

CABINET MEETING – 14 April 2010
EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

Hendon and East End Regeneration Framework

Author(s):

Deputy Chief Executive

Purpose of Report:

The purpose of this report is to present to Cabinet the completed Hendon and East End Regeneration Framework.

Description of Decision:

Cabinet is recommended to accept the Hendon and East End Regeneration Framework as a community plan to be considered in the preparation of the city's Local Development Framework.

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

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

Suggested reason(s) for Decision:

Accepting the Hendon and East End Regeneration Framework as a community plan will enable its contents to be taken into account in the preparation of relevant documents as part of the city's Local Development Framework – in accordance with government's Planning Policy Statement 12 – giving it the potential to influence proposals and land uses in the area to help realise the framework's vision and objectives.

Alternative options to be considered and recommended to be rejected:

The alternative option is not to accept the Hendon and East End Regeneration Framework as a community plan. This will mean the framework will have very little weight in influencing the future planning policy of the area and could be interpreted as not reflecting the wishes and aspirations of the local community, contrary to the council's duties relating to community involvement.

Is this a "Key Decision" as defined in the Constitution?

No

Relevant Scrutiny Committee:

Environment and Attractive City Scrutiny Committee

Is it included in the Forward Plan?

No

Planning and Highways Committee

HENDON AND EAST END REGENERATION FRAMEWORK

REPORT OF THE DEPUTY CHIEF EXECUTIVE

1.0 Purpose of Report

- 1.1 The purpose of this report is to present to Cabinet the completed Hendon and East End Regeneration Framework.

2.0 Description of Decision

- 2.1 Cabinet is recommended to accept the Hendon and East End Regeneration Framework as a community plan to be considered in the preparation of the city's Local Development Framework.

3.0 Background

- 3.1 In 2005 consultants were commissioned by Back on the Map and its partners – including the City Council – to undertake a Baseline Study to identify current issues and opportunities to address them in a regeneration framework for the New Deal for Communities area.
- 3.2 Work on the framework was temporarily suspended while the Middle Hendon Neighbourhood Renewal Assessment (NRA) was completed but re-commenced in 2008 incorporating the findings of the NRA.
- 3.3 The production of the Framework has involved extensive consultation with community representatives, interest groups, stakeholders, public agencies, the local business community and other key consultees.
- 3.4 Copies of the Regeneration Framework are available for inspection in the Members' rooms.

4.0 Vision and key themes

- 4.1 The Framework presents the following vision for Hendon and the East End that recognises the current strengths of the area while recognising the need for change:

“Hendon and the East End – neighbourhoods between the city centre and the sea”

‘To bring to the fore the unique qualities of living and working by the sea for a community with roots in the past but with an eye to the future.

People will aspire to live in the Hendon East End area. Residents will have decent homes in a clean and pleasant environment and will feel safe from crime and anti-social behaviour. They will thrive and achieve their potential in a community where there are greater opportunities for employment, education and lifelong learning. The East End and Hendon will be a place where local people enjoy good health and well-being’.

- 4.2 To address the challenges faced by the area, the Framework proposes a range of improvements grouped under five themes, below.
- 4.3 **Community Legacy and Heritage** recognises the need to integrate the separate historical identities and community heritage of Hendon and the East End – including locally important features – to make sure they have a place in the area’s future as an attractive place to live and work.
- 4.4 **Accessible Local Amenities** identifies opportunities to provide better local centres (including improving the range of facilities available and their accessibility), to reconnect local neighbourhoods to the sea by improving local routes and to improve the quality of, and access to, open space and parks in the area.
- 4.5 **Great Streets for People** aims to reclaim the area’s main roads and streets for the pedestrian and cyclist through traffic management, boulevarding, tree planting, new paving and street furniture, and other improvements.
- 4.6 **Welcoming, Safe Neighbourhoods** seeks to create an attractive, walkable, clean and safe living environment to make the area a welcoming and desirable place for existing and future residents. It aims to address the attractiveness of the housing environment including improvements to property, environmental improvements to local streets and enhancing and supplementing open space provision.
- 4.7 **Supporting Local Employment** supports the operation of existing businesses – recognising the importance of local employment opportunities to the resident population – while showing how the type and character of employment areas can be increased and improved to attract new, modern employment opportunities to ensure a strong link between the availability of jobs and housing continues into the future. This theme also acknowledges the link between the framework and the council’s emerging Economic Masterplan.
- 4.8 In addition the framework identifies key aspects of what shapes the local community and the community’s expressed desire to preserve and enhance them. These include:

- Key buildings, such as the Barracks, Donnison School and the Sunderland Orphanage
- A strong community spirit
- Sense of place
- Living close to where you work
- Thriving centre for enterprise
- The continued development of the port and its links to the area
- Local amenities for local people, particularly shops and local facilities
- Being well connected to the surrounding areas

5.0 Status of the Framework

- 5.1 The Framework has been prepared against a background of consultation with the local community and others and taking into account national, regional and local policy. However, it cannot be adopted by the local planning authority as a Supplementary Planning Document (SPD), as part of the Local Development Framework (LDF), because it has not undergone the necessary statutory process – including the preparation of an Appropriate Assessment and Strategic Environmental Assessment in accordance with European Union law – that would enable its formal adoption. In addition, it seeks to allocate land for particular uses which can not be done in an SPD – land use allocations can only be made in a higher level Development Plan Document (DPD) which itself must be subject to public consultation including a public examination before an independent planning Inspector.
- 5.2 Nevertheless, Planning Policy Statement 12 (Local Spatial Planning) acknowledges non-statutory community plans and their potential contribution in terms of deepening community involvement. Whilst not carrying the same weight in planning terms as either a DPD or SPD, local planning authorities would be required to pay close attention to the contents of “community plans” as part of their community involvement.
- 5.3 The Framework can therefore be considered as a community plan to be integrated with the evidence base for the LDF emerging Core Strategy Allocations DPD. In this way, the Framework can be seen to be informing the emerging planning policy for the city and the Hendon and East End area in particular. It could also be used to inform priorities in the council's Local Area Plan for Sunderland East, of which Hendon and East End are part.

- 5.4 Therefore, where possible, the content of the Hendon and East End Regeneration Framework would be used to inform spatial planning policies and proposals in a way that reflects the community's aspirations where possible, unless the council has sound over-riding planning justification to do otherwise. However, the acceptance of the framework should not in itself be interpreted as an endorsement of its proposals nor as a formal commitment by the council or its partners to deliver them – this would be subject to the preparation of future policies and funding programmes.

6.0 Reasons for Decision

- 6.1 Accepting the Hendon and East End Regeneration Framework as a community plan will enable its contents to be taken into account in the preparation of relevant documents as part of the city's Local Development Framework – in accordance with government's Planning Policy Statement 12 – giving it the potential to influence proposals and land uses in the area to help realise the Framework's vision and objectives.

7.0 Alternative Options

- 7.1 The alternative option is not to accept the Hendon and East End Regeneration Framework as a community plan. This will mean the framework will have very little weight in influencing the future planning policy of the area and could be interpreted as not reflecting the wishes and aspirations of the local community, contrary to the council's duties relating to community involvement.

8.0 Background papers

Back on the Map: Hendon and East End Regeneration Framework (Ove Arup and Partners) (October 2009).