

**Sunderland City Council**  
**Marine Walk Masterplan Supplementary Planning Document**  
**January 2010**

**Statement of Consultation**

**1.0 Introduction**

- 1.1 This Consultation Statement has been prepared to accord with the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004 (hereafter referred to as the regulations). The regulations require Sunderland City Council to produce a consultation statement as part of the Supplementary Planning Document (SPD) process.
- 1.2 The statement sets out details of the formal consultation process that was undertaken by the City Council from Saturday 8 August until Friday 18 September 2009 for the draft Marine Walk Masterplan Supplementary Planning Document.
- 1.3 It should be noted that the consultation included the draft Seafront Regeneration Strategy. However, this is not to be adopted as a planning document but will be used as formal planning and investment guidance for the regeneration of the seafront at Roker and Seaburn.
- 1.4 In accordance with Regulation 17 (2) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004, this statement sets out consultation methods, a summary of the main issues highlighted and how they were addressed in the SPD. The names of stakeholders and interest groups consulted are included in Appendix 1 of this statement.
- 1.5 This SPD will form part of the Sunderland City Council Local Development Framework (LDF) in due course and supports and supplements the requirements of policies NA26 (Coastal and Seafront Zone), EC8 and EC9 (Tourist Facilities) of Sunderland City Council's Unitary Development Plan 1998 (UDP).
- 1.6 To ensure the SPD is a realistic and deliverable document it has been produced in liaison with stakeholders, as required by Planning Policy Statement 12 (Local Development Frameworks). Additionally the consultation process is consistent with the City Council's overall commitment to community participation set out in its Community Consultation Strategy and Hard to Reach Framework. The principals of inclusive and appropriate communication set out in the Statement of Community Involvement (SCI) have been adhered to.

## **2.0 Background**

2.1 Sunderland's seafront could be said to be an area with unfulfilled potential. The opportunity to regenerate the seafront as a key asset of the city is recognised in the Sunderland Strategy (2008-2025) which acknowledges the seafront's importance as a historic, environmental and cultural resource. The Seafront Project Group was set up in autumn 2007 with the purpose of bringing forward options for the regeneration of the seafront. To achieve this an overarching document, the Seafront Regeneration Strategy, has been prepared to guide the regeneration of the seafronts at Roker and Seaburn.

2.2 The Marine Walk Masterplan SPD is the first in a suite of detailed documents developed to deliver the aims and objectives of the Seafront Regeneration Strategy.

## **3.0 Pre-production Involvement on the SPD**

3.1 The council carried out a first stage city wide consultation on regeneration options for the seafront between 16 February and 3 April 2009. A number of different consultation methods were used and included the following:

- Letters including consultation forms and freepost envelopes were sent to all residents and businesses in the seafront study area informing them of the consultation.
- Memos were sent to all Councillors and Heads of Service within the Council informing them of the consultation and welcoming their views.
- Workshops lasting two hours were carried out in the Civic Centre, the Seaburn Leisure Centre, Washington Leisure Centre, Hetton Library and the Sandhill Centre.
- Drop-in sessions were held in the Civic Centre, Washington Leisure Centre, Hetton Library, the Sandhill Centre and the Seaburn Leisure Centre where council officers and representatives from Planning Aid were available for people to discuss their views.
- 4 drop-in sessions were held on the customer service bus at various times at Market Square and at Marine Walk in Roker.
- A dedicated web page was created, which is accessible via the friendly URL [www.sunderland.gov.uk/seafront](http://www.sunderland.gov.uk/seafront). The page included details of the consultation and an online consultation form.
- All schools in Sunderland were contacted informing them of the consultation and encouraging them to participate in it.
- Consultation forms were made available at exhibitions at the Civic Centre main reception, the Tourist Information Centre on Fawcett Street and the Sunderland Aquatics Centre. Consultation forms were also available at the Resorts Office on Marine Walk and all libraries across the city.
- An article was published in the Community Spirit newsletter advertising the consultation and inviting people to attend the workshops.

- An article was published in Sunrise magazine which is delivered to all households in Sunderland advertising the consultation and inviting people to attend the workshops which were being held across the city.
- The consultation was advertised on the Sunderland Partnership TV network covering 20 venues in various locations across the city.

#### **4.0 Formal Consultation**

4.1 The Council are required to issue a SPD for formal public consultation for a period of four to six weeks, in line with Regulations 17 and 18 of the Town and Country Planning (Local Development) (England) Regulations 2004. The consultation period for the SPD ran from 8 August to 18 September 2009 and consisted of a number of consultation methods.

##### **4.2.0 Letters and Leaflets**

4.2.1 Letters were sent to all residents and businesses within the regeneration area boundary informing them of the public consultation. This provided details of the consultation on the SPD including the exhibitions and events taking place over the consultation period. In addition a web link to the council's seafront homepage was included on the letter.

4.2.2 Letters were sent to any known interest groups/individuals informing them about the public consultation on the SPD and where to view the documents. A list of these groups/individuals is included in Appendix 1.

4.2.3 Letters were sent to Natural England, English Heritage, the Environment Agency and other key stakeholders with a CD containing the draft SPD, a full Sustainability Appraisal and Appropriate Assessment for comment.

4.2.4 Letters were sent to local MPs with a CD containing the draft SPD, a full Sustainability Appraisal and Appropriate Assessment.

4.2.5 Letters were sent to all members of the Community Spirit panel inviting them to the drop-in session which was held at the Seaburn Leisure Centre between 11am and 8pm on 27 August 2009.

4.2.6 Memos were sent to all Councillors and Heads of Service within the Council informing them of the consultation and welcoming their comments on the SPD.

4.2.7 Summary brochures and comment forms on the SPD were produced and made available at all workshops, exhibitions and drop-in sessions.

4.2.8 A poster was displayed at all libraries within Sunderland, informing residents of the consultation. Copies of the draft Marine Walk

Masterplan, summary brochures and comment forms were also available.

4.2.9 Copies of all the documents were available during normal opening times at Sunderland Civic Centre, Sunderland Aquatics Centre, Seaburn Leisure Centre, Sunderland Tourist Information Centre (Fawcett Street). Staff were also available to discuss at the Civic Centre during normal office hours by appointment. In addition, permanent exhibitions were on display during the consultation period in the Sunderland Civic Centre, Sunderland Aquatic Centre, City Library (Fawcett Street), Tourist Information Centre and Seaburn Leisure Centre.

4.2.10 A series of drop-in sessions showcasing the SPD were held at specified times during the consultation period. They were located at Marine Walk, Roker and Seaburn Lower Promenade.

4.2.11 A dedicated web page has been created, which is accessible via the friendly URL [www.sunderland.gov.uk/seafront](http://www.sunderland.gov.uk/seafront). The page included a copy of the documents, an on-line response sheet and printable comments sheet.

#### **4.3.0 Articles in publication**

4.3.1 An article was published in the Workwise magazine, which is made available to all Sunderland City Council employees, outlining the findings of the first stage of consultation and a summary of the proposed regeneration of the seafront.

4.3.2 A press release and press notice were circulated stating that the City Council is seeking the views and comments of the public and other interested parties on the SPD. The press notice was published in the Sunderland Echo on 7 August 2009.

#### **4.4.0 Consultation Events**

4.4.1 A number of consultation events and workshops took place during the six week consultation period from 8 August to 18 September 2009 at a number of venues across the city. An overview of the consultation is outlined below.

<b>Date</b>	<b>Location</b>	<b>Attendees</b>	<b>Purpose</b>
Throughout August 2009	Six care homes across the city	Planning Officers (Regeneration)	Opportunity to give feedback on draft documents
Throughout the consultation period	Ground and Third Floor Reception, Civic Centre		Public exhibition for people to have their say on the draft documents.

Between 8 and 28 August 2009	City Library, Ground Floor, Fawcett Street		Public exhibition for people to have their say on the draft documents.
Throughout the consultation period	Sunderland Aquatic Centre, Sunderland		Public exhibition for people to have their say on the draft documents.
Throughout the consultation period	Tourist Information Centre, Fawcett Street		Public exhibition for people to have their say on the draft documents.
Throughout the consultation period	Seaburn Leisure Centre, Whitburn Road		Public exhibition for people to have their say on the draft documents.
Throughout the consultation period	Sunderland Civic Centre, Third Floor Reception	Planning Officers (Implementation)	Available to discuss views of the public and the draft documents during office hours.
09/08/09 2 -4pm	Marine Walk, Roker	Planning Officers (Implementation)	Available to discuss views of the public and the draft documents.
16/08/09 11am-4pm	Roker Seafront	Planning Officers (Implementation)	Available to discuss views of the public and the draft documents.
27/08/09 11am-8pm	Seaburn Leisure Centre, Foyer	Planning Officers (Implementation)	Available to discuss views of the public and the draft documents.
02/09/09 9am-12 noon	Seaburn Lower Promenade	Planning Officers (Implementation)	Available to discuss views of the public and the draft documents.
03/09/09 1pm-4pm	Marine Walk, Roker	Planning Officers (Implementation)	Available to discuss views of the public and the draft documents.

15/09/09 10am-1pm	Seaburn Lower Promenade	Planning Officers (Implementation)	Available to discuss views of the public and the draft documents.
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#### **4.5.0 Other forms of Advertisement**

4.5.1 The consultation was advertised on the Sunderland Partnership TV network covering 20 venues in various locations across the city.

4.5.2 The consultation was also advertised on a teletext page on Sky Television.

#### **5.0 Consultation Responses**

5.1 During the consultation period a total of 92 responses were received to the Marine Walk Masterplan consultation. 50 comment forms were completed and returned by members of the public. In addition 28 emails were submitted. 55 respondents supported the masterplan proposals, 9 objected to the proposals and 14 respondents did not specify if they supported or objected. These have been fully considered and, as a result, some changes have been made to the Marine Walk Masterplan prior to its approval as a Supplementary Planning Document.

5.2 Thirteen responses were received from formal consultees which were generally supportive of the draft Marine Walk Masterplan. Further consideration of representations submitted by Natural England, Northumbrian Water, the Environment Agency and the Sunderland Branch of the Green Party have resulted in minor changes to sections of the Marine Walk Masterplan.

5.3.0 The main issues raised were:

##### **5.3.1 Proposal for greater traffic restrictions**

The majority of objections related to the proposal in the draft masterplan for greater traffic restrictions on Marine Walk. These restrictions were included in the draft masterplan due to concerns raised in the initial seafront consultation regarding conflict between pedestrians and vehicle users on Marine Walk. Businesses located at the north end of Marine Walk commented that imposing traffic restrictions there would reduce trade and threaten the viability of their businesses. All representations received were fully considered and as a result the masterplan has been amended to allow for vehicular access up to the roundabout on Marine Walk. It is felt conflict between vehicle users and pedestrians can be adequately reduced through greater enforcement of existing traffic restrictions and improved traffic calming.

### 5.3.2 Toilet facilities

A number of respondents felt there is a requirement for better toilet facilities at the seafront, including improved provision for people with disabilities. Toilet provision was highlighted as a key issue in the initial seafront consultation which took place between 16 February and 3 April 2009. Many people commented that toilets at the seafront should be open throughout the year. As a result the council has secured funding to ensure toilets at Seaburn Shelter, Cat and Dog Steps, Marine Walk and Pier View will remain open throughout the year. Only the toilet located under the tram shelter at Seaburn will close during the winter. The council is now in the process of undertaking a full review of toilet provision at the seafront including disabled facilities, with a view to allocating funding to improve provision as necessary.

### 5.3.3 Maintenance

Four respondents commented that there is need for better maintenance at the seafront. The council is in the process of reviewing the management and maintenance of the seafront. These comments will be considered as part of this review.

### 5.3.4 Roker Pods

Mixed comments were received in relation to the Roker Pods. Three respondents were in favour of the pods, three objected on the grounds of the appearance of the pods and one respondent was undecided. Nobody objected to the principle of providing education facilities and an interpretation point at Marine Walk.

### 5.3.5 Events

A small number of respondents stated more events should be held at the seafront. Establishing new events at the seafront is outside the scope of the masterplan; however the masterplan does propose the installation of infrastructure which will support the development of the extensive events calendar, including the creation of two flexible event spaces and improved lighting to extend the lifetime of the seafront into the evening.

## 6.0 **Summary**

6.1 Following the public consultation on the SPD the document, where appropriate, has been amended to reflect the comments received from the public and statutory consultees.

6.2 The Council has adopted this document as an SPD to UDP policies NA26 (Coastal and Seafront Zone), EC8 and EC9 (Tourist Facilities) of Sunderland City Council's Unitary Development Plan 1998 (UDP). The Marine Walk Masterplan will be brought forward by the City Council as an SPD on adoption of the LDF.

## Appendix 1

The 18 organisations below were contacted in writing and the Cestria Cycling Club and the Sunderland Clarion Cycling were contacted via email.

- Cox Green Boat Club
- Dame Dorothy Primary School
- Deptford Boating Club
- Friends of Roker Park
- Fulwell Junior School
- Hudson Dock Boat Club
- Marine Activities Centre
- Monkwearmouth Comprehensive School
- North East Dinghy Angling Club
- Seaburn Dene Primary School
- St Andrews Sea Scout Group
- St Benets R. C. Primary School
- Sunderland Yacht Club
- Wear Boating Association
- Durham Bird Club
- North Side Initiative (North Area Forum)
- Tyne Bikes
- Friends of Roker Park

The following statutory bodies were also consulted on the documents:

- British Gas
- British Telecom
- British Waterways
- Business Link Tyne & Wear
- Church Commissioners
- Civil Aviation Authority
- Commission for Architecture and the Built Environment
- County Archaeologist
- Durham Biodiversity Partnership
- Durham Heritage Coast Partnership
- Homes and Communities Agency
- Federation of Small Businesses
- Go-Ahead Northern
- Government Office for the North East
- H.M. Coastguard
- Harbour Master
- Highways Agency
- Home Builders Federation
- Living Streets
- National Playing Fields Association
- NEDL
- Network Rail



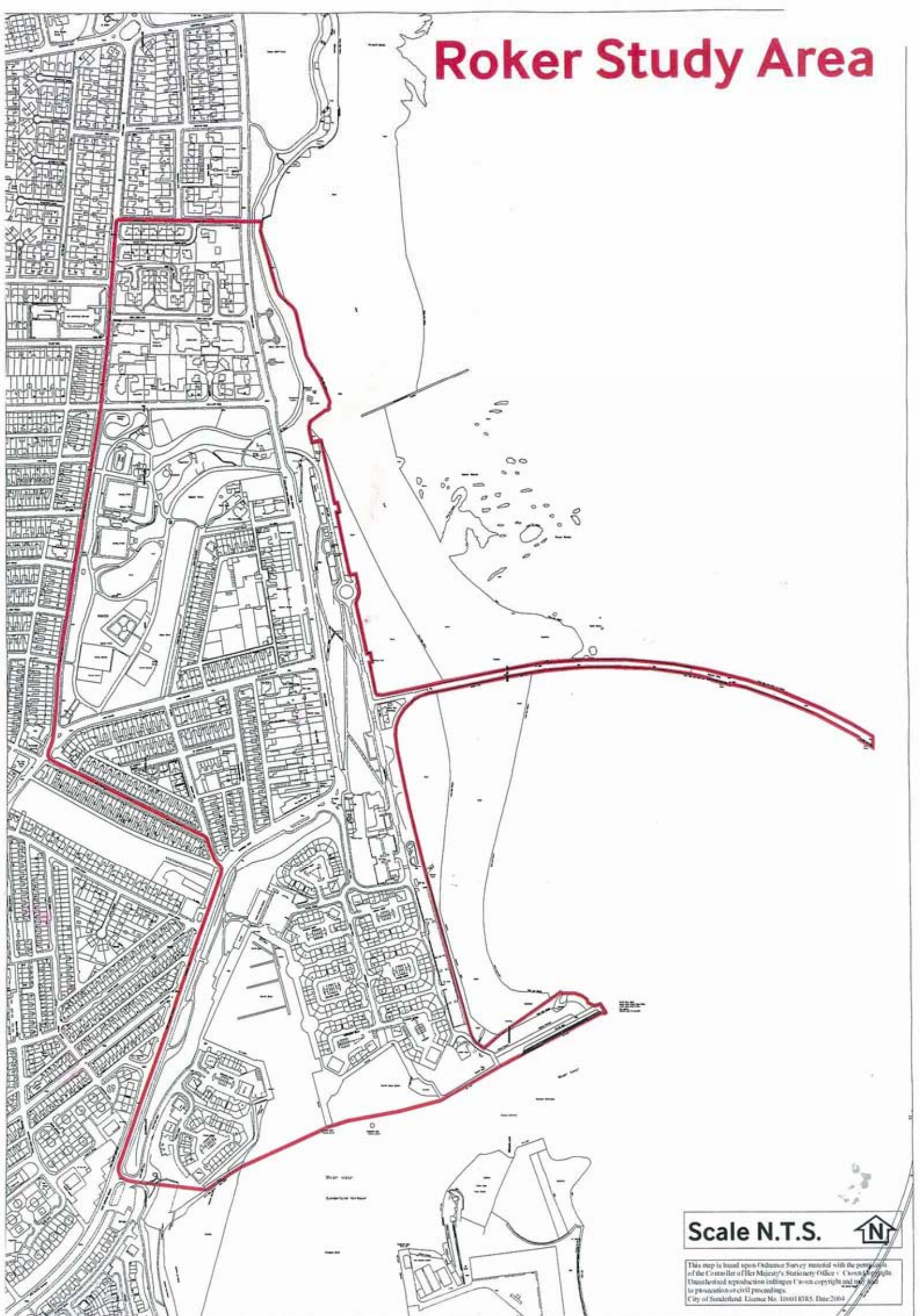
- Nexus
- North East Assembly
- North East Chamber of Commerce
- North of England Civic Trust
- North Tyneside Borough Council
- Northumbria Police
- Northumbria Police Marine Unit
- Northumbrian Water Ltd.
- One North East
- Police Architectural Liaison Officer
- Port of Tyne
- RNLI
- Round Table Sunderland
- RSPB Northern England Office
- Sport England
- Stagecoach North East
- Strategic Rail Authority
- Sunderland arc
- Sunderland Business Network LTD
- Sunderland Civic Society
- Sunderland Coastguard
- Sunderland Council for the Disabled
- Sunderland Federation of Community Associations
- Sunderland Health Commission
- English Heritage
- Natural England
- Environment Agency
- Sunderland Maritime Heritage
- Sustrans
- TA Centre
- The Coal Authority
- Transco BG
- Transport 2000
- Tyne and Wear Development Company
- Tyne and Wear Metropolitan Fire Brigade
- Tyne and Wear Passenger Transport Authority
- Volunteer Life Brigade
- RNLI Estates Department
- Sunderland University

Over 1,200 residents and businesses were consulted in the seafront study area covering Roker and Seaburn which are outlined on the attached maps.

## **Appendix 2**

Representations received and how they have been addressed.

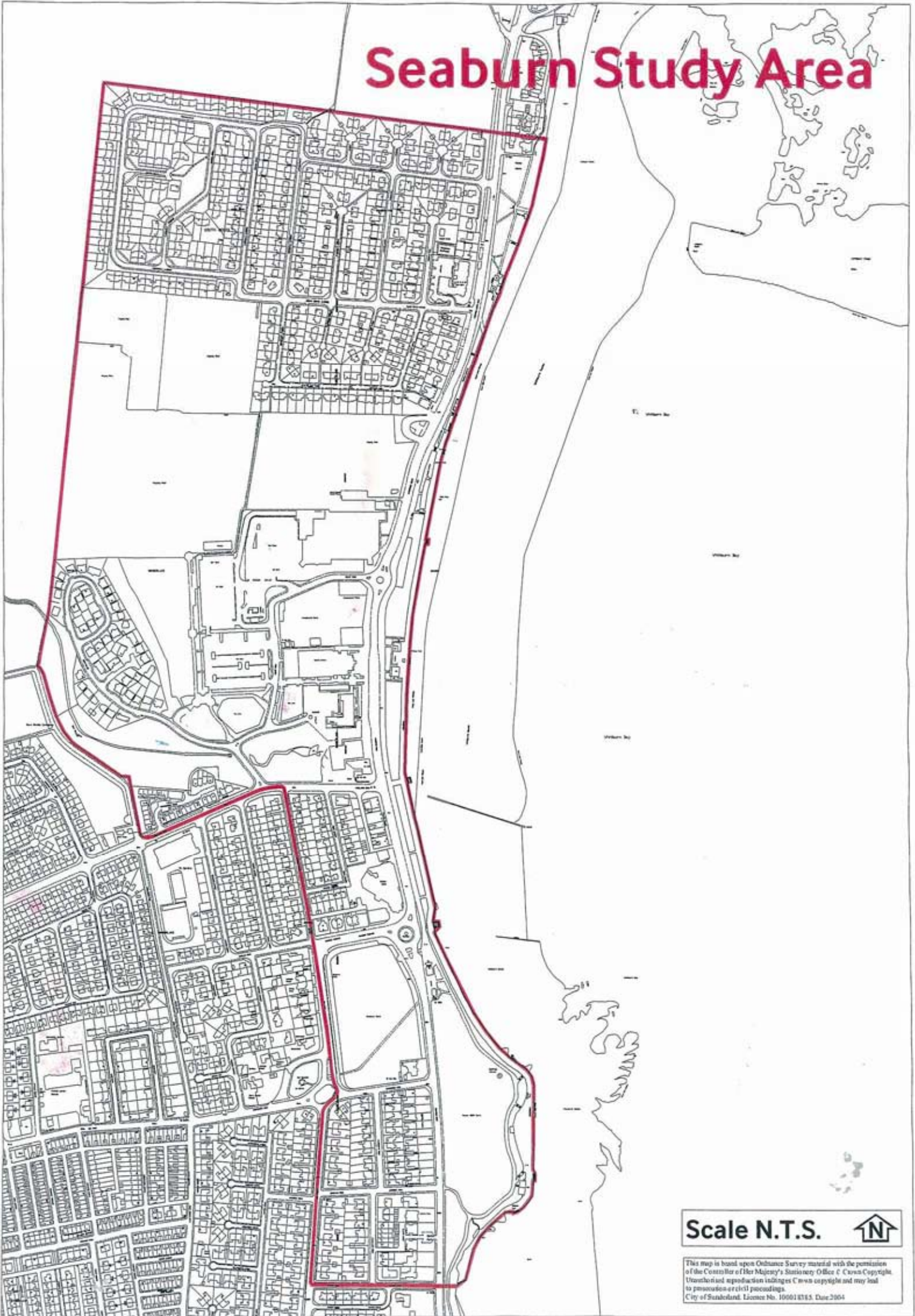
# Roker Study Area



Scale N.T.S. 

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# Seaburn Study Area



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## Appendix 1 Draft Marine Walk Masterplan - schedule of representations and City Council responses.

<b>Draft Marine Walk Masterplan public consultation – public responses</b>	
Support	<p>1. All developments depend for success on sustainable public transport solutions to the area. 2. Existing car park facilities are insufficient in summer. 3. Soft planting of designated areas will require regular high maintenance. They will also be a trap for the increased litter that is recognised as an inevitable problem. It's also vital that such planting does not obscure scenic views. 4. The conflict between cyclists', pedestrians (including disabled) and fishers' needs is recognised but it remains unclear how this is to be resolved satisfactorily given limited space for widening walkway. 5. Sonic play should be rethought on seafront because of potential nuisance to local residents especially at night through inappropriate use and vandalism. 6. It remains unclear that sufficient toilet facilities will be available to meet increased demand.</p>
MWMM1	<p>Comments noted. 1. A further paragraph has been added to the masterplan setting out how proposals link with the Local Transport Plan. 2. The intention is to promote sustainable methods of traveling to the seafront by highlighting the proximity of the seafront to nearby metro stations (as set out in the Seafront Regeneration Strategy) and enhancing pathways and cycle routes. The masterplan proposes to provide additional parallel on-street parking adjacent the Volunteer Life Brigade building. 3. The management and maintenance of the seafront, including planting, is being reviewed as part of a wider exercise within the council. It is proposed planting comprise native grasses and perennial plants which will not grow at such a height as to obscure views. 4. The south of Marine Walk was highlighted in the initial seafront consultation (16 February to 31st April 2009) as a main point of conflict between anglers and cyclists. The masterplan proposes to remove damaged street furniture along the c2c cycle route in this location to create a wider cycle way and to install a ramp for cyclists. In the longer term the masterplan proposes to bring the old north pier back into use. This would allow anglers to use the pier as a fishing platform and reduce conflict on the adjacent cycle way and footpath. 5. Local residents have not objected to the proposal to install sonic sculptural play on Marine Walk however proposed sonic play pieces in close proximity to residential premises have been removed from the masterplan. There is the potential for any new facilities at the seafront to be subject to vandalism. Discussions have taken place with the Neighbourhood Inspector for the seafront to identify how the masterplan can deter crime. The masterplan seeks to increase feelings of safety at Marine Walk by encouraging natural surveillance, improving lighting and removing hidden areas e.g. by adding shutters to Roker Seating Shelter an area identified in the public consultation as a hotspots for anti-social behaviour. The masterplan has been amended to include provision of CCTV. 6. See paragraph in main body of the report regarding toilet provision.</p>
MWMM2	
MWMM3	
MWMM4	
Support	<p>The Marine Walk Masterplan is a good starting point on which to redevelop the whole of the seafront area. With this first step we can show the doubters that the Roker/Seaburn resorts have a lot to offer all age groups.</p>
Support	<p>1. Can't the WW2 Bunker be incorporated into the regeneration? 2. The climbing frame/slide at Roker Pier is dated but is perfect for toddlers. There is nothing suitable for 1-3 year olds less stable on their feet which is why the frame at Roker Pier should only be replaced with a similarly sized piece. 3. The Pods look ridiculous!</p>
Support	<p>1. Discussions with the County Archaeologist have highlighted that the structure at the end of Roker pier is a WW2 structure not a bunker. The emplacement is a solid structure which has been filled with concrete therefore it will not be possible to open the structure to the public however the masterplan will be amended to state</p>

MWMM5	Support		interpretation will be added to the exterior of the structure as part of the proposed interpretation trail. 2. Comments noted and will be considered as detailed proposals for play space are developed. 3. The pods shown in the masterplan are an artist's impression for illustrative purposes. Now that funding has been secured to deliver the pods more detailed designs will be developed.	Noted
MWMM6	Support	The draft is well thought out.		Noted
MWMM7	Support	Again I would like to re-iterate that I do support the changes, however I do not support the proposed dog ban. I am a responsible dog owner who cleans up after her dogs; it angers me that the irresponsible few are spoiling this for the rest of us. I would suggest that more dog fouling officers are present, and issue instant fines. Could lifeguards help to enforce the ban?		Noted. This is a matter which is beyond the scope and remit of the Marine Walk Masterplan. The council's Coastal Code establishes the dog ban zone which operates during the summer months. The council has recently employed additional dog wardens.
MWMM8	Object	Some of the proposals are very interesting regarding the lighting effects etc, the other proposals seem to be just signage points and new furniture.		The Marine Walk Masterplan sets out a number of proposals which will help to attract visitors to the area including the creation of a flexible event space, a Plaza including seating and play equipment, an interpretation trail, interpretation point, retail kiosks and an education centre.
MWMM9	Support			Noted
MWMM10	Support			Noted
MWMM11	Support			Noted
MWMM12	Support	Excellent, especially impressed with the potential for feature lighting to the cliff face and beach. I would like to see an improvement to The Smugglers pub. Opening of the Pier/tunnel and caves to provide heritage and entertainment opportunities will attract visitors. Overall, it looks like an excellent proposal... my only concern is the council's ability to make it happen.		Noted
MWMM13	Support			Noted
MWMM14	Support	Dog walking should not be banned from the beaches; I feel the current exclusions at certain times of year and on certain parts of beach are excellent. Do not punish all dog owners for the petty minded few who do not care.		See response to MWMM7.
MWMM15	Support			Noted
MWMM16	Support			Noted
MWMM17	Support			Noted
MWMM18	Support	I would like a big shoe or a boat that you can play inside.		The Marine Walk Masterplan sets out the location of play space. More detailed proposals for play space will be drawn up with input from young people with an interest in the seafront. These comments will be considered when developing the detailed designs.
MWMM19	Support	I am 5. I would like a wooden play lighthouse. I would love a nice café. I would like computers to find information about the history of Roker.		See response to MWMM18.
MWMM20	Support			Noted
MWMM21	Support			Noted
MWMM22	Support			Noted
MWMM23	Support	This is really wonderful, especially the idea of reinvigorating the entrance to Roker Park. The references to the illuminations and the traditional use of the area for tea dances are genuinely respectful of heritage and locally distinctive. I'm very pleased		Noted

		better interpretation is included. I moved to Sunderland from Whitley Bay a year ago and have often thought this is needed. Given the Council have done this work 'in house' I am very impressed at the talent in my adopted home town. I am also absolutely thrilled to see naturalistic landscaping included as a key feature of the scheme. The design 'palate' for this and the seafront are fantastic and will add a really coherent, modern, yet sensitive feel to the place. I love it. Best of luck, and please contact me if you require any local people to volunteer.	
	Support	I think the whole revamp of the seafront is a fantastic idea. My only concern is the vandals, with the toilets open all the time this will attract under age drinkers/drug-users. I think the Pods are a fantastic idea and really can't wait to see them in place. I know my 3 yr old niece would love this as well, again I have no worries of them being vandalised/misused. I am merely pointing out what I see when I walk down the beach with my dogs on summer evenings, the shelters beside Smugglers and the beach itself is often filled with drunk kids, throwing cans/bottles about & urinating (which obviously doesn't look or smell nice). I would hope deterrents such as police patrol/CCTV would be an option.	Noted. The pods shown in the masterplan are an artists impression for illustrative purposes. More detailed designs will be developed which take into account the risk of vandalism. Discussions have taken place with police representatives with responsibility for the seafront to identify how the masterplan can deter crime. The masterplan seeks to increase feelings of safety at Marine Walk by encouraging natural surveillance, improving lighting and removing hidden areas. For example by adding shutters to Roker Seating Shelter an area identified in the public consultation as a hotspots for anti-social behaviour. The masterplan has been amended to include provision of CCTV.
MWM24			Noted
MWM25	Support		Noted
MWM26	Support		Noted
MWM27	Support	I would like sandy beaches + big waves!	Noted
	Support	1. Improved facilities for anglers. Changing/Shower facilities, additional covered seating areas for use in bad weather. 2. Provision of bars/cafes with both indoor and outdoor seating.	1. The masterplan has been amended to include provision of changing and shower facilities. Existing covered seating areas are subject to vandalism and anti-social behaviour. Due to this the masterplan does not propose additional sheltered seating which would be accessible to the public at all times of the day and night. Covered seating would be considered suitable if brought forward as part of a wider scheme in which it would be managed for example as part of a cafe development. 2. The masterplan identifies development sites which could be appropriate locations for food and drink uses subject to detailed design proposals.
MWM28	Support	I accept that our seafront is in need of a facelift. I do hope that one will still have quiet walking areas for people who just want to walk, sit and enjoy the view. Tea rooms would be a great asset.	Noted
MWM29			
MWM30	Support	More toilets between Marina and Morrison's.	See paragraph in main body of the report regarding toilet provision.
MWM31	Support	Really like revamp of entrance to Roker Park on promenade. Pleased that natural environment remains at the forefront of regeneration.	Noted
	Support	We have had a lovely two weeks staying at Roker, your plan sounds lovely for Roker and Seaburn. I do hope you will have a café at Seaburn, where you can have tea or coffee and out of the wind and watch the sea view. Also please no dogs on the beaches.	Noted
MWM32			
	Not stated	The pods look like aliens have landed. They look fun but what will they look like along with the historic features you have planned for the seafront.	Noted. The pods shown in the masterplan are an artists impression for illustrative purposes. Detailed designs will be developed which take into account these concerns. The intention is the pods will be constructed of timber using technologies similar to those employed in constructing a boat in reference to Sunderland's rich maritime
MWM33			

			heritage.
MWMM34	Object	I am a regular visitor to Roker beach during the summer months and quite often in winter. After hearing about the plans taking place I am concerned about how I will be able to visit Roker beach due to me being disabled, having no parking.	The masterplan does not propose to remove any disabled parking from Marine Walk. The masterplan has been amended to include provision of some parallel parking along Marine Walk road to make the northern end of Marine Walk more accessible.
MWMM35	Object	I work summer + winter at the Marine Walk Café. I am worried for my job if this plan goes ahead. I can say that a lot of customers I serve are in cars and in the winter weekends almost everyone. Also what about the disabled people.	In light of these comments and other comments received the masterplan has been amended to allow vehicular access up to the roundabout on Marine Walk Road. The potential to install parallel parking along Marine Walk Road will also be explored.
MWMM36	Not stated	More shrubs, more trees, more plants, wherever they can be fitted in, and wherever they will grow, especially shrubs bearing berries, seeds - attractive to birds.	Noted. The masterplan proposes maritime planting on the edge of existing car parking and planting in the grassed banks on Marine Walk comprising native grasses and perennial plants.
MWMM37	Object	I am a floor attendant at Roker amusements and have been for many years, if there is a stop to close parking, I can tell you there will be a huge drop in visitors to my place of work, as business has relied on these persons, how does a person get to the toilets?	See response to MWMM35.
MWMM38	Object	I would respectfully suggest maintenance to the seafront amenities be a priority, for instance, painting the railings along the length of Cliff Park, also resurfacing the pathway between Pearth Road and Roker Park and Cliff Park, this work is essential for the added beauty of our seafront. Maintenance is sadly lacking in this area.	Noted. The management and maintenance of the seafront is being reviewed as part of a wider exercise within the council.
MWMM39	Object	I work as a café assistant at Marine Walk Café. Working the summer season and sometimes in the wintertime if the plan goes ahead to stop visitors driving along Marine Walk, I think it may put my job at risk. There is only the café and the pub here, why cut off this trade lifeline.	See response to MWMM35.
MWMM40	Not stated	Particularly, I would like to see every effort towards biodiversity at the forefront of habitat creation schemes, native planting with diverse structure, i.e. scrub is very important from the Durham Coastline.	Noted
MWMM41	Support		Noted
MWMM42	Not stated	1. Please make the toilets clean and useful. 2. If possible make the sand pit into a swimming pool. (Make sure it gets cleaned). We should have more rain shelters and things to look at so our local beach will be known. Write back please.	Noted. 1. The management and maintenance of the seafront, including the toilet provision and cleansing, is being reviewed as part of a wider exercise within the council. 2. The masterplan proposes that water play equipment is installed on the site of the sand pit. The site is not of sufficient size to accommodate a swimming pool.
MWMM43	Not stated	1. Not too sure of the use/value of the pods - would need to know more. 2. Like the idea for the cave, but how will it be kept clear of bird droppings? 3. Any planting should be in mind of the bees population decrease.	Noted. 1. The pods shown in the masterplan are an artists impression for illustrative purposes more detailed designs will be developed. It is proposed the pods serve a number of functions including retail kiosks, interpretation points and education spaces. 2. The masterplan proposes the cave is gated off using a reinforced glass panel to prevent access by both people and wildlife. 3. See response to MWMM36.
MWMM44	Support	I think they are all excellent ideas.	Noted
MWMM45	Support	Pleased that something is about to be done. Just get on with it. There are plans for a lot of things in the city, but nothing ever comes of them.	Noted
MWMM46	Support	More toilets and bins required.	See paragraph in main body of the report regarding toilet provision.



MWMM47	Support	1. I would like to see more disabled toilets and more seats along the sea front. 2. More attractions through the year at Easter and Christmas. I would like to see more charity fun days for local people to get involved in	Masterplan states consideration will be given to the need to provide additional waste management facilities. Noted. 1. See paragraph in main body of the report regarding toilet provision 2. The seafront events calendar is outside of the scope and remit of the Marine Walk Masterplan, however, comments will be passed to the events team.
MWMM48	Support	I think the fireworks display on bonfire night and the Christmas lights should also be brought back as they used to be a good attraction.	See response to MWMM47 point 2
MWMM49	Support	The proposals look really exciting and I look forward to seeing the project.	Noted
MWMM50	Support	The proposals look great, the more changes the better.	Noted
MWMM51	Support	Yes, plans look great.	Noted
MWMM52	Object	Restricting parking will effectively destroy 50% of the existing business on marine walk and put an end to a good proportion of live cultural events in Sunderland.	
MWMM53	Support	1. Good in so far as it goes - but would like you to add foot-washing facilities beside the steps leading down to beaches. 2. The stairs leading down from the path next to BP garage to river are in a dangerous state.  Are there going to be toilets not far from the play area?	See response to MWMM35. 1. The masterplan has been amended to include foot washing facilities. 2. The pathways leading down from the BP garage are outside the masterplan area. Comments have been forwarded on to the council's Property Services team.  Toilets are currently located in Roker Park, to the north of Marine Walk adjacent Bellerby's amusements and adjacent the Voluntary Life Brigade building (on the upper promenade). The masterplan proposes a direct pathway linking the upper and lower promenades is installed adjacent Adventure Sunderland. This would make the toilets more accessible from the play space on lower promenade.
MWMM54	Not stated	When looking through the plan I noticed the feature lighting which I think is a total waste of money. You could use the money on something more useful, we are always hearing that there's nothing for kids to do so why not do things for them. And do things like Shields, put shows on.	The lighting is just one proposal in the masterplan. The masterplan also proposes that new play facilities are installed, and that an interpretation point, education facility and retail kiosks are developed. Feature lighting is not costly compared to other public realm work. Lighting also has the potential to increase feelings of safety and become a visitor attraction on an evening. Over 120 respondents to the initial seafront consultation (16th February to 4th April 2009) made reference to the Sunderland Illuminations and were in support of a lighting scheme at the seafront.
MWMM55	Object	Object to marine walk being closed.	The masterplan does not propose to close Marine Walk.
MWMM56	Object	Need more for children like South Shields.	Noted. The masterplan proposes new play facilities are located along Marine Walk.
MWMM57	Support	I'm on holiday here and have been impressed with the potential here for a really attractive seaside destination to develop. So I'm very pleased to see you have plans and I look forward to returning in a few years time with my bike.	Noted
MWMM58	Support	Why doesn't Sunderland Council support their name sake swimming club and why do we have to put up with idiots in the Aquatic centre, disrupting things, when we pay good money for part of the pool. Why don't you build a play pool with slides etc so they can enjoy themselves?	The management of persons using the Aquatic Centre is outside of the scope of the Marine Walk Masterplan. There is not a site of sufficient size to accommodate a leisure pool at Marine Walk.
MWMM59	Support	I strongly support the development plans. Minor suggestions - 1. the pier needs resurfacing. 2. The access roads around Roker Park are becoming heavily congested by on-road parking - the pressures will increase with these improvements. 3. There are several tarmac areas within Roker Park which detract from its period/historic feel	1. The masterplan has been amended to include reference to resurfacing Roker Pier. 2. The masterplan in conjunction with the Local Transport Plan 2 seeks to promote sustainable modes of transport, and reduce the need to travel by car to the seafront. 3.
MWMM60	Support		

		(e.g. football/basketball) 4. I assume new play areas will take account of all age ranges.	This area of Roker Park is outside of the masterplan boundary. 4. The masterplan proposes Marine Plaza is developed as a plaza for people of all ages.
MWMM61	Support	Excellent proposals here. The new housing and marine facilities are already well established and well used as a thoroughfare/human presence. Both piers should be restored as major attractions (a la Brighton, Saltburn, Whitby, Southport) All cycle paths throughout city should be surfaced in green tarmac with clear road markings to compliment quality signage mow in place - drivers and pedestrians cant distinguish otherwise.	Noted
MWMM62	Not stated	We came here from Pakistan. We have enjoyed and my children. I appreciate you plan and save life in the sea.	Noted
	Support	My main comments here refer to facilities for cyclists. 1. I would like to see the break in the cycle track on the bridge over the Roker ravine removed since many cyclists use the pavement at this point. 2. The cycle track down to Marine walk from Roker Terrace is steep and should be forbidden to pedestrians who have other paths from which cyclists should be forbidden. 3. It would be good if the cycle track from Roker Terrace could be continued along Harbour View to Dame Dorothy Street to join with the track into the City Centre at this level, well above the C2C track.	1. Covered in Seafrost Regeneration Strategy 6.1 Strategic principles 2. This route accommodates both cyclists and pedestrians. Markings on the route establish which side of this route is for cyclists and which is for pedestrians. Adjacent pathways are stepped any may not be suitable for some pedestrians e.g. wheelchair users or people with push chairs. 3. Covered in Seafrost Regeneration Strategy 6.1 Strategic principles
MWMM63	Not stated	As a frequent visitor to the area, 5-6 times a year, I would like to say that whilst I think that the promenade, toilets, seating and buildings need to be improved, I would hope that the character of the area will not be changed too much by the addition of brightly coloured paint (stainless steel lighting) or very modern sculptures. You have a unique, natural sea front which should be preserved for locals and visitors.	Noted. The Marine Walk Masterplan seeks to build on the areas unique natural environment and rich heritage.
MWMM64	Not stated	1. All benches should have back supports. 2. The pods themselves are ok but the framework surrounding the interpretation and retail pods are hideous.	Noted. 1. The masterplan has been amended to specify some seating with back rests will be provided. 2. The pods shown in the masterplan are a design concept. The intention is the pods will be constructed of timber using technologies similar to those employed in constructing a boat in reference to Sunderland's rich maritime heritage. These comments will be considered in the development of the detailed designs.
MWMM65		You can't do one without the other. Roker does not host the Airshow, charity runs. I am disappointed and feel so let down by this council.	The Marine Walk Masterplan is the first of a suite of documents which will allow the delivery of the Seafrost Regeneration Strategy. It is proposed a detailed masterplan will be developed for Seaburn.
MWMM66	Not stated	This sounds fantastic; we are on holiday here and would definitely recommend this area to friends and family. The masterplan sounds and looks great. They play and water area would be lovely for children. New plaza area would be excellent. We will definitely return to this lovely area for weekends and holidays. We were surprised at how much money has already been ploughed into the area and what facilities already exist. The beaches were lovely and clean.	
MWMM67	Support	Since the inner rocker light house was demolished, I have hoped that it would be rebuilt or replaced with another feature. A lot of money has been spent on sculptures in the riverside area, but the most prominent position has always been avoided. It seems to me that is what is happening with the latest plan.	Noted Old north pier is structurally unstable therefore pedestrian access is currently prohibited. Artwork has not been installed on the pier as it would encourage pedestrians to walk along the pier and risk their safety. The masterplan proposes the pier is repaired and refurbishes, this work would allow the development of artwork on the pier.
MWMM68	Not stated		
MWMM69	Support	Having seen the plans and spoken to council reps I would hope that work could go	Noted

		ahead as soon as possible. Having lived in the area all my life and taken my children to Roker and Seaburn on a regular basis and now my grandchildren I would like to see the work done, but as soon as possible, it is badly needed.		
MWMM70	Support	The idea of the pods is a good one and taking in the idea of the limestone and being well made with heavy timbers and being energy efficient, but the metal turbines fans on the top of the retail pod and the interpretation pod we believe should not be painted in bright colours and ask if that part of the design could be coloured to blend with the limestone feature of the pods. It was felt that to much colour above the pods would take away the grand impact of the limestone feature of the pods themselves. The education pod on the other hand seems to gate an all round thumbs up for design.	See response to MWMM65.2 The Marine Walk Masterplan sets out a number of proposals which will help to attract visitors to the area including the creation of a flexible event space, a Plaza including seating and play equipment, an interpretation trail, interpretation point, retail kiosks and an education centre. The masterplan proposes a new access is added which will create a more direct route between Marine Walk and the toilet facilities on Roker upper promenade. Lockable huts, watersports and wet suit hire, cafes and family leisure facilities are appropriate uses for Marine Walk. The council would look on proposals from private developers to develop such facilities at Marine Walk favourably subject to the detailed design of proposals.	
MWMM71	Not stated	This regeneration seems to be just a facelift. How about creating a reason to be in Roker Harbour. Some crazy golf, lockable huts to keep family beach stuff in. Toilets and showers in easy reach of the beach (for small children), a sit down, in-door café and rent by the hour watersports and wetsuits.  1. Mark out cycle track on prom. 2. Dogs on leads, clean up after dogs. Beach wardens to encourage people to take their litter home or place in bins. 3. Seating from 'shelter' between toilets and first aid. 4. Prom security railings need repairing/replacing - should all be renewed in a more positive way. Prom tarmac is lifted by heavy seas - needs replacing instead of patching up. Damage to lamp posts. 5. Vans, motorbikes, cars 'parked' for sale. Cycles use both sides of pavement. Parking on pavement, driving on pavement. 6. Make a mini roundabout - access to Bents Road.		1. The lower promenade on Marine Walk is not a cycle track therefore it would not be appropriate to mark out a cycle route on the promenade. 2. The management and maintenance of the seafront is being reviewed as part of a wider exercise within the council. 3. Depending on the layout of the water play, seating could be accommodated in this location. 4. The masterplan proposes Marine Walk is resurfaced with materials that will withstand the marine environment and that existing street furniture is renewed. 5. This is outside the scope of the masterplan but will be considered as part of the management and maintenance review of the seafront. 6. Comments relate to strategy
MWMM72	Support	I think I am supportive of the proposals. I do have concern on the design concept and detail of the proposed pods. Whilst accepting the desirability of small kiosk type structures in principle, the proposed design is not easy on the eye, I doubt whether many visitors will pick up on the design reference to the geology of the seafront. Further, the identifying symbols for both the retail and interpretation pods are more appropriate to a motor racing circuit than the seafront. In what way will they enhance the character of the area? To me they look cheap and tacky. I suggest further consideration needs to be given to their design.		Concern noted. Interpretation will provide visitors to the seafront with information on the pods to ensure they understand the relevance of the design to local geology. The pods will be constructed using high quality materials suited to the marine environment.
MWMM73	Support	1. What is the purpose of Sonic Optical Play? If it is to provide information would a traditional information board be more appropriate? 2. A new pathway directly linking Marine Walk to the upper promenade adjacent Bungalow Café would be at a steep incline. It would only be of value to young people. Construction of any sort on the slope may disturb its stability.		1. Sonic and optical play equipment is a term used to describe any play equipment which involves sound or light. For example outdoor musical instruments, such as those recently installed at Roker Park, are classed as sonic play. This form of play equipment need not be technically advanced. When selecting play equipment consideration
MWMM74				

			<p>will be given to the risk of vandalism. The sonic play installed in Roker Park in 2009 has proven to be robust. The masterplan seeks to reduce vandalism at Marine Walk by encouraging natural surveillance, improving lighting and removing hidden areas. 2. Concerns noted. Before any work is undertaken on the pathways linking upper promenade to Marine Walk detailed site survey work will be undertaken to ensure this will not impact on the stability of the grass bank.</p>
MWM75	Object	<p>My business and the Smugglers have survived with the support of customers parking outside on Marine Walk. If the plan is accepted in its present form I know this will probably be the last nail in the coffin, at one time before yellow lines, speed bumps and bollards our business was successful because of the number of visitors parking close to our property in poor weather and in winter. Parking bays at Seaburn have helped traders there. On a normal weather day approx 1 in 10 customers are in cars on an evening and in poor weather 40% of trade comes from adjacent parking. In the winter period the vast majority comes from people who park outside. If this was curtailed I would think I would have to close at this time of the year. Also I would lose elderly, care home and disabled visitors as these would not walk the distance from the car park. Could a number of parking bays be placed between the roundabout and the pier as previously planned? Parking could then be restricted outside the amusements and Smugglers pub at certain times of the day then allowing parking say after 6pm, then lifting the parking restrictions after September as at Seaburn. This would then allow my business and the pub to continue our evening and winter trade.</p> <p>Thanks for the opportunity to comment on the Seafrost Strategy and Roker Beach Masterplan. My family and I broadly support the objectives and ideas presented so far. As a landscape architect I'm always on the look out for inspirational places and we recently visited an excellent coastal park in Folkestone Kent, here are a few notes/observations we made: 1. magnificent scenic promenades 2. panoramic views 3. extensive coastal park 4. family-friendly beaches 5. very high standard of management and maintenance 6. cycle routes 7. grand Victorian villas 8. heritage 10. focus on people not cars 11. walks</p> <p>The grassed area? With sculptures (which have been done by school children) is being used as a dogs toilet. It is the area by the side of the yacht club; it would be nice if it was rectified by having it a pebbled or stone slabbed area.</p>	<p>See response to MWM35.</p>
MWM76 MWM77	Support	<p>1. Impressive plans. Time scale? 2. Roker pods are too futuristic.</p>	<p>Noted</p> <p>Funding has been secured from One North East and Sunderland City Council to upgrade the final mile of the c2c cycle route and St Peter's Artwork trail. As part of this work the artwork adjacent the Yacht Club will be refurbished.</p> <p>1. The Marine Walk Masterplan sets out long-term proposals for the seafrost. The timescales for the delivery of the masterplan are dependent on funding opportunities and developer proposals coming forward. The initial phase of work will begin in 2010 and be completed by 2011. 2. See response MWM24</p>
MWM78	Support		

MWM79	North East Planning Body RSS	Thank you for the opportunity to comment on the above planning documents. The North East Planning Body (NEPB) has no observations to make and, therefore, will not be submitting a formal response to assess the conformity of the document with regional planning policy.	Noted.
MWM80	RNLI	The design and regeneration realisation look fantastic and I am sure these proposals will be fully embraced by the community and local businesses alike. The RNLI would like to be consulted on the incorporation of any lifeguard units on this beach.	Noted. A procurement process is currently ongoing which will determine if the RNLI take on life guarding duties at Roker and Seaburn seafront over the next 5 years. Should the RNLI be awarded the contract for lifeguarding at the seafront more detailed discussions will take place.
MWM81	Coal Authority	Thank you for consulting The Coal Authority on the above documents. Having reviewed your two regeneration documents, I confirm that we have no specific comments to make on them at this stage.	Noted.
MWM82	Northumbrian Water	Northumbrian Water [NWL] welcomes the Seafront Regeneration Strategy and Marine Walk Masterplan and supports the general principles in the documents for the regeneration of the area. The Company has no comments on the contents of the reports other than to ask for early consultation as the proposals and plans become clearer to ensure adequate water and sewerage infrastructure is available to support the area's regeneration. NWL supports the high level objectives of the Sustainability Appraisal, particularly the need to ensure that all aspects of surface water management are considered in the need to prevent pollution and flooding. It is noted that paragraph 5.4.4 of the Sustainability Appraisal does take into account the representations NWL made in April 2009 on the Consultation Draft Sustainability Appraisal, in particular the acknowledgement that the new Hendon STW and the major sewerage improvements have greatly improved the situation as regards domestic and industrial sewage effluent affecting the coastline. However the end of the paragraph implies that the loss of the blue flag status after the heavy rains in 2007 was due solely to the storm discharges from the sewerage system, whereas in fact the heavy rainfall also increased the amount of surface water run-off from both agricultural and urban areas and any or all these contributed to bacteriological impact on the bathing water quality. It would be helpful to amend the paragraph by mentioning all of these factors, which would tie in with the stated aims in section 6.1 of the Marine Walk Masterplan and other parts of the documents to adopt sustainable water treatments to prevent flooding and pollution	Noted. The Sustainability Appraisal paragraph 5.4.4 will be amended to reflect NWLs comments.

MWM83	Sustrans	<p>Further to the recent receipt of the proposal documents we have now had the opportunity to review the documents and also visit the study area. We would like to comment as follows:-</p> <p>1. The area around the marina brings cyclists into conflict with anglers. During our site visit the path by the Sunderland Yacht Club was blocked by anglers resting their fishing rods across the full width of the path. 2. The cycle Route around the Sunderland Yacht Club was not very pleasant. The end / starting point of the c2c cycle Route is not very well defined and would benefit from greater emphasis. 3. The NCN Route 1 Cycle Path seems "pinned" against the side of the A183, whereas, there does seem the opportunity for more interesting cycle routes that would follow the coast / cliff line that would no doubt encourage more family cycling. 4. In addition to the above point, noise from the A183 was ever present and the route would benefit from greater separation away from the traffic. 5. There was a lack of crossing points to the amenities, ie shops, cafes etc across the road from the cycle route. 6. There was a shortage of cycle parking facilities along the route and in particular in areas adjacent to the local amenities. Overall we welcome the proposals and believe there are opportunities to enhance the cycling facilities along this part of the beautiful north east coastline. We shall be pleased to partake in the development of the proposals.</p>	<p>Comments noted. 1. The masterplan proposes to remove damaged street furniture along the c2c cycle route in this location to create a wider cycle way and to install a ramp for cyclists. In the longer term the masterplan proposes to bring the old north pier back into use. This would allow anglers to use the pier as a fishing platform and reduce conflict on the adjacent cycle way and footpath. 2. Funding has been secured from One North East and Sunderland City Council to improve the final mile of the c2c route. This work will include the refurbishment of the route and installation of signage and interpretation. 3 - 5. Points relate to the Seafrost Regeneration Strategy. 6. New cycle racks have been introduced to Marine Walk adjacent the c2c end piece. The masterplan has been amended to state additional cycle racks will be installed in appropriate locations on Marine Walk.</p>
MWM84	Sunderland Branch Green Party	<p>The Sunderland branch of the Green Party has studied the proposals sent out for discussion by Sunderland Council and expresses its approval of the general conception of the plan; renewal and improvement of the seafrost would certainly add to the amenity of the city and remove a number of current eyesores. We likewise note with approval the environmental and social Sustainability Appraisal and the concern that is expressed there to ensure that adverse environmental impacts</p>	<p>1. Comments noted the masterplan has been amended to include text on the requirement to produce a transport assessment, travel plan or transport statement for new developments. 2. It is not within the scope of the masterplan to establish the cleansing regime for the seafrost. The Joint Municipal Waste Management Strategy sets out how waste will be managed in Sunderland, South Tyneside and Gateshead until 2027. 3. See response to MWM1 point 3. Text will be amended to clarify a maintenance plan will be produced for new planting to ensure it does not become impenetrable. 4. A further paragraph has been added to the masterplan annex 1 setting</p>

		<p>are avoided. In that connection we would stress the following points: 1. It is noted in the Appraisal that one result of the improvements would be to attract a greater number of visitors to the seafront (and Roker Park) than is currently the case, with greater pressure from the number of vehicles involved, with all the implications for traffic congestion and pollution and other knock-on effects, and urge that comprehensive steps are carefully planned and taken to counteract these possible consequences. 2. One of these, as noted, is the inevitable generation of additional waste and we are convinced that it will be necessary to do much more than to multiply the number of litter bins and add a greater number of recycling bins, important though that would be. A significant number of litter wardens will be required. 3. A further aspect of this problem relates to the proposal to improve the vegetation and greenery of the seafront. Welcome though this is, it will be important to ensure that what is planted does not become impenetrable hedges or thickets, so that when litter is thrown into them it becomes virtually impossible to recover, as has been the case in certain areas not far from the seafront. 4. The current availability of public transport by road to the seafront area is most unsatisfactory, and we would argue that this issue needs to be addressed, if it cannot be improved through discussions with the current operator the Council should provide its own, in a manner similar to the yellow bus provision in Newcastle. 5. We feel that the possible sources of funding for this ambitious project are left unduly obscure, especially at a time when there is certain to be great pressure on all public finances, and urge that this matter is clarified and expanded. In particular we would strongly oppose any PFI proposal, should that be considered.</p>	<p>out how proposals link with the Local Transport Plan 2. 5. The purpose of the masterplan is to guide development proposals within the study area and to act as a supporting document for future funding bids. £1m in funding has been secured from the CABE Sea Change fund which will be match funded by £0.5m of council funding to deliver an initial phase of the masterplan. There is no PFI proposal.</p>
MWM85	Government Office for the North East	<p>It would be inappropriate to comment on the application itself at this stage, as the Secretary of State has a quasi-judicial role in the planning process and we must not prejudice the Secretary of State's position. The Council will wish to consider in due course whether it needs to notify the Secretary of State formally of the application in accordance with one of more of her statutory directions, if it is minded to grant planning permission, so that she may consider whether she should intervene. The council may also need to send the Secretary of State two copies of any environmental impact assessment if the application is classed as EIA development.</p> <p>1. We commend the careful consideration to be given to the impact of lighting. 2. We particularly support the seating which faces out to sea. 3. On page 42 of the Seafront Regeneration Strategy mention is made of considering sites for housing. We</p>	Noted
MWM86	Campaign To Protect Rural England		<p>1. Comments noted. Masterplan states the impact lighting effects will have on roosting birds will be considered when deciding its positioning. 2 - 3. Comments relate to the Seafront Regeneration Strategy. 4. It is not proposed to remove the car parking adjacent the Cafe Bungalow. 5. Comments noted.</p>

MWM87	One North East	<p>would fervently hope Ocean Park will not be part of this and all the open space will be retained for recreational and/or tourist uses. Ocean Park is in a unique location close to the seafront which should not be allocated for housing which can use other locations in the City. 4. There is no particular mention relating to the car parking spaces at the top of Pier View by the Bungalow Cafe. We would ask that these be retained as there are not many indoor places with such a magnificent view of the sea which are so close to car parking for those with walking difficulties. 5. The proposals for soft landscaping around Marine Walk and in particular the planting of native species is excellent.</p>	
		<p>The Agency welcomes the provision of this masterplan set against the overall framework of the Seafront Regeneration Strategy. The area identified in the Marine Walk Masterplan has important links with the candidate World Heritage Site (WHS) of St. Peter's Church and the Agency endorses the masterplan's intention to take advantage of this important asset in the improvement of the Marine Walk facilities. The seafront's success is also demonstrated by the popularity of the Coast to Coast and North East cycle routes which both involve activity in the study areas. Since the Coast to Coast route alone involves around 15000 cyclists annually, the provision of improved facilities to serve this demand would be of advantage to the seafront area. The masterplan's intention that development of improved facilities for these activities should be pursued is welcomed by the Agency. In this context indications from work studying the potential of sailing activities show that sailing alone could bring around £20 million per annum to the region's economy with other watersports further increasing this spend. The masterplan recognises this potential and identifies Roker as the seafront's hub for watersports based around Adventure Sunderland, the Dive Centre, Marina and the Yacht Club. Development of a specific activity like watersports would be likely to attract visitors from outside of the region by offering an alternative to the passive recreation beaches elsewhere on the North East coast. The masterplan's proposals seek to achieve the regeneration of Roker 'as a thriving seaside resort and reconnecting it within the riverside/coastal trail from St. Peter's to Roker Park and the wider coastal landscape'. The Agency supports the pursuit of the above initiatives which will all contribute towards achieving the wider Seafront Regeneration Strategy's objective to ensure the seafront area becomes a 'year round destination'. The masterplan accords with the RES which identifies the importance of maximising the potential of the</p>	Noted



		region's natural, heritage and cultural assets as a strategic priority. The RES promotes the need for quality of place within existing and proposed development. Agency initiatives include delivering developments/regeneration schemes which demonstrate best practice in areas of accessibility, sustainability, whole life costing and general design standards. With this in mind, One North East welcomes the document's emphasis on the need to improve public realm and achieve high standards of sustainable design within the masterplan area.		
MWM88	Sport England	Sport England supports the recognition of the seafront as providing opportunities in watersports (4.2 Assets); we also support the recognition of improving basic facilities at the watersports hub (6.3 Marine Walk).	Noted	
MWM89	English Heritage	Because of the volume of work currently generated by the new Development Plan System and the introduction of Strategic Environmental Assessment, English Heritage in the region is finding it necessary to prioritise the consultations on which it responds. In this particular case, we have concluded that engagement is not a high priority. We shall, nevertheless, endeavour to respond to consultations where we consider there to be significant environmental effects on the historic environment.	Noted	
MWM90	Environment Agency	1. The pier and beach lie within Flood Zone 3, at risk of the 1 in 200 year tidal flood event and are therefore defined as having a high risk of flooding. This potential constraint should be identified within the existing context of the study area. This should also feature as a consideration within the design proposals for Marine Walk. 2. The study area lies in sensitive location in terms of ecological value and we consider that the physical context of the study area in this respect has been characterised sufficiently. However, given this sensitive location, and importantly, the identification of protection and enhancement of the natural environment as a key aspect to be addressed within the over-arching Seafront Strategy, we would expect regeneration objectives for the SPD to include for this aspect. Similarly, environmental improvements are proposed at Marine Walk as a preliminary outcome of public consultation for the Seafront Strategy and are included in the Strategy. 3. Paragraph 4.2 of the SPD proposes the use of native grasses to improve the site; however, we consider that greater emphasis should be placed upon protection and enhancement of the natural environment because of the area's high profile and important ecological location. Further options to achieve improvements to biodiversity in the area should be explored.4.	1. The masterplan has been amended to include reference to flood risk in section 2.2 Physical Context and in 5.8 New Developments. 2. Regeneration objective one of the masterplan has been amended to state 'To develop a sense of place and pride by building on and enhancing the area's rich heritage and natural environment'. 3. The masterplan has been amended to state further options to improve the biodiversity of the area will be explored. 4. Further guidance has been added to the masterplan setting out how development proposals should strive for environmentally conscious buildings, promoting sustainable energy use and sustainable building techniques and take into account the lifetime cost of the buildings. The installation of interpretation and an education facility have the potential to increase awareness of the area's unique environment and encourage people to treat the environment respectfully. The Appropriate Assessment does not propose a green corridor is installed to mitigate potential conflicts between the built and natural environment. 5. The masterplan has been amended to clarify the image of the stairway used within the masterplan is indicative and for illustrative purposes only. At the detailed design stage full consultation will be undertaken with the Coastal Protection Agency (Sunderland City Council) and the Environment Agency. 6. Section 5.8 of the masterplan will be amended to include reference to PPS25.	

		<p>Within paragraph 2.2, reference is made to linkages between the built and natural environment where the two complement each other. We recommend that potential conflicts between the built and natural environment as a result of the proposals are fully explored and addressed within the SPD. In addition, the Appropriate Assessment identifies potential disturbance of the Northumbria Coast SPA from the associated increased use of the beach by dog-walkers should the proposals be implemented. This issue is not addressed within the SPD. The Appropriate Assessment does propose a green corridor to mitigate potential conflicts between the built and natural environment, and this is an option that should be investigated fully. 5. Within paragraph 5.2 of the SPD it states "The sea wall will be replaced with a sweeping stairway and ramp designed to allow the sand and sea to wash into the area, creating the sense of the park spilling out on to the beach". It is unclear whether the existing sea wall serves any purpose in terms of mitigating flood risk and / or coastal erosion in the area. Should the wall serve as a flood defence, any changes to the existing feature would need to be undertaken in full consultation with the Coastal Protection Agency (Sunderland City Council) and the Environment Agency. Importantly noted within paragraph 6.1, SMP2 policy is to "hold the line" in this area. Should the wall impact in any way on coastal erosion processes in the area, potential impacts of the proposals will need to be fully investigated within the SA for the area. 6. Paragraph 5.8 is in relation to new developments coming forward in the area. We consider that proposals will need to consider location (i.e. in areas at the least risk of flooding) as a means to achieving environmental sustainability, in accordance with the principles of PPS25.</p>	
MWM91	North East Planning Body	<p>Thank you for the opportunity to comment on the above planning documents. The North East Planning Body (NEPB) has no observations to make and, therefore, will not be submitting a formal response to assess the conformity of the document with regional planning policy.</p>	Noted.
MWM92	Natural England	<p>1. The relationship between the various documents needs to be clearly outlined within each document, and its role in relation to the Local Development Framework made clear. 2. Figure 5 This should also show Durham Coast SSSI and Durham Coast SAC. 3. (4.2/5.1/5.5) Opportunities Culture and Heritage We would recommend that the cave area, ravine should be surveyed for the presence of protected species (bats) prior to any proposed use for art installations and performances, and proposed new lighting schemes. 4. (5.4) Roker Pods - We would initially expect any adverse impact of</p>	<p>1. The masterplan text has been amended to more clearly illustrate the role and relation of the masterplan and Seafrost Regeneration Strategy to the UDP and LDF. 2. Figure 5 amended to show the Durham Coast SSSI and Durham Coast SAC. 3. Spottee's cave (highlighted in the masterplan as an area for illumination and interpretation) was last opened regularly in the early 1990's for the Sunderland Illuminations. Since this time the cave has been secured using a roller shutter. It is considered unlikely it will be a habitat for bat species; however, basic survey work will be undertaken once design proposals are clarified. The masterplan text will be amended to clarify this. 4. The pods shown in the masterplan are an artist's impression for illustrative purposes. Detailed designs will be developed which take into account Natural England's concerns.</p>

		<p>these pods as illustrated to be minimal but would recommend that detailed design, placing and use takes account of use of the area by important and protected birds. In our response to the HRA (Annex 3) we recommend a bird study of the area, this study should also inform pod design if any conflict is identified. 5. (5.7) We encourage any new coastal planting on the grassed banks on the lower promenade and elsewhere to be of locally native species; species appropriate to distant areas of the country can adversely affect locally distinct habitats. The introduction of trees and shrubs, including juniper and Scots pine to amenity grassland in this area is inappropriate. These grasslands can be enhanced with appropriate planting and management of species rich grassland which will provide botanical and wildlife interest in the summer and continues to provide feeding and roosting for migrant and overwintering birds, eg Turnstone, in autumn and winter. 6. (5.8) We welcome the recommendation to include green roof technology for new/refurbishment projects in the area. 7. (6.1) We suggest the text for HRA to read 'the function of the Habitats Regulation Assessment is to enable the Planning Authority to ascertain that no adverse effect on the integrity of a European site will result from implementation of the plan or project' rather than 'to ensure the masterplan will not negatively impact on sites of international nature conservation importance'. 8. (6.1) Refers to avoidance of impact on nesting birds but the timing is confused. Please see our comments in Annex 3 (HRA) regarding impacts on both wintering and breeding birds. 9. PPS9 should be included in the list given the range of coastal nature conservation designations present in the area.</p>	<p>Masterplan text will be amended to clarify this. 5. Comments noted. At this stage it is not necessary to set out which specific species will be planted. Natural England's comments will be considered when a planting scheme is produced. 6. Comments Noted. 7. Masterplan text amended to reflect this. 8 Masterplan text amended to reflect that birds use the coastline for more than solely nesting. 9. Annex amended to include reference to PPS9</p>
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