

Sunderland City Council

Minster Quarter Masterplan

Supplementary Planning Document

Consultation Statement

February 2017

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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](http://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](http://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](mailto: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](http://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](mailto: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
<p>Friends of Sunderland Museums with support the support of the Chair and Deputy Chair of the Sunderland Heritage Forum</p>	<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><b>Response:</b> 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>
<p>Sunderland Minster</p>	<p>There is nothing in the plan about the uses of the Minster, its status as a spiritual, cultural, civic and heritage</p>	<p><b>Action:</b> 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><b>Action:</b> masterplan amended to include reference to the reorientation of access points onto to public realm improvements to promote positive social interaction.</p> <p><b>Response:</b> 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><b>Comments Noted</b></p>

	<p>potential of various sites and redundant buildings and therefore applaud the guiding framework contained within the Masterplan.</p> <p><b>Comment on Specific Points</b>  <b>Para 2.2:</b> 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><b>Para 2.3:</b> 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><b>Page 18:</b> 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><b>Para 2.6 Unlisted Buildings:</b> 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><b>Pages 31 and 32 “SWOT” Analysis:</b>  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><b>Response:</b> Observation noted, but it is not purpose of Masterplan to further investigate history / archaeology of buildings / site.</p> <p><b>Action:</b> Dates will be amended accordingly to early-mid 19th century.</p> <p><b>Response:</b> Observation noted, but it is not purpose of Masterplan to further investigate history / archaeology of buildings / sites.</p> <p><b>Response:</b> 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><b>Actions:</b> 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><b>Comments Noted</b></p> <p><b>Action:</b> Document will be amended accordingly.</p> <p><b>Comments Noted</b></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"> <li>• 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</li> <li>• 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</li> <li>• 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.</li> </ul> <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><b>Action:</b> 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><b>Response:</b> 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><b>Response:</b> 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><b>Action:</b> 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><b>Comments Noted</b></p> <p><b>Response:</b> The detail of this proposal is being developed in the Investment Corridor Programme and consultation will take place accordingly.</p> <p><b>Action:</b> the Masterplan has been amended to include reference to high quality public realm and materials.</p> <p><b>Response:</b> 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><b>Response:</b> As above, the auditorium has a detailed planning permission in place.</p> <p><b>Response:</b> This area will be developed as part of the detailed planning permission for the auditorium.</p> <p><b>Comments Noted</b></p> <p><b>Response:</b> The Masterplan, identifies the opportunity for uses of the building rather the 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><b>Comments Noted</b></p> <p><b>Comments Noted</b></p> <p><b>Comments Noted</b></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><b>Response:</b> 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><b>Response:</b> 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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	<p>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.</p>	<p><b>Comments Noted</b></p>
<p>Elizabeth Tinker</p>	<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><b>Comments Noted</b></p> <p><b>Comments Noted</b></p> <p><b>Comment Noted</b></p> <p><b>Response:</b> 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"> <li>• Have the Council’s Museums and Heritage and Library staff been consulted about proposals which will directly impact on their services?</li> </ul>	<p><b>Response:</b></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"> <li>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.</li> <li>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?</li> </ul>	<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><b>Comments Noted</b></p>

	the future.	
Hilary Porteous	<p>I can see this is a marvellous plan.. &amp; fully appreciate how this will be of better value to the Sunderland Community..so am fully supportive ..I love the drawing. So open &amp; spacious. I am constantly impressed with the level of create the Council takes to upgrade the Town. It is commendable &amp; 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 &amp; health issues of jettisoned restaurant waste &amp; broken appliances into the back alley of Church Lane since Vesta Tilley &amp; 2 Church Lane opened ..the build up was never there when just Moti Raj &amp; later Spice Empire were the only two eatery's , they managed their waste legally &amp; with respect to the environment ..not so since both new places opened later ie : 2 Church Lane &amp; Vesta Tilleys as leaving debris besides the Large Commercial Waste Bins of both these Indian Restaurants seems acceptable as well it brings a bad &amp; 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 &amp; 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 &amp; general waste..</p>	<p><b>Comment Noted</b></p> <p><b>Action:</b> 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><b>Comment Noted</b></p> <p><b>Response:</b> The detail of this proposal is being developed in the Investment Corridor Programme and consultation will take place accordingly.</p> <p><b>Action:</b> 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><b>Comment Noted</b></p>

	<p><b>Green Infrastructure</b></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><b>Action:</b> 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><b>Comment Noted</b></p>