children's services accommodation.'

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

4. RESOLVED that:-

- a) the Notices of Key Decisions be received and noted;
- b) Mr Diamond make enquiries about item no. 161020/123 to enable Members to determine whether it was something they would wish to follow up; and
- c) Mr Diamond make enquiries as to the addresses of the two properties referred to in item no. 160104/48.

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

(Signed) D. SNOWDON,
Chairman.

A DRAFT HOUSING STRATEGY FOR SUNDERLAND 2017-2022

REPORT OF THE CHIEF OPERATING OFFICER - PLACE

1. Purpose of the Report

- 1.1 The purpose of this report is to consult with and get feedback from the Economic Prosperity Scrutiny Committee on the draft *Housing Strategy for Sunderland 2017-2022* (Appendix 1).

2. Background

- 2.1 Currently, there is no up to date Housing Strategy for the City, with the last strategy being produced in 2006 and having a lifespan until 2011. A Housing Strategy Team has now been established within the Strategic Plans and Housing Team and its key role is to ensure that a Citywide Housing Strategy is developed and delivered.
- 2.2 A Housing Strategy is required to:
- provide a clear sense of direction so that partners, residents, officers and ward members are clear what the Council's/City's priorities are in relation to housing;
 - ensure all strategic powers and duties of the Local Housing Authority are undertaken;
 - structure work programmes and housing initiatives around evidence based priorities;
 - provide an evidence base for funding bids and discussions with funding partners;
 - bring Sunderland in line with other regional Local Authorities; and
 - provide links to national, regional and local housing related strategies.
- 2.3 The overarching purpose of the draft *Housing Strategy for Sunderland 2017 – 2022* (now referred to as the draft Housing Strategy) is to set out a clear direction, for the next five years around the key priorities for housing in the City. It is a Housing Strategy for the City (rather than solely for the Council) and is reliant on close partnership working for its implementation.
- 2.4 The draft Housing Strategy was written by Council officers, with input from key partners and was drafted in the context of other key policies and plans, such as the emerging Local Plan and the Sunderland Housing Investment Prospectus. It has been supported by the Council's Strategic Housing Board with the recommendation that it is presented to Cabinet in April 2017 to seek its approval to undertake a public consultation on the draft Housing Strategy and to request delegated powers to approve and publish it following consultation.
- 2.5 An Equality Assessment has also been undertaken as part of the strategy development.

3. Key Elements of the draft Housing Strategy, Consultation and its Implementation

3.1 The draft Housing Strategy is divided into three chapters which recognise our three greatest housing priorities. They are:

- maximising housing growth and increasing the choice of housing;
- making the best use of existing homes and improving our neighbourhoods; and
- supporting vulnerable people to access and maintain housing.

However, each impact on the other and much of the work around these priorities will necessarily be overlapping and interdependent.

3.2 The priorities are all evidence based and the document at Appendix 2 (Evidence Base and Supporting Papers) shows which supporting documents support the draft Housing Strategy. The priorities have been tested with focus groups comprised of key partners.

3.3 The delivery of the *Housing Strategy for Sunderland 2017-2022* will be overseen by the Council's Housing Champion, Councillor Graeme Miller, and the Council's Strategic Housing Board, chaired by the Chief Operating Officer for the Place Directorate and progress reports will be provided to both. Updates on delivery can also be provided to the Place Boards and Scrutiny Committees, if necessary.

3.4 Although there is not a statutory requirement to consult publicly on the draft Housing Strategy, there is now a need for it to be made available for a public consultation. The implementation and delivery of the *Housing Strategy for Sunderland 2017 – 2022* is reliant on partners working together and, therefore, it is vital that there is "buy-in" to the Housing Strategy from external partners and the public and they agree with its direction and priorities before detailed action plans are drawn up.

3.5 It is proposed that the public consultation will last for 6 weeks from 15th May 2017 until 23rd June 2017 to co-incide with the consultation on the Council's Core Strategy and Development Plan. The Council's Communication Team is involved in the consultation and will offer advice and support. The consultation will be undertaken using a variety of different consultation tools such as housing developer events, landlord forums, events and briefings with specialist partners (such as Age UK and disability groups) and electronic consultation questionnaires. Partners will also be asked to take the draft Housing Strategy to their own organisational groups. For example, Registered Providers will be asked to take them to tenants' groups and boards.

4. Conclusion and Next Steps

4.1 A new Housing Strategy is required to identify housing priorities within the City. The proposed draft Housing Strategy now identifies these priorities and sets out headline outcomes and actions to address and deliver with partners. These now need to be consulted on.

4.2 Following the public consultation, all representations, including those from this committee, will be considered and the draft Housing Strategy will be revised, where necessary. Once approved, the final version of the *Housing Strategy for Sunderland 2017-2022* will be published and distributed among partners and residents. This will

include an electronic version being posted on the Council's website and accompanying PR to publicise the Housing Strategy.

- 4.3 Working groups, comprised of Council officers and key partners, will be established to develop detailed action plans for each chapter for the delivery of the Housing Strategy. These groups will report progress to the Strategic Housing Board and the Housing Champion on a monthly basis. It will also be the role of the working groups to identify resources required to deliver housing priorities and to bid for additional funding if necessary.
- 4.4 Although the Housing Strategy has a life-span of 5 years, due to the frequent changes in housing legislation and because it is a new strategy, it will be reviewed one year after publication and revisions will be made if necessary, after agreement by the Strategic Housing Board and the Housing Champion.

5. **Recommendation**

- 5.1 It is recommended that the Economic Prosperity Scrutiny Committee note the consultation and provide feedback on the draft Housing Strategy to the Housing Strategy Team.

Contact Officer

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Housing Strategy Team Leader

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A Housing Strategy for Sunderland - 20 17- 2022

Growth, Choice, Quality

Our Vision for Sunderland

Our vision is for a greater choice of good quality homes which meet not just the needs but the aspirations of our residents and City so we can all grow and prosper. These homes will be based in thriving neighbourhoods where everyone feels part of their community.

Foreword

Having a good home is vitally important. It is important for our health, education, feeling of security and of course our economic well-being. It can give the best start in life to our children and the best care and support required in our later years. Housing encompasses every aspect of our life and all stages of our life. It is the foundation of achieving a great quality of life.

New housing and a greater choice of housing is also a key part of our economic transformation strategy. The right mix of good quality housing of all types, sizes and tenures will underpin our skills offer to new business investment by meeting the needs of our current and future residents. It is important that we support housing growth to meet a growing population and to support economic growth but this cannot be achieved solely by developing new homes but also by focusing on our existing stock and making better use of it for everyone, including our vulnerable households.

We know that achieving our vision will not be easy in these times of constant change and continuing austerity but it is important that we are ambitious and innovative in realising our vision and continue to improve the excellent housing services we have in Sunderland. Partnership working will be key to this. The economy will continue to change and new housing policy will emerge through the life of this strategy. We need to make sure we are prepared for these changes and can adapt to meet local housing need.

With our partners we will work hard to bring to reality our vision and the priorities within this strategy.

Cllr. Graeme Miller

Portfolio Holder for Health, Housing and Adult Services

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INTRODUCTION

Strategic Context

The Housing Strategy for Sunderland does not stand alone and most of the priorities and actions within it operate alongside existing strategies, delivery plans and policies. In particular it will help deliver emerging planning policies and priorities outlined in Sunderland's Local Plan, Housing Investment Prospectus and Housing Delivery Plan (September 2016).

This strategy has also been developed in the context of the role of the North East Combined Authority, the North East Local Enterprise Partnership and the Northern Power House which aims to boost the regional economy. It is important that Sunderland continues to contribute towards regional ambitions for growth by continuing to work with other Local Authorities, the Homes and Communities Agency and regional partners.

From a national perspective, the Government is currently introducing a raft of new legislation to stimulate and speed up housing supply and to reform the welfare system. Whilst it has been possible to determine some of the implications of the Housing and Planning Act and the Welfare Reform and Work Act much of the detail has yet to be established. It is, therefore, important that we are responsive to legislative changes as they emerge and shape these policies to meet the needs of our local housing market.

The table below sets out the national, regional and local context.

(insert table – separate document presently as landscape – See Appendix 1a)

The strategy and the priorities have been developed in the context of national, regional and local policies and also take into account supporting evidence and documents. These are shown below.

Image of a folder for each three sections with links to evidence and supporting documents inside.

We are Sunderland

Sunderland has a lot to be proud of. Lying at the heart of the North East; Sunderland is well placed for local jobs and amenities. And there are good reasons why over 250,000 people want to live in our communities. It could be said that Sunderland has it all: coast, country and city life. One of only three UK cities on the coast, Sunderland has six miles of stunning coastline, recently enhanced by major regeneration spending. We are proud to be one of the top five greenest cities in the country; a massive 57% of our area is green space.

With over 275,000 residents, the City is a great place where people want to live and work. The city is transforming. Over the last two years, over £1.2bn of public and private investment has been announced that will strengthen the economic base and contribute to the ambition to create 20,000 new jobs in the City by 2025. With the region's high tech automotive industry centred on Sunderland, combined with significant elements of the advanced manufacturing, transport and off-shore sectors, the city is central to the North East's £12.1bn export trade.

As part of the Sunderland City Deal, in partnership with South Tyneside, we are seeking to deliver an International Advanced Manufacturing Park (IAMP) on land to the north of the existing Nissan complex. The IAMP is expected to create approximately 5,200 new jobs within the automotive and advanced manufacturing sectors, unlocking £300m of private sector investment.

Key Achievements

This strategy is built on the strong foundation of many achievements; most through close working with housing partners and our residents.

- The city is ranked in the top 5% of local authorities for the quality of the living environment
- A massive 91% of residents are satisfied with their current accommodation (PHSCS)
- The City's private housing stock has improved with 84% of houses meeting the decent homes standard in 2014 compared to 77% in 2009. (PHSCS)
- The City has a nationally recognised Extra care Housing programme with 776 units of mixed tenure accommodation.
- In 2015 – 2016, 895 homes were completed – the highest number of private housing completions in Tyne and Wear
- Between 2014 – 2016, 1593 new houses were built, compared to 765 in the previous two years.
- All social housing meets the Decent Homes Standard.

Challenges for the City's Housing Market

As a City we have achieved a lot with regard to housing. However, there are also many challenges we have to face and overcome. Some challenges emerge from national policy and legislation and some from our unique local housing market. We will make it a priority to tackle these issues; working closely with our partners and residents to overcome or lessen any negative implications.

One of our real challenges is that we know that we are losing families to neighbouring areas because of a lack of larger family homes and also as families state they wish to live in "better neighbourhoods". A top priority is to increase the number of quality, family homes available within the City in order to meet the needs of all of our existing families and those

moving into Sunderland to take up employment opportunities and also to regenerate the City and its neighbourhoods.

Sunderland has a need for more homes. The Strategic Housing Market Assessment (SHMA) will identify the Objectively Assessed Need (OAN) for housing in the City and the Council's emerging Local Plan will identify sites to meet this need.

Whilst there is a need for new homes to boost the economy, there is also a need to address challenges within the existing stock.

The condition of Sunderland's existing stock is getting better each year but there is also still much to be done particularly in: improving the private rented sector; tackling empty homes; and regenerating some of our neighbourhoods showing symptoms of housing decline.

This Housing Strategy for Sunderland comes at a time of great change and reform. Recent changes in legislation and national policy have created challenges for the City resulting in us having to think more innovatively about how we deliver quality housing services with fewer resources, particularly for vulnerable and homeless residents. Welfare reform and austerity measures have resulted in our residents and social landlords having less income to spend on housing. A key impact of this has been the increased need for affordable housing for families who can no longer afford to buy a house at market values and at the same time fewer affordable houses being built. These changes have particularly affected our vulnerable families who are turning more and more to the private rented sector to find homes.

This strategy will explore all of these challenges in more detail and provide potential solutions and actions to tackle them.

Purpose of the Strategy

Our Housing Strategy sets out a clear direction, over the next five years, to offer more choice in housing by developing new homes and by improving existing homes and neighbourhoods. This in turn will help communities be sustainable in the longer term and contribute to the City's prosperity and well-being. It also commits to supporting our most vulnerable residents to access and maintain good quality housing which meets their needs.

The strategy is divided into three chapters which recognise our three greatest housing priorities. However, each impact on the other and much of the work around these priorities will necessarily be overlapping and interdependent.

The Council cannot achieve this alone. It believes that this can only be achieved by working closely with its partners, as shared resources and innovative partnerships and solutions are the best way forward to meet future challenges.

This strategy is a framework; setting direction for everyone involved in housing – residents, ward members, housing associations, developers, government bodies, regulators, investors, private landlords, charities and voluntary groups and the Council – to provide the right type of homes that are needed. This in turn provides the foundation for our residents to reach their potential and contribute to the prosperity of the City.

Strategic Housing Priorities

The previous section has described our vision and the context in which our housing market is operating. However, vision and direction are not sufficient. Using the comprehensive evidence bases available to us, taking into account current and future legislation and by consulting with a range of partners, ward members and local people we have developed three key strategic outcomes and key priorities to take forward over the next five years.

Our Priorities (Format to be changed)

Maximising Housing Growth and Increasing the Choice of Housing
Increasing the supply of available housing land. Increasing the speed and delivery of new homes. Diversifying the Housing Offer to meet identified housing needs.
Making the best use of Existing Homes and Improving our Neighbourhoods
Reducing the number of homes that have been empty for over 2 years or create problems within communities. Intervening into priority areas of housing decline. Raising standards in the private sector to improve health and well-being.
Supporting Vulnerable People to Access and Maintain Housing
Limiting the negative effect of welfare reform on homelessness. Reducing the numbers of people presenting as homeless. Supporting vulnerable people and older people to find and keep suitable housing. Improving the health of vulnerable and homeless people. Improving accommodation for residents with disabilities

The following chapters will explore in more detail what the key challenges and priorities are and how we intend to deliver them.

CHAPTER ONE – MAXIMISING HOUSING GROWTH AND INCREASING THE CHOICE OF HOUSING

“MORE HOUSING – STRONGER CITY”

We are continually seeking to improve the quality, quantity and choice of type, location and price of housing within the city to meet aspirations and demands to support economic growth.

Everyone in the city, and those wanting to come to Sunderland, should have the opportunity of a decent home at a price they can afford, in a place where they want to live and work, and to be part of a safe, diverse, healthy and strong community. In addition, getting the housing offer right in terms of numbers, type, size, tenure and price/affordability is critical in underpinning the economic success of the city.

Transforming Our City - The 3,6,9 Vision” (link) is an ambitious blueprint that will stimulate local demand and economic impact and aspires to: Support the creation of 20,000 new jobs in the city between 2015 and 2024 ; secure £1bn of economic investment; and achieve a total additional Gross Value Added (GVA) of £1.8bn generated over the period to 2024.

To support the economic growth and prosperity the city aspires to, there is a need to build more housing that is able to support a variety of incomes and circumstances.

Appropriate housing is fundamental to any holistic care and support provision for older people, vulnerable people and those who are disadvantaged. It will be necessary to ensure the housing needed to support these groups is also provided and this will be addressed in more detail in Chapter Three.

This chapter will cover how the council and its partners, both in the public and private sectors, will increase housing quantity, quality and choice to support economic growth and meet the needs and aspirations of the city’s existing population and those moving to the city.

Facts and Figures to be presented as infographics (acknowledging source)

- Council tax band percentages in comparison with national – See Appendix 1b
- 3.45% of people with specialist housing needs
- Imbalance of 615 net affordable units per annum over the next 5 years
- 27% of all new housing completions within the last 5 years were 4-5 bedroomed houses. (727/2733)
- Approximately 40,000 people commute into the city on a daily basis.

- 84% of households that have moved over the last 5 years chose to stay in the city. 81% of households that intend to move in the next 5 years wish to remain in the city.
- Of households moving in the open market, most would like to move to a house (71.8%), 23.4% would like to move to a bungalow (including Sunderland Cottages) and 4.7% to a flat.
- There are 1538 homes with planning permission which have not started or are currently under construction.
- There are 12 “stalled” housing sites
- It is estimated that less than 5% of completions over the last five years were developed by SMEs. (UNIFORM)

Key Challenges for Investment and Growth

Land Supply

There are currently insufficient new homes to meet the housing needs and aspirations of the city and as such there is a programme to increase housing supply in Sunderland. However, Sunderland does not have sufficient available land, in the right places, to build the homes the City needs. This is partially down to its success in delivering a significant amount of brownfield sites. As such, it will be necessary to explore different opportunities to increase the City’s housing land supply including: bringing vacant properties back into use; utilising surplus to requirement industrial land, considering some open space that no longer performs its original function and exploring the potential use of Green Belt land.

The Strategic Land Availability Assessment (SHLAA) assesses potential sites for future housing development and is updated regularly. The most recent SHLAA, which was published in 2016, identifies land for 15581 homes over the next fifteen years of which 4036 are in the Coalfields, 7025 in South Sunderland, 1499 in North Sunderland, 2038 in the Central area and 983 in Washington.

A Local Plan is currently being prepared for Sunderland which is set to replace the city’s current Unitary Development Plan. The Local Plan will ensure that the supply of housing meets the needs of the current and future population of the City and give us the ability to guide and direct where it goes and what it looks like.

Housing Delivery

The Strategic Housing Market Assessment (SHMA) assesses the future requirement for homes in Sunderland. The SHMA identifies that Sunderland’s housing stock is dominated by terraces and semi-detached properties and there is a shortage of detached dwellings. Three quarters of all homes fall into the lowest Council Tax bracket (A and B) which indicates a need to diversify the existing housing stock to ensure that sufficient homes are provided of the right type, in the right place and in the right tenure.

With the country accelerating its housing growth, there is a known lack of capacity within the larger and mainstream housing developers and as such there is an increasing role for exploring modern methods of construction and for working with Small to Medium Sized Enterprises (SMEs). Currently less than 5% per cent of dwellings developed in Sunderland are developed by SMEs. This is because SMEs often have problems identifying and purchasing appropriate development sites, due to inability to commit funding at risk or speculative developments and tendered sites, as well as the costs involved to create a fundable scheme. These costs typically include securing an interest in the land and costs associated with obtaining planning and survey work. In addition to this, SMEs are unlikely to have the direct access to the necessary professionals such as surveys, planners and solicitors and require support and advice in these areas.

Self-build in this country and in the City is also very low compared to rates in Europe. Put in as a link or footnote to reference this - <http://researchbriefings.files.parliament.uk/documents/SN06784/SN06784.pdf>

The Council and its partners need to take positive action to support and advise SMEs and self-builders to bring forward packages of small sites, making them available to smaller builders and “de-risking” sites as much as possible by facilitating permissions on windfall sites - this will be facilitated by the Council’s self-build register and the completion of a small sites register.

Outward Migration

The limited choice in the City’s housing stock and the importance of place and neighbourhoods remains an important factor affecting why people, particularly those within economically active age-groups, leave the city for neighbouring areas. This is particularly prevalent when neighbouring authorities are developing new housing. This creates problems for the city, as schools, shops and services come under increasing pressure to remain viable. There is a need to stem outward migration by providing new housing and great neighbourhoods which meet the diverse needs of existing and future residents. Currently, approximately 40,000 people commute into the City on a daily basis for employment purposes. We want to provide housing that meets their needs. This will help us move towards more sustainable patterns of development that support opportunities to live, work and socialise without the need to travel long distances.

There is a particular need to provide executive homes for higher income groups, who aspire to move to larger properties. There are less than 0.5% of houses within Council Tax band G-H within the city, whilst the SHMA indicates that of the 6,280 households earning a minimum of £950 per week, 43.8% would like to move to a larger house, with 31.3% expressing an interest in moving in the next five years and 90.8% identifying Sunderland as their first preference for a home. However, their aspirations differ from their expectations,

because the housing options the City's higher income groups aspire to are not being delivered, with a notable lack of executive homes being developed

There is also a need for graduate focused accommodation with 3,000 students graduating each year from the City's University; particularly for those wishing to start small businesses from home.

Ageing Population

Housing plays a fundamental role in ensuring the health and wellbeing of its residents, particularly older persons and vulnerable groups. The number of older persons aged 65+ in Sunderland City area is projected to increase by 42% from 2015 to 2039. This presents a strategic challenge for the City. It is important that plans are put in place, based on sound evidence of need. Working with partners and providers is vital to ensure increased housing choices are available to support the increasing group of older persons with a variety of housing needs. Currently there is a real shortage of bungalows.

Affordable Housing

There continues to be an increasing demand for affordable housing units particularly with the current economic situation and the impact of welfare reform. The SHMA identifies an imbalance of 615 affordable units per annum. Planning policy requires 10% affordable housing from all residential developments of 15 units or more, through Section 106s (S106s). This is insufficient to meet the affordable housing imbalance and other methods of providing affordable housing will need to be explored, including affordable home ownership.

However, at the current time, the affordable housing sector is experiencing a period of rapid change as a consequence of the recession, development viability and a number of recent changes in government policy. This has created a climate of uncertainty and heightened risk and consequently less affordable housing is being delivered by Registered Providers and/or through S106s. The council and its partners will have to be creative and flexible in securing the levels of affordable housing that the city needs for the future and consider many forms of affordable housing within the context of emerging Government policy.

Regeneration Sites and Housing Renewal

There are some areas of the City where the priorities are not about a shortage of supply or affordability. They are around low value, obsolete, empty or unfit stock in need of renewal. In some cases these lie adjacent to strongly performing neighbourhoods and physically highlight economic divisions that need to be resolved. Housing developers have advised that location is all important and they are reluctant to build close to these areas even where brownfield sites are available.

The Council has previously undertaken programmes of area renewal in partnership with Gentoo and the Homes and Communities Agency, which resulted in high levels of housing clearance in parts of Castletown and Hetton Downs. Gentoo has also undertaken large scale area renewal in Southwick, Doxford Park, Ford and Houghton-le-Spring and has future renewal planned for Glebe, Hetton Downs, Pennywell and further phases at Doxford Park.

A series of Masterplans and Area Action Plans were implemented to guide delivery of new housing on the renewal area sites, ensuring the right type, mix and tenure of housing was delivered. Through this programme the Council and its partners successfully reversed housing decline, regenerating neighbourhoods and improving the quality of life for its residents. Two key housing renewal areas remain outstanding, which the council and its partners must continue to progress, addressing any hurdles or viability issues to the sites coming forward; the sites are Hetton Downs and Pennywell.

Viability of Sites

New housing alone does not create sustainable communities and it is important developments do not adversely impact on the city's existing infrastructure. As such there is often a requirement for development to provide or fund supporting infrastructure including utilities, transport, highway improvements, schools, health, social and leisure services.

However, it is recognised that current market conditions can be a key challenge to viable development on some sites and some areas of Sunderland, thus hampering development coming forward. The Council takes guidance from the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) regarding viability.

The Council already has a good track record of adopting a proactive flexible approach to providing solutions to make development work and will continue to explore further opportunities to assist on difficult sites. This may include, de-risking sites by addressing environmental and infrastructure issues or by securing outline planning permission. The Council will also continue working with developers of privately owned sites to secure financing or grants.

Sustainable Housing

Developers will also be encouraged to provide higher levels of energy efficiency and sustainability in housing development. Housing can play a significant role in reducing energy demands through incorporating the principles behind low carbon development. The layout and orientation of buildings and green space play an important role in mitigating the effects of climate change and improving energy efficiency. Passive solar gain is the siting and design of buildings to harness the sun's energy for heating and cooling and should be incorporated into designs for new housing. The prudent and efficient use of natural resources and materials should also be incorporated into the construction of new properties.

The design of housing should be informed by a commitment to sustainability and energy conservation issues to mitigate and adapt to climate change. Sustainability in its widest sense should be fundamental to any housing development proposals through the successful integration of the development into existing communities, providing appropriate infrastructure and good quality connections.

Our Key Priorities

Based on the challenges described and our robust evidence base, it is clear what our priorities are. The table below sets out what these priorities are and what key actions will be taken to meet them.

Headline Outcomes	Key Priorities	Headline Actions	Evidence of priority
Maximising Housing Growth and Increasing the choice of housing	Increasing the supply of housing land	<p>Deliver a greater choice of housing through best use of Council assets.</p> <p>Work with partners and proactively look for opportunities to create additional housing land and site assembly options.</p> <p>Consider the potential for surplus to requirement employment land for housing through future reviews of the city's employment land portfolio.</p>	SHLAA and completions
	Increasing the speed and delivery of new homes.	<p>Deliver increased number of new homes (both affordable and market housing) in order to meet demand.</p> <p>Council to explore ways to directly influence and invest in new homes for sale and rent.</p> <p>Facilitate stalled sites so that they can come forward.</p> <p>Continuing practical support</p>	SHMA Housing Investment Prospectus Housing Delivery Plan

		<p>and dialogue with all developers, including SMEs and self/custom builders. Explore financial support to accelerate delivery on these sites.</p> <p>Work with the construction industry to explore the use of new technologies and modular construction.</p> <p>Continue to support the regeneration sites of Groves, Pennywell, Vaux, Sunnyside, Hetton Downs and any future regeneration sites.</p> <p>Investigate the use of partnership vehicles which may allow the Council to draw in private finance to accelerate the delivery of new homes.</p> <p>Prepare Masterplans and strategies as required to facilitate delivery.</p> <p>Explore and secure different sources of funding e.g. HCA, DCLG</p>	
	Diversifying the housing offer to meet identified housing needs	<p>Maximise the delivery of affordable housing, including flexibility in use of affordable housing contributions in lieu and a diverse range of affordable housing.</p> <p>Promote information about grant funding opportunities to support delivery of affordable housing.</p> <p>Ensure information on a range of financial options is available to allow first-time</p>	SHMA Adult services Market Position Statement

		<p>and second-time buyers to purchase and maintain new homes.</p> <p>Ensure more higher-value, executive housing is built to attract high income earners to live within the City.</p> <p>Deliver with partners accommodation solutions for older people and those with specialist housing needs.</p> <p>Specifically identify council assets to be used to deliver housing that meets particular housing needs/ aspirations e.g. executive housing, affordable housing, bungalows</p> <p>Encourage a wider range of housing in the privately rented sector; especially new housing at the higher end of the market.</p>	
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Our approach will be founded on building strong relationships with partners to improve the quality, quantity and choice of housing within the City to meet the aspirations and needs of all our residents both now and in the future. At the same time we will be sensitive to any environmental or social issues from new developments and work to mitigate these in consultation with the existing local communities.

CHAPTER TWO – MAKING BETTER USE OF OUR EXISTING HOUSING AND IMPROVING OUR NEIGHBOURHOODS

“BETTER HOUSING – STRONGER COMMUNITIES”

Strong and safe communities, where people can live healthy and happy lives, cannot simply be an aspiration but must be a vital requirement for a thriving and growing City like Sunderland.

The condition of our housing has a direct impact on our communities – on their health, well-being, education, prosperity and safety. Good housing standards are key to making being “healthy, wealthy and wise” a reality.

This chapter deals with how the Council and its partners will improve our housing, our neighbourhoods and the quality of life for all of our residents, including those who are the most vulnerable, living in neighbourhoods in need of renewal.

Partnership working and sharing our resources is key to improving our housing and neighbourhoods. This means working closely with and listening to communities, residents, ward members, landlords, housing developers and housing and health professionals.

Context/Key Facts as info graphics

- What our existing housing stock looks like - Pie chart/house chart of housing stock – 123,000 properties. 27% social 12% private rented 61% owner occupied. Compared to nationally 22.5 million households (63% o/o, 20% private rented, 17% social)* PHSCS 2014 and English Housing Survey 2015
- With regard to its housing stock, Sunderland City Council transferred its council stock to Sunderland Housing Group in 2001.
- Gentoo owns 29,148 properties which are let at affordable rents or shared ownership (155 units)
- Private rented sector is the fastest growing sector and has doubled within the last 10 years.
- 5684 students living in Sunderland with 2911 living in the private rented sector
- Houses in Multiple Occupation with 5 or more people in England 234,000 (DCLG 2016)
- HMOs of which 169 (0.1% of the total housing stock) are licensed (60,000 in the UK) and estimate of 1640 HMOs in total (1.3%) – stock is 123,000
- 2756 (2.2%) empty (private and Social) for over 6 months in City– Council Tax September 2016
- North East Figures – 1.33% or 16,030 empty. Total stock 1,205,096 Empty Homes England

- 2.2% of empty homes compared to region 1.34% and 0.88% England* Government Live Tables
- All data below is from the PHSCS 2014
 - 15.7% of private homes fail to meet the decent homes standard compared to 20% in England.
 - 9.9% of private sector homes are estimated to be in fuel poverty compared to 11% in England
 - 23% of private households are affected by long term illness or disability.
- 19% of all housing stock was built pre 1919, 92% was built before 2000. 2.4% of all housing has been built since 2010. (VOA stats)

Key Challenges for Sunderland's Existing Stock

Providing more choice

We will seek to increase housing choice and quality through improving existing housing in the City, no matter what the tenure. Increased new housing is extremely important, however; 19% of our existing housing was built before 1919 and 92% was built before 2000 and so it is equally important in times of great housing pressure that this stock is used to maximum effect. To this end we must make sure there is a good standard across all housing types and tenures for all of our residents.

The Private Rented Sector (PRS)

If we are to increase housing choice, Sunderland should have a well- managed and flexible private rented sector that provides a range of good quality housing for our residents. The private rented sector is the fastest growing sector in the City and has doubled over the last 10 years to 12% of the total housing stock. This is relatively small compared to the picture nationally where 20% of the housing stock is for private rent. However, this is the least regulated part of the rental market.

The private rented sector should not be seen as a last resort but as a good option for residents wanting flexibility and wishing to access a range of housing types in all areas of the City.

The private rented properties within Sunderland are presently at the lower priced end of the market or aimed at students. Moreover, rents are reducing due to welfare reform and increased competition in the student sector. **There is a gap in the market for good quality privately rented accommodation for professionals and working families and those attracted to Sunderland by employment opportunities.** There is an opportunity for private renting to play a major role in underpinning the growth of employment to be created by the International Advanced Manufacturing Park.

The solution to a well- managed private rented sector is **a balance between landlord engagement and partnership on the one hand and targeted enforcement action by the Council on the other.** (Link to enforcement policy and Housing and Planning Act.)

The proposed wider definition of a licensed House in Multiple Occupation ([link](#)) will result in closer regulation of some of the higher risk HMO properties in the sector. However, the most important relationship in the PRS is that between a landlord and a tenant with Council intervention as a last resort. The Council and its partners can facilitate this relationship by providing advice, education and guidance to landlords, agents and tenants so landlords can self-regulate and become more professional and tenants have the knowledge required to maintain their tenancy.

Housing and Neighbourhood Renewal

There are some neighbourhoods that are not as prosperous as others and have a lack of good housing and poor physical environments where intervention is vital to make them sustainable and to provide equality for all residents. It is important that alongside developing new homes and communities we align our strategies for housing and economic development to invest in and regenerate our existing communities.

Poor housing conditions are found more in privately rented houses with economically and socially disadvantaged households. There are some places in the City already **showing symptoms of housing decline** and anti-social behaviour: these are most prevalent in parts of Hendon, Hetton Downs, Sulgrave, Millfield, Pallion, Eden Vale, New Silksworth Cottages and pockets of the Coalfield area. ([link to PSHCS 2014 Hotspot Areas](#))

If left unaddressed, while the wider housing stock continues to improve, this will result in some of Sunderland's most vulnerable residents becoming less healthy, less prosperous and more isolated and their communities becoming less sustainable. In the longer term it could potentially lead to costly demolition programmes for non-decent housing. It also lowers land values and acts as a disincentive for developers to provide housing in or adjacent to these areas especially when some low demand areas are connected to places of relative economic prosperity.

Student Accommodation

Exacerbating the symptoms of decline in some of our neighbourhoods, is the recent **trend of students moving to purpose built student accommodation** in the City centre ([link to map of student accommodation trends](#)). This is having an impact on some traditionally private rented areas some already showing symptoms of housing decline (parts of Millfield, Pallion, Roker and the Barnes), with increased numbers of empty HMOs and privately rented properties. This is being intensified by an overall decrease in the number of students coming to study at Sunderland University.

Whilst the purpose built accommodation has driven up standards and provided greater choice for students, the impact on traditional student neighbourhoods must be monitored and managed.

[Link to Student Accommodation Policy](#)

Empty homes

Over 2000 houses are currently empty in Sunderland.

Most empty homes are only empty for a short time with problems arising when a house is empty for a longer period. A home can be empty for a number of reasons such as a person moving to a care home or while it is being refurbished. However, high numbers of empty homes in an area can also be a symptom of housing decline where demand for housing is low and this is reflected in low house prices.

In addition to being a waste of a vital housing resource, longer term empty homes often attract vandalism and anti-social behaviour and have a negative impact on communities. It is these empty homes which require more intervention.

The Council and its partners work closely with the owners of longer term empty homes, in targeted renewal areas, to offer advice, support and financial assistance to encourage reoccupation of their empty property. This also provides additional housing for those families on the Council's Housing Register. Where required, the Council carries out targeted enforcement action against particularly problematic empty properties and their owners who otherwise fail to engage with the council.

Properties, that have been brought back into use to date, have largely gone back into the private sector and not the social sector. It is important that we look now at increasing the affordable housing provision and other options for returning empty homes back into use to be well-managed by competent, professional landlords.

Due to welfare reform and a growing private rented sector at the lower end of the housing market, we need to examine the possibility of either the Council and/or partners becoming a provider and manager of private rented sector properties. This would provide greater choice to families, improve the quality of the sector and help return to use empty homes, as well as potentially helping the Council's wider plans around looked after children and meeting homelessness needs.

Healthy Homes/Healthy People

Our home is not just a dwelling place. It should be a place of comfort, shelter, safety and warmth...it is the main setting for our health throughout our lives.* Public Health Matters blog – Public Health England 2015

It is said that poor housing costs the NHS at least £1.4bn* per year. In Sunderland this is estimated to be £0.117m ** PHSCS. We cannot ignore the role that housing plays in keeping people in good health and keeping people out of hospital. “*The Cost of Poor Housing to the NHS” Nicol, Roys, Garrett 2014 Briefing paper.

The major health issue within Sunderland's private housing (rented and owner occupied) is **damp and excess cold** which has been assessed as a major hazard in 1957 houses.

Falls are also an issue with 537 homes having falling and tripping hazards. Removing these hazards would save the NHS £99,162 each year. These issues are being addressed by the Council's Falls Co-ordinator.

Bringing together health and housing is fundamental if we are to rise to the challenge to improve the City's health

In December 2014, "A Memorandum of Understanding (MoU) to Support Joint Action on Improving Health through the Homes" was agreed between Government bodies, Local Government Association, NHS England and other health and housing professionals.

The MoU details areas of improvement and an action plan to ensure organizations work together to: establish and support national and local dialogue; coordinate health, social care, and housing policy; enable improved collaboration and integration of healthcare and housing in the planning, commissioning and delivery of homes and services; promote the housing sector contribution to addressing the wider determinants of health; and develop the workforce across sectors so that they are confident and skilled in understanding the relationship between where people live and their health and wellbeing and are able to identify suitable solutions to improve outcomes.

In the last 4 years approximately £11 million have been spent in providing aids and adaptations for sick and disabled people to allow them to remain in their own homes across all tenures. Also, a range of equipment can be installed in the homes of disabled and elderly people which is attached to an alarm system. This is provided by Sunderland Care and Support. However, those homes with permanent adaptations can then be difficult to sell or rent to other people. Other solutions such as relocation and support to do this must also be considered.

Affordable Warmth

Affordable warmth is a key priority for the City and driving local domestic energy efficiency improvements will bring significant benefits for Sunderland residents including:

- helping reduce residents' fuel bills
- helping make homes warmer and healthier
- making a vital contribution to reducing local and national carbon emissions
- supporting wider local strategic priorities on issues such as health and poverty

Within the private housing stock, 9.9% of households are estimated to be in fuel poverty. Although this is lower than the national average of 11%, rates of fuel poverty are above average for households living in the PRS (44.8%) and in pre 1919 housing (22.4%) and this needs to be addressed.

In January 2017, the Government updated guidance to the Home Energy Conservation Act 1995 on local authorities' duty to submit reports regarding their priorities and targets to improve energy efficiency in all residential accommodation in their areas. Sunderland's report for 2017 is being developed and will detail opportunities across the City for energy efficiency improvements in residential accommodation. The 2017 Report will also highlight recent successes in the City, including:

- Warm-up North Partnership between several north-east local authorities and British Gas to address fuel poverty by providing energy efficiency measures to eligible households. (<https://warmupnorth.com>)
- Sustainable Sunderland Project to promote energy efficiency behaviour change (<http://www.sustainablesunderland.org.uk>)
- Low Carbon Energy Demonstration project providing heat to 100 Gentoo properties in Glebe, Washington
- The launch of the Sunderland Housing Investment Prospectus (<http://www.sunderland.gov.uk/index.aspx?articleid=11841>)
- DECC Local Authority Funding to reduce the extent of fuel poverty primarily through the provision of improvements to the thermal efficiency of dwellings amongst low income and vulnerable households

From April 2018, private domestic and non-domestic landlords will need to ensure that their properties reach at least an E Energy Performance Certificate (EPC) rating, or have installed those improvements through subsidies available to pay for them, before granting a tenancy to new or existing tenants. Currently, 5.9% of properties in the PRS do not reach an E EPC rating.

Owner occupied stock

Over 16% of owner occupiers live in properties that do not meet the Decent Homes Standard. Over half of these have no mortgage and an estimated equity potential of £7.655 billion but they are reluctant to borrow money to improve their homes. Solutions to advise owner occupiers on the importance to health of a decent home must be further explored.

Social Stock

Sunderland's social housing stock is owned and managed by Registered Providers and Housing Associations.

The physical condition of social stock in the City is good, meets the Decent Homes Standard and it is generally well-managed. However, neighbourhood assessments based on socio economic data, health and housing management undertaken by Gentoo, the largest provider of social housing in the City, show that a number of neighbourhoods need monitoring and possible intervention. These include central

Hendon, Sulgrave and Marley Potts which largely reflect the areas of housing decline in the private sector.

Our Key Priorities

Based on the challenges described and our robust evidence base, it is clear what our priorities are. The table below sets out what these priorities are and what key actions will be taken to meet them.

Headline outcomes	Key Priorities	Headline actions	Evidence base
Making the best use of existing homes and improving our neighbourhoods	Reduce the number of homes that have been empty for over 2 years or create problems within neighbourhoods.	<p>Bring empty homes back to use through Council or partners schemes; especially to increase affordable housing provision.</p> <p>Council to explore ways to directly invest in empty homes with the aim of bringing these back into use.</p> <p>Targeted enforcement action to bring problematic empty homes back into use</p> <p>Offer financial assistance (as set out in the Financial assistance Policy) for acquiring, refurbishing and bringing empty homes back into use.</p> <p>Continue to monitor the impact of student accommodation trends on empty homes numbers, in targeted wards.</p>	Council Tax Data Student Accommodation project

	Intervening into priority areas of housing decline	<p>Agree and resource renewal areas where intervention is required.</p> <p>Use enforcement powers where necessary to ensure private rented stock is free from Category 1 hazards.</p> <p>Acquire empty homes to be used as an affordable housing solution.</p> <p>Explore block improvement and environmental schemes to attract families and developers to areas in decline.</p> <p>Tackle crime and anti-social behaviour</p>	PHSCS Council Tax data
	Raise standards in the private sector to improve health and well-being	<p>Council and its partners continue to educate and advise landlords, owner occupiers and tenants.</p> <p>Council to establish proposed Rogue landlords' database and implement Banning Orders and civil penalties as needed.</p> <p>Council to implement the proposed new definition of mandatory HMOs and "fit and proper."</p> <p>Council to support and facilitate landlords and investors to provide</p>	PHSCS Housing and Planning Act 2016

		<p>privately rented housing at the higher end of the market to provide greater choice</p> <p>Health and Housing professionals to explore new ways to work together to improve residents health by improving housing.</p> <p>Consider establishing a private rented sector provider as an alternative to the market.</p> <p>Develop an affordable warmth strategy and monitor minimum standards for energy efficiency in the PRS.</p>	
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Our existing stock is made up of the homes where we all currently live. It is vital that it is of a good standard, no matter what the tenure. All of our residents deserve a decent home where they can live healthy and prosperous lives and live in a neighbourhood which is safe. This chapter shows what actions we will take to do this.

CHAPTER THREE – SUPPORTING VULNERABLE PEOPLE TO ACCESS AND MAINTAIN HOUSING

“BETTER SUPPORT – STRONGER PEOPLE”

Everyone has the right to access a good quality home to allow them to lead a fulfilling and independent life.

We believe that communities must respond to the needs of all its members, including those who are vulnerable, in order to be strong, inclusive and sustainable. We recognise that vulnerability is not necessarily permanent and therefore provision for a range of general needs and specialist support services to ensure people lead healthy and happy lives is important. Our residents can be vulnerable for a whole range of reasons. (See chart APPENDIX 2)

In considering our strategic approach to support vulnerable people to access and maintain housing, national and local context need to be taken in to account; inclusive of: the Care Act 2014, the Sunderland Health and Well-being Strategy and the Homelessness Duty. (Provide links).

Our Market Position Statement Analysis on Care and Support Services in Sunderland highlights that Sunderland’s total population in 2015 was 276,000 and is projected to rise to around 280,000 by 2030. Within the overall population there will be people who will have particular accommodation needs that will need to be provided for within our Housing Strategy and other related policy documents. These accommodation needs will provide a range of challenges which will be addressed through this strategy including the housing needs of older people, disabled people, victims of domestic abuse, gypsies and travellers and homeless people.

The Council and its partners will enable all people to access and maintain a good quality home by connecting them to services across health, education, training and employment, and provide the support they need to live happy, independent lives; especially those facing barriers and are less able to help themselves.

The Council works in partnership with various advice services. (See Appendix TO INSERT) to offer early advice and support to work with individuals.

Context/Key Facts as info graphics

- 68% of Gentoo’s tenants are in receipt of benefits
- 375 Gentoo households are struggling to pay their rent.

- As At 25/01/17 there were 2084 people on the Housing Registration database. This has increased since last year.
- There are 55 expressions of interest under Choice Based Lettings for each nomination to Gento property advertised; most of these are in the 22 – 34 years age group.
- There are 15,191 vulnerable households in the private sector
- 3.45% of people with specialist housing needs (need source)
- During 2015-2016, 262 people presented with as homeless citing domestic abuse from partner as the reason
- 4 rough sleepers in 2016 – verified by DCLG – Department for Communities and Local Government
- 46% of homeless people had accessed A and E in the last twelve months (Health Needs Audit 2016)
- 48 People with alcohol and drug dependency presented as homeless.
- 42 people left hospital with either no accommodation or unsuitable accommodation.
 - The number of people across the Sunderland area aged 65 or over is projected to increase by 42.2% from 51,600 in 2015 to 73,400 by 2039¹. (SHMA)
- Between 1.4.15 to 13.12.16 there were 119 cases accepted as homeless of those, 13 (11%) were vulnerable.
- Gypsy & Traveller and Travelling Show people needs – there is a need for 18 additional plots for Travelling Show People between 2013 and 2023

Key Challenges in Supporting Vulnerable People and Preventing Homelessness

Whilst we have an excellent track record in supporting vulnerable people and preventing homelessness there are some key challenges that may affect our approach going forward and necessitate both a change in strategy and in approach.

Introduction of a Housing First approach

The Council's financial position means that we cannot continue delivering services for vulnerable people in the way that we do currently. A "whole system" change in approach is required to ensure that we continue to meet our statutory duties whilst introducing new ways of working that will be more sustainable in the long-term and ultimately lead to improved outcomes for residents. There will need to be even greater emphasis on prevention and early intervention and a move away from a reliance on crisis intervention. A move to an integrated solutions approach, involving relevant partners is essential.

With the above in mind, we are introducing a Housing First approach. It is an approach based on homelessness assistance that prioritises providing permanent housing to people experiencing homelessness, particularly those who may have multiple and complex needs. It

is different from other approaches in that it does not require people experiencing homelessness to address all of their problems or to graduate through a series of service programmes before they can access housing. Supportive services will be offered to support people in achieving housing stability and individual well-being but this is reliant on a person choosing to engage as this is seen as more effective in the long-term.

There are some key principles that underpin the Housing First approach; namely:

1. People have a right to a home;
2. Flexible support is provided for as long as it is needed;
3. Housing and support are separated;
4. Individuals have choice and control;
5. An active engagement approach is used;
6. The service is based on people's strengths, goals and aspirations;
7. A harm reduction approach is used.

These principles will be the bedrock of our new approach which will be rolled out over the coming months.

Whilst our focus will be on prevention and early intervention, there is an acknowledgement that we will need to consider options for crisis accommodation, inclusive of homeless young people and those who are victims of domestic abuse. For the former there will be joint work undertaken with Children's Services to consider needs and how services are commissioned.

Challenges arising from Welfare Reform

The Welfare Reform Act (2012) brought in numerous changes that affected the income of people living in Sunderland. Firstly, the 'spare room subsidy' (commonly known as the 'bedroom tax') meant that social housing tenants could no longer claim benefit for bedrooms they did not require. It has also capped housing benefits to 4 bedroomed properties only, meaning any large families occupying 5+ bedroom private sector houses have to pay the extra rent not covered by housing benefit. For some people welfare benefits have been capped and for people under 21 years it is proposed to stop automatic entitlement to housing benefits if it was currently in place.

The Welfare Reform Act (2012) and further government announcements relating to the welfare and benefits system have affected finance and other entitlements to households in Sunderland. The announcement in the Queen's Speech 2015 and the summer budget 2015 of the Full Employment and Welfare Benefits Bill, is likely to increase the challenge further by decreasing benefits at a time when housing costs are rising is likely to continue to produce a significant challenge.

Over the next three years Sunderland will also see the roll out of the Government's flagship welfare reform policy – Universal Credit. This will see a major change in the way that people

can claim benefits and what they will receive. Payment levels have been frozen until 2020 and when taking into account inflation and rising prices elsewhere claimants may see their support cut in real terms. It will be important that we help people understand what these changes will mean to them and support them in managing their finances to ensure they do not present as homeless due to the change.

These benefit reforms and welfare caps will also affect elderly residents who may not receive sufficient income to pay for their accommodation and support needs.

Preventing Homelessness

The Council has a statutory duty to provide assistance to people who are homeless or threatened with homelessness within the City. **The Council adopts an early intervention strategy to help find alternative accommodation for potential homelessness. We continue to develop partnerships with housing providers across all tenures, including the private rented sector, to enable permanent safe accommodation for homeless applicants.** The Council and its partners work to enable all people to access and maintain a good quality home by connecting them to services across health, education, training and employment, and provide the support they need to live happy, independent lives; especially those facing barriers and less able to help themselves.

This approach, which is founded on a good understanding of need, has enabled us to become one of the highest performing authorities in the country with low use of bed and breakfast accommodation, low numbers of rough sleepers and a reduced number repeat homelessness applications. We are committed to the principles of “No Second Night Out” and ensuring that there is appropriate housing accommodation for all.

Preventing Rough Sleeping

People can end up living on the streets for a number of reasons which can be often complex reasons including: mental health issues, substance misuse, and relationship breakdowns. Welfare reform could have an adverse impact by increasing the number of homelessness people, some of whom may go on to sleep rough.

The Council has excellent partnership working arrangements to ensure rough sleeping is minimised. The focus is on assertive outreach but one of the major challenges is the availability of funding for these services in the future.

In response, working with South Tyneside Council, we have bid successfully to the Government’s Rough Sleeping Fund, which will allow us to have a coordinated approach to rough sleeping across both areas and break the cycle of rough sleepers migrating between both areas.

Challenges for Housing Support

Currently, we have a range of services funded through our Housing Related Support programme, which provides accommodation and support for people who have an identified need, some of whom have multiple and complex needs and may be fleeing domestic violence.

Whilst the current approach has provided positive outcomes for some people with support needs, there are still too many people who are being turned away from services. Due to the austere financial position the council is in, this type of approach is no longer sustainable. This is a key challenge going forward and will require new ways of working to be introduced.

The Government is currently consulting on how supported housing could be funded in the future and this may involve some funding for local authorities for them to use to meet locally identified support needs. Whilst the detail on how the new funding is yet to be defined there are opportunities to bring together various partners – both internal and external to the council – to develop a holistic approach to the future commissioning of services taking in to account housing, health and social care needs.

Domestic Abuse

Sunderland has long been a trailblazer in regards to domestic abuse services, including the provision of crisis accommodation needs, and will continue to be so. We are one of three national pilots for 'Change that Lasts', which has been developed by Women's Aid. The pilot supports domestic abuse survivors and their children to build resilience and foster independence. It aims to reduce the number of women and children living with abuse and the long-term costs associated with abuse. A key element of the pilot is around safety and well-being with the focus being on a victim's own resources and minimum reliance on external and public resources. This chimes with our Housing First approach and will be more sustainable in the long-term as it will provide for a range of accommodation options within the community along with specialist advice and support for victims.

Our new approach to domestic abuse is again founded on collaboration with partners, ensuring that the support needed is provided by the specialists in their respective fields, particularly where there may be mental health or substance misuse issues. The collaborative approach also extends to working with other local authorities in the region, illustrated by a collaborative bid that has been submitted by six authorities to the Government's Domestic Abuse Fund, with a focus on providing crisis accommodation for those with complex needs, who are often turned away from services.

Improving the Health of those in Temporary and Hostel Accommodation

A Health Needs Audit (HNA) was undertaken through engagement with 182 homeless clients in the City in 2016. The aim of the audit was to Increase the evidence available about the health needs of people who are homeless and to help commissioners understand the effectiveness of their services. The main conclusions from the report are:-

- Differences in the make-up of the homeless population and the general population (homeless people are younger, more ethnically diverse, higher proportion of males).
- The homeless population has high levels of health needs, with high levels of both mental and physical health conditions.
- The top five physical health needs in this group were: - joint and muscular, dental health, eye health, fainting and blackouts, respiratory problems - heart and circulation.
- The top five mental health conditions in this group were: - depression, anxiety/phobia, PTSD, Schizophrenia, Personality disorder.
- Results from the local audit shows homeless people are heavy users of health services, with the number of A&E visits and hospital admissions per homeless person four times higher than the general public.

We are committed to working with our health partners to ensure that the health needs and inequalities presented in the audit are addressed and that a more preventative approach is adopted that will ensure that homeless people can access health services in a more inclusive way. In addition, there are issues with the discharge process from hospitals whereby the accommodation needs of individuals have not been fully considered which leads to inappropriate accommodation being provided. Work is on-going to consider how this can be improved in the future.

Ageing Population

Of the total population, the number of people aged over 65 in 2015 was 51,900 of which 5,900 people were aged over 85 years, which equates to around 20% of the overall population (check figures). This is projected to rise to 56,600 and 7,300 by 2020 and 68,800 and 10,100 by 2030. By 2020 the number of older people with dementia is expected to increase from 1075 in 2015 to 5165 by 2030. Moreover, the City's population in the 65years+ age range is predicted to increase and those of working age decrease. The number of people across the Sunderland area aged 65 or over is projected to increase by 42.2% from 51,600 in 2015 to 73,400 by 2039². (SHMA) with those aged 15 – 64 years being projected to decrease from 181,000 to 169,300 (-6.4%) (see SHMA). In short, there is likely to be a greater demand for supported housing and less income to pay for it.

Over the past few years we have been very progressive in providing accommodation with care options for older people through our Extra Care housing programme. Nearly 800 units have been developed with partners with another 75 units in development.

In addition, there are over 1200 units of sheltered housing in the city; so in accommodation terms we are currently well served in meeting the accommodation needs of older people in the city. We have established an Older Person's Accommodation Forum, through which we will engage with our housing provider partners to consider how we make best use of the accommodation on offer.

Going forward, to meeting the growing population of older people, a key challenge for the Council and its partners is to ensure a greater diversity of support services are made available to older people wanting to stay in their own home and to develop funding mechanisms to achieve this. Particularly noted is the need for help with gardening, repair and maintenance and cleaning.

Additionally, the range of housing options available to older people needs to be diversified, for instance through the development of open market housing designed for older people and the development of sheltered accommodation and co-housing for rent or sale. (link to Market Position Statement)

Providing Suitable Housing for People with Disabilities

Within the city there are currently there are a range of accommodation options for **people with learning disabilities**, some of which are directly commissioned by the Council. Accommodation options range from registered homes, core and cluster properties to properties providing supported living with care.

A Deregistration programme is currently being undertaken which is in line with the Council's vision to support people with learning disabilities, autism or complex needs to live in their own home and to enable them to have the same rights as everyone else.

People with learning disabilities are living longer and it is important therefore that there is a range of high-quality accommodation options available to support people who have a care and support need.

There are 3 core and cluster schemes offering 20 properties for **people with physical disabilities**. There is though a need to consider further options to meet need in the future.

In terms of new housing built in the city it is important that "lifetime homes" is considered in the design of new properties so that people who do have physical disabilities can be appropriately accommodated and those who may develop a physical disability can remain in their property where possible. This is vitally important if we are to manage social care requirements and associated costs.

There are currently 46 core and cluster properties within the city, with a further 2 supported living schemes for people with **mental ill health**. We will need to consider accommodation needs going forward and work with our partners, to provide accommodation solutions that meet the needs and the associated care and support provision.

We will continue to update our Market Position Statement on care and support services in Sunderland to help inform the planning and decision making of the Council, provide certainty to providers in respect of needs and to ensure that people who require care and support services have choice of provision that is both of good quality and meets their needs.

Gypsy and Travellers' Accommodation

Sunderland is home to 3 Travelling Show person yards, accommodating 100 permanent plots for the city's Travelling Show people families. The South Tyneside and Sunderland Traveller Accommodation Needs Assessment (2014) identifies a need for a further 34 yards in the city up 2036 with a particular demand for further plots in Houghton-le-spring, Hetton-le-hole and Washington. The Assessment also identifies that there are no Gypsy and Travellers residing permanently in caravans in the city and there are no future requirements for pitches. Notwithstanding this, there is a history of unauthorised camping by Gypsy and Traveller communities; this suggests that the city does have a clear need for a Gypsy and Traveller stopover site. A stopover site is an authorised area of land with limited facilities and the site is accessed on a temporary basis. Local Planning Authorities are required through Planning Policy to identify appropriate sites for the needs for Gypsy and Travellers and Travelling Show People. As such the Council will look to identify appropriate specific sites in its forthcoming Local Plan to ensure the needs of these communities are met.

Our Key Priorities for Supporting Vulnerable People

Based on the challenges described and our robust evidence base, it is clear what our priorities are. The table? Below sets out what these priorities are and what key actions will be taken to meet them.

These can be presented in a more accessible way

Headline Outcomes	Key Priorities	Headline Actions	Evidence Base
Supporting Vulnerable People to Access and Maintain Housing	Limiting the negative effect of Welfare Reform on homelessness.	Work with customers who have experienced significant negative changes to their finances to: stay in their own homes; to help find alternative suitable accommodation; or increase their income.	The Council (Housing Benefits and Welfare Rights) is currently undertaking a piece of work to determine how many people will be affected by this. Benefits data Welfare reform legislation
.	Reduction in people presenting as homeless.	Working with partners to address the underlying causes of homelessness.	Department of Communities and Local Government (DCLG) Statistical Return.

	<p>Supporting Vulnerable people to stay in their homes or find suitable housing.</p>	<p>Working with South Tyneside partners to prevent and reduce rough sleeping.</p> <p>Using the “Housing First” approach to support people in their homes and ensure that vulnerable residents, including elderly and disabled people, have the support they need to live independently.</p> <p>To provide a range of housing options to older people to meet their housing needs.</p> <p>To explore relocation to suitable homes for disabled people as an alternative to aids and adaptations.</p> <p>To identify appropriate and specific sites which meet the needs of Gypsy and Travellers.</p>	
	<p>Improving the health of vulnerable and homeless people</p>	<p>Inspect city’s private hostels on a regular basis to continue to improve standards</p> <p>Work with health commissioners and partners to reduce attendance at health services (especially A</p>	<p>Health Needs Audit 2016</p>

		& E) Explore making health services more accessible to homeless and vulnerable people.	
	Improving Accommodation for Residents with Disabilities	Enable people with learning disabilities to stay in their own homes. Lifetime Homes to be promoted in new housing developments across the City. Work with partners and disabled people to define need and identify housing solutions to people with mental ill health.	

How a city treats its vulnerable residents is a measure of its strength. In proactively supporting our vulnerable residents and using prevention at an earlier stage we are also making our city stronger.

CONCLUSION

These three chapters do not sit in isolation – they are interlinked and reinforce the vision of the Council for a greater choice of good quality homes which meets not just the needs but also the aspirations of all of our residents and the City so we can all grow and prosper.

Also this is just the start of the journey, providing the direction and some of the initial steps. So what happens next and how will we ensure that the vision is turned into actions?

Delivering the housing strategy (maybe present in chart rather than narrative)

The delivery of the Housing Strategy for Sunderland will be overseen by its Housing Champion (Cllr Graeme Miller) and the Council's Strategic Housing Board chaired by the Chief Operating Officer for the Place Directorate.

Below this will be three working groups for each section of the Housing Strategy:

Maximising Housing Growth and Increasing the Choice of Housing; Making Best Use of Existing Homes and Improving Our Neighbourhoods and Supporting Vulnerable People to Access and maintain Housing.

These working groups will be made up of housing professionals and specialist partners from both inside and external to the Council.

The purpose of the groups is to develop more detailed action plans and targets around the priorities outlined in this strategy and to oversee their delivery over the next five years. Where resources are not available it will be the role of these groups to seek and secure additional resources.

The chairs of each group will report progress made against the action plans and targets back to the Housing Board, the Housing Champion and to our partners and residents.

Reviewing the Strategy

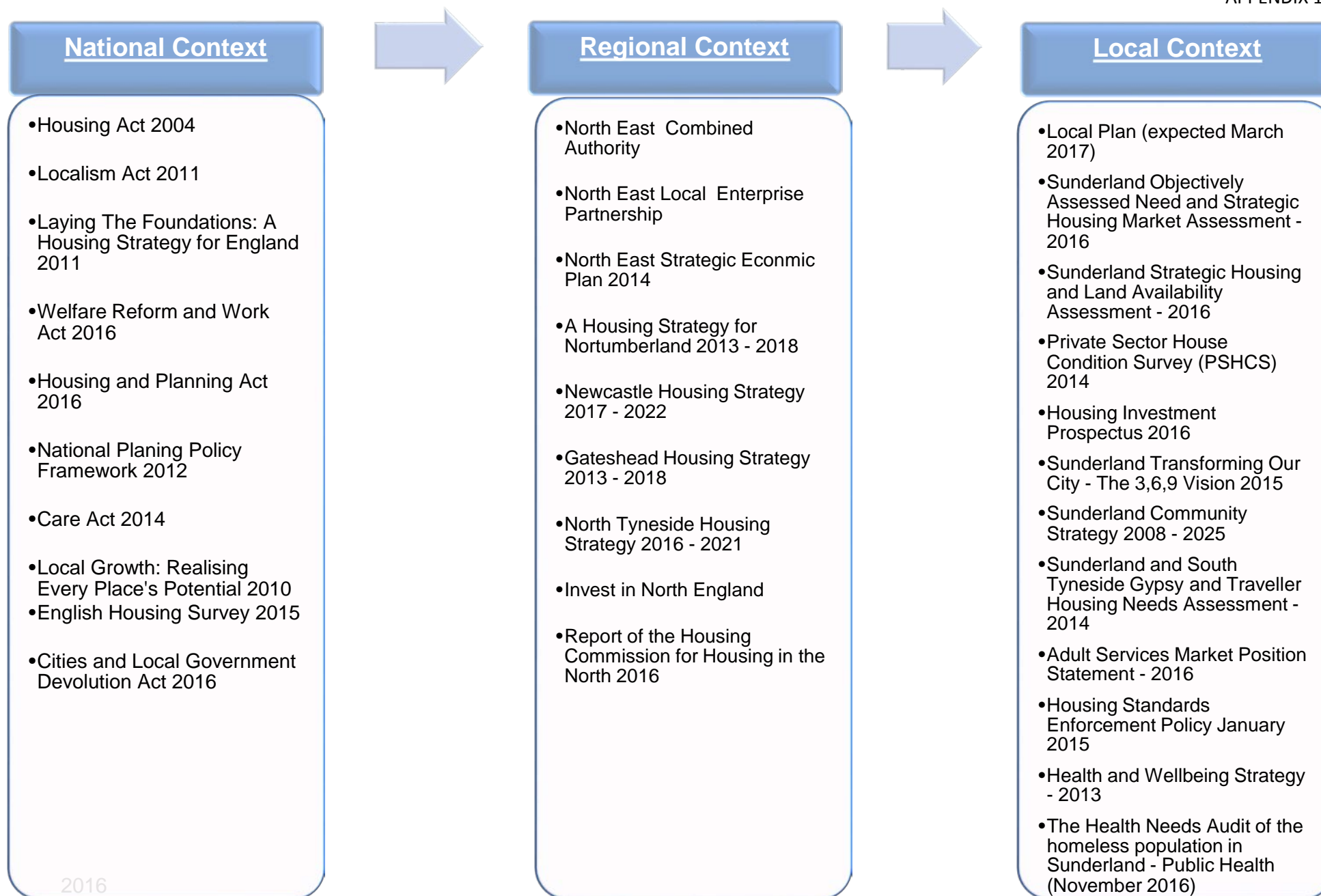
In this fast paced world of frequent policy and legislative changes, the housing strategy will be reviewed annually and revised if required. The views of stakeholders and partners will be considered and used to influence the housing strategy and its direction of travel.

Closing Statement

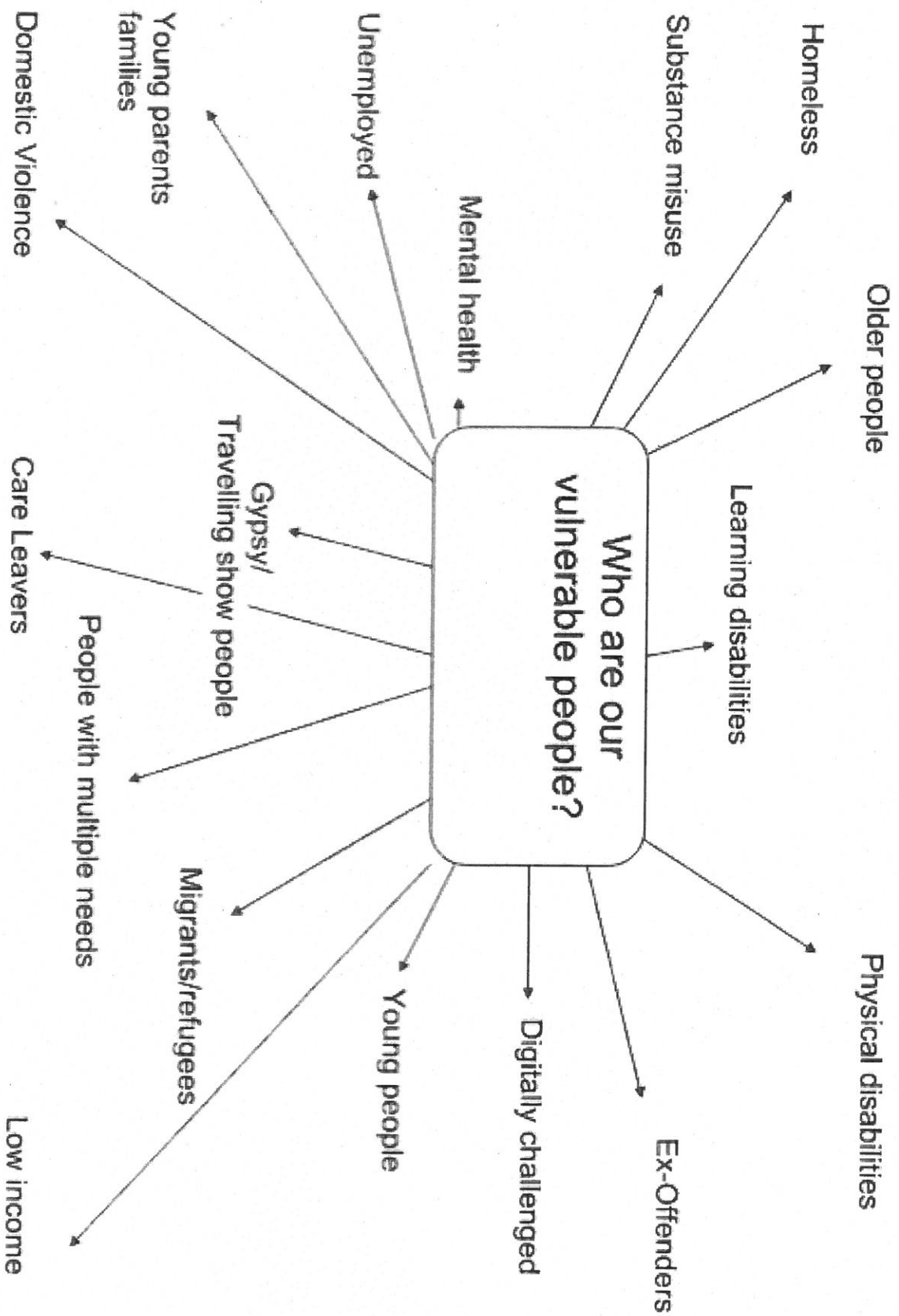
We recognise the important role housing plays both to the City and to its residents and that is why we want to make this commitment through a written strategy to grow and improve the quality of our housing and strengthen our neighbourhoods. It will be a long and challenging

journey which we want our partners to be part of so we can all reap the rewards that stronger housing offers.

Draft



		Council Tax Bands																		
		A	%	B	%	C	%	D	%	E	%	F	%	G	%	H	%	I		Total
National	England	5,835,040	25	4,668,670	20	5,180,720	22	3,662,340	15	2,255,520	9	1,192,470	5	832,840	3	139,050	1	0		23,766,650
Regional	North East	660,250	55	187,250	15	178,400	15	98,400	8	49,980	4	21,740	2	12,490	1	1,410	0	0		1,209,920
Local	Sunderland	79,322	62	18,033	14	16,866	13	8,592	7	3,120	2	1,048	1	615	0	60	0	0		127,656



Housing Strategy for Sunderland Evidence and Supporting Documents

Evidence base – assessments or data that provides justification of priorities selected

- i) Emerging Local Plan - Growth Options Consultation completed. Core Strategy Chapter 16 Housing - Affordable Housing Policy DM4.9 and Student accommodation policy DM 4.3
- ii) Sunderland Objectively Assessed Need and Strategic Housing Market Assessment Update March 2016 (currently being revised)
- iii) Sunderland City Council Strategic Housing and Land Availability Assessment - to be finalised 2016
- iv) Private Sector House Condition Survey (PSHCS) November 2014 and PSHCS “Hot Spots areas” October 2014
- v) English Housing Survey 2015
- vi) Gypsy and Traveller Housing Needs Assessment – completed in 2014 in partnership with South Tyneside
- vii) Local Authority Housing Statistics – DCLG Live Tables
- viii) Housing Self-assessment by the learning Disability Housing Sub-group (2016)
- ix) The Health Needs Audit of the homeless population in Sunderland – Public Health (November 2016)
- x) Neighbourhood Assessment Matrix – Gentoo 2016
- xi) Market Position Statement - Adult Services
- xii) Joint Strategic Needs Assessment – Housing due November/December 2016
- xiii) A New Framework for Housing in the North – Report of the Commission for Housing in the North – November 2016

Investment and Growth supporting documents – provides a context for each section of the strategy

- i) Emerging Local Plan Growth Options Consultation completed. Core Strategy Chapter 16 Housing - Affordable Housing Policy DM4.9 and Student accommodation policy DM 4.3
- ii) Sunderland Community Strategy 2008 – 2025
- iii) Sunderland Transforming Our City – The 3,6,9 Vision 2015 (refreshed Economic Masterplan). Includes physical space.
- iv) Draft Housing Investment Prospectus 2016
- v) Housing Delivery Plan – 2016 being drafted by Tony Dodds on behalf of the Chief Operating Officer (Place)

Best Use of Existing Stock supporting documents

- i) Affordable Warmth Strategy - Required
- ii) City Wide Carbon Management Strategy (being written 2016 2017 by Policy Team)
- iii) City Council Carbon Management Plan. (being written 2016/2017)
- iv) Empty Property Action Plans 2015 – 16.
- v) Financial Assistance Policy 2011 – 2014 and Regional Private Sector Housing Renewal Financial Assistance Policy May 2016.
- vi) Housing Standards Enforcement Policy January 2015 (revised October 2015). To be revised by Environmental Health in 2016/2017 due to internal restructure.
- vii) Safer Sunderland Strategy 2008 – 2023
- viii) A Memorandum of Understanding to Support Joint Action on Improving Health through the Home – December 2014
- ix) Quick Guide to Health and Housing – DoH, Public Health England and NHS England 2016
- x) Bringing Together Housing and Public Health – Public Health 2015
- xi) Hetton Downs Housing Delivery Plan – 2013 – 2020 (2013)

**Support for Vulnerable People supporting documents – provides context
Gypsy and Traveller Policy Statement 2016**

- i) Unauthorised Encampment Policy 2008. Reviewed in 2015 by Policy Team and currently being revised.
- ii) Health and Wellbeing Strategy – 2013 (written by Policy Team for Health and Well-being Board)
- iii) Homelessness Prevention Strategy .Gap – needs to be written.
- iv) Allocation Policy – due to be complete by December 2016.
- v) Age Friendly City – Baseline 2016
- vi) Draft Market Position Statement – Adult Services (February 2017)

SUNDERLAND STRATEGIC TRANSPORT CORRIDOR - PROGRESS REPORT**Report of the Chief Operating Officer - Place****1. Purpose of the Report**

- 1.1 To provide the Committee with a progress report on the Sunderland Strategic Transport Corridor.

2. Background and Current Position

- 2.1 The Sunderland Strategic Transport Corridor (SSTC) is a continuous dual carriageway link between the A19 and the Port of Sunderland.

- 2.2 The SSTC will be completed in a number of phases:-

- Phase 1 - Improvements to St Mary's Way (work complete)
- Phase 2 - New Wear Crossing (construction started spring 2015 anticipated opening spring 2018)
- Phase 3 - Dual-carriageway linking the south end of the proposed new Wear bridge with St Michael's Way in the city centre (construction start planned for spring 2018)
- Phases 4 and 5 – Improvements on Wessington Way and route to Port (future plans)

- 2.3 The anticipated benefits brought to the city by the scheme include:

- Improved connectivity to the city from Nissan, the Low Carbon Enterprise Zone and International Advanced Manufacturing Park
- Improved connectivity to the city centre, the Port of Sunderland and areas for regeneration
- Opening up high quality access to sites of former usage for regeneration
- Improvement of trip times and journey time reliability for all road users
- Enabling distribution of traffic between the Wear Crossings
- Reduction of congestion
- Improvements in public transport, cycle and pedestrian routes
- Improvement of the urban environment and road safety

- 2.4 Les Clark (Chief Operating Officer Place) and Mark Jackson (Head of Infrastructure and Transportation) will provide a presentation on the progress being made with the SSTC.

3. Recommendation

- 3.1 The Committee is recommended to consider and comment on the progress being made with the Sunderland Strategic Transport Corridor.

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Scrutiny Officer
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E: james,diamond@sunderland.gov.uk

MINSTER QUARTER MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT**Report of the Chief Operating Officer - Place****1.0 Purpose of Report**

- 1.1 The purpose of this report is to advise and consult with the Committee on the responses received following public consultation on the Draft Minster Quarter Masterplan Supplementary Planning Document (SPD).

2.0 Background

- 2.1 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 and Sunderland Empire Theatre.
- 2.2 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 licenses premises within the City Centre in order to create an evening economy for all groups

2.3 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.

3.0 Consultation on the Draft Minster Quarter Masterplan

3.1 Cabinet approved a draft Minster Quarter Masterplan for the purposes of consultation at its September 2016 meeting. The Masterplan was considered by this Committee on 11 October 2016. Subsequently, the document was subject to consultation between 15 November 2016 and 15 February 2017.

3.2 The formal consultation consisted of the following:-

- Notification letters sent to all individuals/ organisations/ bodies that the Council consider will be affected or interested in the SPD, or may be involved in the delivery of the SPD (see Annex 1 of Consultation Statement)
- The Council circulated a press release stating that the City Council is seeking the views and comments of the public and other interested parties on the draft SPD,
- A Press Notice was placed in the Sunderland Echo.
- The SPD and details of the consultation were posted on the Council's website. www.sunderland.gov.uk/minsterquarter
- A public exhibition presenting the main content of the draft SPD was available for public inspection and comment at the Sunderland Minster, High Street West Sunderland, SR1 3ET. Council officers were available to discuss the proposals on the following dates and times:
 - 24/11/16 - 9.00-13.00
 - 1/12/16 -11.00-15.00
 - 8/12/16-15.00-19.00
- Notification letters sent to all statutory consultees that the Council consider will be affected or interested in the SPD, or may be involved in the delivery of the SPD (see Annex 2 of Consultation Statement)

4.0 Key Consultation Issues and Changes to Masterplan

4.1 A total of 10 responses were received and although the majority of responses supported the proposals set out in the Minster Quarter

masterplan, it is possible to identify a number of key areas of concern amongst those consulted. These issues are dealt with in more detail below.

Opportunity for a new Museum

- 4.2 Several of the consultees have concerns with suggestion that the Magistrates Court and new shops on High Street West could be used for heritage centre, galleries and museums. It was also highlighted that for any museum proposal it will be essential that development fits in with the existing Museums and Heritage Service Vision Plan which has been agreed by the Council. Similarly any heritage centre would need to be co-ordinated with the Library Local Studies section and, indeed, the heritage centre in the Fire Station development. Furthermore, any speculative development which would reduce both the finance to support the existing museums and the exhibits they can display will be opposed.

Council Response

- 4.3 The concerns raised are fully acknowledged by the Council. The Masterplan, however, simply identifies the opportunity for such uses in the area rather than specifically proposing or stating a new museum will or should be developed. It is worth noting that a refurbishment scheme is currently being considered for Sunderland Museum and Library which will involve consulting and collaborating with a number of cultural partners and projects including those located in the Minster Quarter. This will allow opportunity to create a holistic city-wide offer for residents and visitors and one which is fully aligned and fits with the city's wider cultural agenda impacting positively on Sunderland's bid for UK City of Culture 2021. The newly established Sunderland Culture Limited also gives opportunity to secure additional funding and resource to support museum and heritage delivery and across a wide range of cultural services, however this can only be achieved by partners coming together to collaborate on projects, events and programmes which in turn demonstrates to funding bodies that an aligned vision for the city exists in respect of culture.

Former Crowtree Leisure Centre Site

- 4.4 The Civic Society expressed their view that the current proposal for *Area E Crowtree Phase 1* and *Area F Crowtree Public Realm* represents a sub-optimal use of the land and is contrary to the Council's adopted SPDs relating to Bishopwearmouth Conservation Area and the City Centre Design Guide. The society also highlight that the proposal for *Area F* states "should market conditions become favourable then further retail expansion fronting onto High Street West will be considered". However, the Society identify that it will be difficult to extend the retail offer onto High St West if the current planning approved Next scheme goes ahead. In relation to *Area G Crowtree Phase 2*, whilst the Society would like to see this area brought into productive use, and a better facade presented to the Town Park, they consider there to be insufficient information in the SPD to be able to evaluate the feasibility or otherwise of the current proposal.

Council Response

- 4.5 When preparing the proposals for *Area E Crowtree Phase 1* and *Area F Crowtree Public Realm*, the project team engaged with the developer of the Next scheme to ensure the design of their proposals fit with the overall vision, principles and proposals of the Masterplan. Whilst the recently approved planning application reflects the Masterplan, we recognise the masterplan should be able to 'bend and flex' to respond to changing circumstances. As such the Council have amended the Masterplan with rewording to keep options open for the overall development of one retail-led development in the event that the Next scheme does not go ahead. As for *Area G Crowtree Phase 2* the observation is noted, but it is not the purpose of Masterplan to investigate the technical detail and feasibility of the Crowtree building, however, the Masterplan has been amended to ensure there is a balance between the café overspill and retaining some of the tranquillity in Town Park.

Delivery of Development Sites

- 4.6 In relation to proposal *Areas 'B', 'D', 'E' and 'F'*, the Civic Society has requested a statement of intent regarding the management and co-ordination of development of these sites within the Masterplan.

Council Response

- 4.7 In relation to Areas E and F the Council hold the freehold of the sites and as such delivery can be controlled and coordinated by the Council. Area B is an unencumbered freehold and, therefore, as with the other sites it is within the Council's gift to when it will be brought forward for development.

Green Infrastructure

- 4.8 Natural England suggested that the Masterplan should consider making provision for Green Infrastructure (GI) within development, highlighting the social, environmental and economic benefits of urban green space.

Council Response

- 4.9 Whilst the Masterplan includes proposals for urban green space, it is acknowledged that there is scope to add further detail around the provision of Green Infrastructure (GI) and as such the Masterplan has been amended accordingly.

5 Conclusion

- 5.1 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 Masterplan SPD with the amendments proposed is in accordance with national, regional and local planning policies. The Masterplan SPD as agreed by Cabinet will be used by developers as a basis for preparing detailed

proposals for this area of the city and would be afforded weight as a material consideration when determining future planning applications.

6 Recommendation

6.1 The Committee is recommended to:

- a) Note and comment on the amendments made to the Draft Minster Quarter Masterplan in light of responses received during the public consultation on the document and other considerations;
- b) That the comments of the Committee be referred to the Cabinet when it considers the adoption of the amended Minster Quarter Masterplan as a Supplementary Planning Document.

7 Background Papers

- Amended copy of the Minster Quarter Masterplan Supplementary Planning Document (SPD) attached.
- A copy of the Consultation Strategy with a schedule of representations received from statutory and formal stakeholders during consultation attached.

Minster Quarter Masterplan

Supplementary Planning Document

March 2017



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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.

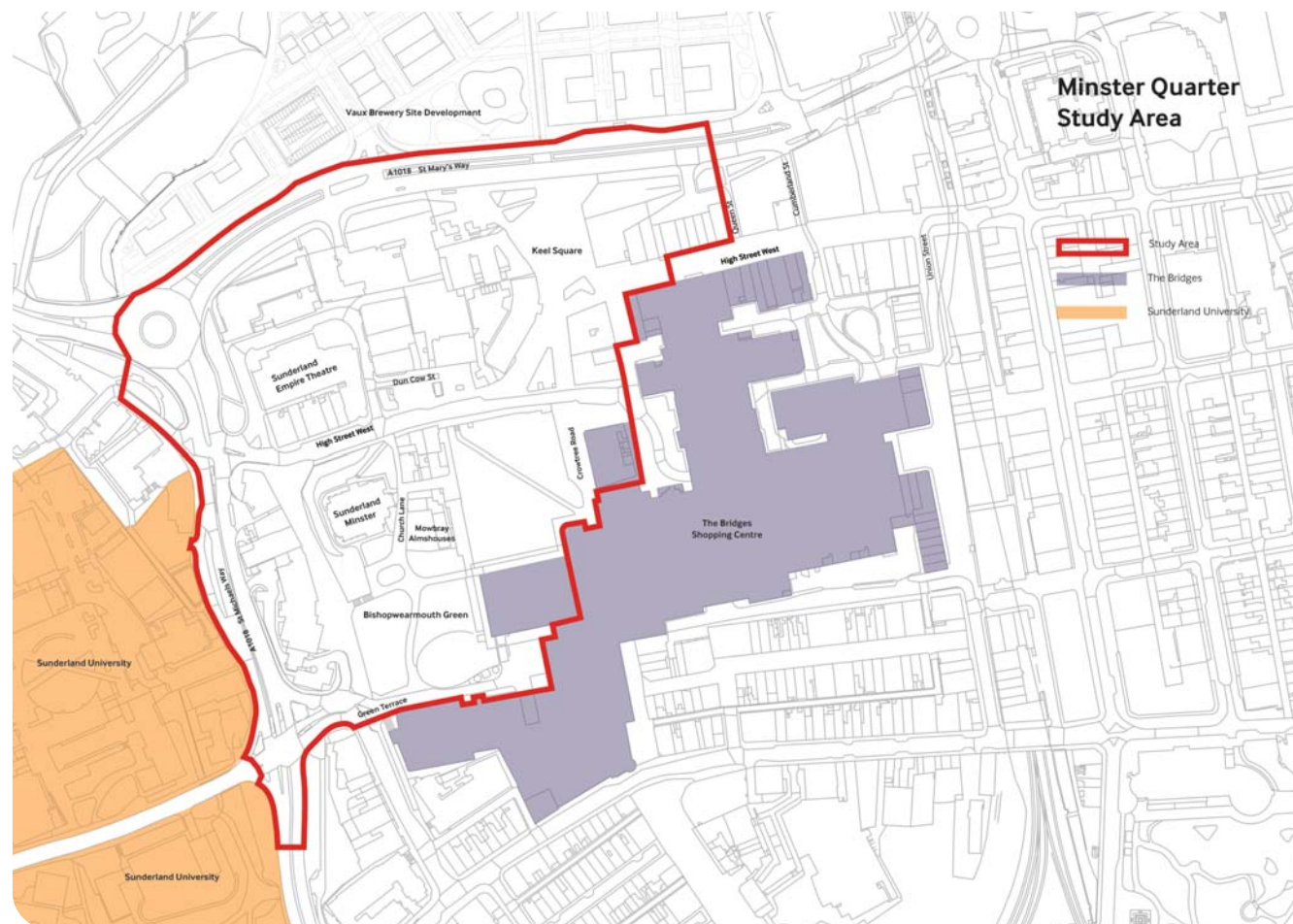


Figure 1: Minster Quarter Study Area

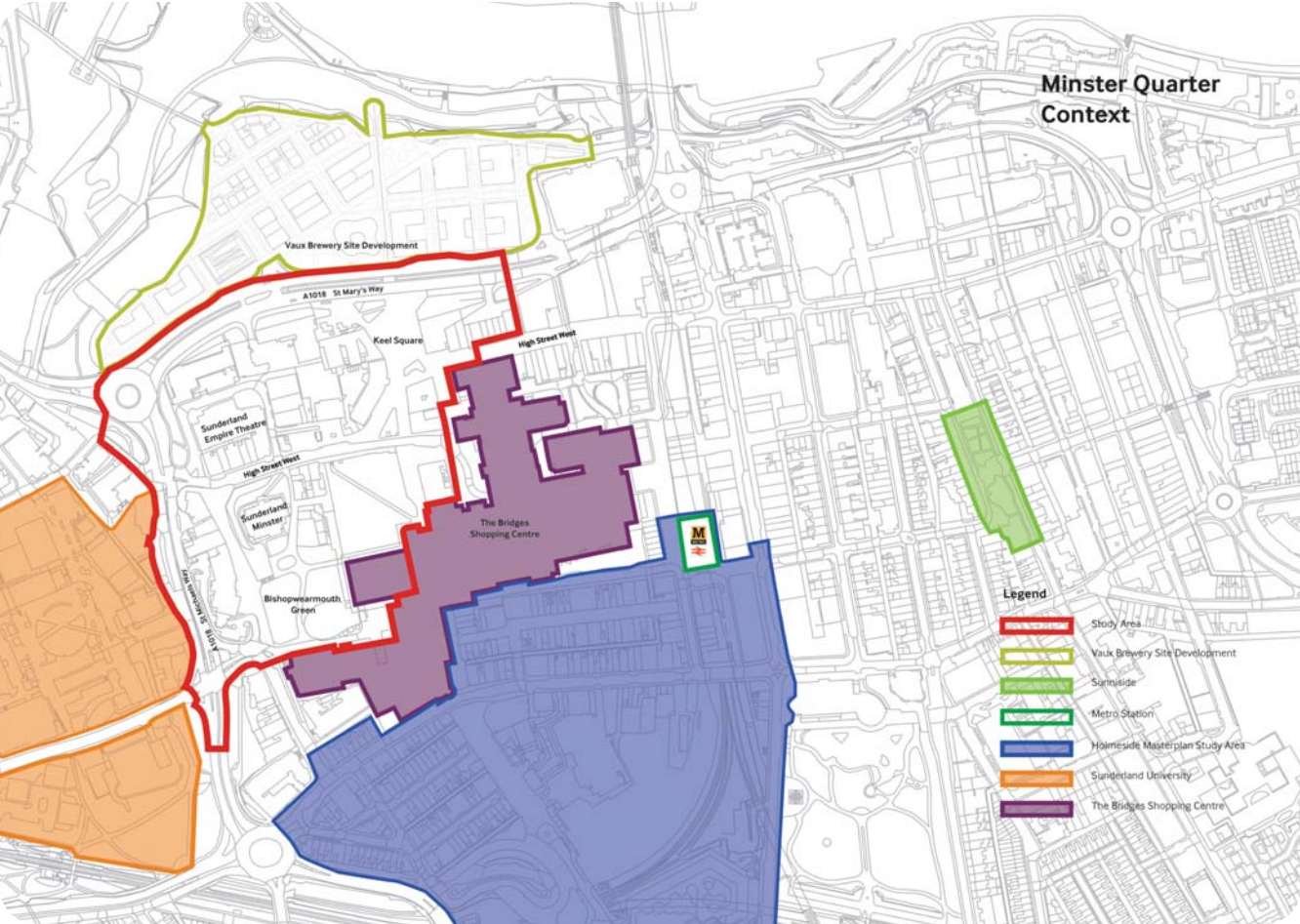
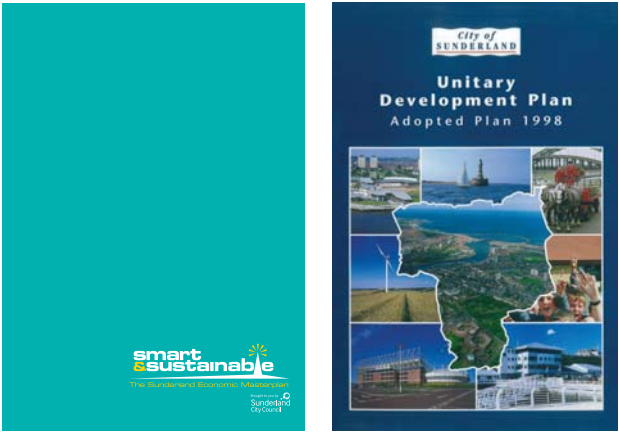


Figure 2: Minster Quarter Context Plan

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.

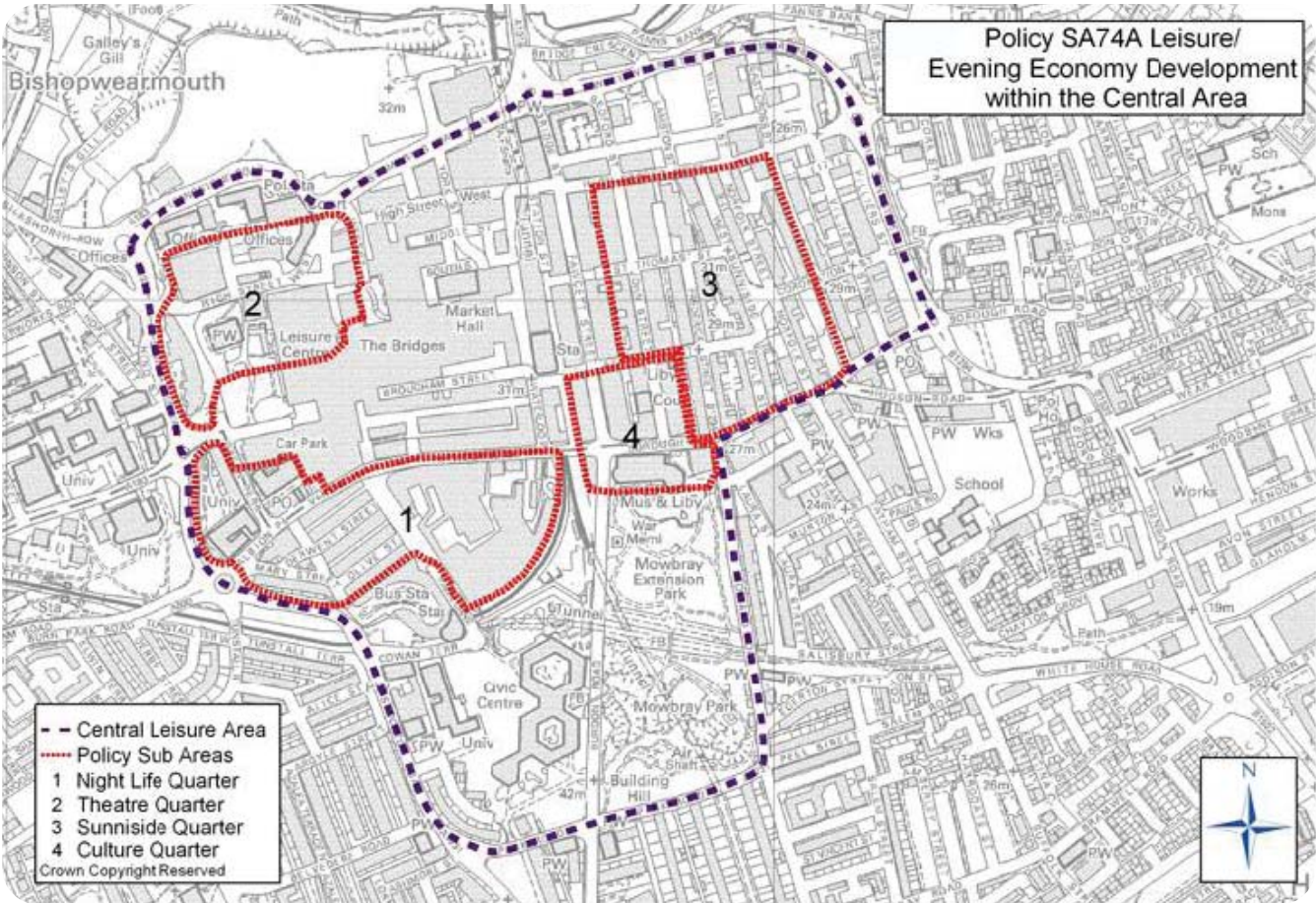


Figure 3: Evening Economy SPD

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 Alteration 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

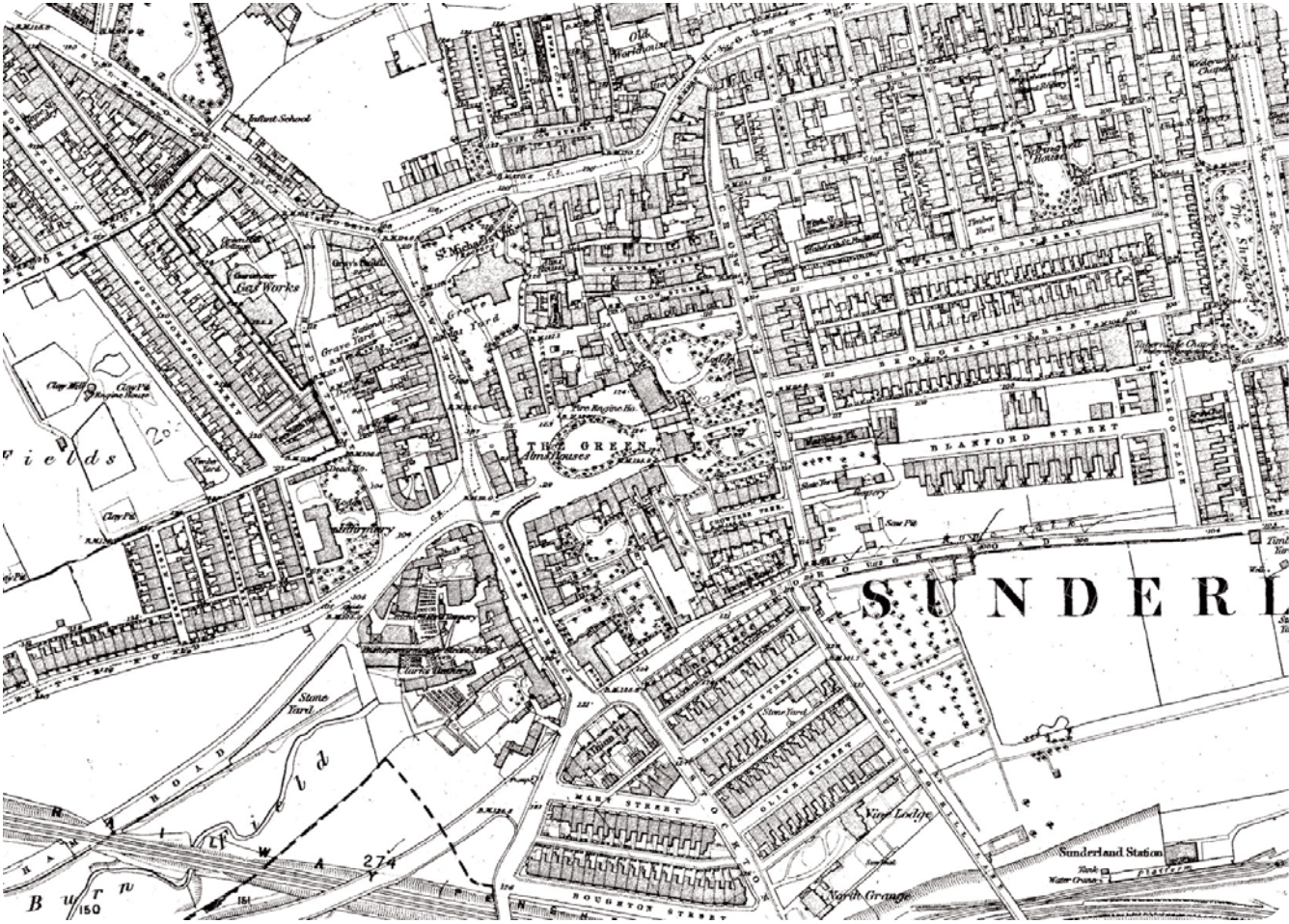


Figure 8: Historic Map - Bishopwearmouth 1856

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.

Early to mid-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.

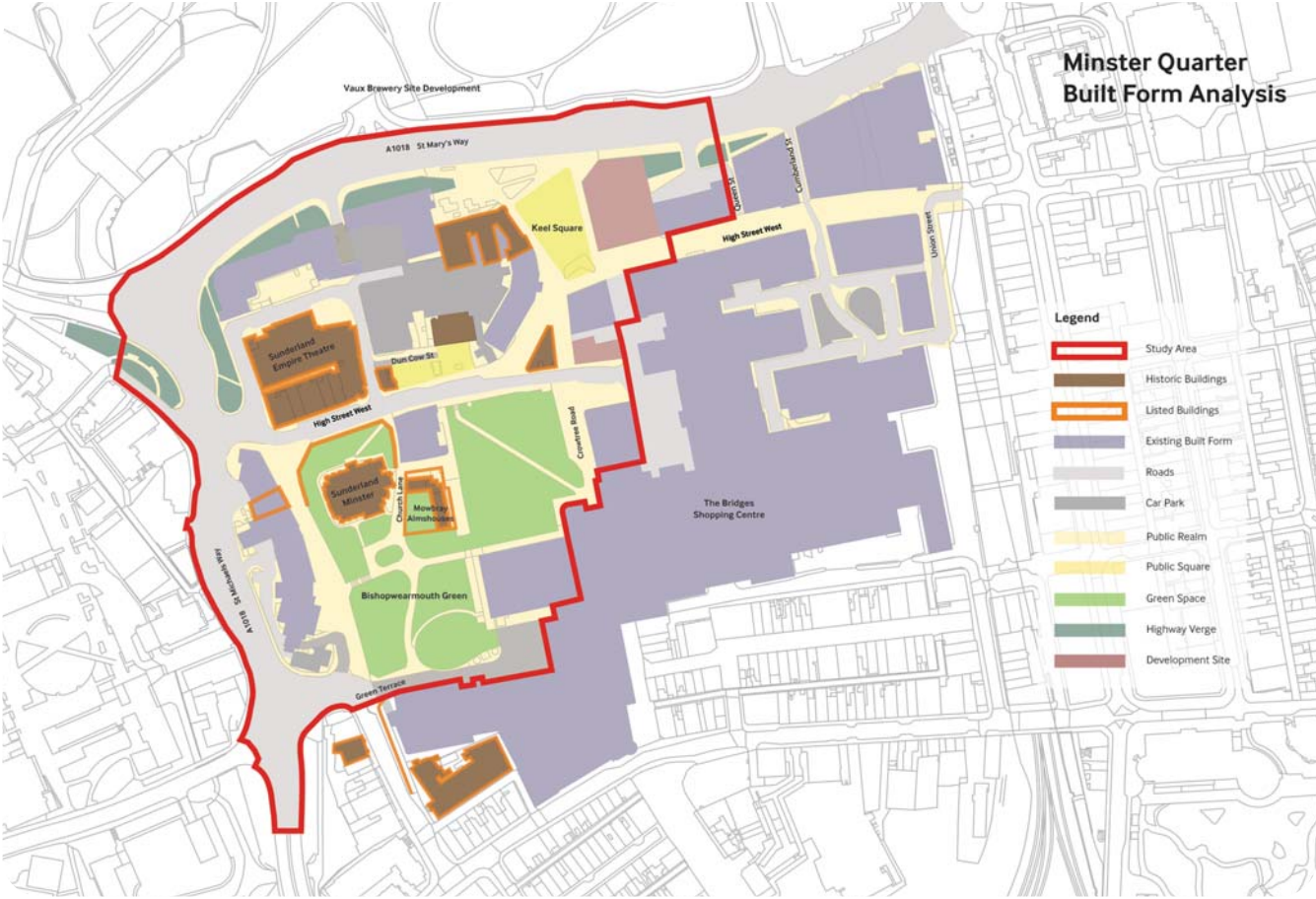


Figure 12: Minster Quarter Built Form Analysis Plan

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:

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

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/Farringdon 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.

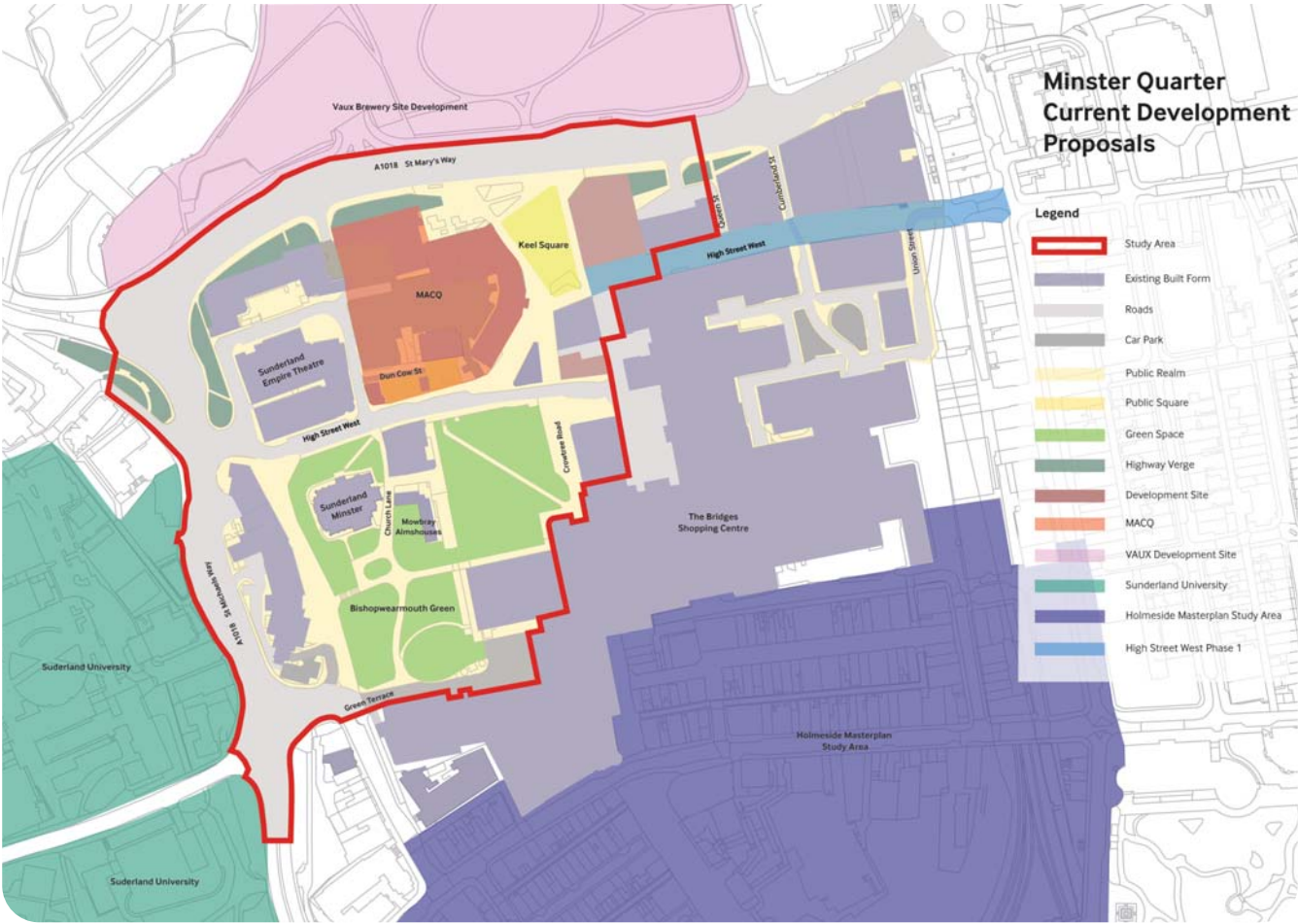


Figure 21: Minster Quarter Recent and Current Development Proposals Plan



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.

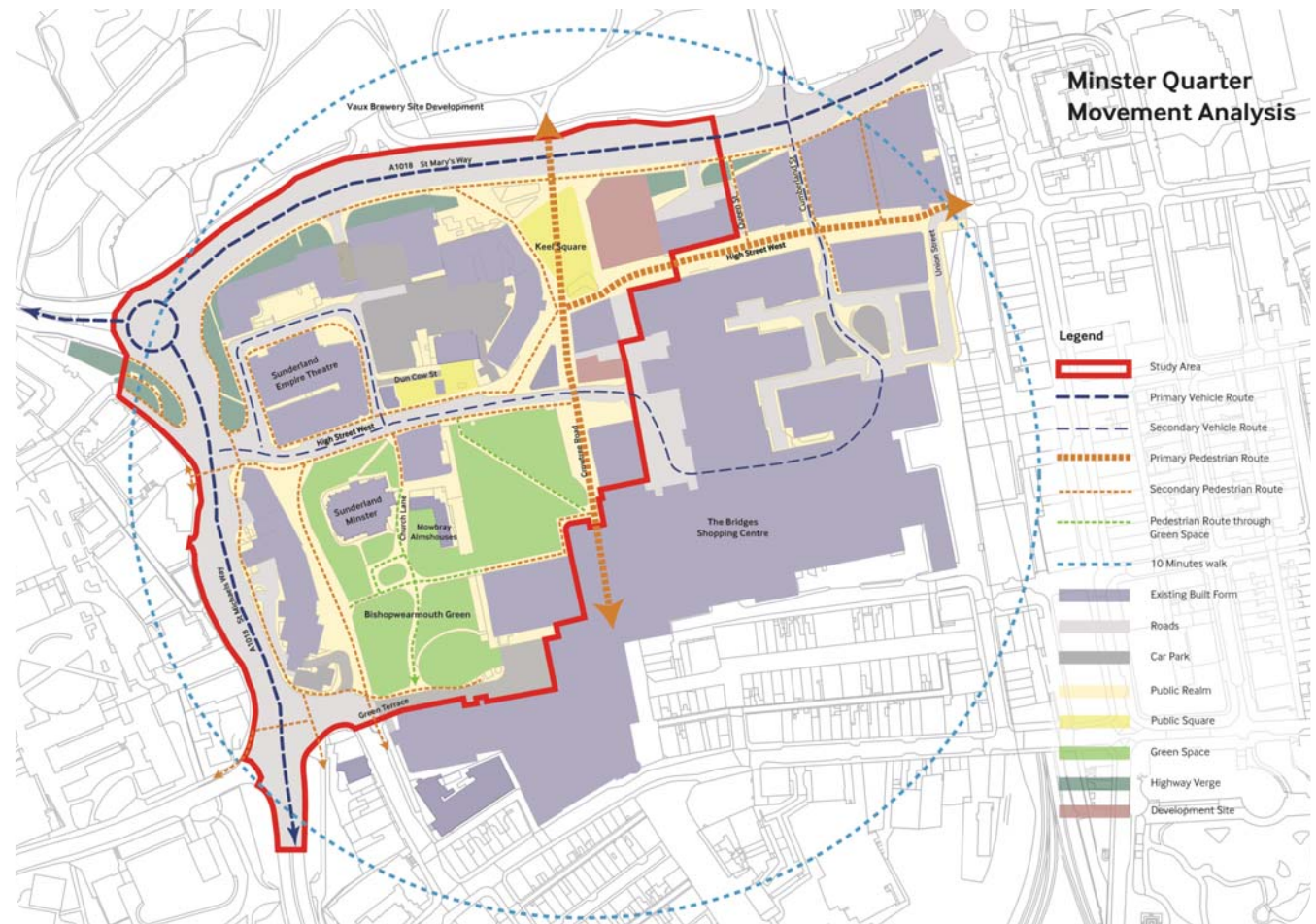


Figure 28: Minster Quarter Movement Analysis Plan

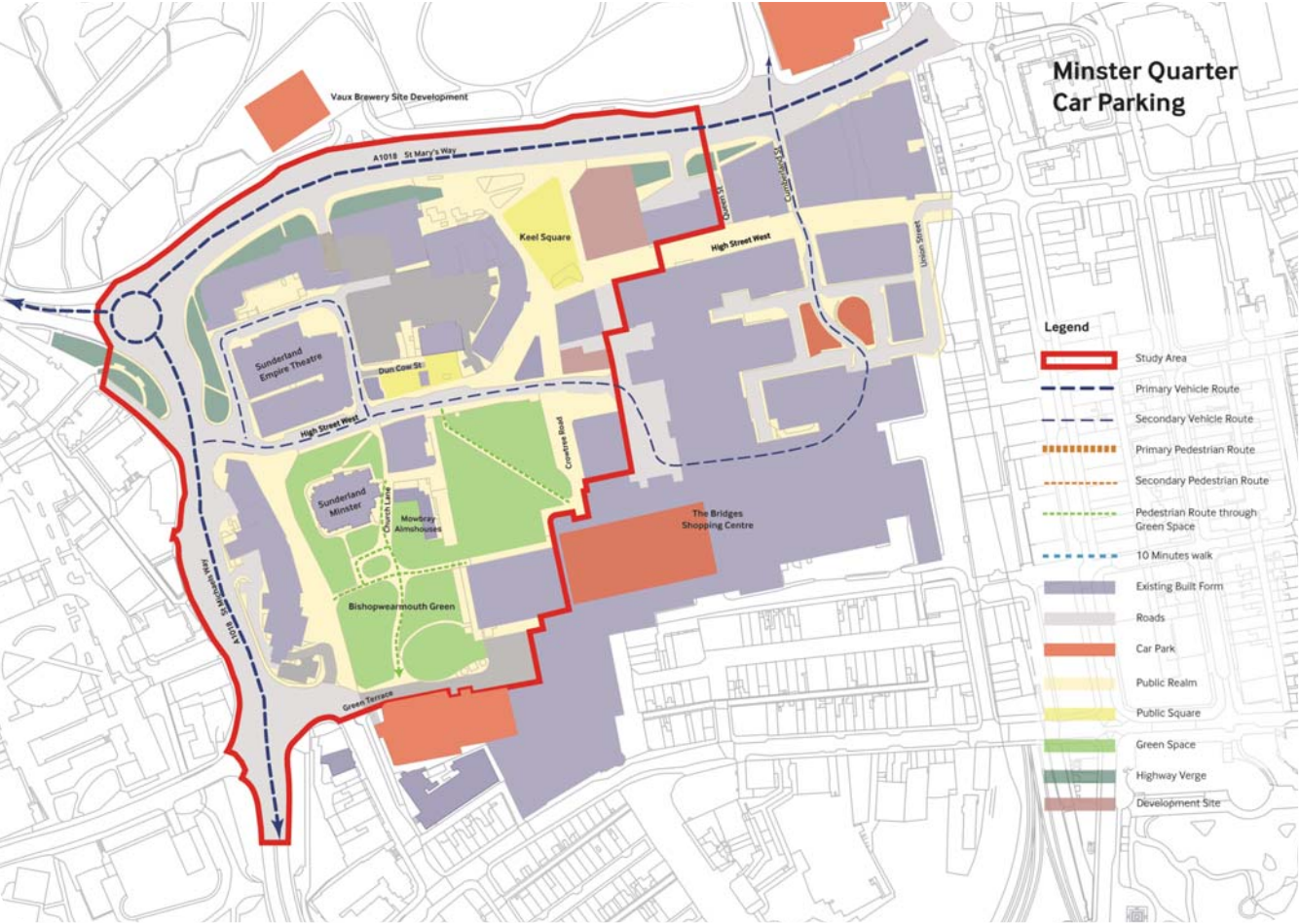


Figure 29: Minster Quarter Car Park Analysis Plan



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 32: Photograph – Heavily Engineered junctions of St Michaels Way and High Street West Junction



Figure 33: Photograph – Poor Pedestrian provision at St Michaels Way and Chester Road Junction



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



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



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



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

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

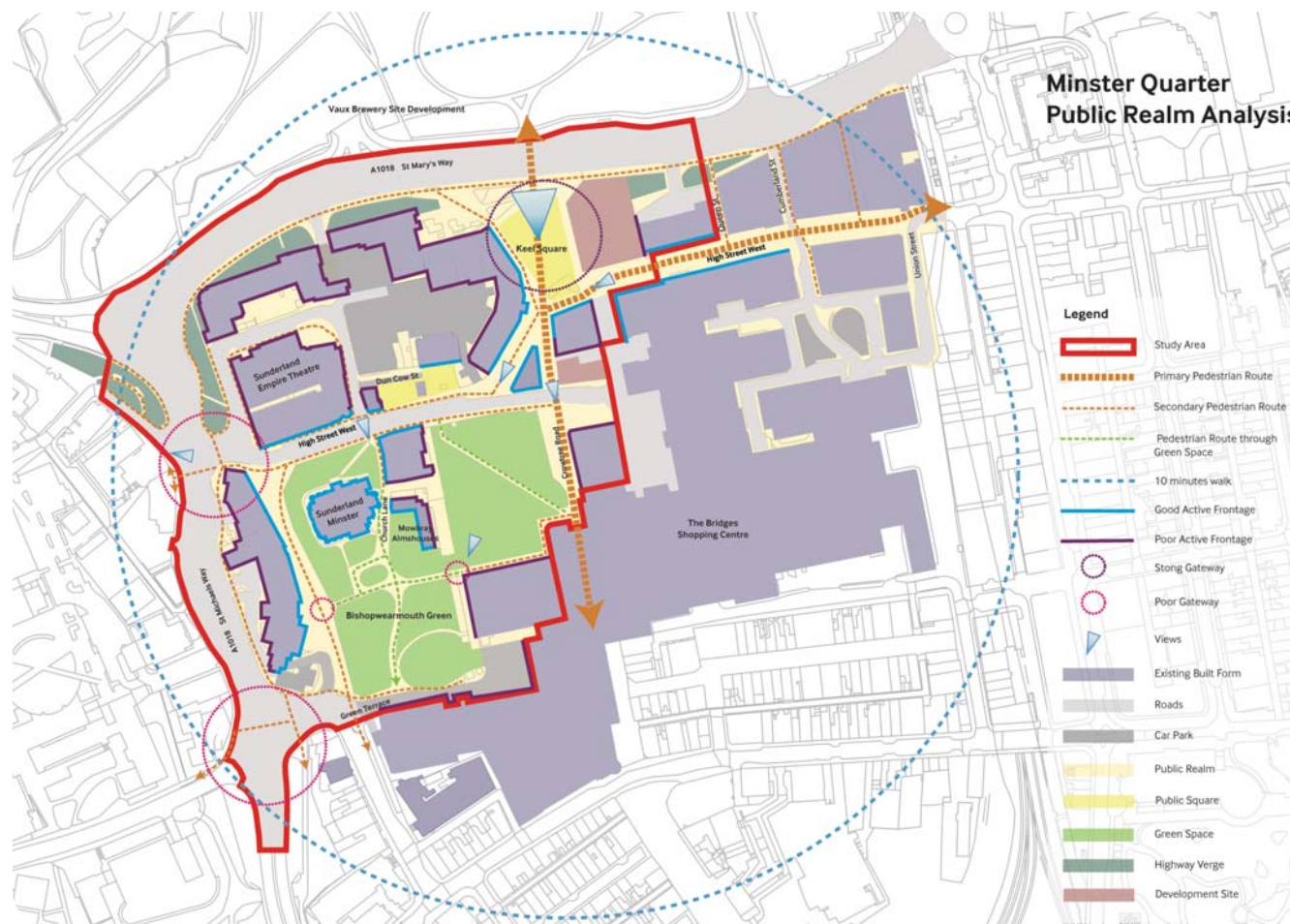


Figure 41: Minster Quarter Public Realm Analysis Plan



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

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 settling for the Minster



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



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. The Empire is the largest theatre between Manchester and Edinburgh and as such has both city and regional appeal. The Sunderland Minster provides a number of roles within the Quarter including spiritual, cultural and community uses.

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



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.

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.

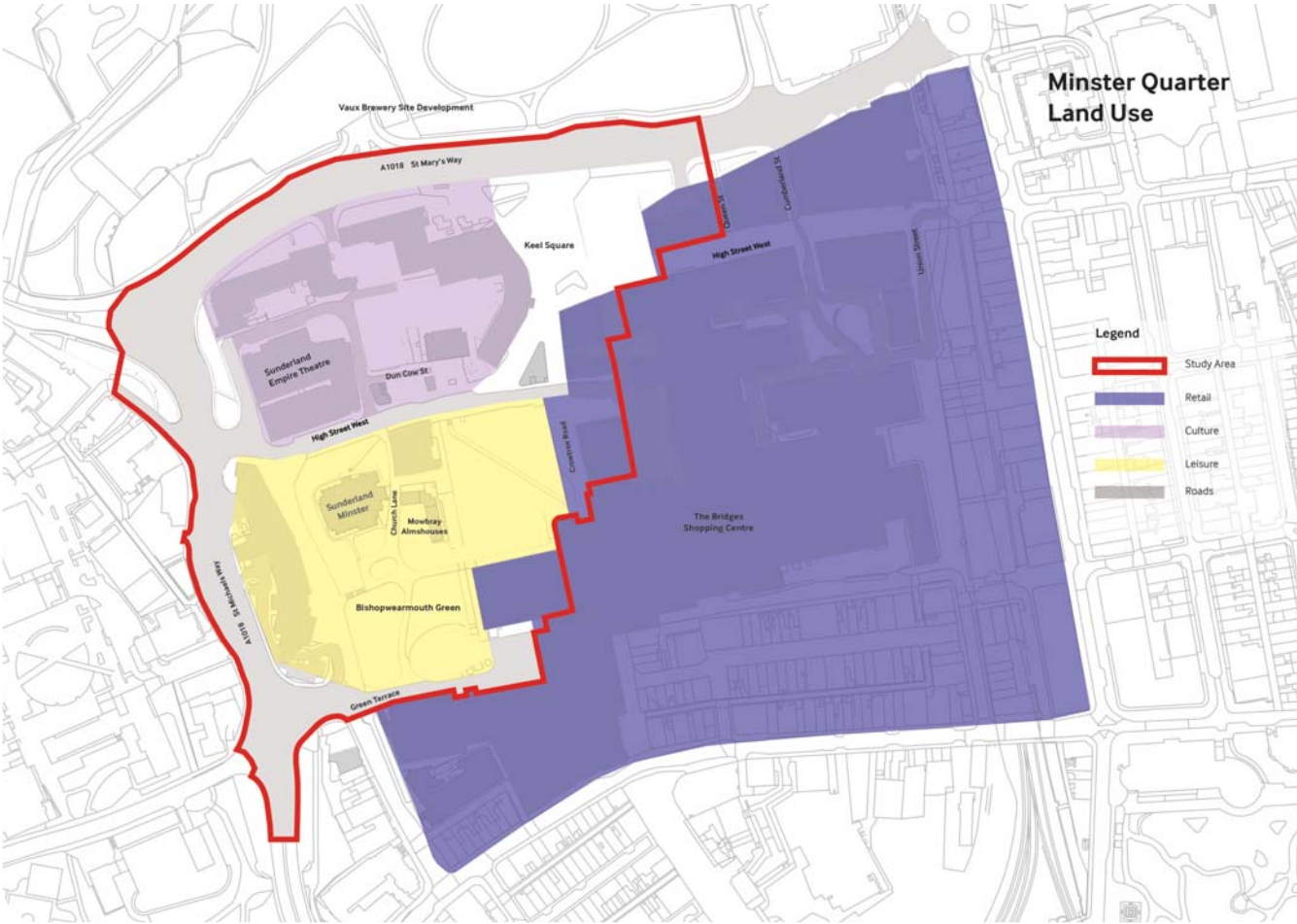


Figure 50: Minster Quarter Car Land Use Plan

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.
- Poorly served by bus services, isolated from Park Lane interchange and the Central Rail Station is dated with poor facilities.
- 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.

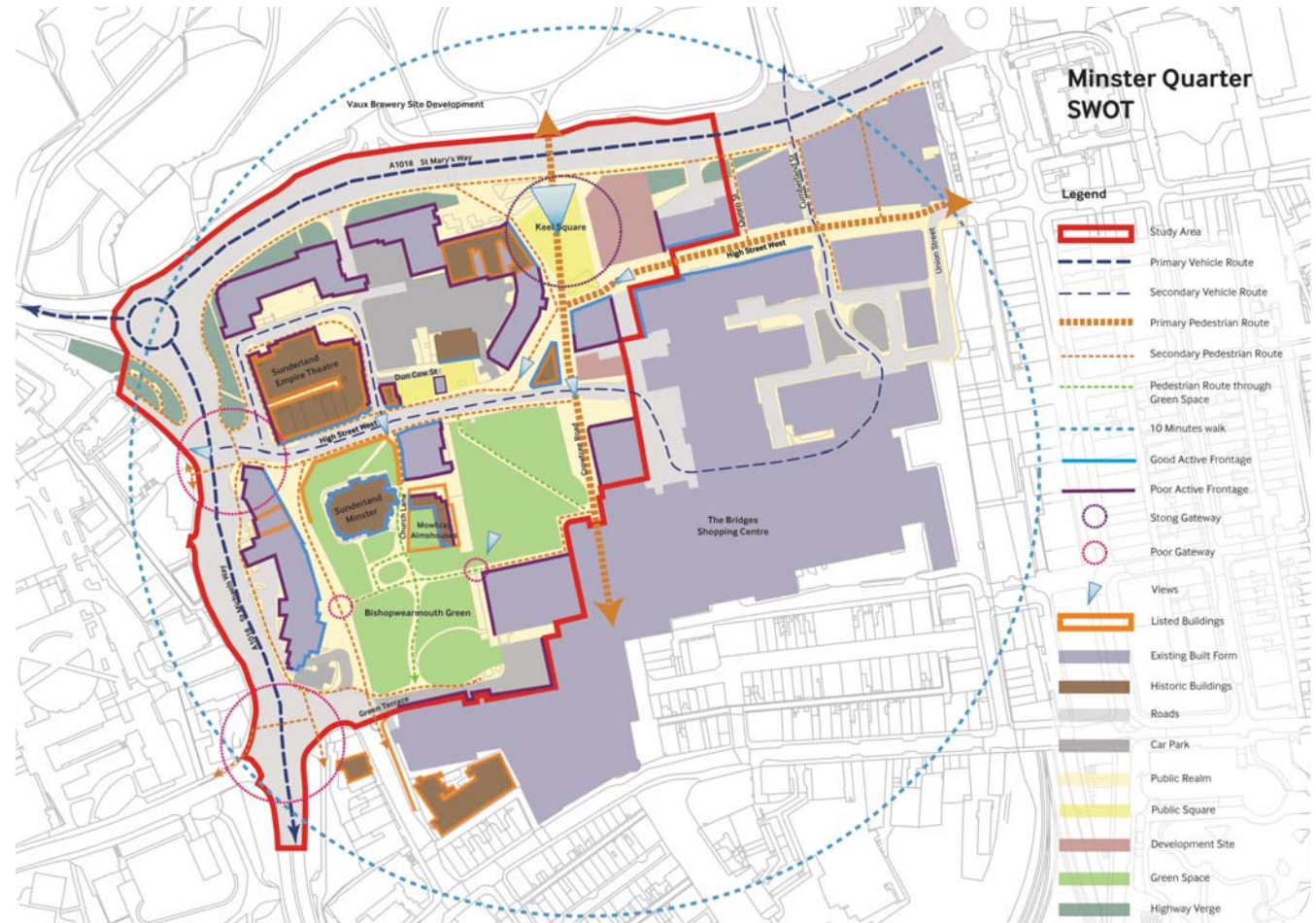


Figure 51: Minster Quarter SWOT Analysis Plan

- A lack of legible routes detaches the Quarter from the riverside to the North and the Sunderland University to the West.
- Areas of visual clutter of uncoordinated street furniture, paving, signposts, lighting columns, bus shelters, seating, planters and litter bins.
- Shortage of complementary leisure facilities.
- Buildings and spaces are under-utilised and the area as a whole lacks vitality and footfall.
- Lack of a coherent townscape, for example to the north end of Crowtree Rd and the blank gables on High Street West.

- Cycling facilities are limited.

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.
- Several development plots.

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 CABI (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:

- Improving the green infrastructure of the city, providing space green space and links whilst solving urban and climatic challenges by building with nature.
- 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 integrated 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.
- **Storage and Waste** - The storage and collection of refuse and recycling must be carefully considered so as not to visually detract from the overall appearance of development. The layout of development must be designed to ensure that the collection can be easy and efficient. The layout should allow for flexibility to adapt to new waste requirements.

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 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.

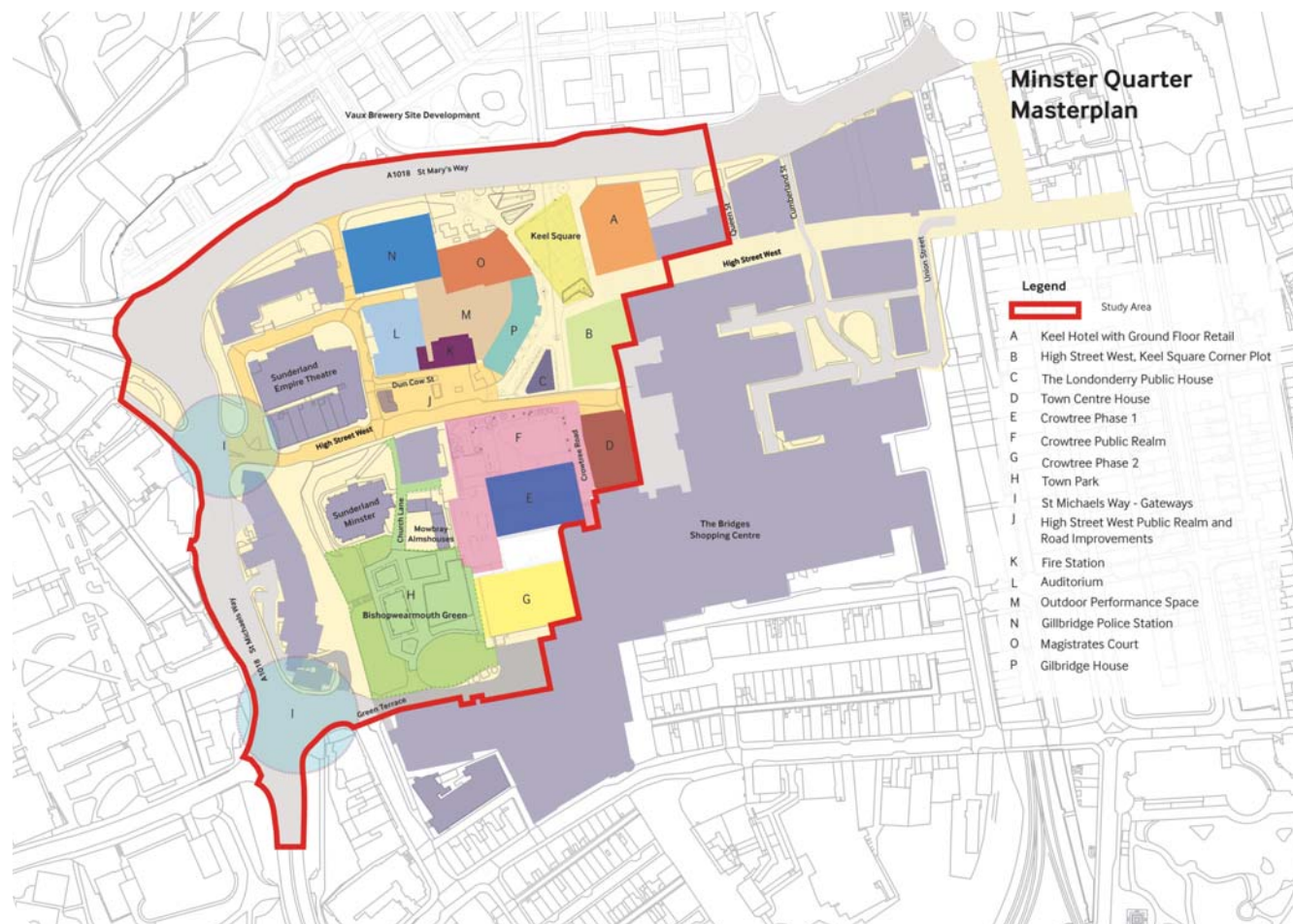


Figure 55: Minster Quarter Masterplan



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 landmark development opportunity suitable for a mix of uses that complement the wider retail and leisure offer. The site is a key gateway, linking the Bridges, Keel Square, High Street West and the Vaux site. Uses considered appropriate include large floor plate retail (Use class A1), food and drink, including cafes, bars and restaurants (Use class A3 and A4), leisure (D2) and non-residential institutions including galleries and museums (Use class D1).

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 integrated 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 consideration will be given to retail expansion fronting onto High Street West with the development of Areas E and F as one.



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.
- Elements of the parks tranquil nature will need to be retained.
- Opportunities for a community garden or orchard should be explored.

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

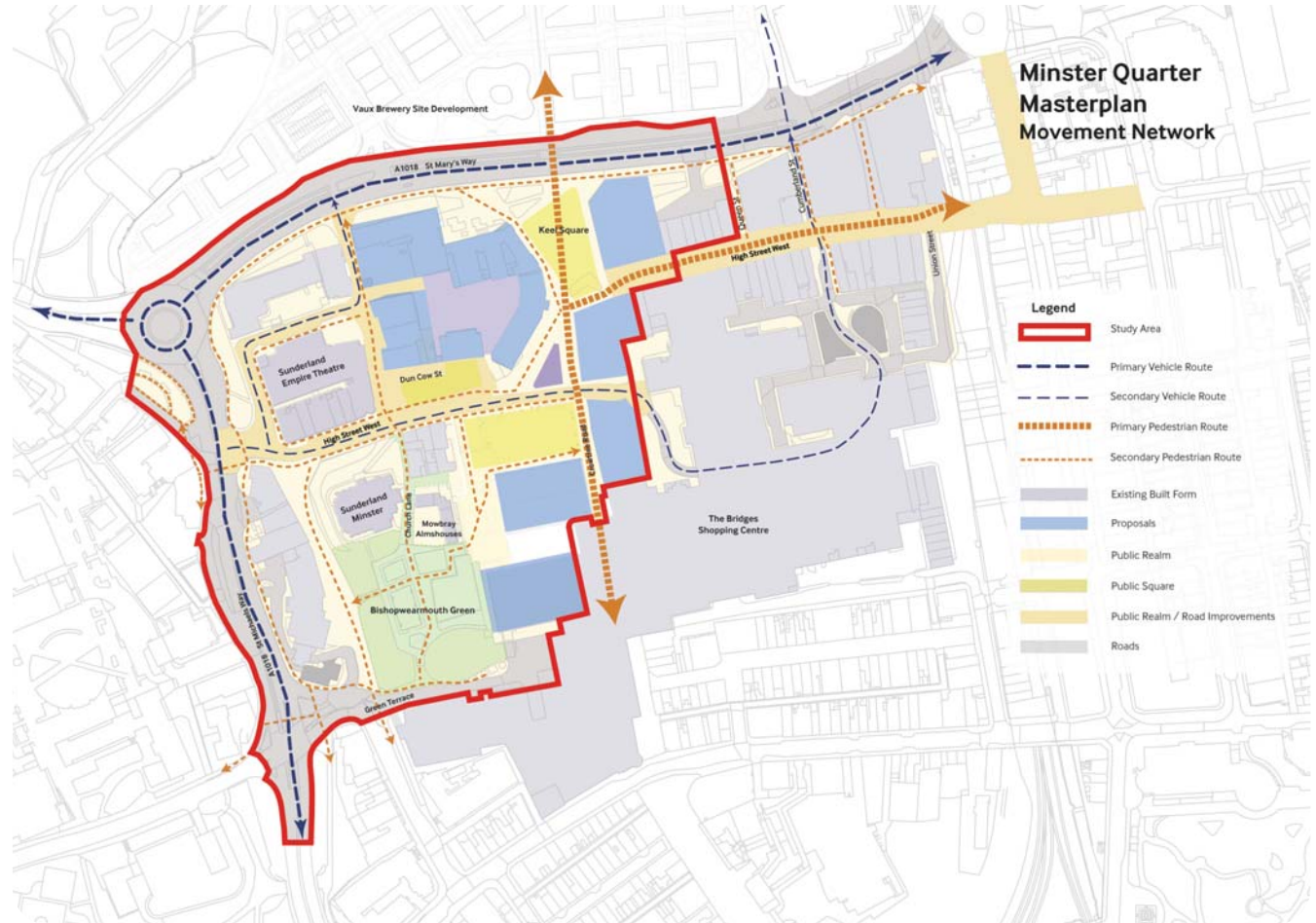


Figure 73: Minster Quarter Masterplan Movement Network Plan

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.
- Reorientation of entrances onto the route will enable further activation which will improve safety and allow for positive social interaction.
- A palette of high quality public realm materials will be required to respect the historic environment.

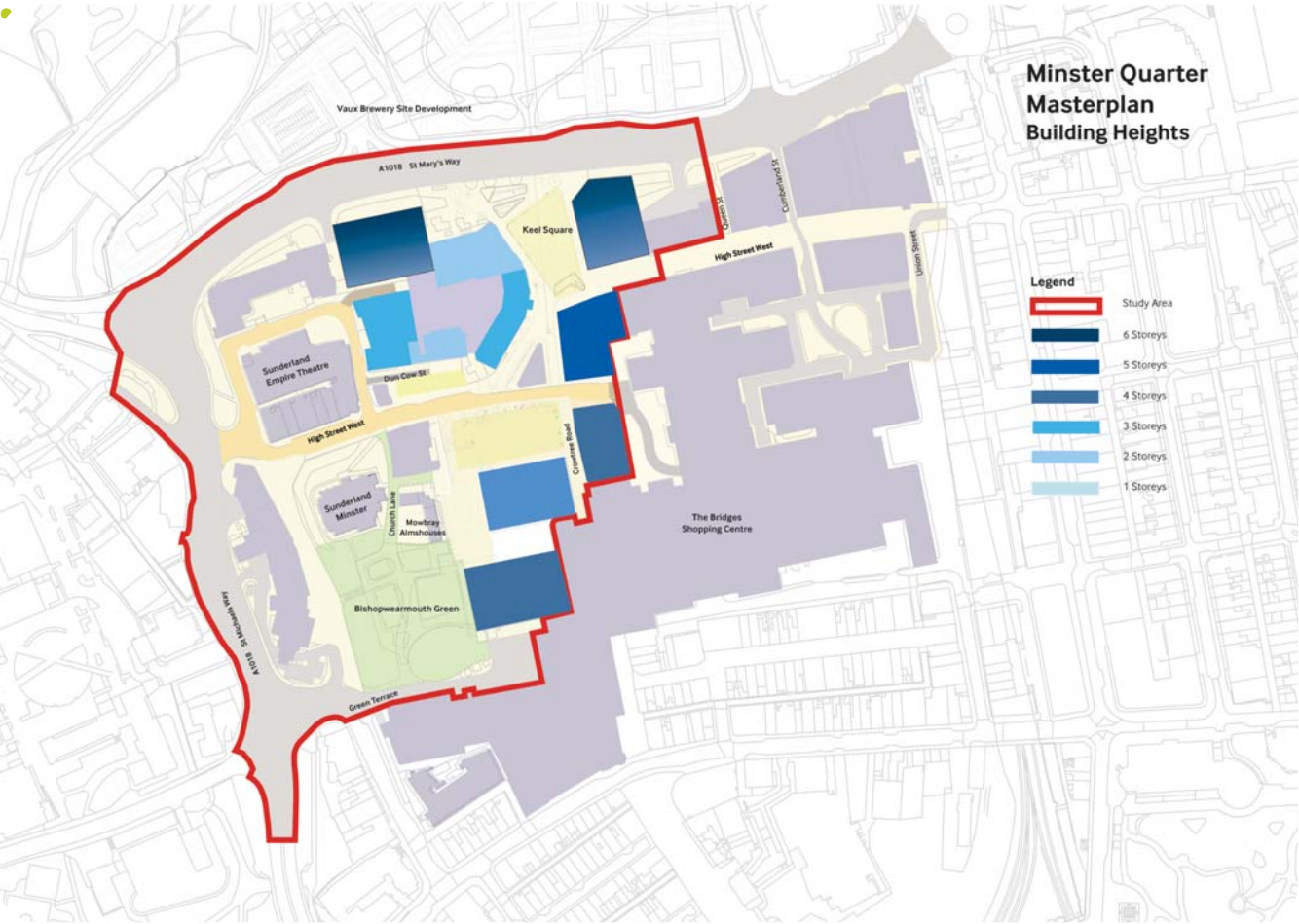


Figure 74: Minster Quarter Masterplan Building Heights Plan

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 Londonderry 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



Sunderland City Council

Minster Quarter Masterplan

Supplementary Planning Document

Consultation Statement

February 2017

Contents

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1 Introduction

This Consultation Statement for the Minster Quarter Masterplan Supplementary Planning Document (SPD) as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. This statement sets out how the public and other stakeholders were consulted.

1.1 Background

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.

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 Alteration 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 licenses premises within the City Centre in order to create an evening economy for all groups

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

1.2 Consultation Regulations

The SPD has produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below.

Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD. This statement is the 'Consultation Statement' for the adopted SPD as required by Regulation 12(a).

Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum 4 week consultation, specify the date when responses should be received, and identify the address to which responses should be sent. The consultation statement that accompanied the draft SPD set out that information.

Regulation 13: Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12. The consultation statement that accompanied the draft SPD set out that requirement.

Regulation 35: Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:

- - Make the document available at the principal office and other places within the area that the Council considers appropriate;
- - Publish the document on the Council's website.

These measures were undertaken as part of the draft SPD consultation.

1.3 The Statement of Community Involvement (SCI)

The SCI was adopted in 2015 and reflects the 2012 Regulations, set out above. It also specifies additional measures that the Council will undertake in consulting upon draft SPDs and these have been reflected in the consultation process for the Minster Quarter Masterplan SPD. As per the SCI, the Council also involved general consultation bodies - those who the council has the discretion to consult as appropriate. This is a wide-ranging group which comprising those organisations active within the city and includes:-

- Voluntary bodies
- Bodies which represent the interests of different racial, ethnic, religious or national groups
- Bodies which represent the interests of disabled persons
- Bodies which represent business groups

1.4 Consultation Programme

Before progressing the SPD the Council has undertaken extensive consultation with relevant stakeholders, interested parties and statutory organisations. The formal consultation consisted of the following:

- Notification letters sent to all individuals/ organisations/ bodies that the Council consider will be affected or interested in the SPD, or may be involved in the delivery of the SPD (see Annex 1)
- The Council circulated a press release stating that the City Council is seeking the views and comments of the public and other interested parties on the draft SPD,
- A Press Notice was posted in local paper.
- The SPD and details of the consultation were posted on the Council's website. www.sunderland.gov.uk/minsterquarter
- A public exhibition presenting the main content of the draft SPD was available for public inspection and comment at the Sunderland Minster, High Street West Sunderland, SR1 3ET. Council officers were available to discuss the proposals on the following dates and times:
 - 24/11/16 - 9.00-13.00
 - 1/12/16 -11.00-15.00
 - 8/12/16-15.00-19.00
- Notification letters sent to all statutory consultees that the Council consider will be affected or interested in the SPD, or may be involved in the delivery of the SPD (see Annex 2).

1.5 Summary

10 representations on the draft SPD were received with the majority of representations supportive, suggesting only relatively minor amendments and additional information to be referenced. Many of the requested changes have been taken forward in the adopted SPD.

A full schedule of representations received and the Council's response is set out in Annex 1. This also details the amendments to the SPD. The SPD overall has been updated to reflect that it is no longer draft and that the consultation has been undertaken. The overall format has been amended to enhance readability, including the re-ordering of some sections.

Annex 1 - Notification letters sent to all individuals/ organisations/ bodies that the Council consider will be affected or interested in the SPD, or may be involved in the delivery of the SPD

Dear Sir or Madam,

Draft Minster Quarter Masterplan Supplementary Planning Document Consultation

The regeneration of the Minster Quarter in the city centre is a key priority for the City Council. The vision is to create a cultural quarter and a key gateway into the city centre that restores the area's historic importance and creates a place that is valued by the whole community. In order to deliver the vision, a Masterplan for the Minster Quarter has been produced to provide specific design guidance for the area. Once adopted by the council as a Supplementary Planning Document (SPD), the Minster Quarter Masterplan will provide detailed planning and design guidance to manage development in the area over the next 15 years. Before taking this document forward, the council is inviting comments on the draft document. A four-week consultation is taking place between Tuesday 15 November and Tuesday 13 December 2016, in accordance with Town and Country Planning (Local Planning) (England) Regulations 2012.

The City Council will consider all comments received and will seek to agree appropriate changes to the masterplan before taking it forward for adoption. Copies of the Draft Minster Quarter Masterplan and Habitat Regulations Assessment: Stage 1- Screening together with an exhibition illustrating the proposals will be available for public viewing and comment at Sunderland Minster, High Street West, Sunderland, SR1 3ET from Tuesday 15 November - Tuesday 13 December 2016, between the hours of 9.00 and 15.00. Council officers will be available at the Minster to discuss the proposals on the following dates and times:

24 November 2016 - 9.00-13.00
1 December 2016- 15.00-19.00
8 December 2016 - 11.00 – 15.00

The Masterplan documents can also be viewed on the website www.sunderland.gov.uk/minster-quarter . Comments on the Masterplan can be made via completion of the attached comments form or via email to UrbanDesign@sunderland.gov.uk If you have any queries regarding the above please do not hesitate to contact Senior Urban Designer Idris Balarabe on 0191 561 1541 or the above email. All comments should be returned by no later than Tuesday 13 December 2016.

Yours faithfully,



Dan Hattle
Regeneration Manager
Planning & Regeneration Service

**Annex 2 - Notification letters sent to all statutory consultees that the Council consider will be affected or interested in the SPD, or may be involved in the delivery of the SPD
he SPD**

Dear Sir,

**Draft Minster Quarter Masterplan Supplementary Planning Document
Consultation**

The regeneration of the Minster Quarter in the city centre is a key priority for the City Council.

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. In order to deliver the vision, a Masterplan for the Minster Quarter has been produced to provide specific design guidance for the area. Once adopted by the Council as a Supplementary Planning Document (SPD), the Minster Quarter Masterplan will provide detailed planning and design guidance to developers over the next 15 years.

The draft Masterplan will now be subject to a four week statutory consultee consultation from Wednesday 18 January 2017 to Wednesday 15 February 2017, in accordance with Town and Country Planning (Local Planning) (England) Regulations 2012. I am accordingly seeking your views on the draft Minster Quarter Masterplan. Comments received will be considered and, where appropriate, amendments will be made to the document before it is taken forward for adoption as a SPD. The Masterplan documents can also be viewed on the website www.sunderland.gov.uk/minsterquarter

Comments on the Masterplan can be made via completion of the attached comments form or via email to UrbanDesign@sunderland.gov.uk

If you have any queries regarding the above please do not hesitate to contact Senior Urban Designer Idris Balarabe on 0191 561 1541 or the above email.

All comments should be returned by no later than Wednesday 15th February 2017.

Yours faithfully,



Dan Hattle
Regeneration Manager
Planning & Regeneration Service

Annex 3 - Schedule of representations received and how they have been addressed

Consultee	Summary of Response	Council Response
Friends of Sunderland Museums with support the support of the Chair and Deputy Chair of the Sunderland Heritage Forum	<p>Support the general approach to the Minster Quarter we are concerned by the suggestions that the Magistrates Court and new shops in High Street West could be used for heritage centre, galleries and museums.</p> <p>Strongly question whether the Magistrates Court with its internal architectural features and relatively small spaces is suitable for museum use.</p> <p>It is also essential that any museum development fits in with the existing museums in Sunderland and with the Museums and Heritage Service Vision Plan which has been agreed by the Council. Similarly any heritage centre would need to be co-ordinated with the Library Local Studies section and, indeed, the heritage centre in the Fire Station development.</p> <p>It should also be borne in mind that the Sunderland Museums and Heritage Service is suffering from cutbacks as a result of the Council's financial situation. We are opposed to any speculative development which would reduce both the finance to support the existing museums and the exhibits they can display.</p>	<p>Response: The concerns raised are fully acknowledged by the Council. The Masterplan, however, simply identifies the opportunity for such uses in the area rather the specifically proposing or stating a new museum will or should be developed. It is worth noting that a refurbishment scheme is currently being considered for Sunderland Museum and Library which will involve consulting and collaborating with a number of cultural partners and projects including those located in the Minster Quarter. This will allow opportunity to create a holistic city-wide offer for residents and visitors and one which is fully aligned and fits with the city's wider cultural agenda impacting positively on Sunderland's bid for UK City of Culture 2021. The newly established Sunderland Culture Limited also gives opportunity to secure additional funding and resource to support museum and heritage delivery and across a wide range of cultural services, however this can only be achieved by partners coming together to collaborate on projects, events and programmes which in turn demonstrates to funding bodies that an aligned vision for the city exists in respect of culture.</p>
Sunderland Minster	There is nothing in the plan about the uses of the Minster, its status as a spiritual, cultural, civic and heritage	<p>Action: It is acknowledged that there is scope to add further detail about the</p>

	<p>centre, its future needs and relationship to the economic and cultural activity of the area, or the sustainability of the present operation.</p> <p>For some years now the main access to the church has been through the south doors, accessed from the gates on Church Lane and Town Park. The Minster development plan includes proposals to open up the north doorway for regular visitors, improving permeability of the building and integrating it more closely with the Empire Theatre and MACQ developments. It also envisages reconfiguring the central area to make it more flexible for both worship and other activities, and improving visitor facilities.</p> <p>The Minster is poorly signed, both in the immediate area and from the city centre, and there is no external indication of the heritage significance of the building.</p>	<p>benefits the minster brings to the Quarter.</p> <p>Action: masterplan amended to include reference to the reorientation of access points onto to public realm improvements to promote positive social interaction.</p> <p>Response: A separate study is currently underway which will address way finding within the city centre.</p>
The Civic Society	<p>General Comment</p> <p>In general, Sunderland Civic Society warmly welcomes the draft proposals as they provide an opportunity to regenerate a key historic area of the City Centre which is currently rather neglected and under used. We are of the opinion that, with the active involvement of the MACQ Trust, and the possibility of a THI award from Heritage Lottery Funding, there is considerable scope to achieve many of the proposals. To some degree, we do have reservations as to whether there is the latent demand to achieve all of the Council's objectives. For example, contextually, we can see that the development of the Vaux site, if successful within a reasonable timescale, will increase footfall across the eastern edge of the area, enhancing the commercial viability of sites on Crowtree Rd and Keel Square. Conversely, the critical mass of office and residential uses that Vaux aims to create could deflect developer interest in buildings such as the Gill Bridge Police Station site. However, we accept the Council must try to demonstrate the</p>	<p>Comments Noted</p>

	<p>potential of various sites and redundant buildings and therefore applaud the guiding framework contained within the Masterplan.</p> <p>Comment on Specific Points Para 2.2: The “ancient cobbled roadway” referred to here was referred to in a talk given on 10th May 1904 by John Robinson (reproduced in probably the 1905 Journal). He also referred to a ‘quern’ being found there, which he concluded to be of ‘ancient British’ origin from the time of the Romans. He stated this to be then in the possession of the Society. The relevance here is the context of other evidence of a possible Roman presence in this locality, somewhere north of the Vaux site.</p> <p>Para 2.3: If the terraces referred to here as built by the end of the 19th century south of The Green were Vine Place, Derwent St and Olive St, these are in fact much earlier. Woods map of 1826 shows Vine Place (south side) built along with significant parts of both Derwent and Olive Streets.</p> <p>Page 18: Greens PH on Low Row (originally the ‘Hat and Feather Vaults’) had an interesting internal ceiling structure which may still be hidden behind the modern suspended ceiling; this may be worth investigating.</p> <p>Para 2.6 Unlisted Buildings: The property on the corner of High St West and Church Lane is the only remaining ‘village’ house. It is shown on Rain’s Eye Plan and internal inspection shows it probably considerably predates 1785. In view of this, a reference at least would be appropriate, but see also the reference under ‘Other Matters’ at the end of this submission.</p> <p>Pages 31 and 32 “SWOT” Analysis: A further strength is the MACQ regeneration initiative; Weaknesses should also include the several locations where there is a lack of a coherent townscape, for example the north end of Crowtree Rd; on High</p>	<p>Response: Observation noted, but it is not purpose of Masterplan to further investigate history / archaeology of buildings / site.</p> <p>Action: Dates will be amended accordingly to early-mid 19th century.</p> <p>Response: Observation noted, but it is not purpose of Masterplan to further investigate history / archaeology of buildings / sites.</p> <p>Response: As above, but it is noted that this group of buildings is proposed to be investigated further as part of the Bishopwearmouth Townscape Heritage Scheme.</p> <p>Actions: Document will be amended accordingly.</p>
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	<p>St West the exposed gables to the Dun Cow and Vesta Tilley's PHs; the lack of pedestrian/vehicular permeability north of High St West; Opportunities could include the THI bid and presence of development sites.</p> <p>Comment on Proposals In general the Society is supportive of the Proposals. However, we wish to make the following points:</p> <p>Para 5.3 Area 'B' High St West/Crowtree Rd corner: The Society would like to see a reference to the desirability of ensuring there is a 'landmark' feature at the corner of High St West and Crowtree Rd to provide a focal point in keeping with older urban buildings in the vicinity. The current wording for the range of uses rather relegates the potential role of retail use in this location. As this is a strategically positioned site linking from The Bridges through Keel Square to the Vaux site, and also to the shops on High St West, it may be seen as a prime opportunity for retail led development, to meet the modern retail foot plate requirements, in accordance with para 3.2 of the Masterplan. The development site is larger than the footprint of the current building and the opportunity should therefore be taken to develop right up to the new access road to the south, to maximise the development potential of the site and create a continuous strong retail frontage connecting from The Bridges to High St West.</p> <p>Para 5.5 Area 'D' Town Centre House: The proposal to reinforce the retail offer here is wholly acceptable to the Society; as with Area 'B' this provides an opportunity to create retail floor plates not currently available nearby, particularly as the developable site can extend beyond the footprint of the present building up to the new access road into The Bridges. In conjunction with site 'B', this will enable an urban environment with a continuous retail frontage to be developed from The Bridges to High St West.</p>	<p>Comments Noted</p> <p>Action: Document will be amended accordingly.</p> <p>Comments Noted</p>
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	<p>Para 5.6 Area 'E' Crowtree Phase 1: The Masterplan reflects the recently approved planning application for a Next store on this site. The views of the Civic Society regarding this have been clearly expressed previously. We wish to re-iterate our view that the current proposal for this site and Area 'F', as proposed in the document, represents a sub-optimal use of the land and is contrary to the Council's adopted SPDs relating to Bishopwearmouth Conservation Area and the City Centre Design Guide. We would prefer a rewording to keep options open for the overall development of these two sites as one retail-led development in the event that the Next scheme does not go ahead (see also comment following Area 'F').</p> <p>Para 5.7 Area 'F' Crowtree Public Realm: The Masterplan states "Should market conditions become favourable then further retail expansion fronting onto High Street West will be considered". However, it will not be practical to extend the retail offer to High St West if the current Next scheme goes ahead, for the following reasons:</p> <ul style="list-style-type: none"> • Servicing would have to be via the access road running north from Debenhams under the leisure centre. The footprint of the Next building would block the northward extension of this road to service further development • Access to the Next car park is to be from High St West in the form of a ramp directly into it. It would not be desirable (nor practical) for this to become a joint car park/service ramp. Another service access adjoining it would probably not meet engineering standards and would leave little frontage to High St West for built development • The Next store has a major north facing elevation onto a pedestrian link heading west from Crowtree Rd. This would have to be retained in some form and could severely restrict the developable area. <p>Therefore, whilst agreeing with the principle of further retail development on this site should market conditions be favourable, the Society considers the Masterplan should demonstrate how this</p>	<p>Action: In relation to Paras 5.6 and 5.7 When preparing the proposals for Area E Crowtree Phase 1 and Area F Crowtree Public Realm, the project team engaged with the developer of the Next scheme to ensure the design of their proposals fit with the overall vision, principles and proposals of the Masterplan. Whilst the recently approved planning application reflects the Masterplan, we recognise the masterplan should be able to 'bend and flex' to respond to changing circumstances. As such the Council have amended the Masterplan with rewording to keep options open for the overall development of one retail-led development in the event that the Next scheme does not go ahead.</p>
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	<p>would be feasible, or delete this reference in favour of a statement as to how the overall site may be developed were the Next scheme as currently proposed not to proceed.</p> <p>General comment on sites 'B', 'D', 'E' and 'F': These are all sites with individual development potential and the opportunity to create an extension to the retail offer with modern retail foot plates on a pedestrian route whose significance will increase with development of the Vaux site and the MAC Quarter. Indeed it is the location currently offering the most potential for retail expansion of the City Centre. It could also draw people north from The Bridges to High St West and assist with the regeneration of retailing in that street. In many towns and cities, development of this overall scale would be in the form of a purpose built mall/centre with its own 'identity' where retailers could move in with the confidence that other multiples would be also present. In other words, such a centre would create a 'critical mass'. This is not going to happen here, but taken together, the critical mass generated by these sites will be greater than the sum of the individual sites. It is therefore important that the potential of the individual sites is maximised but it is not clear how to achieve this other than, perhaps, trying to interest one developer in as many of the sites as possible and co-ordinating the timing of development. The Society would like to see some statement of intent regarding the management/co-ordination of development of these sites within the Masterplan.</p> <p>Para 5.8 Area 'G' Crowtree Phase 2: Whilst the Society would like to see this area brought into productive use, and a better facade presented to the Town Park, it considers there to be insufficient information in the SPD to be able to evaluate the feasibility or otherwise of the current proposal, laudable though it may be in its aspirations. There is no real indication of how this building is to</p>	<p>Response: In relation to Areas E and F the Council hold the freehold of the sites and as such delivery can be controlled and coordinated by the Council. Area B is an unencumbered freehold and, therefore, as with the other sites it is within the Council's gift to when it will be brought forward for development.</p> <p>Response: the observations are noted, however it is not the purpose of Masterplan to investigate the technical detail and feasibility of the Crowtree building.</p>
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	<p>be made visually more sympathetic to its setting in relation to the Town Park and Bishopwearmouth Green (ie whether recladding or redevelopment is the preferred or anticipated option). The idea of cafes restaurants facing the Park will bring life to the wider area and create an active frontage. Facing west looking onto the Park, this could become an attractive and popular destination and is very much supported by the Society. However, the big issue is how the interior of the building can be fully brought back into use; this is not addressed at all in the Masterplan. Assuming retail related uses, it will first need to be accessed; this would involve taking a retail unit out of the existing mall to create a new mall. Then people need to be drawn into the area in sufficient numbers for retailers and other users to consider it worthwhile locating their business there; it is unlikely that people passing through to the Town Park would, in themselves, be sufficient to achieve this. Ideally a 'magnet' retail store would have to be attracted, but they usually like a high profile location. There is no indication of the intended use of the upper floors of the centre, or of circulation at this level. In other words, the Masterplan does not provide sufficient detail to understand the future function of this area, and hence to make meaningful comment.</p> <p>Para 5.9 Area 'H' Town Park: The principles espoused here seem attractive, achievable and acceptable and should help bring more life into the area. However, it is important to ensure there is not too much life here; an area of peace and tranquillity in the vicinity of the Minster would provide a nice contrast to the bustle of The Bridges. The idea of reflecting the footprint of lost buildings should help people understand that not only was there a village here, but also to appreciate its' form, and is welcomed. The cafe culture outlined under Crowtree Phase 2 could be very welcome, but it will be important as a result to avoid over use of the adjoining grassed areas and, if not carefully</p>	<p>Action: the Masterplan has been amended to ensure there is a balance between the café overspill and retaining some of the tranquillity in Town Park.</p>
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	<p>managed, cafes could result in litter problems.</p> <p>Para 5.10 Area 'I' St Michael's Way Gateways: These proposed improvements are welcomed. The Society hopes that not only will pedestrian movement be enhanced, but that there will be no unnecessary proliferation of street furniture at these crossing points.</p> <p>Para 5 11 Area 'J' High Street West Improvements: The Society has reservations concerning the proposed drop off point for coaches bringing people to The Empire Theatre., as it appears this will involve dropping people behind the entrance to the theatre. We consider a drop off point in front of The Empire would provide a more imposing introduction for visitors, and also place more of the historic fabric of the Conservation Area in the public eye. This could be achieved by coaches coming along High Street west, dropping passengers either there or in Garden Street. In this scenario, Garden Street could still be subject to environmental improvements but become a multi use space with pedestrian priority, in similar vein to Park Lane. Coaches could then proceed either to St Mary's Way via the proposed new road link, or double back along Eden Street and Paley St.</p> <p>The Society seeks an assurance that the improvements to High street West will be to a design and use materials which respect the historic environment. We also would hope that the opportunity would be taken to minimise the amount of street furniture and that no illuminated advertising would be allowed either on pavements or attached to lamp standards within the Conservation Area.</p> <p>Regarding the square in front of the fire station, will the cobbled road surface of Dun Cow St be retained? How will the square be enclosed at the eastern end where there is a vehicular access to Gill Bridge House? There could also be</p>	<p>Comments Noted</p> <p>Response: The detail of this proposal is being developed in the Investment Corridor Programme and consultation will take place accordingly.</p> <p>Action: the Masterplan has been amended to include reference to high quality public realm and materials.</p> <p>Response: The detail of this proposal has been developed in the Investment Corridor Programme and will retain the cobbled road surface. In relation to</p>
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	<p>scope for a new building adjacent to the Dun Cow to hide the unattractive brick eastern elevation, enhance its setting, and provide the opportunity to create a better designed western edge to the square with the potential for active uses onto the square (see note at the end of this submission, suggesting this as an additional development site).</p> <p>Para 5.13 Area 'L' Auditorium: The idea of a smaller auditorium adjacent to The Empire to complement it by offering accommodation for smaller events was first mooted over 20 years ago. The Society therefore welcomes it as a useful consolidation of the emerging 'cultural quarter'.</p> <p>Para 5.14 Area 'M' Outdoor Performance Space: This is a landlocked backwater and it is difficult to see how its profile and prominence can be enhanced. Additional information detailing how it might be integrated with the wider area would be desirable.</p> <p>Para 5.15 Area 'N' Gill Bridge Police Station: This large building occupies a prominent site from St Mary's Way but is relatively tucked away from Keel Square and the magistrates building. It is difficult to know what the development potential of the building is, given the scale of development proposed (or hoped for!) on the adjacent Vaux site. Irrespective of what one might think of the design, in this context refurbishment may well be the most practical and economically feasible option, but a quality redevelopment could be desirable were the opportunity to arise.</p> <p>Para 5.16 Area 'O' Magistrates' Court: Under the MACQ Trust's initial plans this was originally intended to be developed as a museum following relocation of the courts. Is this still the intention? If not it is difficult to see how it could be brought into such use in the</p>	<p>enclosure, a planting be will be placed at the eastern edge of the square. However, there is no scope to extend the Dun Cow as a development site. Both the fire station and auditorium now have planning permissions in place and require frontage and access from the square.</p> <p>Response: As above, the auditorium has a detailed planning permission in place.</p> <p>Response: This area will be developed as part of the detailed planning permission for the auditorium.</p> <p>Comments Noted</p> <p>Response: The Masterplan, identifies the opportunity for uses of the building rather than specifically proposing or stating a new museum will or should be developed. Any proposal for the Magistrates</p>
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	<p>current straitened financial climate and perhaps other, more radical uses should also be contemplated. It may not be the easiest building to convert without damaging its architectural integrity and the Masterplan should therefore clarify alternatives in the event that the museum proposal is no longer a prospective use.</p> <p>Para 5.17 Area 'P' Gill Bridge House: The conversion of the ground floor to retail/craft/specialist shops and/or cafes is to be welcomed as it would further consolidate this as a creative/cultural/leisure quarter.</p> <p>There are a number of other matters the Society considers potentially relevant to obtaining the optimum outcome from the SPD, namely:</p> <p>The building at the corner of High Street West and Church Lane: This is not listed, but is the only remaining 'village' house. It is shown on Rain's Eye Plan in its present form but internal inspection shows an older structure which had been extended onto High St West by the time of the Eye Plan (1785) This building was mentioned earlier in these comments because of the lack of a specific reference to it under 'unlisted buildings'. An article in the Antiquarians' Journal (Sunderland's History 1 (1983) stated that it, along with the other now demolished buildings on this part of Church Lane, was 'known to be over 300 years old'. In view of the foregoing, the Society would like the Council to make a case to Historic England for the listing of this building. Mark Taylor is aware of its antiquity and is interested in it.</p> <p>Para 2.2 Hat and Feather Vaults: In the light of the reference here to an 'ancient cobbled roadway' found when the Hat and Feather Vaults were being constructed, would there be any relevance in further investigating the cellars of the pub?</p>	<p>court would be fully considered having regard to its impact on the significance of the listed building, in accordance with the relevant paragraphs of the NPPF.</p> <p>Comments Noted</p> <p>Comments Noted</p> <p>Comments Noted</p>
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	<p>Possible development site east of the</p> <p>Dun Cow: As noted under comment on para 5.11, there could be merit in encouraging development on the site at the western end of the proposed square in front of the Fire Station, adjacent to the eastern gable of the Dun Cow PH. A quality building here, possibly providing apartments or offices on the upper floors, would hide the ugly brick gable to the pub, enhance the setting of both it and the fire station, create a more visually cohesive square in front of the fire station and enable provision of cafes, restaurants, specialist shops, or even a modern extension to the Dun Cow (its interior is remarkably small for such a grand building) on the ground floor fronting onto the square. The Society would like to see the Masterplan amended to include this as a development site.</p> <p>The general level of demand for cafes and restaurants: Development proposals throughout much of the Masterplan area seem to rely on a large scale influx of cafes/restaurants/pubs. Whilst acknowledging this is intended as a leisure destination, and, if successful, proposals will create an enhanced demand for such facilities, there is nevertheless a finite demand for these uses. If the Council has not undertaken an assessment of the potential overall demand in this locality, it is possible that either development projects may not proceed because of a perceived lack of demand undermining viability, or they may proceed if otherwise viable, but with a range of vacant ground floor units resulting due to a lack of demand. This has happened elsewhere, especially in the Sunnyside area where the Council wanted active frontages throughout, but where both the Travelodge, bowling alley and, in Coronation St Biscop House all have empty units. It might be better to anticipate there could be a limited demand and identify priority areas for cafes etc with contingencies built into design briefs for alternative ground floor uses elsewhere.</p>	<p>Response: There is no scope to extend the Dun Cow as a development site. Both the fire station and auditorium now have planning permissions in place and require frontage and access from the square.</p> <p>Response: The Council hold the freehold of a number of sites and as such delivery can be controlled and coordinated by the Council.</p>
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	The Civic Society suggest the priorities for cafe/restaurant etc uses lies in the hotel development on Keel Square (though there may be sufficient demand for retail uses here), Fire Station Square, and the western side of Crowtree Phase 2 facing The Green.	Comments Noted
Elizabeth Tinker	<p>para. 5.5 Agree with proposals Town Centre House is unattractive and changes need to be made so it fits in better with the buildings nearby.</p> <p>ara 5.6/7/8 I would hope that anything built here does not dominate in the way that the old leisure centre did/does, towering over the almshouses. Integrated parking sounds good. It's a shame in a way if part of this site is still to be taken by Next as we now have a big empty BHS. The pedestrian link with the Bridges is definitely needed and needs to be improved</p> <p>5.11 Agree with proposals. Improvements to drop off/parking for the Empire is a must!</p> <p>5.16 The ideas about a heritage centre and museums here are cause for concern given what is happening with the present museum and library facilities. While I realise the council has a big problem with so many empty or potentially empty buildings in this area, what is needed is a proper plan for museums and libraries including the Local Studies Centre not just finding a use for empty buildings. I fully support the response on this issue which you have received from the Friends of Sunderland Museums of which I am a member. While there might be finance to develop the suggested museum/heritage centre, how in the present financial climate is the money to be found to run them when the present museum and library are being downsized because of cut backs?</p>	<p>Comments Noted</p> <p>Comments Noted</p> <p>Comment Noted</p> <p>Response: The concerns raised are fully acknowledged by the Council. The Masterplan, however, simply identifies the opportunity for such uses in the area rather the specifically proposing or stating a new museum will or should be developed. It is worth noting that a refurbishment scheme is currently being considered for Sunderland Museum and Library which will involve consulting and collaborating with a number of cultural partners and projects including those located in the Minster Quarter. This will allow opportunity to create a holistic city-wide offer for residents and visitors and one which is fully aligned and fits with the city's wider cultural agenda impacting positively on Sunderland's</p>

		<p>bid for UK City of Culture 2021. The newly established Sunderland Culture Limited also gives opportunity to secure additional funding and resource to support museum and heritage delivery and across a wide range of cultural services, however this can only be achieved by partners coming together to collaborate on projects, events and programmes which in turn demonstrates to funding bodies that an aligned vision for the city exists in respect of culture.</p>
<p>Neil Sinclair Vice President FOSUMS (Friends of Sunderland Museums)</p>	<p>I am writing on behalf of FOSUMS, the Friends of Sunderland Museums, about the suggestion in the Draft Minster Quarter Heritage Plan which contains the suggestions that “the Magistrates Court could be converted into a heritage centre, galleries or museum” and that new retail units in High Street West “could also house galleries and museums”.</p> <p>FOSUMS will wish to respond to the Draft Plan, but before doing so we would be grateful if you could provide us with answers to the following queries.</p> <ul style="list-style-type: none"> • Have the Council’s Museums and Heritage and Library staff been consulted about proposals which will directly impact on their services? 	<p>Response:</p> <p>The Minster Quarter Masterplan gives considerations to a number of possible uses for buildings which are deemed are of significant heritage importance to the City. One of these buildings is Sunderland Magistrates Court. Given the footprint/spaces within this building, a suggestion of a Heritage Centre and/or Museum could be a possibility. Should this proposal be taken forward consultation with the appropriate partners and stakeholders (including Museum, Heritage and</p>

	<ul style="list-style-type: none"> In view of the financial constraints on the Council which have led to severe cuts in the budgets for Museums and Libraries and significant reductions in facilities and services. how are the new museums, heritage centre and galleries to be financed? The only logical conclusion seems to be that it is envisaged that the present Museum is to be replaced, or at least downsized, and that the Heritage Centre could replace the Library Local Studies section. Have you obtained any advice from Museum, Arts or Heritage professionals about the suitability of the Magistrates' Courts, in particular, for the purposes the Plan suggests? 	<p>Library Services) will take place.</p> <p>The Masterplan sets out the strategic context for the Minster Quarter. Should proposals be taken forward, development plans will be scoped and consulted on. At the heart of the masterplan will be opportunities to work jointly with our cultural partners to ensure plans are ambitious, achievable and sustainable.</p> <p>The relevant professional advice will be sought from curatorial/arts and heritage professionals at the appropriate time if museum plans for the Magistrates Court are progressed.</p>
Ian Humphries	<p>I understand that you are considering views from the local public about the future development of the historic quarter, I for one am quite satisfied about what I've seen and heard about future proposals, involving preservation of our older buildings and putting them to greater use, I like the look of future businesses that are planning to open in the area, apart from one, I think the Next development, planned on the open space where Crowtree leisure centre was, looks absolutely horrendous. From what I've seen of the plans the building does not fit in, nor complement the surrounding area and think this will be a bad decision by the council if it goes ahead. I think a lot more could be done with Keel Square as well, especially in summer, i.e., live acts, street entertainment, etc, it's all very well having a nice space to sit but surely we can make more of it and bring more people to that particular part of town. Overall I'm fairly satisfied with what's been done and what's planned in</p>	<p>Comments Noted</p>

	the future.	
Hilary Porteous	<p>I can see this is a marvellous plan.. & fully appreciate how this will be of better value to the Sunderland Community..so am fully supportive ..I love the drawing. So open & spacious. I am constantly impressed with the level of create the Council takes to upgrade the Town. It is commendable & makes me quite proud.</p> <p>I would like to state the disposal of commercial waste / rubbish needs also be included in this new plan if not already. Behind the High St West location of Church Lane backs we have quite an ongoing eyesore & health issues of jettisoned restaurant waste & broken appliances into the back alley of Church Lane since Vesta Tilley & 2 Church Lane opened ..the build up was never there when just Moti Raj & later Spice Empire were the only two eatery's , they managed their waste legally & with respect to the environment ..not so since both new places opened later ie : 2 Church Lane & Vesta Tilleys as leaving debris besides the Large Commercial Waste Bins of both these Indian Restaurants seems acceptable as well it brings a bad & false impression for the two longer establishments which is unjust ..Vesta Tilley state they have their own gated refuse bins..the cleaner never the less was seen placing broken vacuum cleaners & possibly other items besides the commercial bins of the Indian Restaurants (it may be she thought it would be collected?) the food waste started to appear after 2 Church Lane added their Hamburgers for sale, so the invitation to vermin exists. I want to alert to you this consequence as I recall we were asked in the last request for Vesta Tilleys side expansion what we thought etc, ..though I had not anticipated the consequences then..so want to alert you to the future possibilities with the newer of future establishments be provided with suitable arrangements for their commercial food & general waste..</p>	<p>Comment Noted</p> <p>Action: the Masterplan has been amended to include reference to servicing.</p>

David Newrick	<p>This representation is supporting. The reasons why I am supporting the Masterplan are essentially because of the economic regeneration it will bring and increased footfall to this important area of Sunderland.</p> <p>Changes I would like to see made are :-</p> <p>I would like to see if it possible to change the contorted road crossing for University students and staff as well as the public. It would be superb to see the geographical features of the area used so that a wide footbridge continues on the pavement on Chester Road to the higher ground across the road. This could be Sunderland's own Bridge of Sighs or Ponte Vecchio forming a wide pedestrian link between the two areas making it considerably more accessible for University students and staff.</p> <p>A further change would be to introduce sustainability issues into the Masterplan. This is as much about the general approach of the plan than it is about specifics, but the suggestion of a community garden or orchard would be a very good and significant addition.</p> <p>Please feel free to get back to me if anything above isn't clear and I will be happy to explain. I would like to give you my fullest encouragement to create this quarter and indeed to look at making the whole of central Sunderland into named quarters as a way of changing perceptions and creating new thinking.</p>	<p>Comment Noted</p> <p>Response: The detail of this proposal is being developed in the Investment Corridor Programme and consultation will take place accordingly.</p> <p>Action: the Masterplan has been amended to include reference to a community garden or orchid.</p>
Natural England	<p>While we welcome this opportunity to give our views, the topic this Supplementary Planning</p> <p>Document covers is unlikely to have major effects on the natural environment, but may nonetheless have some effects. We therefore do not wish to provide specific comments, but advise the you to consider the following issues:</p>	<p>Comment Noted</p>

	<p>Green Infrastructure</p> <p>This SPD could consider making provision for Green Infrastructure (GI) within development. This should be in line with any GI strategy covering your area.</p> <p>The National Planning Policy Framework states that local planning authorities should plan 'positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'. The Planning Practice Guidance on Green Infrastructure provides more detail on this.</p> <p>Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. Urban GI is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities.</p>	<p>Action: the Masterplan has been amended to add reference around the provision of Green Infrastructure (GI).</p>
Historic England	<p>The draft masterplan provides a sound context for management of the historic environment in this area of focus for the City Council. It will be particularly useful for informing public investment but should also be applied to guiding expected commercial development there, too. The relationship with the conservation area management plan will be particularly important. I welcome the inclusion of sound heritage angles to the masterplan's content.</p>	<p>Comment Noted</p>

Update Report: The Prevent Duty

Report of the Director of Strategy, Partnerships and Transformation

1.0 Purpose of the Report

1.1 The purpose of this report is to update Scrutiny Committee with regard to the implementation of the Prevent duty in Sunderland. This includes:

- An update on progress made against the City's Prevent Action Plan that provides evidence of compliance with the Prevent duty
- An overview of the number of Prevent referrals made in Sunderland

2.0 Background

2.1 In March 2016, Scrutiny received a report on the new Prevent duty which covered the following:

- Information to ensure members had an understanding of the *Prevent* Duty and the wider strategic context within which it sits.
- An overview of the requirements within the statutory guidance covering: Leadership, Partnership Working and Capabilities.
- The expectations in the statutory guidance of the Local Authority role.
- The current position with regard to implementing the duty as of March 2016.
- Next steps to ensure the City's overall compliance with the duty.

2.2 The Sunderland Prevent Co-ordination Group was established to oversee compliance and is made up of those agencies locally that are specified within the statutory guidance, together with some additional partners, who don't have the duty, but who come into contact with people who may be at risk of radicalisation (e.g. TWFRS, Gentoo). It's key outcomes are to:

- Work collectively to prevent those living, working or studying in Sunderland from being drawn into terrorism.
- Ensure that the Prevent duty becomes embedded within partner agencies' mainstream service delivery.

- 2.3 The Sunderland Prevent Coordination Group reports into the City's CONTEST Board (which oversees all 4 elements of the Government's national Counter Terrorism Strategy around Prevent, Protect, Prepare and Pursue) and has a direct relationship with the Safer Sunderland Partnership. The group also provides assurance updates to the two safeguarding boards.
- 2.4 A Northumbria Prevent Co-ordination Group was also established to share good practice across each of the Local Authority areas, and improve effectiveness through joint initiatives, learning and peer support in tackling radicalisation and extremism.

3.0 The *Prevent* Action Plan

- 3.1 The Prevent Action Plan is structured around the 3 themes that run throughout the Prevent statutory guidance:

Leadership - an expectation that those in leadership positions establish or use existing mechanisms for understanding the risk of radicalisation, communicate the duty and ensure staff understand risk and build capabilities to deal with it and implement the duty effectively.

Partnership - demonstration of partnership working is required with the suggestion to use existing partnerships such as Community Safety Partnerships and establish strong links with Safeguarding Boards.

Capabilities - demonstration that frontline staff who engage with the public understand what radicalisation means and why people may be vulnerable to being drawn into terrorism as a consequence of it. Training, information sharing and how to access support are also key features, together with an expectation that local authorities ensure that publicly-owned venues and resources are not used as a platform to disseminate extremist views.

- 3.2 The Prevent Action Plan only captures those improvement actions that need to be progressed collectively to ensure there is citywide compliance with the duty. It does not capture all the actions of the individual specified authorities that are set out in their own internal self-assessments and action plans, but focusses on those actions that require a multi-agency partnership approach to achieve compliance and added value.

- 3.3 The **key outcomes** being achieved through the action plan include:

- The CONTEST Board has an overview of specified authorities' compliance with the Prevent Duty.
- Recognising and celebrating our differences together
- Cohesive communities
- Good relations fostered within and between communities

- Assurance that all specified authorities have clear Prevent Referral Procedures, that are compliant with citywide multi-agency safeguarding procedures.
- Key staff groups (citywide) understand radicalisation, how to recognise risk and how to refer concerns in a consistent way through a safeguarding route.
- Some identified staff groups have increased confidence to hold difficult conversations with children, young people or vulnerable adults they work with who may hold radical views but fall below the Channel threshold.

3.4 Appendix 1 provides examples of some of the improvement actions within the plan and the progress made to date.

4.0 Prevent referrals

4.1 It was anticipated that there would be an increase in Prevent referrals in 2016 for both adult and children's safeguarding following the implementation of the new duty but this does not appear to be the case, as illustrated by the Northumbria and Sunderland figures below for the calendar years 2015 and 2016:

2015 Northumbria = 143 Prevent referrals

2016 Northumbria = 89 Prevent referrals

2015 Sunderland = 46 Prevent referrals:

- **35 Adults:** of which 4 were Extreme Right Wing (XRW) and 29 were Islamic extremism (and 7 of the 29 referrals were for females). There were 2 referrals for other forms of extremism. (NOTE: 21 of the Islamic extremism referrals were linked to arrest of one 37 year old male). Prevent Safeguarding measures were implemented.
- **11 children :** 3 x XRW / 8 x Islamic (2 were females) (2 linked to arrest of 37 year old male – Prevent Safeguarding measures were implemented)
- 3 referred to Channel for consideration - 2 cases accepted as Channel (1 adult: Islamic /1 Child: XRW) – other safeguarding measures adopted for those considered but who were not accepted.

2016 Sunderland = 20 Prevent referrals:

- 15 Adults: (5 x XRW / 8 x Islamic (3 were females) / 2 x Other)
- 5 Children: (2 x XRW / 2 x Islamic / 1 x Other)
- 6 referred to Channel for consideration (5 Adults: 3 x XRW / 1 x Islamic / 1 x Other) : (1 Children: 1 x XRW) = None accepted onto Channel. The meetings considered vulnerabilities and safeguarding plans were initiated where appropriate.

- 4.2 There have been no further terrorism convictions in Sunderland since November 2015 (37 year old male, from Sunderland, was found guilty of ten terrorism-related offences).

5.0 Conclusions and Recommendations

- 5.1 This update report seeks to ensure that Scrutiny Committee have an up-to-date understanding of the action taking place to ensure the City's compliance with the Prevent duty, together with an overview of the level of Prevent referrals.
- 5.2 It is recommended that Scrutiny Committee notes the report.

Appendix 1: Examples of Progress Against the Sunderland Prevent Action Plan

Improvement Action	Progress to March 2017
Leadership Improvement Actions	
<p>Each Prevent specified authority on the Sunderland Prevent Co-ordination Group was asked to assess their compliance with the Prevent Duty and action plan accordingly, including identifying any actions that require a multi-agency response and therefore need including in the city-wide action plan. Progress on delivering each specified authority's Prevent action plan was to be shared with the Sunderland Prevent Coordination Group on a quarterly basis.</p>	<p>All Prevent Co-ordination Group partners have completed and circulated their self-assessments and action plans. Each included evidence as well as actions for any requirement deemed as amber or red. These plans were initially shared quarterly. In March 2017 it was agreed that these self-assessment action plans will now be reviewed annually, the next review will take place in September 2017 when the Prevent Coordination Group meets again.</p> <p>To provide an example, the Council identified 29 areas within its self-assessment and by August 2016 - 90% were green and 10% amber. By March 2017, 100% were assessed as green.</p>
<p>Each Prevent specified authority who does not sit on the Sunderland Prevent group (but is represented on the Northumbria Prevent Group) was asked to confirm their compliance with the duty and action plan accordingly and that their updates were to be shared with the Sunderland Prevent Coordination Group.</p>	<p>Prisons: National Offender Management Service (NOMS) advised that they gain assurance of compliance with the Prevent legislation through a number of factors. Firstly, national policies are in place that set out mandatory actions for establishments to ensure they are compliant. Many of these mandatory actions are taken directly from the legislation guidance for Prison and Probation. Secondly, additional roles "Prison Prevent Leads" have been created to offer guidance and support to establishments and offer the opportunity for additional training to staff. Thirdly, the regional counter terrorism and extremism unit provides a safety net in terms of monitoring of compliance, sharing best practice and updating establishments of relevant changes. Should there be concerns around a prisoner and their engagement with an extremist ideology then there are tried and tested processes and links with police and probation that ensures the appropriate</p>

Improvement Action	Progress to March 2017
	<p>sharing of information to the relevant agencies, which would also include Prevent in the community.</p> <p>Northumbria Community Rehabilitation Company (CRC) advised that they are compliant with the Prevent duty. The Extremist Offender Strategy offers support and procedural guidance to all staff where there are concerns around radicalisation or extremism. Links have been established with the Probation Counter Terrorism Leads and Prevent Police. Front line staff have been WRAP trained. The plan was in place to train operational partners (new name for supply chain) in 2016. However, all training was deferred due to the priority to train all CRC staff on the new IT system. CRC has confirmed that the WRAP training is now booked in for 28th March 2017, and a representative from each operational partner is attending. NOMS Rehabilitation Services Contract Management Team (North) completed an audit of Northumbria CRC Prevent duty and activities in May 2016.</p> <p>National Probation Service (NPS) have confirmed that the NPS North East Delivery Plan is in place and being delivered on all NPS responsibilities under Duty to Comply. It is monitored bi-monthly by the North East NPS Strategic Lead for Extremism and the North East NPS Head of Public Protection.</p>
Partnership Improvement Actions	
<p>Continue work that fosters good relations within and between communities and increase and develop the capacity to engage in civic mediation to reduce community tensions and foster and improve good relations.</p>	<p>A number of partner organisations are contributing to fostering good relations. For example:</p> <ul style="list-style-type: none"> - Northumbria Police's community engagement team have good links to the community and are able to feed in any tensions raised by the community so that they can be better understood and problem-solved. - Sunderland schools and Sunderland College continue to promote British values, cohesion and tolerance. - Partners have links with Young Asian Voices and the Friends of the Drop-in, who

Improvement Action	Progress to March 2017
	<p>are a group for the asylum seeking community in Sunderland.</p> <ul style="list-style-type: none"> - Work with the 3 Faiths Forum, this involves working with people from different faiths to tell their personal journey of faith. These stories are facilitated and shared in schools or in the wider community. The intention is to increase mutual understanding and respect of different faiths. - A Kitchen Ritual pilot involving the College, Sunderland Partnership, Centre for Good Relations and the 3 Faiths Forum was held in February 2017. The concept of Kitchen Rituals is to bring people together from different cultures and communities, to cook and eat food together, exploring the similarities rather than the differences, acknowledging that the cooking of food can be a unifying experience.
<p>Ensure each Prevent specified authority has a named safeguarding single point of contact (SPOC) and a named deputy which incorporates being the SPOC for CHANNEL.</p>	<p>Each specified agency has a named SPOC and named deputy and this list is routinely reviewed.</p> <p>These named staff will be contacted whenever a Prevent referral is made to share information and intelligence to support the assessment of risk.</p> <ul style="list-style-type: none"> • Council Adult's: Jim Usher (SPOC) and Mike Crozier (deputy) • Council Children's Social Care: Yvonne Bartlett (SPOC) and Paul Jackson (deputy) • Community tensions: Stuart Douglass (SPOC) and Jessica May (deputy) • Police: Southern Command: T/Supt Paul Milner (SPOC) and NPT Insp. (deputy) • STNHSFT: Christine Johnson (SPOC) and Tracy Dawson (deputy) • City Hospital Sunderland: Margaret Deary (SPOC) and Debbie Cheetham (deputy) • CCG: Deanna Lagun (SPOC) and Richard Scott (deputy) • University: Andrea Walters (SPOC) and Louise Phillipson (deputy) • College: Rachel Wiles (SPOC) and Peter Snowball (deputy) • YOS: Linda Mason (SPOC) and Sue Gardham (deputy) • NPS: Karin O'Neill (SPOC) and Ann Oxley (deputy) <p>We have also encourage non-specified authorities to have named safeguarding SPOC which incorporates being the Channel SPOC and TWFRS and Gentoo have done this:</p> <ul style="list-style-type: none"> • TWFRS: Sean McKee (SPOC) and Ian Cuskin (deputy)

Improvement Action	Progress to March 2017
<p>All partners to follow the updated Multi-Agency Safeguarding Policies and Procedures for Prevent referrals.</p>	<ul style="list-style-type: none"> Gentoo: Julie Lister (SPOC) and Julie Walker (deputy) <p>Amendments were made to Sunderland Safeguarding Adults Board (SSAB) on-line procedures which were published in June 2016. Links are being reviewed to improve the search function so that it identifies the Prevent referral process map - timetabled for early 2017.</p> <p>Amendments were made to the Sunderland Safeguarding Children Board (SSCB) on-line procedures. These went live in June 2016. http://www.proceduresonline.com/nesubregion/Sunderland_SCB/p_sg_ch_extremism.html</p> <p>A Prevent referral process map was produced and circulated to all specified and non-specified agencies in March 2016 (see Appendix 2) which is also available on-line as part of the SSCB policies and procedures. This was refreshed again in October 2016 to reflect new front door arrangements for children's services and widely circulated via the SSCB and SSAB. All WRAP 3 trained staff in the council are provided with a copy of the referral process map.</p> <p>The SSCB circulate the revised Section 11 Audit in early 2017, which now requires partners to evidence how they have embedded Prevent into their mainstream safeguarding response.</p>
<p>Seek to ensure that young people have a sense of belonging and integration in the city by promoting awareness of different cultures and seek to create relationships within and between our communities.</p>	<p>The Youth Parliament supported Diwali in 2016 and would now like to hold a cultural event. However, resource to work with the group to plan an event has currently not been identified. Potential avenues of support, including those external to the council, will be explored by the Participation and Engagement Lead in Children's Services, with the support of the Sunderland Partnership Manager.</p>
<p>Capabilities Improvement Actions</p>	

Improvement Action	Progress to March 2017
<p>Make use of a variety of methods to raise the awareness of Prevent and the Prevent Duty to specified and non-specified authorities. This will result in a wider range of staff who are able to understand what radicalisation means, why people may be vulnerable, can recognise vulnerability to being drawn into terrorism and know how to make a referral.</p>	<p>TWFRS joined the Sunderland Prevent Co-ordination Group in October 2015. Gentoo joined the group in April 2016.</p> <p>In the 12 months Nov 2015 - Nov 2016 2016 the Council has trained:</p> <ul style="list-style-type: none"> • 489 council staff • 237 Sunderland Care and Support staff • 34 school staff; and • 56 external staff (VCS sector). These 56 VCS staff cover 26 organisations <p>Gentoo have had 3 staff trained as WRAP 3 facilitators in November 2016 who are now cascading this throughout their targeted staff groups.</p> <p>The NCALT e-learning tool on Channel has been shared with the non-specified agencies. http://course.ncalt.com/Channel_General_Awareness</p> <p>TWFRS have promoted this e-learning tool to all relevant staff groups which is aimed at frontline and strategic/safeguarding staff across the public sector. This e-learning tool includes reasons people can be drawn into terrorism; the national Contest Strategy; the Channel process (i.e. the intervention programme for those at risk). It includes case studies around engagement, intent and capability. There is a section on referrals and support. Northumbria Police has used this as the method to train staff around Channel and Prevent. It would also be suitable for elected members and those wanting to know more about what happens when a Prevent referral is made where interventions are needed.</p> <p>The Virtual College e-learning on preventing radicalisation is also available on request from the SSCB. The Home Office Prevent Training Catalogue was reviewed and shared with partners in April 2016 and is included within the Council's Procurement Prevent</p>

Improvement Action	Progress to March 2017
	<p>Guidance document.</p> <p>The Prevent referral process map was produced and circulated to specified and non-specified agencies in March 2016 and again in 31st October 2016. It forms part of the local safeguarding policies and procedures and is live on the SSCB webpages.</p> <p>The council has also produced a Prevent Duty Procedure for Procurement guidance document which other specified agencies can adopt and which also ensures those organisations the council contracts with meet the requirements under the duty, according to the relevant of Prevent to the contract.</p>
<p>Make key resources (on Prevent and Channel) available on-line via the Council, SSCB and SSAB websites and signpost commissioned services to these.</p>	<p>Virtual college radicalisation e-learning can be requested by individuals via the SSCB. The Home Office Prevent Training Catalogue has been reviewed and contains many approved free resources. These resources have been passed to the SSCB and SSAB for wide circulation and have been uploaded it onto the relevant sections of their policies, procedures and training around Prevent / radicalisation.</p>
<p>Ensure there is continuous learning from Prevent and Counter-Terrorism incidents. This should involve dip sampling Prevent referrals (that hit both the Channel threshold and those below the threshold) and undertaking a case review to determine any improved practice and learning around communications, referral processes, responses and support to the family and impact on the community.</p>	<p>Two Prevent referral cases are now being reviewed by the Sunderland Prevent Coordination Group every 6 months using the case file audit approach. The Prevent leads for both adults and children (council) provide this information which follows the pathway through from referral to see what outcomes have been achieved and to ensure the correct referral pathways were used. The first 2 adults cases were reviewed on 13th March 2017 and the correct process had been followed.</p>
<p>Increase partners understanding of</p>	<p>A Hate Incident Monitoring Group has met since 2014 on a bi-monthly basis, these</p>

Improvement Action	Progress to March 2017
incidents of hate crime in the city and tackle any underlying issues identified e.g. common themes, repeat offenders.	meetings have involved Gentoo, the Police, Council, University, Sunderland Partnership, VCS and members of the Independent Advisory Groups. Arrangements are currently under review, with the Police taking the role of chair. Work is also progressing to ensure that we have a coordinated and streamlined approach to the collation and analysis of hate incident data.
Work with the Foundation4Peace to help strengthen the skills and knowledge of those working with children, young people and vulnerable adults to be able to hold difficult conversations around Prevent and radicalisation.	An event was held in Sunderland on 7 th July 2016 to help strengthen the skills and knowledge of those working with children, young people and vulnerable adults to be able to hold difficult conversations around Prevent and radicalisation. All schools were invited and this was promoted through a briefing in the school governor's handbook (April 2016) and an email invitation to nominate relevant staff. The invite to the conference was extended beyond education providers to other professionals, including current civic mediation practitioners, coaches, pastoral staff, safeguarding staff, health service providers and other organisations who come into contact with the potentially at risk groups specified in the Counter Terrorism Local Profile (CTLP). Around 35 people attended and anecdotal feedback was very positive around improved knowledge and confidence around holding difficult conversations.
Work with the Active Change Foundation to deliver an intensive training session for multi-agency pool of staff to be drawn on as and when required to deliver 1-to-1 work with those that fall below the Channel threshold.	A training session was held on 21st March 2016 with 30 multi-agency staff which covered: <ul style="list-style-type: none"> • Understanding the radicalisation process – hard and soft techniques • Counter narrative processes • Real time engagement and questioning techniques • Developing an intervention plan Evaluation feedback showed an enhanced awareness of counter-narratives and whilst those attending had increased confidence around this, however, it did not give all attendees the confidence to take on -one-to-one intervention work.
Work with the Foundation 4 Peace to deliver one 'My Former Life' in a	The Foundation4Peace delivered the My Former Life session with a group of pupils from Southmoor School on 8 th July 2016. They used a multimedia educational resource aimed

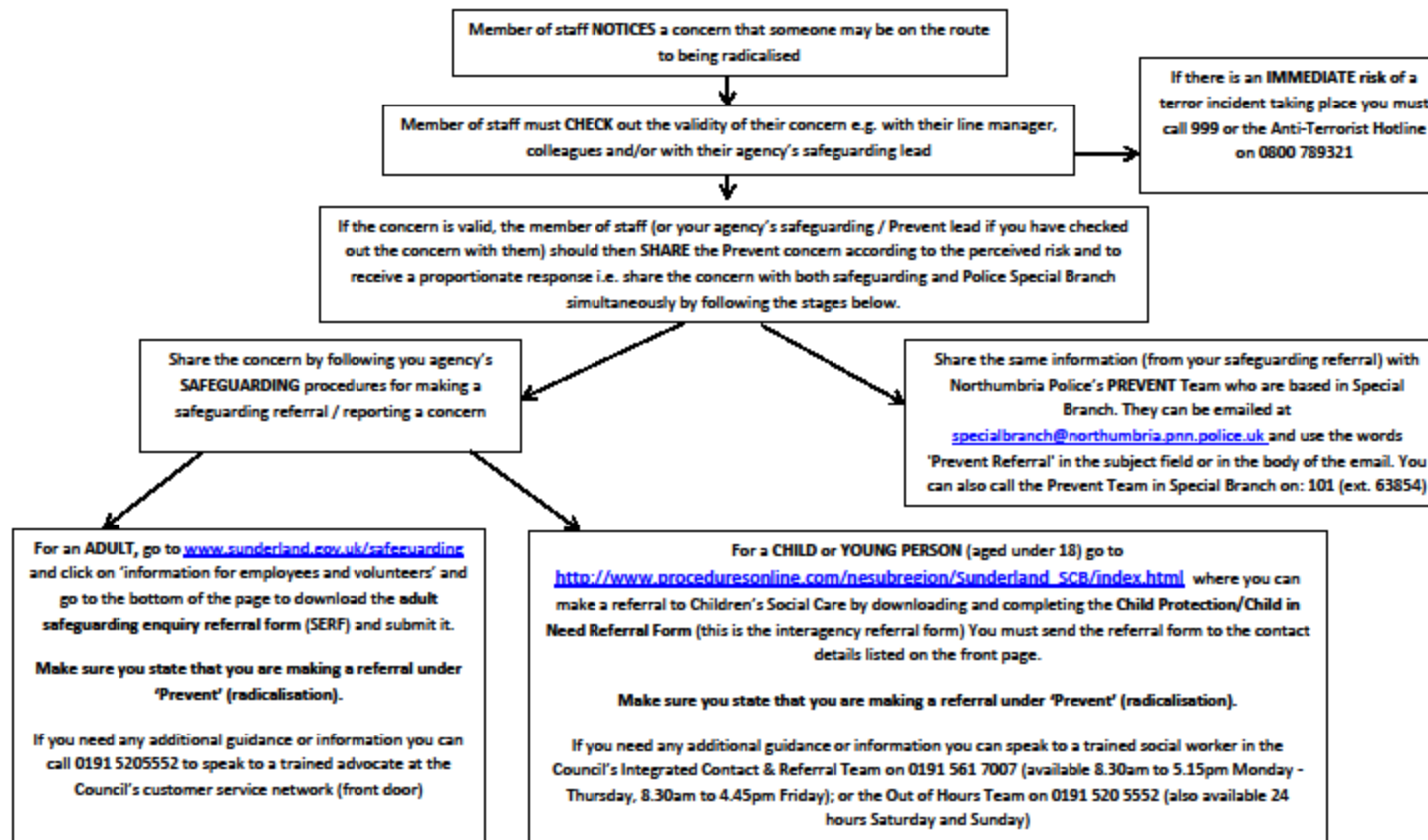
Improvement Action	Progress to March 2017
Sunderland school (with a full class) with the aim of ensuring pupils understand that extremism, terrorism or political violence of any sort is not synonymous with one particular religion, ethnicity, or race (to help counter what is perpetuated in popular media is that terrorism, extremism, etc., is made synonymous with Muslims).	at 14-19 year olds. It was based around a documentary film that explored and shared the personal stories of four former extremists, or 'Formers' (a former member of a White Supremacist group; a former recruiter for a UK-based organisation called Al Muhajiroun; a former foreign fighter from the Afghan-Soviet War; and a former member of the Irish National Liberation Army, and offshoot from the IRA). The session was geared to encourage critical thinking and to increase emotional intelligence and capacity to prevent de-humanisation. It also covered self-awareness of social media and being responsible on the internet. This was funded using a Home Office Prevent grant.
Build the emotional intelligence and critical thinking of young people (and those not reaching the Channel threshold) in accepting opinions and views different from their own; and supporting them in building resilience to extremist, radical and racist ideas.	The Sunderland Prevent Coordination Group supported Show Racism the Red Card (SRtRC) in a funding proposal to the Home Office's Building Stronger Communities Together fund in October 2016. This bid has been successful. It will support young people who are expressing extreme and racist ideas and attitudes and who are vulnerable to radicalisation. It will provide a referral pathway for any child or young person referred under Prevent who does not meet the Channel thresholds, but who still have beliefs and views that cause concern. This will also help to strengthen their critical thinking skills. SRtRC will create an outreach education service to support children and young people across mainstream and alternative educational provision including pupil referral units, Emotional Behavioural Disorder (EBD) schools and internal exclusion units. The interventions could last as little as 2 ½ hours or for as long as 13 weeks and could involve 1:1 sessions or group work if it was felt that there were several young people who could benefit, or if the individual with the concerning attitudes held a lot of power and influence within a peer group. This resource is covering Tyne and Wear (except Northumberland) and is for 4 years (subject to an annual review of outcomes).
Ensure schools are aware of their responsibilities under the Prevent duty.	A briefing was sent to all schools and all school Governors in Sept 2015. Schools have since been provided with the web links to the following key documents in

Improvement Action	Progress to March 2017
	<p>order to familiarise themselves with:</p> <ul style="list-style-type: none"> (i) Prevent Duty Guidance (statutory) http://ow.ly/OZCb4 (ii) Promoting Fundamental British Values as Part of the Spiritual, Moral, Social and Cultural (SMSC) Development of Pupils in Schools. http://ow.ly/OZBKx (iii) The DoE's published advice for schools on the Prevent duty http://bit.ly/1eY5APJ (iv) A briefing note on how social media is used to encourage travel to Syria and Iraq (DoE and HO) which the school's designated safeguarding lead should be made aware of http://ow.ly/OZCo1 <p>The Council also made free places available at Prevent training workshops, for the Safeguarding Lead from each school in Sunderland. Further sessions will be arranged if there is sufficient demand. 34 schools have received WRAP 3 training between November 2015 to January 2016.</p>
Ensure that Prevent and CONTEST related concerns are routinely reflected in the Police/Council monthly cohesion monitoring. To consider all cohesion issues for PREVENT related concerns.	Prevent has now been added as a standard agenda item on the monthly cohesion agenda from 17th November 2016 onwards and since this time, the Prevent/Channel SPOCs for adults and children (Council) are also now feeding in information to these meetings with regard to any Prevent safeguarding concerns/Channel cases.

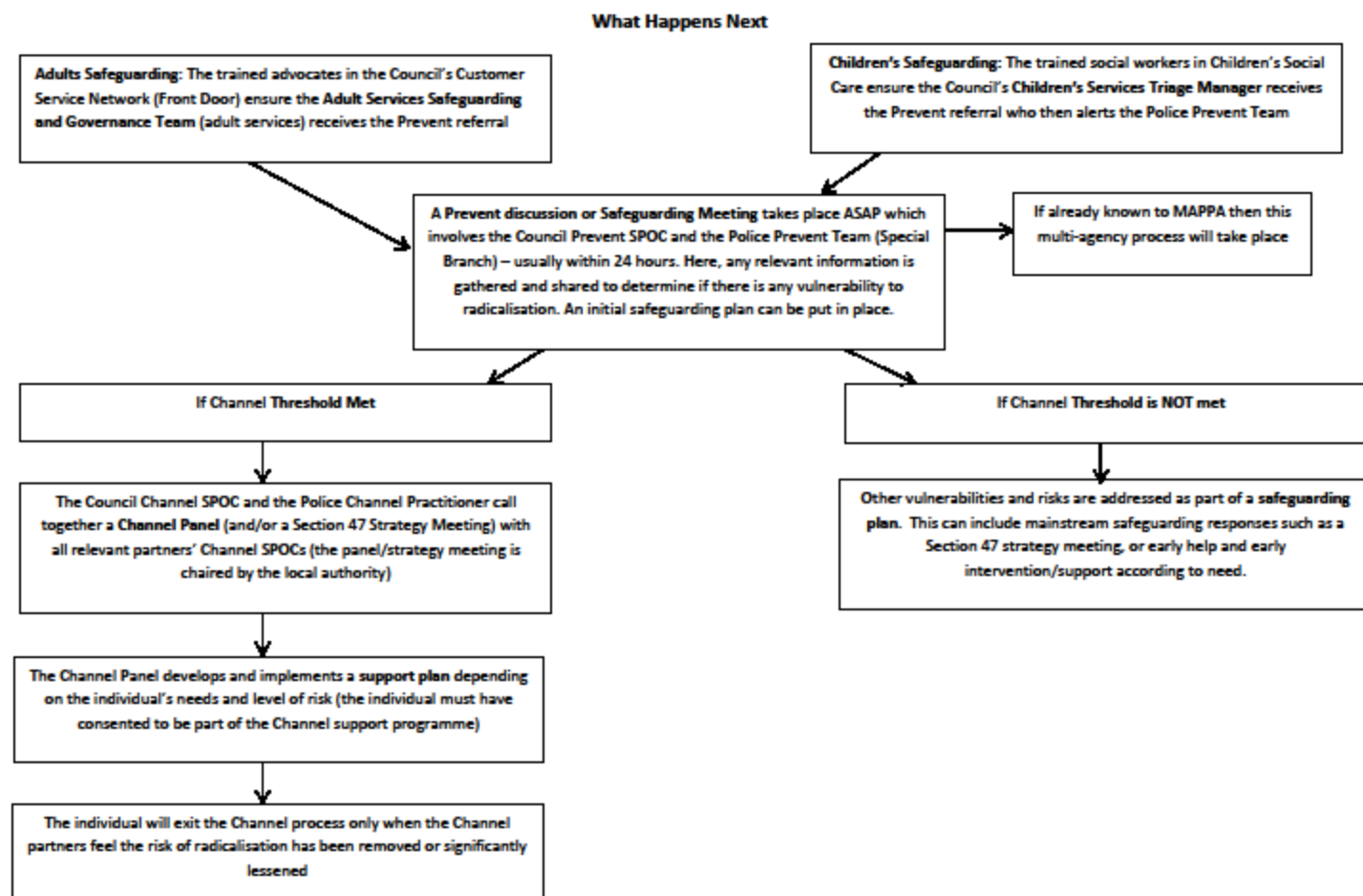
Appendix 2 is attached below: Sunderland's Process Map for Reporting a Prevent Concern for a Vulnerable Child and/or an Adult at Risk of Abuse or Neglect

Last amended 31.10.16

Sunderland's Process Map for Reporting a Prevent Concern for a Vulnerable Child and/or an Adult at Risk of Abuse or Neglect



Last amended 31.10.16



ECONOMIC PROSPERITY SCRUTINY 4 APRIL 2017 COMMITTEE

DRAFT ANNUAL REPORT 2016/17

REPORT OF THE HEAD OF MEMBER SUPPORT AND COMMUNITY PARTNERSHIPS

1. PURPOSE OF THE REPORT

- 1.1 To approve the Economic Prosperity Scrutiny Committee report as part of the overall scrutiny annual report 2016/17 that will be presented to Council.

2. Background

- 2.1 As in the previous 2015/16 municipal year the annual report will be a single combined report of all four scrutiny committees. The annual report will outline the development in the scrutiny function and provide snapshots of the outcomes achieved during the last 12 months.

3. Current position

- 3.1 The draft Economic Prosperity Scrutiny Committee report is attached at appendix 1 for member's consideration. The report provides a brief summary of some of the main work undertaken by the Committee during 2016/17. It should be noted that the report is written from the perspective of the Chair of the Committee reflecting activity during the year.

4. Conclusion

- 4.1 The Committee has delivered an ambitious work programme in 2016/17, which is reflected in the annual report. The Committee has tackled a number of key issues throughout the year and looked to work with officers and stakeholders to provide solutions and improvements to services delivered across the city.

5 Recommendation

- 5.1 That Members consider and approve the Economic Prosperity Scrutiny Committee report for inclusion in the Scrutiny Annual Report 2016/17.

6. Glossary n/a

Contact Officer: Jim Diamond, Scrutiny Officer
(0191) 561 1396

Economic Prosperity Scrutiny Committee

Chair: Cllr David Snowdon

Vice Chair: Cllr Gillian Galbraith

Committee Members: Councillors: James Blackburn, Barry Curran, Michael Dixon, Michael Essl, Elizabeth Gibson, Christine Marshall, Stuart Porthouse, Tony Taylor, Doris Turner and William Turton.

During the year, a key priority for the Committee has been to monitor the progress being made in improving the economic prosperity of the city and assess the potential impact of the many regeneration initiatives either planned or underway.

In doing so, the Committee recognises that this work cannot be undertaken in isolation of the national and international economic forces shaping the local economy and we therefore began the year with a report commissioned by the Sunderland Economic Leadership Board on the implications for the Sunderland economy of the EU referendum. During this session we heard about the potential impact on exports and inward investment and the continued uncertainty that surrounds the long term effect on the local economy. In view of this uncertainty, the Committee will continue to review the general economic situation and receive further updates as the position becomes clearer.

The Committee has also looked to monitor the progress being made on the broad range of regeneration initiatives planned and underway within the city. To this end we heard from Chief Executive of Siglione on plans for the Vaux site, Seaburn and Chapelgarth and its potential impact on the long term economic prosperity of the city. We also heard about the Council's plans to develop the city's Minster Quarter into a key cultural quarter, improving the appearance and recreational offer and representing an important gateway into the city centre.

Another major project being undertaken in the city is the development of the International Advanced Manufacturing Park (IAMP). Comprising 260,000 sq. metres of business space on a 100 hectare site, the IAMP will have a massive impact on the city and region creating around 5,200 jobs and bringing in around £300m of private investment over the next ten years. Again, the Committee heard about the very encouraging progress being made on a scheme that will have a potentially massive effect on the manufacturing base of the city and the region.

Toward the end of the year, the Committee received an update on the Strategic Transport Corridor and the new Wear Bridge; both of which will make a major contribution to the regeneration of the city centre helping to improve transport links and relieve traffic congestion. We also met with the Port Director to discuss the very encouraging progress being made by the Port of Sunderland and its plans and business opportunities for the years ahead.

Another exciting development for the city is the announcement that it is bidding to be UK City of Culture 2021. We heard the Project Director about the preparations being made for the bid and the accompanying media campaign and plans for community engagement.

Members received a report on the work of the city's three business centres – Evolve Business Centre, Sunderland Software Centre and Washington Business Centre. These act to encourage growth in expanding areas of the economy such as IT software and encourage new business development and help to diversify the local economy. Again we will be looking to continue to monitor their progress in the year ahead.

Following the review of the scrutiny undertaken in 2016, the Committee now has within its remit all issues relating to environmental services. We have therefore been consulted on proposals to introduce Public Space Protection Orders (PSPO) in the city which are designed to help address problems such as the consumption of alcohol in public, dog control and nuisance. The Committee has also monitored the progress being made following last year's review policy review into environmental enforcement and the approach and measures we should take to tackle the problem of litter, dog fouling and fly-tipping. The report emphasised the increasing difficulties we face in maintaining the quality of service that our residents expect at a time of unprecedented reductions in available resources. We also heard about the progress being made on maintaining and improving the upkeep of our cemeteries; again at a time of intense funding pressures.

All in all, it has been very busy and productive year for the Committee and one that should help provide the foundations for the development of scrutiny in the years ahead. I would just like to take this opportunity to thank members of the Committee and everyone else involved for their hard work and commitment.

Councillor David Snowdon
Chair of the Economic Prosperity Scrutiny Committee

ANNUAL WORK PROGRAMME 2016-17

**REPORT OF THE HEAD OF MEMBER SUPPORT AND COMMUNITY
PARTNERSHIPS**

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
Policy Framework/ Cabinet Referrals and Responses				Minster Quarter Masterplan (Dan Hattle)		Advanced Manufacturing Business Park – Planning Approval (Ian Fairlamb/Louise Moody)				Minster Quarter Masterplan (Idris Balarabe/Dan Hattle)
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 (Mathew Hunt) Advanced Manufacturing Business Park – Progress Report (Vince Taylor) Future Library Services – Consultation (Fiona Brown)	Environmental Enforcement Review - Feedback(Mark Speed/Nicky Rowland) Port Visit – Feedback (JD) Public Space Protection Orders (PSPo) (Stuart Douglass)	Future Library Services – Consultation Feedback (Fiona Brown) Review into Cemeteries and Crematoriums – Feedback (Karen Lounton)	Environmental Enforcement – Policy Development (Mark Speed/Nicky Rowland)	City Of Culture – Progress Report (Rebecca Ball) Business Centres ((Evolve, Washington, Software Centre) – Progress Report(Catherine Auld)	Siglion – Progress Report Update (John Seager Chief Executive of Siglion) Key Cities – Progress (Jill Laverick)	Public Space Protection Orders/(Stuart Douglass) Development Session (Karen Brown)	Sunderland Strategic Transport Corridor/New Wear Bridge (Les Clark/Mark Jackson) Prevent – Progress Report(Jane Hibberd) Housing Strategy (Liz McAvoy)
Performance / Service Improvement										
Consultation Information and 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

To Programme:

Local Plan (Ian Fairlamb) (June 2018)
Sunderland Music, Arts and Culture Trust (Paul Callaghan) (June 2017)
Business Improvement District – Progress Report (June 2017)
Business Centres – Progress Report – (July 2017)
Development of Skills in the City/ Contribution of FE sector to Skills Development (Ian Nixon) (Sept 2017)
Events/ Tall Ships/Airshow (Victoria French/ Michelle Daurat) (Sept 2017)
Stadium Village Plan (Ian Fairlamb) tbc
Holmeside Masterplan (Ian Fairlamb) tbc

NOTICE OF KEY DECISIONS**REPORT OF THE HEAD OF MEMBER SUPPORT AND
COMMUNITY PARTNERSHIPS****1. PURPOSE OF THE REPORT**

- 1.1 To provide Members with an opportunity to consider the items on the Executive's Notice of Key Decisions.

2. BACKGROUND INFORMATION

- 2.1 Holding the Executive to account is one of the main functions of Scrutiny. One of the ways that this can be achieved is by considering the forthcoming decisions of the Executive (as outlined in the Notice of Key Decisions) and deciding whether Scrutiny can add value in advance of the decision being made. This does not negate Non-Executive Members ability to call-in a decision after it has been made.
- 2.2 To this end, the most recent version of the Executive's Notice of Key Decisions is due to be published on 28th March 2017 after the publication of the Scrutiny agenda. A copy of the Executive's Notice of Key Decisions for the 28 day period from 28th March will be circulated to Members once it is made available.

3. CURRENT POSITION

- 3.1 In considering the Notice of Key Decisions, Members are asked to consider only those issues where the Scrutiny Committee or relevant Scrutiny Panel could make a contribution which would add value prior to the decision being taken.
- 3.2 In the event of Members having any queries that cannot be dealt with directly in the meeting, a response will be sought from the relevant Directorate.

4. RECOMMENDATION

- 4.1 To consider the Executive's Notice of Key Decisions at the Scrutiny Committee meeting.

5. BACKGROUND PAPERS

- Cabinet Agenda

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