



Chapelgarth, Sunderland

Statement of Community Involvement

February 2016

siglion.



February 2016

This report has been produced by URBED on behalf of Siglion, to be submitted as part of the outline planning application for a residential led development at Chapelgarth, South Sunderland.

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www.shapingsunderland.com

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1. INTRODUCTION

This report outlines the pre-application public engagement undertaken to develop the proposals for the Chapelgarth site in South Sunderland. It summarises the consultation process, providing details of each public consultation event, key findings and how these have informed the development of the masterplan.

This document has been produced by URBED on behalf of Siglion. It forms part of a suite of documents in support of an outline planning application for the Chapelgarth Site.

Background

In 2013 Sunderland City Council (SCC) invited companies to bid for a contract to bring forward three development sites, including the Chapelgarth site, through an open procurement process. Carillion and igloo Regeneration were selected, and in April 2015 launched as Siglion: a public-private partnership between SCC and Carillion, managed by leading property experts igloo Regeneration. URBED were appointed as the masterplanners for the scheme, and were responsible for the pre-application public consultation process which took place between June 2015 and February 2016.

The area has been identified as one of the key areas for accommodating future housing growth in Sunderland and the team were keen to let local people know about the forthcoming developments proposed for the site.

Approach to Consultation

URBED have extensive experience of consulting with the public on development schemes, and have worked with igloo Regeneration on a number of planning applications around the UK.

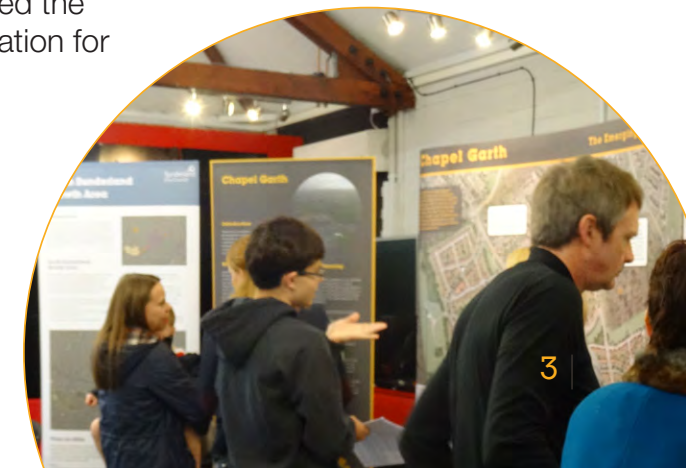
The strategy described on the next pages was designed to ensure meaningful consultation with the public, delivered through a transparent process. All consultation material and feedback is available online at our dedicated website:

www.shapingsunderland.com

Scope of Consultation

Due to the nature of the planning application being an outline application, some detailed elements of the design would not be determined at this stage, such as the detailed design of the houses. Therefore an illustrative masterplan was provided at events to demonstrate how the scheme could look, and consultation was carried out on topics such as the street network, number of houses, landscape strategy and drainage strategy, to gauge feedback on different elements of the masterplan.

The masterplan then informed the subsequent planning application for the site.



2. CONSULTATION STRATEGY

In February 2015, a consultation strategy was devised to set out the programme of consultation events, identify the audience, including potential people and groups to be contacted, and ascertain the desired outcomes to be achieved through the process.

This strategy was then presented to the Doxford Ward Councillors in June 2015 to be agreed before being put into motion. The desired consultation outcomes which the strategy sought to produce are detailed below:

- **Inform:** The purpose of the consultation will be to inform the public about the proposed development and upcoming planning application, phasing, timescales and look of the site. People will want to know how many houses will be developed and how the more sensitive areas of the site (i.e. Blakeney Woods) will be protected.
- **Knowledge Share:** Meetings and interactions will also help us to build a better picture of the site, stories about the history of the site and people's experiences will help to create more informed and authentic proposals, with a wider community buy in.
- **Shape Proposals:** The consultation process will also allow comments to shape the proposals, where there is a general consensus.

Online Resources and Publicity

In order to reach as wide an audience as possible, a wordpress website was created to provide information about the scheme and

details of upcoming consultation events. The website also provided a link to sign up to a mailing list, which allowed the team to send out email reminders before events. A total of **158** people have joined the mailing list at the time of writing.

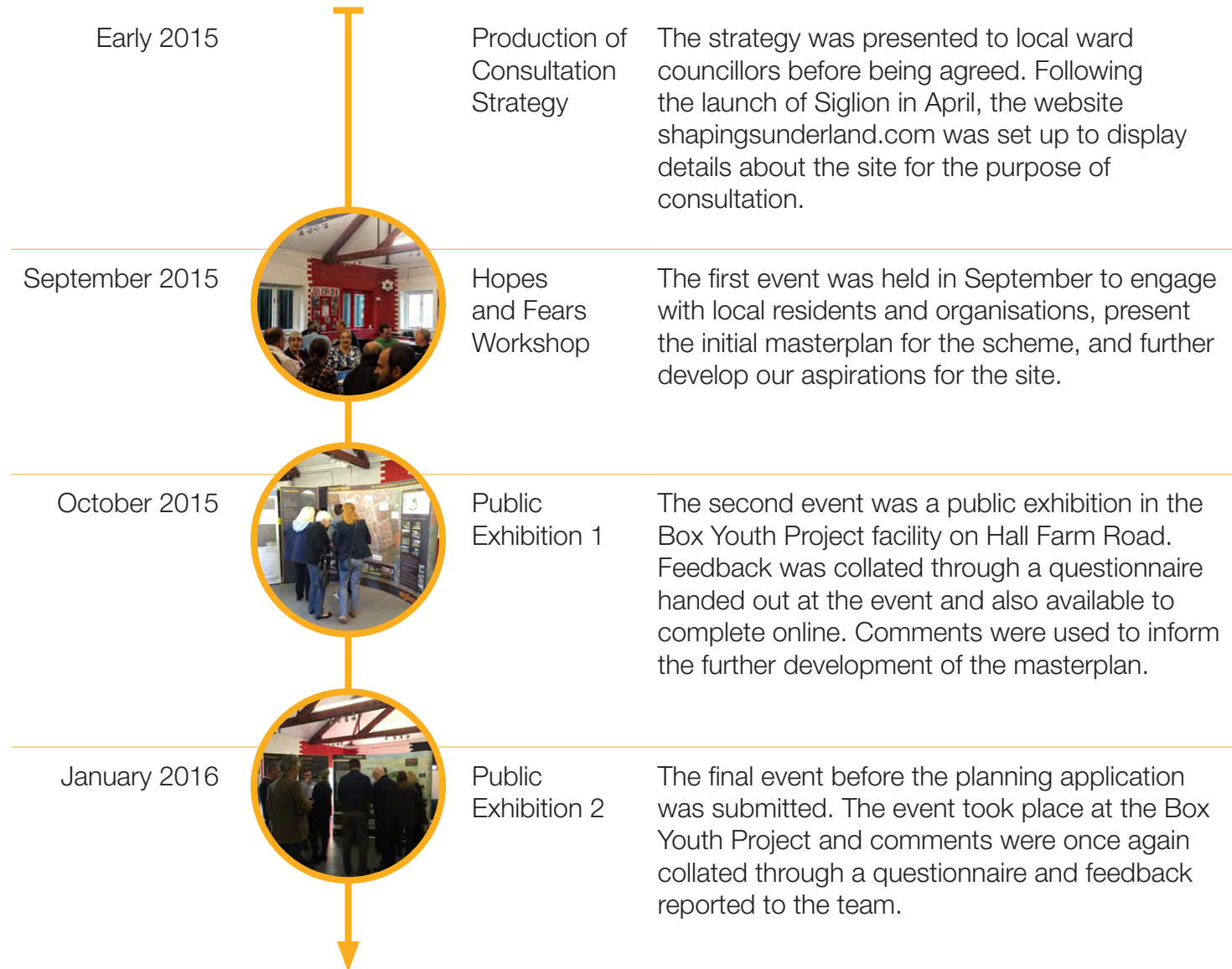
The website and the project was initially advertised in the 'vibe magazine' - Summer 2015 edition, pictured below, which was distributed to 115,000 households in the city.



This report captures responses and feedback on the proposals obtained through a paper and online questionnaire which was issued at the exhibition events. It then identifies how comments have influenced the development of the masterplan.

Programme of Events

A timeline of events has been provided to the right. Further details of each event and feedback have been provided on the following pages.



3. LOCAL PERCEPTIONS

The Chapelgarth site has been designated for housing since its inclusion in the Unitary Development Plan (UDP), which was adopted in 1998. Siglion's aspirations were to deliver housing on the site in line with the City Council's Local Plan Policy.

The Council have also recently released a Draft Planning Document called the South Sunderland Growth Area (SSGA), which re-allocates the land for housing development, along with several other sites in the local area, with the view to accommodate future housing growth (in particular to meet the need for larger family and executive housing) and meet the aspirations of the Economic Masterplan 2010.

The Council had completed the first round of consultation on the SSGA prior to the consultations for the Chapelgarth application. Whilst the SSGA sought to re-allocate the Chapelgarth site for housing, the stage of the SSGA being in a draft format and subject to consultation, meant that the planning application for Chapelgarth would continue to be based on the UDP allocation which was still current.

During the early consultation stages, it also became apparent that many local residents were not aware that the site had been previously designated for a housing development. The nature of the site being open (un-fenced) farmland, meant local people had enjoyed the site as open countryside, and some for up to 30 years (since the first housing was built in the area), with local people frequently using the site for recreational walks and dog-walking.

This meant that the proposals were at times met with opposition and concern over the proposed loss of countryside. In some instances local residents rejected the principle of any development on the site.

In light of this, and following the first event which was a hopes and fears workshop with local residents, the remaining consultations were tailored to try and allay concerns and build confidence in the proposals:

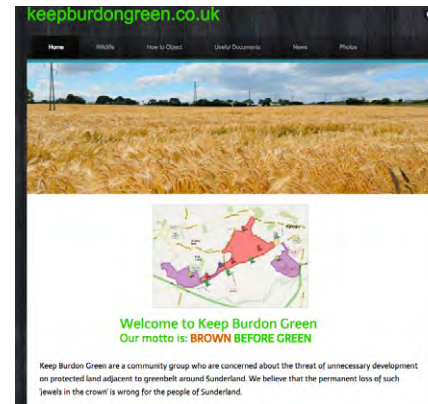
- 1. Provision of more detailed exhibition material: technical information and updates.** In comparison with other consultations, the Chapelgarth exhibition provided more detailed information for attendees, including summarised technical information from the Environmental Impact Assessments (EIA). This was provided to try and allay local resident concerns, especially with regard to ecology, traffic and flood risk.
- 2. Provision of information on the SSGA:** Separate information boards were provided by the Council to be displayed at the consultation events to provide further information about the SSGA process and the continued allocation of the site for housing. Contact details were also provided for people who had comments on the draft SSGA. During the consultation events, the team tried to make it clear that although the UDP policy had not been reviewed since 2007, it was still current, and the SSGA would continue to promote the same designation. Many residents had questions about demand for homes and a brownfield first approach, questions which were covered in detail and evidenced in the SSGA material.

3. **Focus on landscaping elements of the masterplan:** Local Landscape Architects Colour were appointed to bring forward the landscape proposals for the scheme. The landscape and the need to safeguard sensitive woodland, which was in close proximity to the site, was a top priority for the design team, and this information was presented in detail at the consultation events.
4. **Transparent consultation process:** All of the consultation material and responses to comments were published on the Shaping Sunderland website to identify how the masterplan was altered in line with comments, where possible and how the design team were responding to results from various surveys carried out as part of the EIA.
5. **Additional Meetings:** The team met with a group of local residents on Wednesday 20th January to talk through their main concerns and answer questions prior to the final consultation event. The Siglion team also met with the Ward Councillors on a number of occasions to provide an update on the masterplan and any changes, so they could inform their constituents.

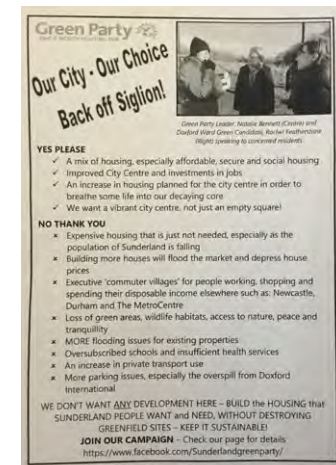
It became apparent during the consultation process that a number of local residents did not agree with the principle of any development taking place on the site, despite the development being in-line with Planning Policy. This made it difficult to gauge feedback on the actual masterplan proposals, or in some instances reflected negatively on parts of the development that were designed in accordance with best practice urban design guidance.

Whilst a number of changes were made to the masterplan to try and alleviate residents concerns, other elements were not changed in order to retain the vision and nature of the masterplan. Whilst we wanted local people to support the development, we also felt it was important that our initial vision of providing a new neighbourhood with a sense of place, with amenities and parks in walking distance remained a top priority for the site. Therefore some comments were not taken on board as they were seen as damaging to this vision, and to the enjoyment of the site by future residents.

Whilst the team understood local residents had concerns about the development, and there were a number of vocal groups against the development, the site was designated as a housing site in the UDP and emerging SSGA policy document.



Screen shot of the Keep Burdon Green website



Flyer advertising a campaign against development on the site, endorsed by the Green Party

4. HOPES AND FEARS WORKSHOP

In September 2015 a workshop was held to enable group discussion about the aspirations and initial masterplan for the site. The workshop was held in a 'hopes and fears' format, groups were asked what their hopes and fears for the site were. This was followed by a short presentation of the emerging masterplan followed by another discussion about where hopes and fears from the earlier discussion had been met. The outcomes of the workshop were then used to further develop the masterplan and landscape proposals for the site.

	Details	Publicity	Resources	Staffing	Attendees
EVENT 1	<p>HOPES AND FEARS WORKSHOP</p> <p>Monday 28th September 2015 6pm-8pm The Box Youth Project</p> <p>The workshop was one of the first steps to engage with local people about the plans for the site.</p>	<ul style="list-style-type: none"> Email invites to Local councillors Email to website mailing list Email to local churches and community centres Distribution of 2000 flyers to the local area 	<ul style="list-style-type: none"> A short presentation on the project team and the site context, followed by a presentation of the initial masterplan Copies of the masterplan were provided for each of the tables 	<p>The event was staffed by:</p> <ul style="list-style-type: none"> 2 members of the Siglion team 3 members of the URBED team 3 members of the Cundall team A member of the Colour team 	<p>55 people attended the workshop</p>



Photos from the event:

FEEDBACK FROM THE WORKSHOP

A scribe was appointed on each table to take down notes from the group discussions. The workshop was really useful in identifying local concerns about the development, and the following table describes the comments which were frequently expressed during the session, along with our responses following the session:

Topic	Comment:	Our Response following the workshop:
Access and Transport	Concerns were raised about how the new development would affect the local road network, and whether any road improvements would be required to increase capacity.	Our transport and highways engineers at Cundall looked into these issues in more detail and further information was provided at the October exhibition. We let local residents know that as part of the planning application we would be required to provide a transport assessment to show the effect of development on existing highways and any proposed mitigation.
Existing Amenities	Concerns were also raised about how the new population would affect public services.	The area is designated for residential-led development as part of the planned growth within the South Sunderland Growth Area. Whilst a new school will not be provided as part of our scheme, an education contribution will be made (this is a legal requirement). We let local residents know that the Regeneration Team at SCC were currently exploring opportunities to extend two existing schools in the local area, fully supported by the Education Officer. We also let local residents know that Cundall were looking into the effects of the new development on other public services, and this information would be provided at the October exhibition.
New Amenities	Concerns were raised about the location of the new local centre being so close to Weymouth Road.	We let local residents know that we were looking into several different options for the local centre, locating it closer to the centre of the scheme and further away from existing housing.
Landscaping and Greenspace	There were a number of comments about increasing the amount of greenspace to provide greater buffers between existing and new properties.	We let local residents know that Colour, the Landscape Architects, were developing a landscaping strategy to conserve and enhance the natural features of the site where possible, and create new, high quality greenspace in the form of parks, pocket parks and playspaces. Colour also looked into increasing green buffers between existing and proposed properties and further information was provided at the October exhibition.

5. PUBLIC EXHIBITION 1

This was the first of two exhibitions held to showcase the emerging masterplan for the site and get wider feedback on different elements of the design. It also gave the team a chance to answer questions from the first workshop. Feedback was gathered through a questionnaire handed out at the event, and comments were used to inform the further development of the masterplan. The event was held on a Saturday to reach as wide an audience as possible.

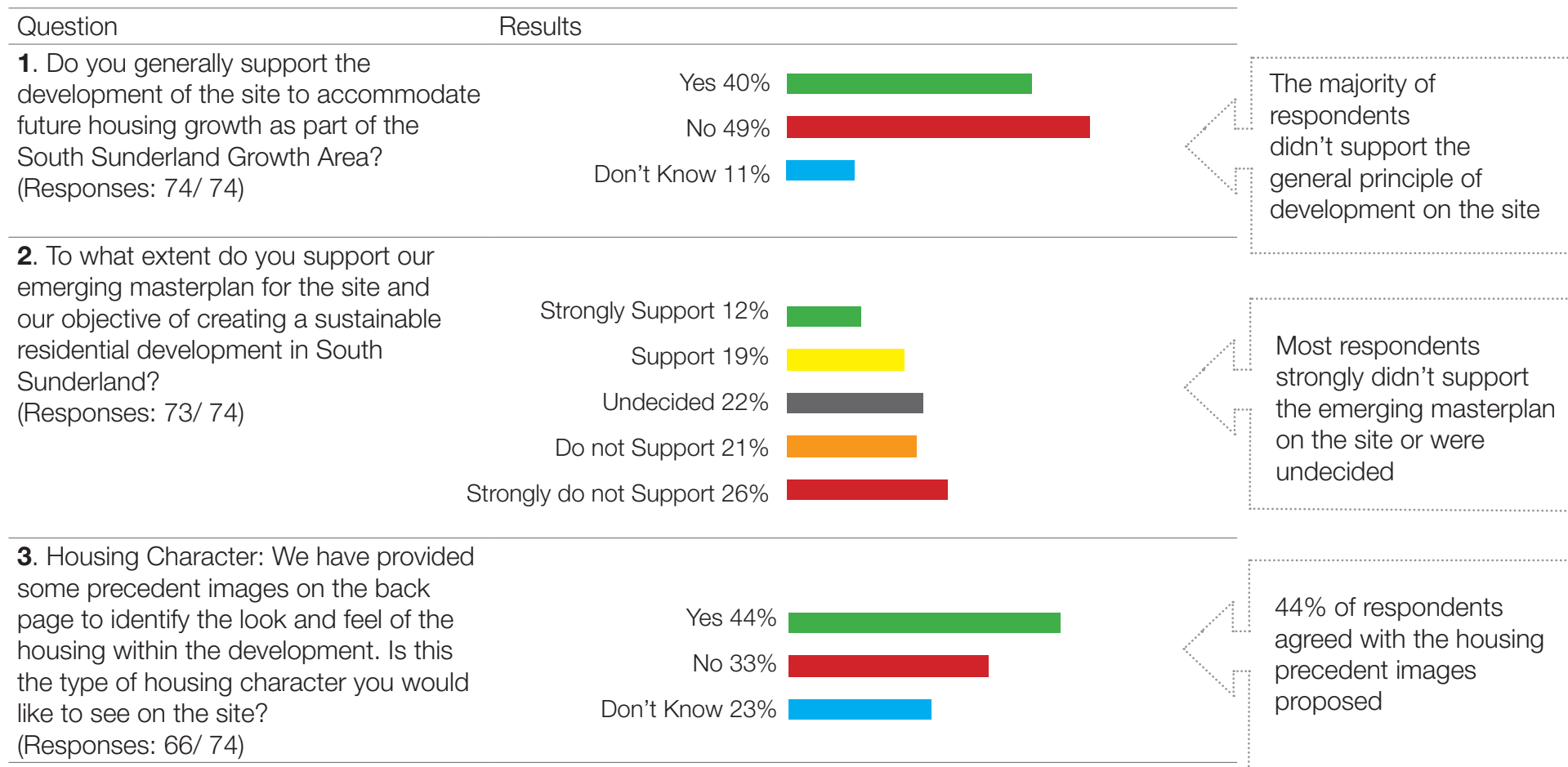
	Details	Publicity	Resources	Staffing	Attendees
EVENT 2	<p>PUBLIC EXHIBITION 1</p> <p>Saturday 17th October 2015</p> <p>10am-4pm Box Youth Project, Hall Farm Road</p>	<ul style="list-style-type: none"> • A flyer drop to 2,500 properties in the local area • Adverts on the website and email out to the mailing list (86 emails) • Half page advert in the Sunderland Echo (unfortunately due to an error, no times were given but local residents should have received the flyer.) 	<ul style="list-style-type: none"> • A large exhibition board with the illustrative masterplan and landscape strategy • Roller banner introducing the team, project timeline and details of the planning application • SSGA roller banner describing the progress of the document • Handout with visual information and key details on the scheme. • Two copies of each board were provided to allow attendees to spread out • All the exhibition material is available to view in the appendix 	<p>The events was staffed by:</p> <ul style="list-style-type: none"> • 2 members of the Siglion team • 2 members of the URBED team • 3 members of the Cundall team • 1 member of the Colour team 	<p>195 people visited the exhibition including the ward Councillors</p>



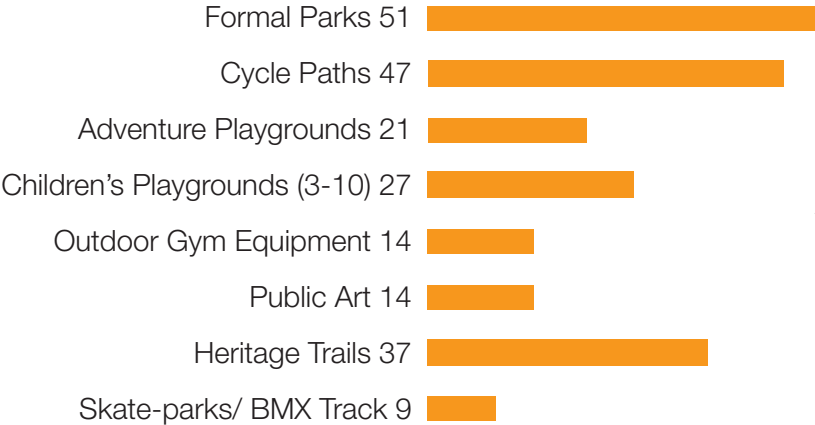

Photos from the event:

QUESTIONNAIRE RESPONSES

A questionnaire was handed out at the exhibition to get feedback from the public on the proposals. A total of 74 people filled in the questionnaire, these included paper questionnaires filled in at the exhibition, paper copies posted to URBED after the event and those filled out online. A summary of the results from the questionnaire are provided below. Entries were accepted until three weeks after the exhibition to give people plenty of time to get their thoughts down. Views expressed below are those of the 74 respondents and the results capture information from answers provided, so where no response has been provided, these results are not included within the percentages. The total number of responses to each question are provided in brackets. A copy of the questionnaire is also provided in the appendix.



QUESTIONNAIRE RESPONSES

Question	Results																		
<p>4. Landscape Strategy: Our Landscape Architects, Colour, are producing a Landscape Strategy, which aims to enhance the natural features of the site and provides a variety of attractive public green space. What would you like to see provided as part of the landscape strategy? (Responses: 62/ 74) Number of responses for each answer:</p>	 <table border="1"> <thead> <tr> <th>Feature</th> <th>Number of Responses</th> </tr> </thead> <tbody> <tr> <td>Formal Parks</td> <td>51</td> </tr> <tr> <td>Cycle Paths</td> <td>47</td> </tr> <tr> <td>Adventure Playgrounds</td> <td>21</td> </tr> <tr> <td>Children's Playgrounds (3-10)</td> <td>27</td> </tr> <tr> <td>Outdoor Gym Equipment</td> <td>14</td> </tr> <tr> <td>Public Art</td> <td>14</td> </tr> <tr> <td>Heritage Trails</td> <td>37</td> </tr> <tr> <td>Skate-parks/ BMX Track</td> <td>9</td> </tr> </tbody> </table>	Feature	Number of Responses	Formal Parks	51	Cycle Paths	47	Adventure Playgrounds	21	Children's Playgrounds (3-10)	27	Outdoor Gym Equipment	14	Public Art	14	Heritage Trails	37	Skate-parks/ BMX Track	9
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<p>5. Community Heart: As part of the scheme there is a desire to create a new meeting place for the new and existing community, off Weymouth Road. This could be a mixture of retail and community use buildings such as a Dentist or Doctor's surgery etc. Do you think this is located in the right place? (Responses: 68/ 74)</p>	 <table border="1"> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td>38%</td> </tr> <tr> <td>No</td> <td>50%</td> </tr> <tr> <td>Don't Know</td> <td>12%</td> </tr> </tbody> </table>	Response	Percentage	Yes	38%	No	50%	Don't Know	12%										
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Respondents were keen to see formal parks, cycle paths, heritage trails and children's playgrounds provided as part of the proposals

The majority of respondents were against the proposals to provide a community heart as part of the scheme

QUESTIONNAIRE RESPONSES

Question	Results																
<p>6. Community Facilities: Do you have any suggestions of community use buildings that you would like to see provided in the community heart? (Responses: 41/ 74)</p> <p>Most common answers:</p>	<table border="1"> <tr><td>None</td><td>14</td></tr> <tr><td>Cafe/ Coffee Shop</td><td>4</td></tr> <tr><td>Pub</td><td>4</td></tr> <tr><td>Convenience Store</td><td>3</td></tr> <tr><td>Function room/ hall</td><td>3</td></tr> <tr><td>GP</td><td>3</td></tr> <tr><td>Church</td><td>2</td></tr> <tr><td>Library</td><td>2</td></tr> </table> <p>Most respondents were against the provision of community facilities as part of the proposals</p>	None	14	Cafe/ Coffee Shop	4	Pub	4	Convenience Store	3	Function room/ hall	3	GP	3	Church	2	Library	2
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<p>7. Street Layout: The streets have been designed to make it easier for pedestrians and cyclists to navigate and travel through the site. We have also included a green spine road, which will provide the main vehicular route through the site, and will be large enough to accommodate a bus service. Residential streets will also feed off this route. Do you agree with this approach? (Responses: 64/ 74)</p>	<table border="1"> <tr><td>Yes</td><td>42%</td></tr> <tr><td>No</td><td>44%</td></tr> <tr><td>Don't Know</td><td>14%</td></tr> </table> <p>There was a split between responses for this question</p>	Yes	42%	No	44%	Don't Know	14%										
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COMMON RESPONSES

Common responses to the scheme taken from the comments section of each question and the last question which asked: 'Do you have any further comments or is there anything which you think we have missed?' have been provided below. These have been arranged by topic and prevalence:

Topic	Issue/ Concern	No. of Mentions
Community Heart	Don't need shops/ facilities as they are already in the area.	23
	Community heart on masterplan is in the wrong location - should be further into the scheme	10
	Do need more shops/ GPs/ Dentists	7
Traffic	Concerns about an increase in traffic in the local area	23
	Concern that road layout and extra traffic will cause rat-runs	4
	Need to improve existing road infrastructure	2
Principle of development	Too much housing/ too dense/ perceived lack of demand	19
	Alternative sites could be developed first	15
Greenspace/ Habitats	Loss of greenspace/ countryside/ green buffer	11
	Need for more greenspace and trees on masterplan	10
	Concerns development will disrupt/ displace wildlife	7
Water	Concerns about flooding once development is built on land and surrounding roads	7
Housing	Need for bungalows	5
	Too close to existing properties/ issues with over-looking	4
	Need for a mix of homes to include affordable housing, starter homes and executive housing	4
Maintenance	Concerns that public areas/ playgrounds would not be maintained	6
Safety	New playgrounds and shopping facilities results in anti-social behaviour in these areas	4
Connections	Need for improved walking and cycling connections to local schools in the area including road crossings	5
Construction	Disruption during construction phases	3

QUOTES FROM THE QUESTIONNAIRE

Plenty of parking for residents. Community buildings use for activities and church would be great. Also a lot of dog walking areas.

Good to build a community.

Amount of extra traffic this will generate will be chaotic both in the building phase and on completion.

In response to ideas to be included within the landscape strategy: all of them if possible. As a potential 1st time buyer around the time this site will be built its exciting to see all of these opinions being considered.

The housing should blend in with the area not the houses previously built and maybe have grass roofs, eco friendly and subtle.

The area has a great deal of history , use names from the past, the proposed names are not a good idea - use old ordnance survey maps e.g. old farms, historical names.

The proposed areas suffers badly with flooding and the main roads are often flooded due to run off from the field. I would prefer a greener area to be larger separating new developments.

I would like to see houses not too close together and with plenty of trees and quiet areas. I'd like to see homes for older/ retired people who are still active.

As long as the wildlife is protected and plenty of trees are planted to help with noise pollution from the A19.

Unsure it could be very good for area but change is often scary.

Plenty of traffic free paths and space that is easily accessible.

RESPONSE TO COMMENTS AND CHANGES TO THE MASTERPLAN

A summary of prevalent concerns, issues and needs have been provided below along with our response, which was provided at the time. This information was published in a summary note of feedback and circulated through the mailing list and website, following the first exhibition.

No.	Issue/ Concern/ Need	Our Response/ Objectives for the masterplan
1.	Disagreement with general principle of development on the site, and concern that alternatives sites would be more appropriate.	<p>This concern was expressed by a number of participants and suggested an objection to the principle of development on the site, and in turn a rejection the emerging masterplan without comment.</p> <p>The site has been designated for housing development since its inclusion in the 1998 UDP. Sunderland has a need to develop additional housing to meet demand and provide homes to attract business leaders working in the city and surrounding area. We would recommend those who are concerned with the principle contact the neighbourhood team at the council who are running consultations on the South Sunderland Growth Area. Email: implementation@sunderland.gov.uk or by phone: 0191 561 2439</p> <p>We have also provided on the Shaping Sunderland website a copy of a briefing note with some frequently asked questions regarding the South Sunderland Growth Area and Chapelgath site's role within that.</p>
2.	No need for shops/ facilities to be provided as part of the masterplan.	<p>Whilst some respondents were against the idea of providing local shops and services, we believe it is good practice to provide a community heart as part of the scheme as a place for new residents to meet and socialise and to reduce travel times to key services. We have therefore provided a community heart but re-located this further into the scheme, to be further away from existing properties. We will not be proposing a pub/ licensed premises.</p>
3.	Concerns about increase in traffic due to the extra population.	<p>Highways Engineers at Cundall are assessing impact on local roads and potential mitigation to reduce traffic generated by the new development, and have been liaising with the council's highways team and the Highways Agency. Information on highways and traffic impacts will be included as a chapter in the Environmental Statement.</p>

No.	Issue/ Concern/ Need	Our Response/ Objectives for the masterplan
4.	Too much housing being provided on the site, more should be retained as greenspace.	The design team are looking at providing more and larger green buffers between existing and new properties in line with comments. This will increase the amount of greenspace.
5.	Concern that the development results in a loss of greenspace/ countryside/ green buffer.	Whilst it is inevitable that a development of this nature will result in a loss of countryside, we are retaining large areas of open greenspace and will be taking into account drainage solutions which will enhance the quality of recreational space.
6.	Community heart should be moved further into the centre of the scheme and away from existing properties.	This has been considered and changes made.
7.	Keen to see formal parks/ cycle paths/ heritage trails/ playgrounds.	We will be producing a landscape strategy which will set out provision of parks, cycle paths and footpaths through the area.
8.	Concerns about flooding.	Our technical consultants at Cundall are working closely with Northumbria Water and the Council to ensure that a suitable drainage strategy is developed.
9.	Concerns development will disrupt/ displace wildlife.	All environmental surveys have now been undertaken and examined to see how the masterplan could be improved to enhance the ecological habitats.
10.	Need for local facilities such as convenience shops/ pubs/ cafes.	Whilst some respondents were against providing any shops or services in the scheme, others did identify a need for local services, which we aim to provide space for in the community heart. We will not be proposing a pub/ licensed premises.
11.	Concerns about maintenance of public space/ playground concerns.	Each property will be required to pay an annual service charge which will pay for maintenance and upkeep of all public areas.

6. PUBLIC EXHIBITION 2

Following the first exhibition, work progressed on the masterplan and Environmental Impact Assessment elements and the second exhibition was scheduled to showcase the updated masterplan for the site and get further feedback from the public. The team decided to hold this event again at the Box Youth Project.










	Details	Publicity	Resources	Staffing	Attendees
EVENT 3	<p>PUBLIC EXHIBITION 2</p> <p>Saturday 30th January 2016</p> <p>10am-4pm Box Youth Project, Hall Farm Road</p>	<ul style="list-style-type: none"> • A flyer drop to 3,000 properties in the local area • Adverts on the website and email out to the mailing list (120 emails) • Two half-page adverts in the Sunderland Echo in the weeks prior to the event 	<ul style="list-style-type: none"> • A large exhibition board showcasing the updated masterplan as a 3D aerial image • Roller banner detailing feedback from the last consultation and changes made to the masterplan • Roller banner introducing the team, project timeline and details of the planning application (from the previous exhibition) • SSGA roller banner describing the progress of the document (from the previous exhibition) • Handout with visual information and key details on the scheme. • Handouts with information on technical areas, including acoustics, planning, transport, ecology and drainage. • Two copies of each board were again provided in anticipation of a high number of visitors. • All the exhibition material is available to view in the appendix 	<p>The events was staffed by:</p> <ul style="list-style-type: none"> • 2 members of the Siglion team • 4 members of the URBED team • 5 members of the Cundall team • 1 member of the Colour team 	<p>Over 192 people visited the exhibition</p>




Photos from the event:

QUESTIONNAIRE RESPONSES


A total of 84 completed questionnaires were received, 26 paper copies were filled out (filled out on the day at the exhibition, or posted back to URBED) and 58 online. Of the respondents, 82 out of 84 stated that they lived in the local area and all were in the SR3 postcode area, with one respondent in DH4. A summary of the results from the questionnaire are provided below. Entries were accepted until two weeks after the exhibition to allow comments to be circulated to the design team before the masterplan was finalised for submission. Views expressed below are those of the 84 respondents. The results capture information from answers provided, so where no response has been provided, these results are not included within the percentages. The total number of responses to each question are provided in brackets. A copy of the questionnaire is also provided in the appendix.

Question	Results	
<p>1. Around the edge of the residential areas, we are proposing to provide 13.5 hectares of natural green space (which is equivalent in size to 18.2 senior sized football pitches). This space will be open to the public and will incorporate existing trees, new tree planting and pathways. Do you agree with this approach or have any further comments? (Responses: 81/ 84)</p>	<p>Yes 46% </p> <p>No 48% </p> <p>Don't Know 6% </p>	<p>Responses were split for this question.</p>
<p>2. Recreational Networks: Our proposed public routes are based on how people currently use the site at present. We aim to provide a circular route through the natural greenspace, which also connects into the W2W cycle route to the south of the scheme. Pathways will also be provided within and around the new parks. Do you agree with this approach or have any further comments? (Responses: 81/ 84)</p>	<p>Yes 46% </p> <p>No 46% </p> <p>Don't Know 9% </p>	<p>Again, responses were split in response to this question.</p>
<p>3. Parks and Play Spaces: As part of the landscape strategy we are also proposing to provide two new community parks (located at the centre of the scheme and towards the south of the scheme) for new and existing residents to enjoy. The park to the south of the scheme will be on elevated green space to make the most of views out towards the sea. There are also 4 pocket parks, incorporating doorstep play areas within the areas of new housing. Do you agree with this approach or have any further comments? (Responses: 82/ 84)</p>	<p>Yes 34% </p> <p>No 54% </p> <p>Don't Know 12% </p>	<p>The majority of respondents did not agree with this approach citing being against the general development and/or these spaces attracting anti-social behaviour.</p>

QUESTIONNAIRE RESPONSES

Question	Results						
<p>4. Green Buffers: We are aware of the importance of the woodland and hedgerows around the site and we have incorporated into the landscape strategy the provision of green buffers. These indicate areas where no housing development can take place and include a minimum 25m buffer around woodland areas such as Blakeney Woods and a minimum 10m buffer around sensitive hedgerows. Do you agree with this approach or have any further comments? (Responses: 81/ 84) Number of responses for each answer:</p>	 <table border="1"> <tr> <td>Yes</td> <td>37%</td> </tr> <tr> <td>No</td> <td>56%</td> </tr> <tr> <td>Don't Know</td> <td>7%</td> </tr> </table>	Yes	37%	No	56%	Don't Know	7%
Yes	37%						
No	56%						
Don't Know	7%						

The majority of respondents did not agree with the approach citing being against the general development or the need for greater buffers.

<p>5. Housing Mix: As part of the planning application, we are proposing that a minimum of 20% of these homes will be 5+ bedroom homes. An indicative mix for the whole scheme could be as follows:</p> <ul style="list-style-type: none"> • 5% to be 2 bedroom houses; • 20% to be 5 + bedroom houses and; • 75% to be 3 or 4 bedroom houses <p>Do you agree with this approach or have any further comments (Responses: 78/ 84)</p>	 <table border="1"> <tr> <td>Yes</td> <td>10%</td> </tr> <tr> <td>No</td> <td>71%</td> </tr> <tr> <td>Don't Know</td> <td>19%</td> </tr> </table>	Yes	10%	No	71%	Don't Know	19%
Yes	10%						
No	71%						
Don't Know	19%						

A large majority of respondents were against this approach. Many cited a lack of demand for any homes on the site and other responses were mixed, stating a number of reasons, including; the need for more 2 bed homes, need for more executive homes, need for more affordable homes; and a need for bungalows.

QUESTIONNAIRE RESPONSES

Question	Results							
<p>6. Community Heart: We have re-located a small community hub further into the centre of the scheme, and away from existing properties on Weymouth Road. We are proposing to provide some space for a small local shop and community facilities, should they be required. We will not be proposing any pub facilities, in line with local residents concerns. Do you agree with the relocation of the community hub, or have any further comments? (Responses: 81/ 84)</p> <p>Most common answers:</p>	 <table border="1"> <tr> <td>Yes</td> <td>27%</td> </tr> <tr> <td>No</td> <td>67%</td> </tr> <tr> <td>Don't Know</td> <td>6%</td> </tr> </table>	Yes	27%	No	67%	Don't Know	6%	<p>The majority of residents did not agree with this approach, stating that the heart was either not required or that it should be further from existing properties on Weymouth Road.</p>
Yes	27%							
No	67%							
Don't Know	6%							
<p>7. Drainage Strategy: A Sustainable Urban Drainage Strategy has been developed by Engineers at Cundall to manage water movement around the site. The strategy would include drainage ponds within the green space off Weymouth Road, which would capture water in extreme storm events and reduce the risk of flooding. Swales (shallow, vegetated open channels) will also be provided along the side of roads to slow down the flow of water around the development, and enhance the green nature of the residential areas. Do you agree with this approach or have any further comments? (Responses: 83/ 84)</p>	 <table border="1"> <tr> <td>Yes</td> <td>18%</td> </tr> <tr> <td>No</td> <td>64%</td> </tr> <tr> <td>Don't Know</td> <td>18%</td> </tr> </table>	Yes	18%	No	64%	Don't Know	18%	<p>The majority of respondents did not agree with this approach stating that they did not believe the proposals would be able to solve the problem. Other comments included safety concerns about the drainage basins.</p>
Yes	18%							
No	64%							
Don't Know	18%							

COMMENT ANALYSIS

Question 8 asked: ‘Do you have any further comments or is there anything which you think we have missed?’. Responses to this question alongside open-ended comments provided under the previous questions have been analysed and key findings have been presented below:

Out of all 84 questionnaire responses:

- 49% disagreed with the actual principle of development on the site
- 51% accepted that some development would take place but expressed a number of concerns about certain elements of the masterplan.
- Reasons behind each category can be summarised as follows, with our response provided on the following page:

49% against principle of development

The most frequent responses (5 mentions or more) included:

<i>Issue/ Concern</i>	<i>No. of Mentions</i>
Loss of Countryside	25
Concerns about flooding on the site	20
Concerns about additional traffic	12
Concerns about parts of the development attracting anti-social behaviour	11
Perceived lack of demand for new homes in the area	8
Wildlife Disruption	7

51% accept development but have concerns

The most frequent responses (5 mentions or more) included:

<i>Issue/ Concern</i>	<i>No. of Mentions</i>
Increase in traffic	24
Flood and drainage issues	23
Would prefer more green space	22
Would prefer less housing	17
Would like to see a larger green buffer between existing housing on Weymouth Rd	13
Concern new public areas will attract anti-social behaviour	8
Concern about loss of countryside and recreational routes	7
Would like to see more 2 beds	6

7. KEY FINDINGS

The responses collated from feedback to the second exhibition showed that a large number of respondents, 49%, were against the principle of development on the site in its entirety.

This meant that it was difficult to ascertain views on the actual design details of the masterplan, or where certain elements could be improved.

Those who seemed to accept the development expressed a number of concerns which were similar to those frequently expressed at the previous consultation:

Key Findings

1. Concern about increase in traffic in local area: The feedback once again highlighted that people were concerned about the extra traffic in the local area. A handout was provided at the second exhibition to demonstrate that the roads had been designed to accommodate future growth and the roads would work as intended after the new development was brought forward. Further details about transportation is be provided in the Environmental Statement.

2. Drainage and flood risk: Although further information about the drainage strategy was provided at the consultation, and how this would be incorporated into the landscape strategy to provide open, vegetated swales and drainage ponds, people were still concerned about flooding issues being heightened on the site due to the new development. As part of the planning application, the development must tackle flooding and drainage issues and further information will be available in the Environmental Statement. This will not only make the development feasible but should also reduce flooding in the local area, currently experienced around Weymouth Road.

3. Preference for less housing: Following feedback, the number of homes on the site was reduced from 900 units to 750. Although

people still had concerns about the number, the reduction was made in line with feedback and this could not be reduced further for viability reasons. 750 units is also the maximum number proposed, so fewer homes could be developed, dependent on future house-builder requirements.

4. Need for more green space/ loss of countryside: The masterplan intends to provide over 14 hectares of public, green open space, and formalise circular recreational routes through the site to allow people to continue to use the site for recreation and dog walking. Whilst the development will ultimately change the nature of the site as it is used and experienced at present, the design team put a lot of work into the landscape strategy and enhancing green space throughout the site. The number of houses had also been reduced from 900 units to 750 units, since the last exhibition, which meant the amount of public green space increased.

5. Larger green buffer between existing residents off Weymouth Road: Following comments from the first exhibition, housing was removed from Weymouth Road and a green buffer was provided between existing properties and the new proposed housing. It was felt this would be sufficient, even though local residents still had concerns. Following the second exhibition, the landscape strategy proposed to plant extra trees in this buffer to further shield views.

6. Perception of anti-social behaviour: A number of respondents expressed the view that the new green spaces and local centre would attract anti-social behaviour. The layout of the housing has been designed to incorporate houses which face onto the streets and green spaces to increase natural surveillance. Providing eyes on the streets should help to reduce anti-social behaviour by reducing any blind spots.

8. MASTERPLAN DEVELOPMENT

The diagram below identifies how the masterplan has developed following feedback from the consultation:

Illustrative Masterplans:



Bid 2014

Iterations in response to consultation:

- This early stage masterplan was developed for the bid.
- The housing on the western edge was later removed due to the requirement to provide natural greenspace on the site as part of the proposals
- Iterations from the early stage masterplan were largely directed through pre-application discussion with the Council.



September 2015

- The masterplan above takes into account a number of changes progressed following pre-application meetings with the planning officers at the Council, including providing buffers around Blakeney Woods and the hedgerows.
- This masterplan was displayed at the Hopes and Fears Workshop. Local residents main concerns were the amount of housing and the local centre being too close to existing properties.



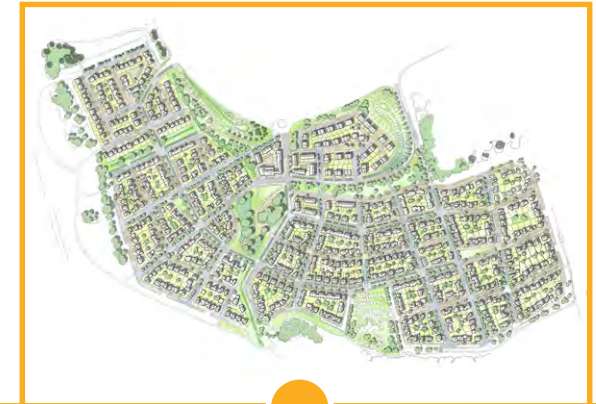
October 2015

- The same masterplan was showcased to a wider audience at the first exhibition, held at the box youth project.
- Local residents were concerned with the location of the local centre and the number of homes proposed.
- People were also concerned about how the development would contribute to traffic in the local area.



January 2016

- In response to the comments received from the previous consultation, the number of houses was reduced from 900 units to a maximum of 750.
- Extra green space was been maintained as part of the landscape strategy
- Names of neighbourhoods were altered to better reflect the area.
- The local centre was moved further into the heart of the development, away from Weymouth Road
- The green buffer along Weymouth Road was increased
- Drainage ponds were been provided to tackle drainage and reduce the risk of flooding. This was seen as a top priority for the site, especially after the recent surface water flooding experienced around the site over the winter of 2015
- Circular routes for walkers and dog-walkers were provided, following existing well-used paths



February 2016

- Above is the revised masterplan, submitted as part of this planning application.
- Extra tree planting has been incorporated into the green buffer along Weymouth Road.
- Fencing is being proposed around some of the natural open greenspace to make it safer for dogs, in line with comments.

9. CONCLUSION AND NEXT STEPS

The public consultations demonstrated that over half of the people who provided feedback were against the principle of development on the site. This made it difficult to get feedback on the design of the masterplan as people were not keen to comment on individual elements as they ultimately rejected the proposals as a whole.

Whilst we understand that local people have concerns about the principle of development, the site has long been designated as a housing site in local planning policy and the team were looking to provide housing on the site in line with local policy.

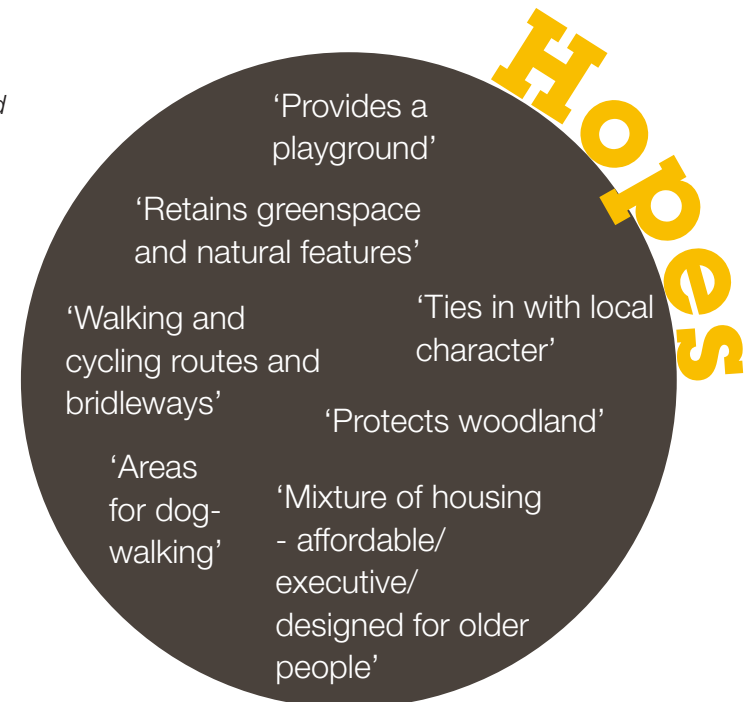
Those who accepted the development, expressed a number of common concerns and asked a number of questions. We have tried to address some of these concerns through the design of the masterplan, most notable changes included:

- Reducing the number of homes from 900 to 750;
- Removing houses from Weymouth Road and providing a green buffer between existing properties and new ones;
- Consolidating the local centre and moving it further into the development;
- Retaining and formalising circular walking/ recreational routes through the site, based on well-used routes at present and;
- Providing large drainage basins to better manage water on the site, which Siglion are committed to delivering as part of the Phase 1 works on the site.

We hope that the technical information contained within the Environmental Statement (submitted as part of this application) provides additional information to resolve remaining concerns about the development.

A Design Code has been produced and submitted as part of this planning application to fix certain elements of the masterplan. This will ensure the landscape strategy is delivered as intended, as and when future housing is developed on the site. We hope this approach will help to build confidence in the delivery of the scheme and our vision to create a series of new neighbourhoods which both new and existing residents can enjoy.

Hopes expressed at the first workshop. We hope the final masterplan has met local resident's hopes for the site:





South Sunderland Growth Area

Introduction
The South Sunderland Growth Area (SSGA) is a key part of the Sunderland City Council's emerging masterplan. It is a large area of land to the south of the city centre, bounded by the A167 to the north, the A166 to the east, and the A168 to the west. The area is currently largely undeveloped and is set to be transformed into a vibrant, sustainable community.

Key Features
The SSGA includes a mix of residential, commercial, and recreational uses. Key features include new housing developments, a new business park, a new school, and a new park. The area is also set to be served by a new bus route and a new cycle route.

Benefits
The development of the SSGA will bring a range of benefits to the city, including new jobs, new homes, and improved infrastructure. It will also help to reduce the city's carbon footprint and improve the quality of life for its residents.

Next Steps
Sunderland City Council is currently consulting on the emerging masterplan for the SSGA. We are looking for your views on the proposed developments and how they will be implemented. You can provide your views by attending a public consultation event or by submitting a written response.

Chapel Garth

Introduction
The Chapel Garth development is a key part of the Sunderland City Council's emerging masterplan. It is a large area of land to the south of the city centre, bounded by the A167 to the north, the A166 to the east, and the A168 to the west. The area is currently largely undeveloped and is set to be transformed into a vibrant, sustainable community.

Key Features
The Chapel Garth development includes a mix of residential, commercial, and recreational uses. Key features include new housing developments, a new business park, a new school, and a new park. The area is also set to be served by a new bus route and a new cycle route.

Benefits
The development of the Chapel Garth will bring a range of benefits to the city, including new jobs, new homes, and improved infrastructure. It will also help to reduce the city's carbon footprint and improve the quality of life for its residents.

Next Steps
Sunderland City Council is currently consulting on the emerging masterplan for the Chapel Garth. We are looking for your views on the proposed developments and how they will be implemented. You can provide your views by attending a public consultation event or by submitting a written response.

Chapel Garth

The Emerging Masterplan - we want your views

Key Features
The Chapel Garth development includes a mix of residential, commercial, and recreational uses. Key features include new housing developments, a new business park, a new school, and a new park. The area is also set to be served by a new bus route and a new cycle route.

Benefits
The development of the Chapel Garth will bring a range of benefits to the city, including new jobs, new homes, and improved infrastructure. It will also help to reduce the city's carbon footprint and improve the quality of life for its residents.

Next Steps
Sunderland City Council is currently consulting on the emerging masterplan for the Chapel Garth. We are looking for your views on the proposed developments and how they will be implemented. You can provide your views by attending a public consultation event or by submitting a written response.

Several people are seated at a table on the left side of the room. They appear to be engaged in a discussion or a consultation session. One person is pointing towards the 'South Sunderland Growth Area' poster. The table is covered with a red cloth and has some papers and a small sign on it.

Sunderland City Council

signature

signature

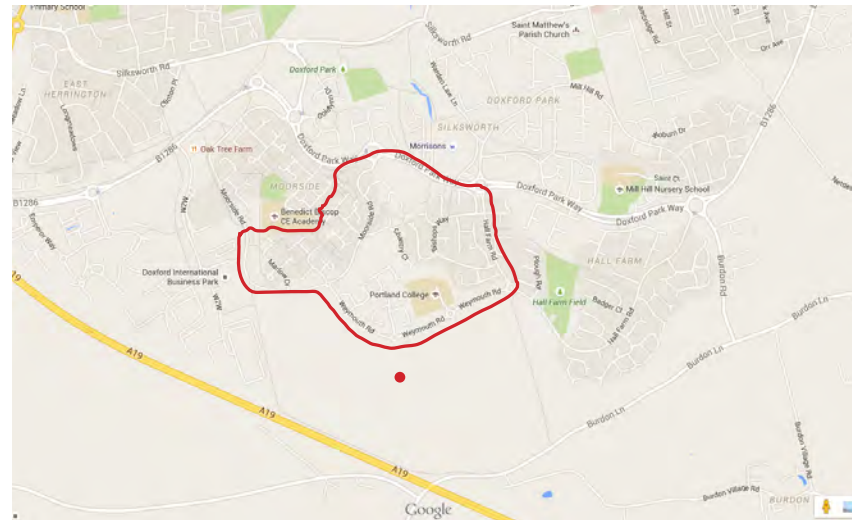
10. APPENDIX

PUBLICITY & DISTRIBUTION	29
EVENT 1 MATERIAL: Hopes and Fears Workshop	31
EVENT 2 MATERIAL: Public Exhibition 1	32
EVENT 3 MATERIAL: Public Exhibition 2	40

PUBLICITY & DISTRIBUTION

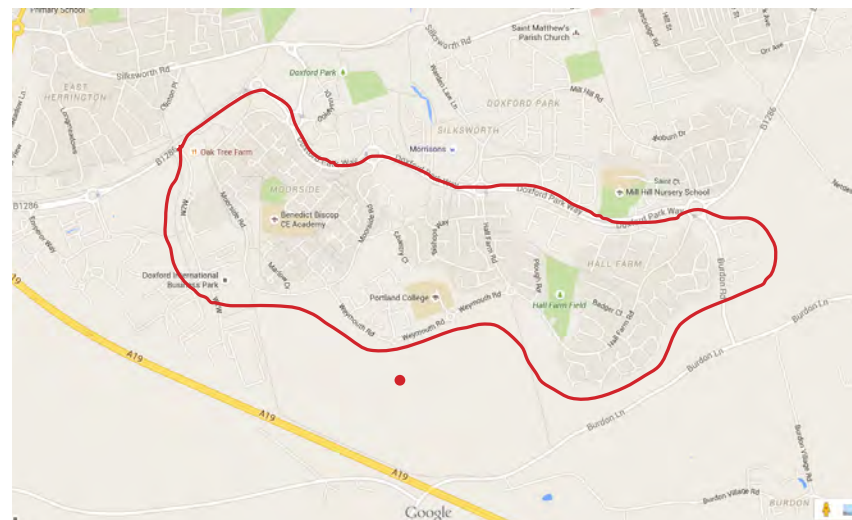
- The website, team and projects were initially advertised in the vibe magazine which gets delivered to 100,000 addresses in Sunderland.
- The hopes and fears workshop was advertised through emails out to local organisations and ward councillors and an advert on the website. A flyer drop was also carried out, and 2,000 leaflets were delivered to properties in the local area around the site, shown on the first map to the right.
- The second exhibition was advertised through another flyer drop, the second map to the right identifies the areas that flyers were delivered to by members at the Box Youth Project. The exhibition was also advertised on the website and through an email out to the mailing list, which included those who attended the first workshop and local ward councillors. An advert was also released in the Sunderland Echo.
- For the final exhibition, the event was again advertised on the website and on an email to the mailing list, which captured those who had attended the previous exhibition. The Box Youth Project carried out another flyer drop, distributing the leaflet to 3,000 local residents to capture a wider audience. The event was also advertised in the Sunderland Echo.

Chapelgarth Flyer Distribution Area



Workshop flyer drop distribution area

Chapelgarth Flyer Distribution Area

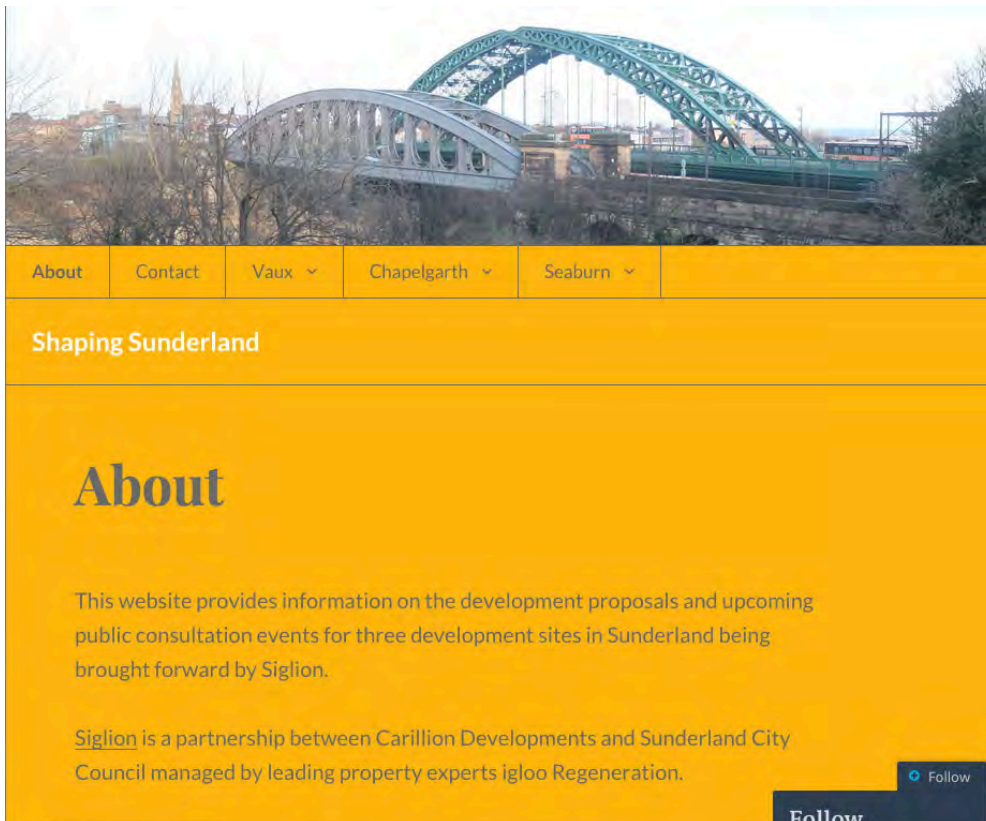


Exhibition 1 and 2 flyer drop distribution area

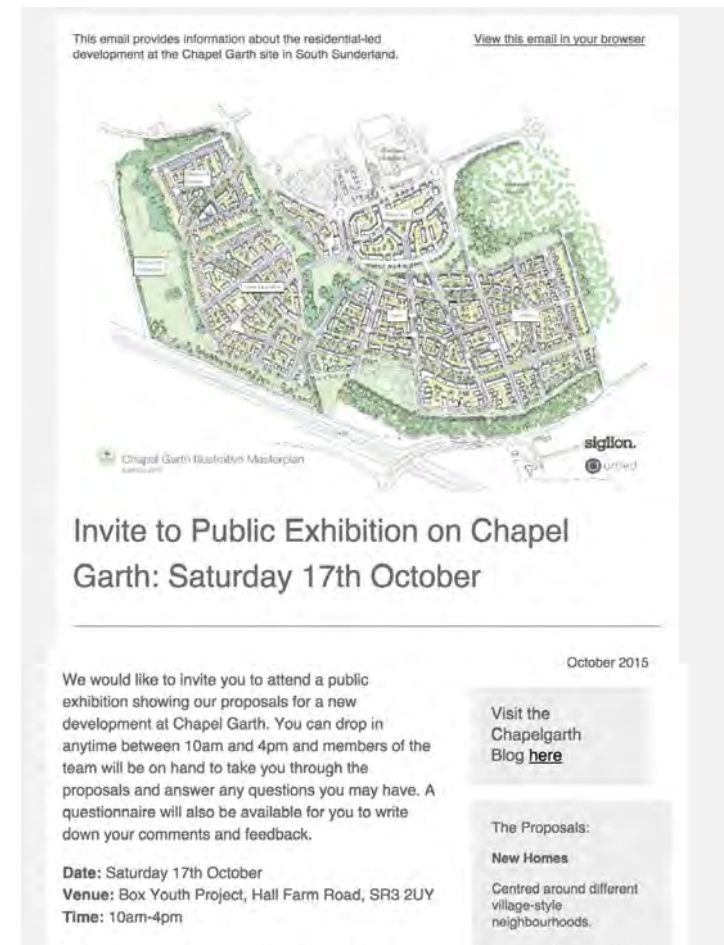
PUBLICITY & DISTRIBUTION

- The website was set up to provide all consultation materials in one place, alongside information about the project, team and who to contact.
- A mailing list was set up using mailchimp, to enable quick delivery of emails to all those on the list and to provide updates on the consultation process and progress of the planning application.

Snapshot of the shapingsunderland wordpress blog:



Snapshot of an email sent out to the mailing list:



EVENT 1 MATERIAL: Hopes and Fears Workshop

A copy of the masterplan below was provided for each group:



**Chapel Garth Workshop:
Monday 28th September**

**6pm-8pm
Box Youth Project**
Hall Farm Road
SR3 2UY

**To confirm your place
Please RSVP -**
Sangeetha Banner
sangee@urbed.coop
0161 200 5500

the site

further details on the project and team:
www.shapingsunderland.com
 please join our mailing list:
www.eepurl.com/bwfojy

**Invitation to attend a
workshop on the new
housing development at
Chapel Garth:**

Monday 28th September

6pm-8pm
Box Youth Project
Hall Farm Road,
Chapelgarth, Sunderland
SR3 2UY

Flyer distributed to advertise the event



Photos from the event

EVENT 2 MATERIAL: Public Exhibition 1

The first public exhibition took place at the Box Youth Project and the exhibition boards and a copy of the questionnaire are provided on the following pages:

**Chapel Garth Public Exhibition:
Saturday 17th October**

**Drop in anytime
between:
10am-4pm**

**Box Youth Project
Hall Farm Road
Sunderland
SR3 2UY**



further details on the project and team:
www.shapingsunderland.com
please join our mailing list:
www.eepurl.com/bwfoj

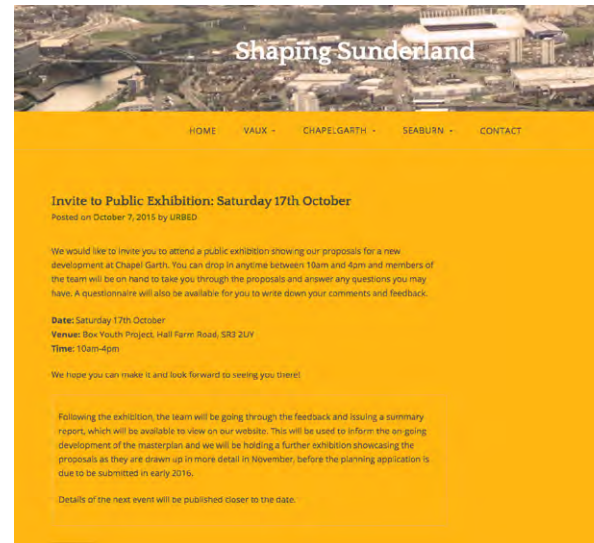
siglion.

**Upcoming public
exhibition on new
housing development at
Chapel Garth:**

Saturday 17th October

10am-4pm

**Box Youth Project
Hall Farm Road
Sunderland
SR3 2UY**



Shaping Sunderland

HOME VAUX CHAPEL GARTH SEABURN CONTACT

Invite to Public Exhibition: Saturday 17th October
Posted on October 7, 2015 by URBED

We would like to invite you to attend a public exhibition showing our proposals for a new development at Chapel Garth. You can drop in anytime between 10am and 4pm and members of the team will be on hand to take you through the proposals and answer any questions you may have. A questionnaire will also be available for you to write down your comments and feedback.

Date: Saturday 17th October
Venue: Box Youth Project, Hall Farm Road, SR3 2UY
Time: 10am-4pm

We hope you can make it and look forward to seeing you there!

Following the exhibition, the team will be going through the feedback and issuing a summary report, which will be available to view on our website. This will be used to inform the on-going development of the masterplan and we will be holding a further exhibition-providing the proposals as they are drawn up in more detail in November, before the planning application is due to be submitted in early 2016.

Details of the next event will be published closer to the date.

Screenshot of the Chapelgarth blog which was used to advertise the event

Chapel Garth


Siglion is a joint venture between Carrillon and Sunderland City Council and is managed by leading property experts igoo Regeneration. Siglion are bringing forward proposals for a new residential led development at Chapel Garth. The site forms part of the South Sunderland Growth Area, which allocated the site for a new housing development in the Unitary Development Plan 1998.

The team are in the process of drawing up proposals for the site and would like to invite you to attend two upcoming exhibitions, which will provide further information on the scheme.

The October exhibition will showcase the initial masterplan for the site, and questionnaires will be available for you to provide feedback.

Following this, we will be making changes to the masterplan, informed by feedback from the event, and will be holding a further exhibition in November, once the plans are confirmed.


The November exhibition will showcase our proposals for the site which we intend to submit as part of the planning application in December 2015.



The proposals:

- New Homes**
 - Centred around different village-style neighbourhoods.
 - Each neighbourhood will have its own character - using distinct materials and housing styles.
- Landscaped Open Areas**
 - Local Landscape Architects, Colox, have been appointed to develop a strategy which enhances the landscape value of the site, creating new areas which will be open and accessible.
 - The masterplan will also safeguard the setting of the existing woodland around the site.
- New Local Centre**
 - The scheme is being designed to include a small central hub with space for a local pub, shops and community facilities.

We hope you can make it and look forward to seeing you there!



Flyer booklet which was delivered to 2,500 local residents

Chapel Garth

The Emerging Masterplan - we welcome your comments.

This exhibition board details our initial proposals for Chapel Garth. The proposals are a work in progress and this is the first of two public exhibitions which we will be holding. We want to hear local people's thoughts and feedback on the emerging masterplan for the site, ahead of submitting an outline planning application.

Tell us what you think: fill out an online questionnaire here. We will be taking responses until 1st November 2015

Central Park
At the heart of the scheme is a newly created neighbourhood park, which is defined by existing mature trees and hedgerows. A network of footpaths will permeate the park for recreational use.

Community Heart
As part of the scheme there is a desire to create a new meeting place for the new and existing community. This could be a mixture of retail and community use buildings.

Housing Density
The proposed housing densities are between 35 and 45 units per hectare. This is similar to the current densities in neighbouring housing areas. This would be delivered as a mixture of detached, semi detached and some small runs of terraced properties. All houses would have ample gardens and on-plot parking.

Green Spine
A new spine route links the new sub-neighbourhoods together. As well as car and bus movement, this route also incorporates footpaths and cycle ways and a strip of green spaces which can work with the drainage strategy.

Retaining Existing Open Space
The proposals aim to maintain as much existing open space as possible. This area will be retained and enhanced to be enjoyed as open green space, and will be allocated as part of the proposal as a Sustainable Alternative Nature Green Space (SANG). SANGs provide alternative recreational spaces which can help reduce visitor pressures on other areas along the coast which are home to protected bird species. We propose to add new footpaths to make it more accessible and link it to the existing cycle routes.

Residential Street Network
The streets are designed as a connected network from a central green spine road. This is to ensure smooth movement of vehicles and to allow maximum pedestrian and cycling permeability.

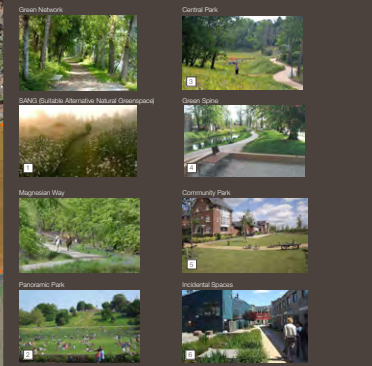
Panoramic Park
This panoramic park will take advantage of the natural setting of the site with panoramic views of the City to the north and the sea to the east. There are opportunities to provide playgrounds and seating in this location.

Emerging Landscape Strategy



The landscape at Chapel Garth provides character and recreational opportunities with views of existing trees, hedgerows and meadows at the end of every street.

A dense network of footpaths and green spaces are proposed, from existing meadows to the west, a recreational Magnesian Way along the southern boundary that connects into off-site bridleways and a Panoramic Park with long views of the city, sea and landscape.



Technical Constraints

Our technical consultants are working closely with our design team to ensure that the following issues are taken into account as the emerging masterplan develops:

Flood Risk: We are aware of the flooding issues on site and in the surrounding areas and aim to create a drainage network which can accommodate the proposed run-off from the site, this will incorporate SUDs.

SUDs stands for "Sustainable Urban Drainage Systems". SUDs are a natural and sustainable way of dealing with surface water drainage. They work by slowing and holding back the water that runs off a site, allowing natural processes to break down pollutants. SUDs have a number of benefits:

- > Preventing water pollution
- > Slowing down surface run off and reducing the risk of flooding
- > Reducing the risk of sewer flooding during heavy rain
- > Recharging groundwater to help to prevent drought
- > Providing valuable habitats for wildlife in urban areas
- > Creating habitats for wildlife
- > Creating pleasant green spaces for the community.

You can see some examples of SUDs to the right. There is potential to include SUDs in the area shown as the "Green Spine" and additional roads within the site.

Noise: We have carried out a noise assessment to understand the amount of noise generated from the A10, and are working with specialists to ensure that these effects are mitigated within the masterplan proposals.

Ecology: Our ecology consultants are in discussions with the Council to make sure that we incorporate suitable buffers to the existing woodlands and hedgerows. Our landscape architects are creating a landscape strategy which incorporates green infrastructure lines and routes to ensure wildlife can continue to benefit from the setting.

Highways: We are in consultation with both Sunderland City Council and the Highway's Agency regarding roads and access within the development and local area.

Precedent Images - examples of how we would like the scheme to feel:



Google Earth Image © 2015 Google




colour urban design limited

CUNDALL

siglion.

Chapel Garth



Introduction

Welcome to our exhibition about a new residential development at Chapel Garth. This exhibition showcases our work in progress on the emerging masterplan for the site. We want your thoughts and feedback before we draw up the plans in more detail, so please fill out a questionnaire once you have had a look through.

Who are Siglion?

Siglion is a joint venture between Carillon and Sunderland City Council and is managed by leading property experts igloo Regeneration. Siglion have been tasked with bringing forward the proposals for Chapel Garth, in line with the site's designation to accommodate housing growth (as identified in the Unitary Development Plan, 1998) and most recently as part of the South Sunderland Growth Area. Siglion will be managing the outline planning application process and post application stages.

An Outline Planning Application

We are producing an illustrative masterplan to be submitted as part of an outline planning application. An outline application differs from a full-detailed planning application in that it sets out a framework to guide future development on the site, rather than setting out comprehensive information about each individual building. The outline application will cover the following elements:

- Layout of the roads and streets and access points into the site.
- Land uses, layout and the maximum amount of development proposed for the site.
- Maximum building heights and densities in different areas of the site.
- A Landscape Strategy, which identifies how areas of greenspace will be designed and managed and how ecological features will be conserved and enhanced, alongside a drainage strategy.
- A Design Code, which will provide more detail on elements such as building line, building height, density and parking requirements - to guide future housing development on the site and provide distinct character areas.

Project Timeline:

- November 2014** - Carillon and igloo Regeneration win bid to bring forward development at Chapel Garth
- December 2014** - Team of consultants appointed to develop proposals
- April 2015** - Siglion launches as a partnership between Sunderland City Council and Carillon
- June 2015** - Meeting with local councillors to agree consultation strategy
- September 2015** - Stakeholder workshop with local people to get initial thoughts on the emerging masterplan
- October 2015** - First public exhibition on the emerging proposals
- Late 2015/ Early 2016** - Second public exhibition of proposals
- Early 2016** - Outline Planning Application due to be submitted
- Spring 2016** - Further consultation on the planning application by the Planning Authority

Responses from the Stakeholder Workshop

In September we invited people from the local area and ward Councillors to attend a stakeholder workshop to discuss our thinking behind the proposals and preview the emerging masterplan. Attendees were asked to list their hopes and fears for the site, and a selection of comments have been provided below.

Hopes

- "Provides a playground"
- "Retains greenspace and natural features"
- "Walking and cycling routes and birdways"
- "Tied in with local character"
- "Protects woodland"
- "Woods for dog-walking"
- "Mixture of housing - affordable/ executive/ designed for older people"


Fears

- "Loss of recreation space"
- "Shops and community facilities not provided in the right place"
- "Increased traffic"
- "Pressure on local schools"
- "Too many houses - not enough demand"
- "Negative impact on wildlife"
- "Flooding issues on site"

The workshop was useful in identifying local people's thoughts and aspirations for the site. Through this on-going consultation process we aim to address these concerns where possible and will be using feedback from all events, as well as information from the technical surveys to inform the further development of the masterplan.


siglion.

South Sunderland Growth Area



Introduction

Sunderland City Council are in the process of drafting the South Sunderland Growth Area (SSGA) Supplementary Planning Document (SPD). Chapel Garth is one of the four areas identified within this document as a Location for Major Development. This board shows the information that has been provided so far by Sunderland City Council. The Council will be consulting further on the SPD in Dec 2015/ Jan 2016.

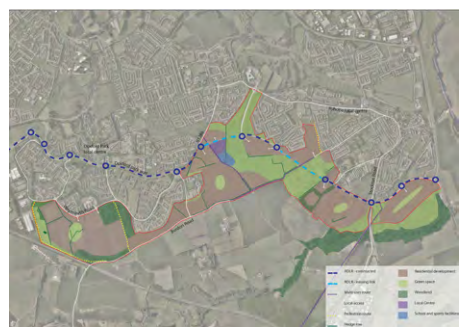


South Sunderland Growth Area

The Core Strategy (2013), the draft new development plan for the city, identifies four potential Locations for Major Development in South Sunderland collectively known as the South Sunderland Growth Area (SSGA). This comprises the sites of Chapel Garth, Cherry Knowle, Land North of Burdon Lane and South Ryhope.

- Chapel Garth - identified and allocated as a housing site in the Sunderland Unitary Development Plan (UDP). The site is in council ownership.
- Land North of Burdon Lane - falls within a designated 'settlement break' in the UDP.
- Cherry Knowle - is owned by the Homes and Communities Agency and will also accommodate a replacement health facility and a hospice (which are currently under construction).
- Land at South Ryhope - the site was allocated in the UDP for economic development. This allocation has been reviewed through the Employment Land Update and the draft Core Strategy now proposes the site be developed primarily for housing along with some employment uses.

A masterplan is being drafted for the SSGA. The masterplan will focus on these 4 sites and provide further detail on the kind and amount of development that would be suitable for each of the sites.



Vision for SSGA

A vision and a set of objectives have been produced to guide the development of the area to ensure the SSGA is developed as a new community, brought forward in a coordinated manner alongside supporting infrastructure and is a truly sustainable community.

Vision:
"A new sustainable community will be created in South Sunderland which provides a choice of high quality homes in a landscaped setting, well connected to the surrounding area and new and existing local facilities. The natural and built environment will enhance the distinctive characteristics of this unique area which borders the Sunderland Green Belt and provides views across the city and coast."

Objectives:
The following six core objectives aim to help achieve the vision set out above:

- To create a high quality built environment which makes the most of existing topography, landscape features, water courses, wildlife habitats, site orientation and microclimate.
- To create a new community with distinct architectural and landscape features which give the place a unique sense of character.
- To deliver high quality executive housing and wider housing choices.
- Provide new facilities including local centres, primary schools and open space where the greatest number of new and existing residents can access them easily and safely.
- To create development which is well connected to the surrounding area and facilities by road, footpath, cycle route and public transport link.
- To deliver a sustainable community that cares for the City's environment, makes efficient use of natural resources and mitigates against climate change.


What will SSGA include?

The Growth Area comprises 277 ha of land and has the capacity to accommodate approximately 2800-3300 new dwellings, approximately 20% of the city's future housing need. It is anticipated that this will be built out over a 15-20 year period. It will also include:

- Key infrastructure
- Over 50 ha of greenspace
- A new two form primary school
- Extension of two existing schools
- Wheeled play facility
- Four play parks
- 3g pitch (artificial grass pitch)
- Multi purpose playing field
- Abutments
- Small retail hub
- Extra care facility
- Extensive footpaths and cycleway
- Sections of Burdon Lane to become a multi-user route
- Completion of the Ryhope Doford Link Road
- Affordable housing
- Family & Executive Housing

Get in Contact

If you have any comments on the wider SSGA, these should be directed to Sunderland City Council's Regeneration Team:
By email: implementation@sunderland.gov.uk
By phone: 0191 561 2439



Emerging Landscape Strategy



The landscape strategy for Chapel Garth provides recreational opportunities and character with views of existing trees, hedges and meadows at the end of every street.

A dense network of footpaths and green spaces are proposed, from existing meadows to the west, a recreational 'Magnesian Way' along the southern boundary that connects into off-site bridleways and a 'Panoramic Park' with long views of the city, sea and landmarks.

The purpose of the Suitable Alternative Natural Greenspace (SANG) is to provide an alternative recreation space to reduce visitor pressure on other areas which are home to protected bird species.



Green Network



Panoramic Park



Green Spine



SANG



Central Park



Community Greenspace



Magnesian Way



Community Park



Incidental Spaces

Technical Constraints

Our technical consultants are working closely with our design team to ensure that the following issues are taken into account within the masterplan design:

Flood Risk: We are aware of the flooding issues on site and in the surrounding areas and aim to create a drainage network which can accommodate the proposed run-off from the site, this will incorporate Sustainable Urban Drainage Systems (SUDs). SUDs are a natural and sustainable way of dealing with surface water drainage.

Noise: We have carried out a noise assessment to understand the amount of noise generated from the A19, and are working with specialists to ensure that these effects are mitigated within the masterplan proposals.

Ecology: Our ecology consultants are in discussions with the council to make sure that we incorporate suitable buffers to the existing woodlands and hedgerows. Our landscape architects are creating a landscape strategy which incorporates green infrastructure links and routes to ensure wildlife can continue to benefit from the setting.

Highways: We are in consultation with both Sunderland City Council and the Highway's Agency regarding roads and access within the development and local area.

Chapel Garth Public Exhibition

Saturday 17th October 2015

This exhibition displays Siglion's work in progress on the emerging masterplan for Chapel Garth. We have produced this hand-out to accompany the material prepared for our October public exhibition. The masterplan shown overleaf is a work-in-progress and we will be taking comments up until 1st November 2015. We welcome your thoughts and feedback on these initial proposals, so please fill out a questionnaire once you have had a read through.

Who are Siglion?

Siglion is a joint venture between Carillion and Sunderland City Council and is managed by leading property experts igloo Regeneration. Siglion have been tasked with bringing forward the proposals for Chapel Garth, in line with the site's designation to accommodate housing growth (as identified in the Unitary Development Plan, 1998) and most recently as part of the South Sunderland Growth Area. Siglion will be managing the outline planning application process and post application stages.

The Consultation Process

As part of the consultation process, we held a stakeholder workshop in September to get initial feedback on the emerging masterplan. The workshop was useful in identifying local people's thoughts and aspirations for the site. We are now displaying the proposals to a larger audience to get as much feedback as possible.

We will collate all feedback received into a summary report, following the event, and this will be reviewed by the design team. We will then be back in late 2015/ early 2016 with another exhibition to showcase the updated masterplan.

Through this on-going consultation process we aim to address these concerns where possible and will be using feedback from all events, as well as information from the technical surveys to inform the further development of the masterplan.

Tell us what you think!

We welcome your views at this early stage in the design process, before we draw up the plans in more detail. Please let us know any feedback or comments you may have by filling out a paper questionnaire (available to fill out at the exhibition), or by filling out an online version. We will be taking comments until 1st November 2015.

To view the exhibition material online:

1. Visit <http://urbed.coop/projects/chapel-garth> to view the boards (scroll down to the **Project blog** and a link to the boards will be located under **Downloads**).
2. Once you have had a look through, please fill out an online questionnaire here: www.surveymonkey.com/r/chapelgarthoctober

Further Information Online

Visit the Chapel Garth blog for more information:

www.shapingsunderland.com/category/the-chapelgarth-blog/

Join our mailing list to be kept informed of upcoming consultations and progress on the masterplan: <http://eepurl.com/bwfojy>

Chapel Garth

The Emerging Masterplan - we welcome your comments.



Central Park
 At the heart of the scheme is a newly created neighbourhood park, which is defined by existing mature trees and hedgerows. A network of footpaths will permeate the park for recreational use.

Community Heart
 As part of the scheme there is a desire to create a new meeting place for the new and existing community. This could be a mixture of retail and community use buildings.

Housing Density
 The proposed housing densities are between 15 and 45 units per hectare. This is similar to the current densities in neighbouring housing areas. This would be delivered as a mixture of detached, semi-detached and some small runs of terraced properties. All houses would have ample gardens and on-plot parking.

Retaining Existing Open Space
 The proposals aim to maintain as much existing open space as possible. This area will be retained and enhanced to be enjoyed as open greenspace, and will be allocated as part of the proposal as a 'Sustainable Alternative Natural Greenspace' (SANG). SANGs provide alternative recreational spaces which can help reduce visitor pressure on other areas along the coast which are home to protected bird species. We propose to add new footpaths to make it more accessible and link it to the existing cycle routes.

Residential Street Network
 The streets are designed as a connected network from a central green spine road. This is to ensure smooth movement of vehicles and to allow maximum pedestrian and cycling permeability.

Panoramic Park
 This panoramic park will take advantage of the natural setting of the site with panoramic views of the City to the north and the sea to the east. There are opportunities to provide playgrounds and skateparks in this location.

Green Spine
 A new spine route links the new sub-neighbourhoods together. As well as car and bus movement, this route also incorporates footpaths and cycle ways and a strip of green space which can assist with the drainage strategy.

Chapel Garth

Tell us what you think:

Please take a look at the exhibition boards and ask a member of the team if you have any questions. We would appreciate your comments and thoughts on our proposals, so please fill out this feedback form and put it in the box provided once complete. We will be taking comments until 1st November 2015.

What will we do with this information? We will collate the results and produce a short summary report which will be made available on our website. This will be used to inform further development of the masterplan, which will be displayed at our next exhibition for comment, and then submitted as part of an outline planning application for the site in early 2016.

Q1 Do you generally support the development of the site to accommodate future housing growth as part of the South Sunderland Growth Area?
Please tick:

Yes No Don't Know

Q2 To what extent do you support our emerging masterplan for the site and our objective of creating a sustainable residential development in South Sunderland? Please tick: Any comments?

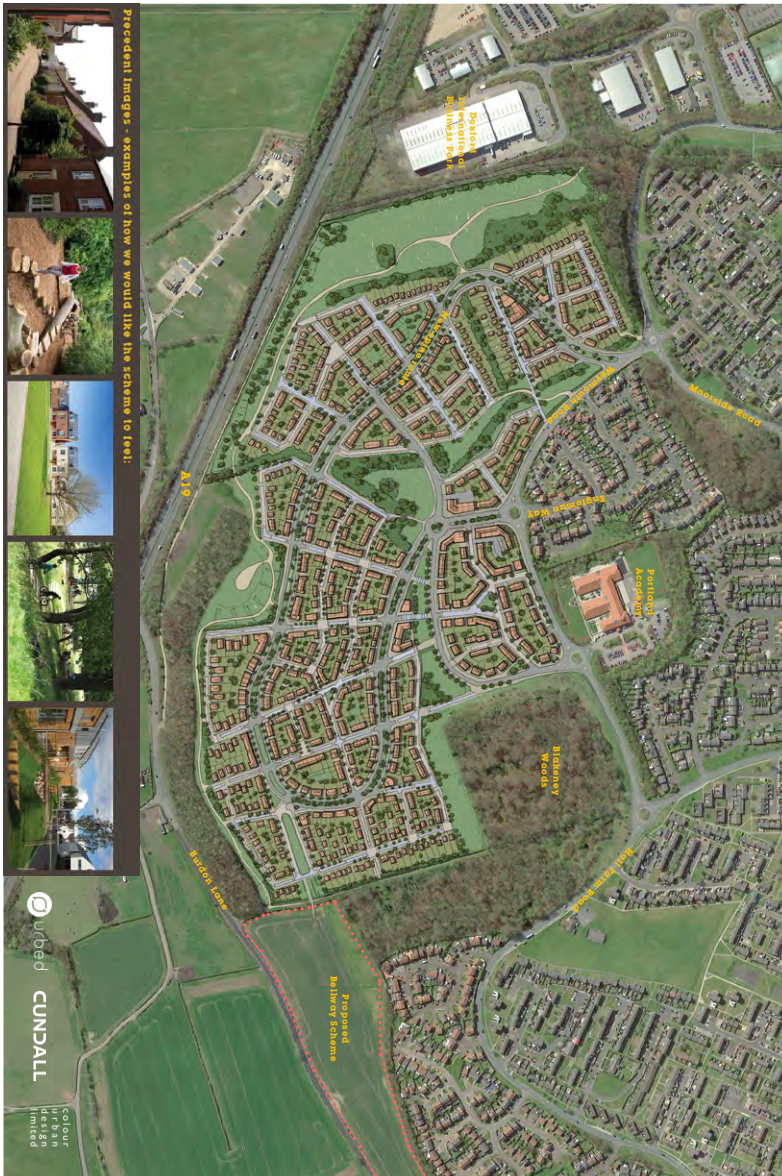
Strongly Support Support Undecided Do not Support Strongly do not Support

Q3 Housing Character: We have provided some precedent images on the back page to identify the look and feel of the housing within the development. Is this the type of housing character you would like to see on the site?
Please tick:

Yes No Don't Know

Do you have any further comments?

Please turn over



Chapel Garth Emerging Masterplan - we welcome your comments:

Q4 Landscape Strategy: Our Landscape Architects, Colour, are producing a Landscape Strategy, which aims to enhance the natural features of the site and provides a variety of attractive public green space. What would you like to see provided as part of the landscape strategy? Please tick all that apply:

- Formal Parks Any further comments? _____
- Cycle Paths _____
- Adventure Playgrounds _____
- Children's Playgrounds (ages 3-10) _____
- Outdoor Gym Equipment _____
- Public Art _____
- Heritage Trails _____
- Skate-parks/ BMX Track _____

Q5 Community Heart: As part of the scheme there is a desire to create a new meeting place for the new and existing community, off Weymouth Road. This could be a mixture of retail and community use buildings such as a Dentist or Doctor's surgery etc. Do you think this is located in the right place? Please tick:

- Yes No Don't Know
-
- Any comments? _____

Q6 Community Facilities: Do you have any suggestions of community use buildings that you would like to see provided in the community heart?

Q7 Street Layout: The streets have been designed to make it easier for pedestrians and cyclists to navigate and travel through the site. We have also included a green spine road, which will provide the main vehicular route through the site, and will be large enough to accommodate a bus service. Residential streets will also feed off this route. Do you agree with this approach? Please tick:

- Yes No Don't Know
-
- Any Comments? _____

Q8 Do you have any further comments or is there anything which you think we have missed?

Personal data (To be completed at your own discretion)

Q1. Gender Q2. Age

Male Under 18 36-45 Over 65

Female 18-25 46-55

26-35 56-65

Q3. Do you live in the area?

Yes If yes, please give your post code

No _____

Q4. Do you work in the area?

Yes If yes, please give your business name and address

No _____

Q5. If you are filling this in on behalf of an organisation or group please give their details:

If you would like to be kept informed on the masterplanning process please leave your details:

Name (PLEASE USE BLOCK CAPS) _____

E-mail address _____

Once completed please put it in the box provided.

The exhibition boards, questionnaire and other documents are available to view under the Chapelgarth tab at:

www.shapingsunderland.com

Want to fill it out at home? Pop it in an envelope, no need for a stamp, just write on the envelope: **FREEPOST URBED**

You can also fill it out online - visit the website below:
<http://shapingsunderland.com/category/the-chapelgarth-blog/>



Chapelgarth – Technical Update 1

A wide range of technical and environmental surveys are required for the development and these are all close to being completed. These will be submitted as part of the planning application and many of them will be analysed in greater detail as part of the Environmental Impact Assessment that we have to prepare. A non-technical summary of these will also be made available.

Highways

We have undertaken a number of surveys on the surrounding roads to measure how many vehicles are using the roads and their speeds. We have also agreed with the City Council Highways (who are responsible for local roads) and Highways England (who are responsible for the A19) how to assess the impacts of our development on the road network.

So far the analysis work is showing that the existing junctions and road links can cope with the extra traffic generated by our development. Two out of the three junctions we would be using are already there and designed in anticipation of development on the Chapelgarth Site. We do know that traffic is currently travelling faster along Weymouth Road than it should. Our development won't make this any worse, but as we know people will need to cross Weymouth Road, we will be looking at ways of improving crossing points.

We have also discussed concerns about parking overspill from Doxford International Business Park with Sunderland Highways. We understand that they had reduced the amount of yellow lines to ease pressure on the business park roads. Whilst this is an issue we feel is important, it is outside the scope of our project and we are unable to influence this further. However we would support any approach to Sunderland Highways to remove this parking overspill. To confirm, we will be required to ensure we don't have parking overspilling onto the main road.

We will also be looking at the most appropriate routes for construction traffic and the overall approach to this would be set out as part of the application. This is likely to include avoiding deliveries at school drop-off / collection times, ensuring no contractors vehicles are parked on the main roads and that delivery vehicles have space to turn without needing to reverse onto the main roads.

Ecology

A wide range of surveys have already been completed for the site. This includes site walkover surveys and more detailed surveys including those for breeding birds, badgers, bats and brown hares. The Council's ecologist is satisfied that these are complete and will be incorporated in the planning application to be submitted early next year.

The majority of the wildlife value of the site is associated with the trees and hedgerows and the unfarmed areas, rather than the agricultural fields. We will be retaining the vast majority of the trees and hedgerows and making improvements to areas such as the Silksworth Plantation.

We will be providing new ecological habitats on site and making improvements to greenspace.

Flood Risk and Drainage

Northumbrian Water will only allow a very low limit of surface water to drain off the site – actually less than present. This means we will have to provide ponds on site to store the amount of water in excess of the limit and also consider other ways of managing surface water such as permeable paving (that lets water soak away underneath) to achieve the low discharge rate. Northumbrian Water and the local authority would then have to be satisfied that our approach works. The analysis we have so far undertaken shows that we have a technical solution.

There are two options to deal with the foul drainage which are currently under consideration. One option is to construct two new pumping stations and pump flows at a restricted flow rate (again specified by Northumbrian Water) into the existing sewers adjacent to the site and the other option is to drain by gravity to a point where Northumbrian Water have confirmed there is capacity within the sewer system to take the entire peak foul flow.

All of these details will be set out in the food risk assessment and drainage strategy that will form part of the planning application.

Archaeology

We have done an initial desktop archaeological assessment which has not highlighted any major issues. However, on sites like this we also do "Geophysical surveys" to check (using probes) for the presence of buried archaeology to investigate in more detail. This work is now ongoing.

Ground conditions

We have done an initial desktop site Investigation report which confirms no issues in terms of ground stability, contamination, but as with any development we will be doing some intrusive site investigations (boreholes and trenches) to help finalise foundation designs.

What we will be doing:

- Working on site for a few weeks in the late winter / spring of 2016.
- Drilling boreholes and digging pits to take samples of soil and rock to help us design the foundations, drainage, roads and to maximise the re-use of soil materials to try and minimise future excessive vehicle movements. This work does not pre-judge the overall outcome of any planning process and is normal for anyone considering a new development.
- Working with the farmer and the local community to minimise any disruption and noise and ensure the public's safety at all times, minimise crop damage and avoid damage to any important ecological features (such as trees, hedges etc).
- A few return visits to the site by a Technician once the drilling is finished to check groundwater levels during the spring of 2016.

Noise

The main source of noise for site is from the A19. We have done a series of noise measurements and we will need to create new mounds within the landscape areas and some acoustic fences.

EVENT 3 MATERIAL: Public Exhibition 2

The second public exhibition took place again at the Box Youth Project in January. Publicity for the event, the exhibition boards and a copy of the questionnaire are provided on the following pages:

**Chapelgarth Public Exhibition:
Saturday 30th January 2016**

**Drop in anytime between:
10am-4pm**

**Box Youth Project
Hall Farm Road
Sunderland
SR3 2UY**



Further details on the project and team:
www.shapingsunderland.com
please join our mailing list:
www.eepurl.com/bwfoj



Upcoming public exhibition on proposed new housing development at Chapelgarth:

Saturday 30th January

10am-4pm

Box Youth Project
Hall Farm Road
Sunderland
SR3 2UY

Chapelgarth Masterplan

Signion is a joint venture between Carillon Developments and Sunderland City Council and is managed by leading property experts Igloo Regeneration. Signion are bringing forward proposals for a new residential led development at Chapelgarth. The site forms part of the South Sunderland Growth Area, and it has been allocated for a new housing development since its inclusion in the 1998 Unitary Development Plan.

Following the previous consultation event held in October 2015, we have summarised feedback received via the questionnaire into a short report, available to view online at this link: <https://local.gov.uk/> (please type the link above into your web browser to view)

The team has been working on a number of amendments to the masterplan. We would like to showcase the updated plan and provide an update on the results of various surveys required as part of the planning application.

The January exhibition will showcase our proposals for the site which we intend to submit as part of the planning application in February 2016.

We would appreciate if you could pass the date of the exhibition on to friends and family in the local area who may wish to attend.

We hope you can make it and look forward to seeing you there.




Picture taken at the October exhibition. The masterplan for the site has now been updated to take on board comments where possible.

The proposals:

- New Homes**
 - Centred around different village-style neighbourhoods.
 - Each neighbourhood will have its own character - using distinct materials and housing styles.
- Landscape/Open Areas**
 - Local Landscape Architects, Colour, have developed a strategy that enhances the landscape value of the site, creating new areas which will be open and accessible.
 - The masterplan will also safeguard the setting of the existing woodland around the site.
- Drainage Strategy**
 - Engineers at Curbell are developing a Sustainable Urban Drainage Strategy, in accordance with the requirements of Sunderland Council (Lead Local Flood Authority) and Northumbria Water, which includes the use of attenuation ponds and swales to reduce the discharge of surface water from the development area.
 - The risk of flooding both to the development and from the development will be managed for extreme storm events with consideration given to the possible effects of climate change over the next 100 years.

We would like to express our appreciation to the Box Youth Project team for distributing flyers for our events and hosting us.





HOME
VAUX -
CHAPELGARTH -
SEABURN -
CONTACT

Chapelgarth Masterplan: Upcoming Public Exhibition

Posted on January 6, 2016 by URBED

Following the previous exhibition and meetings with local ward Councillors and residents, the team has made a number of amendments to the Chapelgarth masterplan.

We would like to invite you to our next exhibition to showcase the updated plan, we will also be providing the results from the various surveys which have been undertaken, details of the event are below:

Saturday 30th January

Box Youth Project, Hall Farm Road, Sunderland, SR3 2UY

Drop in anytime between 10am and 4pm

The exhibition will showcase our proposals for the site which we intend to submit as part of the planning application in February 2016.

We would appreciate it if you could pass the date of the exhibition onto friends and family in the local area who may wish to attend.

We hope you can make it and look forward to seeing you there!

The Signion and URBED team

Screenshot of the blog which was used to advertise the event

Flyer booklet which was delivered to 3,500 local residents

Chapelgarth

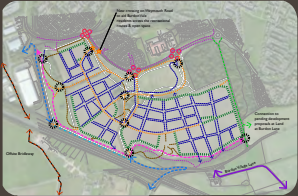
The emerging masterplan - we welcome your comments.

1 Landscape Design:

The masterplan has been greatly influenced by the existing landscape and natural features of the site. Landscape Architects, Cokuk, have developed a Landscape Strategy to preserve sensitive areas of the site, enhance the natural green space and provide parks and green spaces for both new and existing residents to enjoy.

The Landscape Strategy will be detailed in the Design Code, and will be fed as part of the outline planning application. The diagram below identifies the proposed recreational routes through the site and how these form a continuous loop through the scheme.

These routes have been based upon existing well-used footpaths (see white lines on the diagram below), and our aim has been to formalise and enhance these routes:



Weymouth Road

We have increased the green buffer between Weymouth Road and the new development in line with local residents' concerns.

Drainage ponds will also be provided here as part of the drainage strategy. These will lock the greatest volume of water and only let it with water during extreme storm events. This means that most of the rain they can be enjoyed as parkland.

Control Park

At the heart of the scheme is a newly created neighbourhood park, which is defined by existing mature trees and hedgerows. A network of footpaths will permeate the park for recreational use.

A play space will be provided in this area to attract young children and families.

Natural Greenspace the size of 18.2 Football Pitches

We are providing 18.2 ha of natural greenspace which is the equivalent in area to 18.2 Football Association senior sized pitches.

Spaces for People

All residents will live no more than a 7 min walk (500m) from at least 2 ha accessible woodlands... in line with The Woodland Trust's Woodland Access Standard.

Nature Nearby

All residents will live no more than a 5 min walk (500m) from at least 2 hectares of accessible green space... in line with Nature England Accessible Natural Greenspace Standard.



2 Access, Movement and Street Types:

The topography and natural features of the site, along with the desire for a pedestrian friendly scheme have defined the layout of the streets. The diagram below shows the street hierarchy.

- Arterial Route
- Primary Route
- Secondary Route
- Tertiary Route
- Homezone

3 Sustainable Urban Drainage Strategy:

A detailed drainage strategy, submitted as part of the planning application, will manage water movement and storage around the site. This strategy responds to the topography of the site and proposes:

- Swales along streets to hold water. Swales are shallow vegetated channels designed to slow surface water run off.
- Drainage ponds: These will retain water in the event of a heavy and prolonged storm, and will discharge it slowly into the water sewer, so as not to overload it.
- Trees will be planted to capture surface water run off along new streets.

4 Housing Density:

The density responds to the landscape design: higher density housing is situated towards the centre of the scheme to create a sense of place. Like traditional village centres, with lower density housing around the edges, which reflect the green and wooded areas around the site edge.

5 Number of Homes:

The landscape strategy, street layout, SUDS strategy and housing densities help to build up the masterplan for this site. The scheme can accommodate up to 750 new homes, providing a mix of types and tenures, A1, 4, and 2 bed homes will have a minimum of 2 parking spaces.

6 Indicative Housing Mix:

We are proposing to provide family homes across the site, with a minimum of 20% of new homes to have 3 or more bedrooms. An indicative mix of housing across the whole scheme is detailed below:

Housing Types	Housing Tenures
25% 3 and 4 Beds	60% Market Sale
20% 5+ Beds	10% Affordable
55% 1 & 2 Beds	

7 Indicative Phasing Plan:

The development will be split up into phases, and these are likely to be brought forward by developers in the stages identified on the diagram below. Phases 1-4 will be the infrastructure to create the entrance to the site and is being brought forward by Siglion.

This exhibition board details our revised proposals for Chapelgarth which we intend to submit as part of an outline planning application for the site in February 2016.

Please let us know any comments you may have on the accompanying questionnaire.

Panoramic Park

The panoramic park will take advantage of the elevated setting of the site and will provide a public open space for all to enjoy the views of the city and the sea. The earth retaining of the raised park will create a level sculpture and a tranquil spot for the community. There are opportunities to provide play facilities at all ages within the park, with supported seating.

Natural Play Spaces

The spaces have been provided throughout the new development in the form of doorstep parks overlooked by buildings, larger equipped play areas within the Central and Panoramic Parks and natural informal play installations alongside the green networks.

Community Heart

As part of the scheme there is a desire to create a central meeting place for the new and existing community. This could be a mixture of retail and community use buildings.

Magnesian Way

A generous green edge has been provided along the southern edge of the site. The proposals include the construction of a raised earth bank and green barrier to deflect noise from the A16. A multi-use route for equine, cycle and general foot traffic is proposed to the top of the bank to enhance views east to the sea and across Sunderland City.

We are proposing to direct the WVW route onto our multi-use route, in order to meet a new from A16, and enhance users' experience of it.


Green Street Network

These streets will feed off of the residential street network and form the rural edge to the development. They are single sided and designed so that dwellings face onto or adjoin retained and enhanced green spaces. These will be designed as shared spaces, using planting and parking spaces to calm traffic and promote pedestrian movement around the spaces.


The Design Code:

This document will be submitted as part of the planning application to ensure the masterplan is built out as intended. The document will provide instructions on how to deliver the high quality green spaces and neighbourhoods we have envisioned, by fixing certain elements of the masterplan. The following boxes set out these elements.


2 Access, Movement and Street Types:



3 Sustainable Urban Drainage Strategy:



4 Housing Density:



5 Number of Homes:

750 new homes

6 Indicative Housing Mix:

Housing Types	Housing Tenures
25% 3 and 4 Beds	60% Market Sale
20% 5+ Beds	10% Affordable
55% 1 & 2 Beds	

7 Indicative Phasing Plan:



Chapelgarth



Introduction

Welcome to our exhibition about a new residential development at Chapelgarth. This exhibition showcases our work in progress on the emerging masterplan for the site. We want your thoughts and feedback before we draw up the plans in more detail, so please fill out a questionnaire once you have had a look through.

Who are Siglion?

Siglion is a joint venture between Carillon and Sunderland City Council and is managed by leading property experts Igloo Regeneration. Siglion have been tasked with bringing forward the proposals for Chapel Garth, in line with the site's designation to accommodate housing growth (as identified in the Unitary Development Plan, 1998) and most recently as part of the South Sunderland Growth Area. Siglion will be managing the outline planning application process and post application stages.

An Outline Planning Application

We are producing an illustrative masterplan to be submitted as part of an outline planning application. An outline application differs from a full detailed planning application in that it sets out a framework to guide future development on the site, rather than setting out comprehensive information about each individual building. The outline application will cover the following elements:

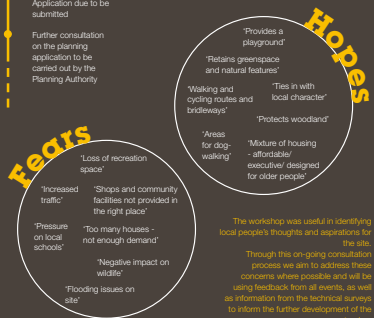
- Layout of the roads and streets and access points into the site.
- Land uses, layout and the maximum amount of development proposed for the site.
- Maximum building heights and densities in different areas of the site.
- A Landscape Strategy, which identifies how areas of green space will be designed and managed and how ecological features will be conserved and enhanced, alongside a drainage strategy.
- A Design Code, which will provide more detail on elements such as building line, building height, density and parking requirements, to guide future housing development on the site and provide distinct character areas.

Project Timeline:

- November 2014** - Carillon and Igloo Regeneration win bid to bring forward development at Chapel Garth
- December 2014** - Team of consultants appointed to develop proposals
- April 2015** - Siglion launches - as a partnership between Sunderland City Council and Carillon
- June 2015** - Meeting with local councillors to agree consultation strategy
- September 2015** - Stakeholder workshops with local people to get initial thoughts on the emerging masterplan
- October 2015** - First public exhibition on the emerging proposals
- Late 2015 / Early 2016** - Second public exhibition of proposals
- Early 2016** - Outline Planning Application due to be submitted
- Spring 2016** - Further consultation on the planning application to be carried out by the Planning Authority

Responses from the Stakeholder Workshop

In September we invited people from the local area and ward Councillors to attend a stakeholder workshop to discuss our thinking behind the proposals and preview the emerging masterplan. Attendees were asked to list their hopes and fears for the site, and a selection of comments have been provided below:



Chapelgarth

Summary of Feedback

Following the previous exhibition held in October 2015 and meetings with local residents, the Ward Councillors, and statutory consultees including the Environment Agency and Highways Department, we have made a number of amendments to the masterplan.

Changes to the Masterplan:

Following Local Residents Comments:

- "Need more green buffers between existing houses"**
This comment has been addressed by maintaining and enhancing a greater amount of natural green space along the length of Weymouth Road. This provides a green break between the existing residential area and an attractive entrance to the new development.
- "Community heart located in the wrong place"**
This comment has been addressed by reducing the size of the proposed community heart and locating it further into the scheme.
- "Too many houses, too dense"**
The number of houses to be provided on the site has now been reduced from a maximum of 900 to 750, with land used instead to create larger and additional buffers and increase the amount of green space.



Following Northumbrian Water Comments:

In response to comments regarding flood issues and drainage on the site, we are now providing larger attenuation basins in two locations off Weymouth Road to retain excess water in extreme storm events.

Following Comments from Sunderland City Council's Ecologists:

In response to comments regarding sensitive areas, generous buffers have been incorporated between the existing woodland, hedge and tree areas and the proposed development, to further safeguard trees.

Addressing Concerns

Our responses to a number of concerns expressed through feedback from the exhibition have been provided below. Handouts are also available with more detailed information on each topic:

- Traffic and Highways** - Highway Engineers at Cundall have undertaken a transport assessment to determine the likely effect the development will have on the existing road network.
→ A housing development has been earmarked for this site for a number of years and roads in the local area have been designed to accommodate the planned growth. The transport assessment demonstrates that this is still the case, and also takes into account the extra trips generated by the new A15 store opening.
- Flood Risk** - Engineers at Cundall have been in talks with the Local Lead Flood Authority and Northumbria Water, to agree a drainage strategy for the site.
→ A Sustainable Urban Drainage System will be implemented across the site to store water during storms and release it slowly back into the system to reduce the risk of floods. The handout provides further detail on this.
- Ecology** - Argus Ecology have undertaken a number of wildlife surveys across the site to determine what species currently use the site.
→ Argus have been advising the Landscape Architects on what provisions need to be made within the Landscape Strategy to protect wildlife habitats and encourage wildlife on the site. More detail is available in the handout.
- Noise from the A19** - Working alongside Acoustic consultants, Colour have looked into different options for reducing noise impacts from the A19 along the southern edge of the site.
→ An earth bund and green barrier (living & woven willow) have been designed into the masterplan to block and deflect noise from the A19. This will not only benefit new residents but will make the new natural green spaces more peaceful. The existing route of the cycleway and bridleway is proposed to be diverted away from the dual carriageway onto the Chapelgarth site and would run along the raised bund protected from noise from the A19 by the living barrier. The new elevated route of the multi-user trail will provide an enhanced user experience with greater appreciation of the views North and East.



South Sunderland Growth Area



Introduction

Sunderland City Council are in the process of drafting the South Sunderland Growth Area (SSGA) Supplementary Planning Document (SPD). Chapel Garth is one of the four areas identified within this document as a Location for Major Development. This board shows the information that has been provided so far by Sunderland City Council. The Council will be consulting further on this SPD in Dec 2015/ Jan 2016.



South Sunderland Growth Area

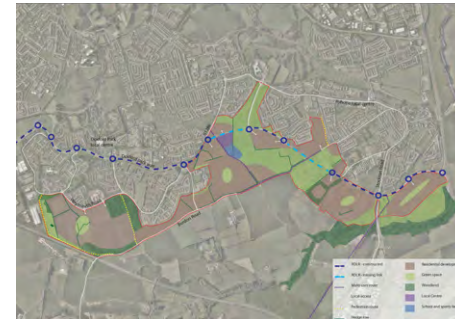
The Core Strategy (2013), the draft new development plan for the city, identifies four potential Locations for Major Development in South Sunderland collectively known as the South Sunderland Growth Area (SSGA). This comprises the sites of Chapel Garth, Cherry Knowles, Land North of Burdon Lane and South Rhyhope.

- Chapel Garth - identified and allocated as a housing site in the Sunderland Unitary Development Plan (UDP). The site is in council ownership.
- Land North of Burdon Lane - falls within a designated 'settlement break' in the UDP.
- Cherry Knowles - is owned by the Homes and

Communities Agency and will also accommodate a replacement health facility and a hospice (which are currently under construction).

- Land at South Rhyhope - the site was allocated in the UDP for economic development. This allocation has been reviewed through the Employment Land Update and the draft Core Strategy now proposes the site be developed primarily for housing along with some employment uses.

A masterplan is being drafted for the SSGA. The masterplan will focus on these 4 sites and provide further detail on the kind and amount of development that would be suitable for each of the sites.



Vision for SSGA

A vision and a set of objectives have been produced to guide the development of the area to ensure the SSGA is developed as a new community, brought forward in a coordinated manner alongside supporting infrastructure and is a truly sustainable community.

Vision:
"A new sustainable community will be created in South Sunderland which provides a choice of high quality homes in a landscaped setting, well connected to the surrounding area and new and existing local facilities. The natural and built environment will enhance the distinctive characteristics of this unique area which borders the Sunderland Green Belt and provides views across the city and coast."

Objectives:
The following six core objectives aim to help achieve the vision set out above:

- To create a high quality built environment which makes the most of existing topography, landscape features, water courses, wildlife habitats, site orientation and microclimate.
- To create a new community with distinct architectural and landscape features which give the place a unique sense of character.
- To deliver high quality executive housing and wider housing choices.
- To provide new facilities including local centres, primary schools and open space where the greatest number of new and existing residents can access them easily and safely.
- To create development which is well connected to the surrounding area and facilities by road, footpath, cycle route and public transport link.
- To deliver a sustainable community that cares for the City's environment, makes efficient use of natural resources and mitigates against climate change.

What will SSGA include?

The Growth Area comprises 277 ha of land and has the capacity to accommodate approximately 2800-3300 new dwellings, approximately 20% of the city's future housing need. It is anticipated that this will be built out over a 15-20 year period. It will also include:

- Key Infrastructure
- Over 50 ha of green space
- A new two form primary school
- Extension of two existing schools
- Wheelable play facility
- Four play parks
- 30 gash artificial grass pitch
- Multi purpose playing field
- Allotments
- Small retail hub
- Extra care facility
- Extensive footpaths and cycleway
- Sections of Burdon Lane to become a multi-user route
- Completion of the Rhyhope Durdod Link Road
- Attractable Housing
- Family & Executive Housing

Get in Contact

If you have any comments on the wider SSGA, these should be directed to Sunderland City Council's Regeneration Team:
By email: Implementation@sunderland.gov.uk
By phone: 0191 561 2439



Chapelgarth Masterplan- Key Information

Information		
Housing	Number	The scheme can accommodate up to 750 new homes, providing a mix of types and tenures. All 3, 4 and 5 bed homes will have a minimum of 2 parking spaces.
	Density	The density responds to the landscape design: higher density housing is situated towards the centre of the scheme to create a sense of place, like a traditional village centre, with lower density housing around the edges, which reflect the green and wooded areas around the site edge.
	Housing Mix	We are proposing to provide family homes across the site, with a minimum of 20% of new homes to have 5 or more bedrooms. An indicative mix of housing across the whole scheme is detailed below: <ul style="list-style-type: none"> • 5% to be 2 bedroom houses; • 20% to be 5+ bedroom houses and; • 75% to be 3 or 4 bedroom houses
Access	Vehicular Routes	Vehicular access into the site will be off three points on Weymouth Road. A primary route runs through the entire development and has been designed to accommodate a bus service. The residential street network will then feed off this route.
Drainage	Drainage Strategy	A detailed drainage strategy, submitted as part of the planning application, will manage water movement and storage around the site. This strategy responds to the topography of the site and proposes: <ul style="list-style-type: none"> • Swales along streets to hold water. Swales are shallow vegetated channels designed to slow surface water run off. • Drainage ponds - these will retain water in the event of a severe and prolonged storm, and will discharge it slowly into the water sewer, so as not to inundate it. • Trees will be planted to capture surface water run off along new streets.
Landscape	Amount of Space	We are providing 13.5 ha of natural greenspace which is the equivalent in area to 18.2 Football Association senior sized pitches. On top of this we are also providing parks, allotments, play spaces, pocket parks and new tree planting throughout the scheme.
	Ecology	We are aware of the importance of the woodland and hedgerows around the site and we have incorporated into the landscape strategy the provision of green buffers. These indicate areas where no housing development can take place and include a minimum 25m buffer around woodland areas such as Blakeney Woods and a minimum 10m buffer around sensitive hedgerows.
	Recreational Networks	Our proposed public routes are based on how people currently use the site. We aim to provide a circular route through the natural greenspace, which also connects into the W2W cycle route to the south of the scheme. Pathways will also be provided within and around the new parks.

MASTERPLAN HANDOUT

Chapelgarth Public Exhibition

Saturday 30th January 2016

This exhibition displays Siglion's masterplan for Chapelgarth. We have produced this hand-out to accompany the material prepared for our January public exhibition. The masterplan shown overleaf is due to be submitted as part of an outline planning application for the site in February 2016. We welcome your thoughts and feedback on these proposals, so please fill out a questionnaire once you have had a read through.

Who are Siglion?

Siglion is a joint venture between Carillion Development and Sunderland City Council and is managed by leading property experts igloo Regeneration. Siglion have been tasked with bringing forward the proposals for Chapelgarth, in line with the site's designation to accommodate housing growth (as identified in the Unitary Development Plan, 1998) and most recently as part of the South Sunderland Growth Area. Siglion will be managing the outline planning application process and post application stages.

The Consultation Process

As part of the consultation process, we held a stakeholder workshop in September to get initial feedback on the emerging masterplan. The workshop was useful in identifying local people's thoughts and aspirations for the site. We then displayed the proposals to a larger audience in October 2015 and collated feedback received into a summary report, following the event, which was reviewed by the masterplan design team.

Through this on-going consultation process we aimed to address local people's concerns where possible and we have used feedback from all events and meetings as well as information from the technical surveys to inform the development of this masterplan.

Tell us what you think about the masterplan!

We welcome your views on the masterplan, before we submit the final outline application in February 2016. Please let us know any feedback or comments you may have by filling out a paper questionnaire (available to fill out at the exhibition), or by filling out an online version. We will be taking comments until 1st November 2015.

To view the exhibition material online:

1. Visit <http://urbed.coop/projects/chapelgarth-sunderland> to view the boards (scroll down to the **Project blog** and a link to the boards will be located under Downloads).
2. Once you have had a look through, please fill out an online questionnaire here: www.surveymonkey.com/r/chapelgarthjanuary

Further Information Online

Visit the Chapelgarth blog for more information:
www.shapingsunderland.com/category/the-chapelgarth-blog/

Join our mailing list to be kept informed of the progress of the planning application:
<http://eepurl.com/bwfoj>

Chapelgarth Masterplan

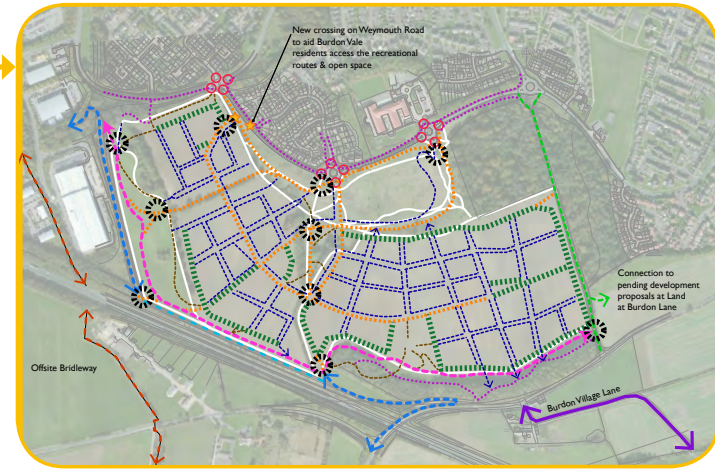
January 2016



Existing off-site networks	Proposed on-site networks
Public Right of Way [Bridleway]	Multi-user route [including equestrian use]
Long distance cycle route & Bridleway National Route 70 / Wainey to Wear [W2W]	Proposed combined cycleway / pedestrian route
Diversed section multi-user route	Footpaths Roadside footway
Off-site roadside footpaths	Footpaths non-roadside footway
Tracks through Blakeney Woods 'Extinguished Road', to be developed as a bridleway.	Green Street Homezone / shared surface
Country Lane	Proposed crossing
Existing crossing	Gateway
Desire lines / well trodden paths around field boundaries	

Landscape Strategy

Recreational Networks: The map below shows our proposed recreational networks which are based on existing routes.



Visit the website to view a larger version of this map and key

- 1 **Weymouth Road:** We have increased the green buffer between Weymouth Road and the new development in line with local resident's comments.

Drainage ponds will also be provided here as part of the drainage strategy. These will look like grassed basins and will only fill with water during extreme storm events. This means that most of the time they can be enjoyed as parkland.
- 2 **Central Park:** At the heart of the scheme is a newly created neighbourhood park, which is defined by existing mature trees and hedgerows. A network of footpaths will permeate the park for recreational use. A play space will be provided in this area to attract young children and families.
- 3 **Allotments:** Two areas have been allocated for the provision of community allotments.
- 4 **Panoramic Park:** The panoramic park will take advantage of the elevated setting of the site and will provide a public open space for all to enjoy the views of the city and the sea. The earth modelling of the raised park will create a land sculpture and provide a focus within the development and a tranquil spot for the community. There are opportunities to provide play facilities for all ages within the park with associated seating.
- 5 **Magnesian Way:** A generous green edge has been provided along the southern edge of the site. The proposals include the construction of a raised earth bund and green barrier to deflect noise from the A19. A multi-user route for equestrian, cycle and general foot traffic is proposed to the top of the bund to enhance views out to the sea and across Sunderland City.

We are proposing to direct the W2W National cycle route onto our multi-user route, in order to move it away from the A19, and enhance users experience of it.
- 6 **Natural Greenspace:** The proposals aim to maintain as much existing open space as possible. This area will be retained and enhanced to be enjoyed as open greenspace and will be allocated in the proposal as a 'Sustainable Alternative Natural Greenspace' (SANG). SANGs provide alternative recreational spaces which can help reduce visitor pressure on other areas along the coast which are home to protected bird species. We have allocated 13.5 ha of SANG on this masterplan and are proposing to add new footpaths to make it more accessible and link it to the existing cycle routes.

Play Spaces: Play spaces have been provided throughout the new development in the form of doorstep parks overlooked by dwellings, larger equipped play areas within the Central and Panoramic Parks and natural informal play installations alongside the green networks.

Pocket Parks: Small local parks have been proposed within clusters of housing to provide doorstep play and community seating areas within 3-5mins walk from homes throughout the development.



Chapelgarth Technical Note – Planning

Sunderland City Council's current planning policy document is the Sunderland Unitary Development Plan (UDP) which was adopted in September 1998, and was amended in 2007. Chapelgarth was allocated in the 1998 UDP as a key site for residential development through Policy SA9. The Policy had a dwelling capacity of 860 residential units for Chapelgarth in a gross area of 34.51 hectares. In 2007 the Secretary of State confirmed that the Policy remained sound, and agreed that the Policy was to remain current until such a time when Sunderland City Council adopted a new Local Plan. As this has not yet occurred, the site remains allocated for residential development.

Part of the Chapelgarth site allocation has already been developed, with planning permission secured in 1997 for Phase 1, south east of Moorside Road for 130 units. This is the existing estate north of Weymouth Road, and west of Portland Academy. This development of Phase 1 leaves a dwelling capacity on the remainder of the site at 730 residential units. The west of the site is allocated in the UDP for Open Space/Leisure use.

Sunderland City Council are producing a South Sunderland Growth Area Supplementary Planning Document which will be consulted on in the near future. This document will maintain Sunderland City Council's aspiration to develop Chapelgarth for residential development as part of a wider masterplan for the whole of South Sunderland. Other than being part of the South Sunderland Growth Area, the proposed planning application at Chapelgarth has no association with the current planning application at Burdon Lane, submitted by Bellway, however we have taken their plans into account when developing the eastern edge of the plans for Chapelgarth

The planning application will be an outline planning application for a maximum of 750 residential units and some commercial floor space. As the application for outline it means that, should permission be granted, certain aspects of development have been agreed but development of housing will not start immediately. However certain enabling works such as highways infrastructure and drainage will be able to start on site once outline permission has been granted. Detailed conditions will be attached to any outline planning permission, and it will be up to the individual developers to submit further information to satisfy these conditions prior to the development of the site for housing.

Sunderland City Council have requested that we assess the proposed development's potential impacts on the environment as part of the planning process. We are therefore preparing an Environmental Statement which will be submitted as part of the planning application. The Environmental Statement will include chapters of the following environmental issues and will assess the likely impacts the development will have on each issue:

- Air Quality;
- Cumulative Impact;
- Ecology and Biodiversity;
- Landscape and Visual Impact;
- Land Use and Agriculture;
- Noise;
- Socio Economics;
- Transportation; and
- Water Resources.

As part of the pre application process which we have been undertaking with Sunderland City Council we have received a Scoping Opinion from the Council dated 11th November 2015 which agrees the scope of the chapters to be included in the Environmental Statement. Cundall will also prepare a Planning Statement to accompany the planning application which will review the existing planning policy guidelines which are applicable to the development proposals and provide an overall review of the application.

Once the planning application has been submitted, the public will have the opportunity to view all the documents submitted as part of the planning submission, and will also be able to put forward their views on the scheme to Sunderland City Council. The Council will have 16 weeks from the validation date of the planning application to make a decision.

Chapelgarth Technical Note: Ecology

The Environmental Impact Assessment which is being prepared to accompany the planning application will include a full assessment of the effects of Chapelgarth on flora and fauna, informed by a number of ecological surveys undertaken on the Chapelgarth site and the wider South Sunderland Growth Area. The results of these studies have informed the development of the site Masterplan, which incorporates ecological mitigation measures to protect hedgerows and woodlands, and ensure sufficient natural greenspace is provided.

Surveys commissioned by Sunderland City Council were undertaken across the whole of the South Sunderland Growth Area, including surveys for protected species such as badgers and bats, as well as breeding birds. Siglion then commissioned updated surveys to verify habitats present within the Chapelgarth site, and undertake additional bird, hedgerow, and tree surveys.

The surveys highlighted the importance of Blakeney Woods, a Local Wildlife Site outside the development site. Habitats within the site were of lower quality for wildlife, with much of the area comprising arable land used for winter cereal production, although there are a number of hedgerows. No signs of badger or great crested newts were found, but areas around the site were used by foraging bats, and a roost was located in Blakeney Woods. Some priority species of biodiversity interest were recorded such as brown hare, song thrush, and up to two skylark territories, while common toads occupy a pond outside the Chapelgarth site.

Blakeney Woods will be protected by a buffer zone of open space around it of a minimum 25m in width. Buffer zones will also be maintained around key hedgerows and trees, while the Masterplan ensures that ecological networks are maintained around the development. These measures avoid any impact on trees which may be possible bat roosts, and retain the ability of the site to support foraging bats, as well as bird species associated with woodland and hedgerow habitats. The site's Sustainable Urban Drainage Scheme will also involve the creation and maintenance of wetland habitats of value to wildlife.

An important feature of the site is the retention, enhancement and long-term management of at least 13.5 hectares of natural greenspace. This will be readily accessible to residents from Burdon Vale and other local areas, providing safe but natural areas for walking, and linking with adjoining areas such as Blakeney Woods.



Chapelgarth Technical Note – Drainage and Flood Risk

A Drainage Strategy (DS) and Flood Risk Assessment (FRA) will be prepared by Cundall to accompany the planning application. The reports will review existing site conditions and set out appropriate drainage proposals and mitigation measures.

As the site is in excess of 1 ha, in accordance with National Planning Policy Framework (NPPF) the site needs to be evaluated fully by means of a site specific Flood Risk Assessment (FRA) in order to ensure that the development does not increase the risk of flooding both on site or elsewhere.

In accordance with the requirements of the NPPF, the flood risk assessment will be appropriate to the scale, nature and location of the development and will consider the following:

1. Development description and location;
2. Definition of the flood hazard i.e. identification of all potential sources of flood risk at the development (this includes looking at the highlighted issues along Weymouth Road);
3. Evaluation of the Probability of Flooding;
4. The impact of climate change to the risk of flooding at the site;
5. Detailed development proposals;
6. Flood risk management measures i.e. recommendation of suitable measures to mitigate against flood risk at the development site. For the development this will include an outline of the proposals for managing surface water runoff;
7. Offsite impact; and
8. Residual risks.

The following stakeholders or their literature will be involved in the proposed drainage strategy:

- o Sunderland City Council
- o Northumbrian Water Limited
- o The Environment Agency

Preliminary investigations indicate that the residual risk of flooding from or to the site is considered low from all potential sources. Due to the site location and topography, overland (or surface) flooding would pose the most risk but drainage proposals and strategies would mitigate this.

The site is greenfield with no sewer infrastructure crossing or currently serving the site. There are separate foul and storm waters sewers within Weymouth Road flowing in an easterly direction that appear to have been designed to take the future flows (or a portion of) from the Chapelgarth development.

Northumbrian Water Limited (NWL), the sewerage undertaker, have confirmed that they can accept a flow of 10 l/s into their storm water network from the new development. This is only 13% of the existing greenfield runoff rate for the entire site (76 l/s) which the Local Authority (Sunderland City Council) would expect and require the site to discharge at in accordance with the new April 2015 LASOO (Local Authority SuDS Officer Organisation) guidance on storm water runoff.

This restriction provides major betterment compared with SCC requirements and due to the large restriction, substantial on site Sustainable Urban Drainage Systems will be required which will include swales, retention basins and ponds. The site and storage measures will be designed in accordance with National and Local policies and standards to ensure that the correct level of protection to flood risk for the 1 in 30 and 1 in 100 year events is afforded.

We are currently in discussions with NWL on the exact locations and rates of discharge for the waste water.

Chapelgarth Technical Note – Transportation

A Transport Assessment (TA) and Travel Plan (TP) will be prepared by Cundall to accompany the planning application. The TA sets out the key issues in relation to the transportation impacts of the development as a whole and has been prepared in accordance with agreements reached with Sunderland City Council (SCC) and Highways England (HE).

Junction capacity assessment

SCC and HE requested that junction capacity analysis is undertaken at the following junctions.

A19 / A691	Doxford Park Way North / Moorside Road
Doxford Park Way West / Hall Farm	Moorside Road East / Weymouth Road
Weymouth Road / Englemann Way	Weymouth Road / Portland College
Weymouth Road / Hall Farm Road North	Proposed site access

As agreed with SCC, traffic surveys were undertaken on 12th May 2015 between 07:00 – 10:00 and 15:00 – 19:00 to obtain existing vehicle flows and to determine the peak periods.

Vehicle trips generated by the development

The TA has been based upon a maximum development of 900 units. As requested by HE, the vehicle trip generation shown below have been used to calculate the proposed vehicle generations. These trip generation rates are based on similar developments around the country.

	AM Peak (08:00 – 09:00)		PM Peak (17:00 – 18:00)	
	Arrival	Departure	Arrival	Departure
Trip rate (per unit)	0.151	0.436	0.422	0.232
Proposed vehicle generation	133	385	372	205

Vehicles generated from the development have been assigned to the network according to the distribution patterns agreed with HE and Sunderland. These, together with the surveyed flows and Aldi flows (taken from the Aldi TA), have been used to model the junctions in the local area. The modelling shows that whilst the development will increase vehicle flows in the local area, the junctions will continue to operate within their theoretical design capacity.

Vehicle speeds

Local residents have previously indicated that currently vehicles are not adhering to the maximum speed limit on Weymouth Road. An additional survey was undertaken on Weymouth Road between Portland College and Hall Farm Road between 2nd November 2015 and 8th November 2015. The results show that the average speeds for the week are above the maximum speed limit of 30mph.

We have discussed this existing situation with SCC and we have been asked to consider measures which may reduce vehicle speeds, this is underway and no proposals have yet been finalised.

Parking on Moorside Road

We are aware that a number of residents have mentioned the issue of parking on Moorside Road associated with Doxford International Business Park. We have asked Sunderland City Council about this. Our proposed development will not result in additional car parking on Moorside Road as we will be providing sufficient car parking on site to accommodate our demand.

Proposed transportation infrastructure

The proposed development will require three access onto Weymouth Road, this has been discussed and agreed with SCC and the masterplan shows a new access between Moorside Road and Englemann Way and the use of the Weymouth Road/ Englemann Way roundabout and Weymouth Road/ Portland College roundabout.

Pedestrian permeability will be provided throughout the site, with provision of footways adjacent to the main vehicular routes through the site and pedestrian only routes, linking the masterplan site with the external pedestrian facilities.

Cyclist will have access to the majority of the masterplan site through both the proposed road network and shared pedestrian / cycle routes, linking the site to the existing National Cycle Route 70 route.

Chapelgarth Technical Note – Acoustics

A noise assessment has been undertaken as part of a wider Environmental Impact Assessment (EIA) for the proposed Chapelgarth development.

To establish the existing noise levels on and around the proposed site, a detailed noise survey has been undertaken. Measurements have been conducted at various locations during the day and at night by trained acousticians (see map below).



An assessment of potential noise impacts/effects has been undertaken and, when necessary, mitigation measures have been proposed. Below is a summary of potential effects and the suggested mitigation options:

1. How we can protect existing residents from potential construction noise and vibrations from works at the site

- This would be achieved through the use of temporary noise screens, restricted working hours and limits to construction plant noise levels that are usually set in the planning conditions, whilst the building contractors will also need permits for their work from the City Council's Environmental Health Officers under the Control of Pollution Act

2. How we can protect existing residents from potential noise from future items of fixed plant e.g. roof-mounted air handling units etc.

- The surveys will help us to set limits for noise levels from plant. For the new residential properties plant and equipment should be limited, but could include mechanical ventilations systems which are sometimes chosen by developers (Usually where high standards of air-tightness are opted for). With the local centre, there may be some heating and cooling plant. Again strict limits are placed on noise levels, but the main way we are limiting the effect of this is by moving the preferred location further into the centre of the site

3. How can we protect future residents of the proposed development from noise from existing transportation and industrial sources

- This will be achieved by building a noise barrier/bund along a section of the A19 to protect the southern-most proposed dwellings from excessive road traffic noise. We will also be setting standards for building materials and ventilation system design to provide living conditions in line with current planning guidance

Chapelgarth Questionnaire

Tell us what you think about the masterplan:

Please take a look at the exhibition boards and ask a member of the team if you have any questions. We would appreciate your comments and thoughts on our proposals, so please fill out this questionnaire and put it in the box provided once complete. We will be taking comments until 13th February 2016.

What will we do with this information? We will collate the results and produce a short summary note which will be incorporated into a document called the Statement of Community Involvement, to be submitted as part of the planning application for the scheme. Comments received will be circulated around the design team before final amendments are made to the masterplan prior to the submission.

The Landscape Strategy

As part of the residential masterplan we are proposing to designate over a third of the site as green space. This will be detailed in the Landscape Strategy.

Q1 Around the edge of the residential areas, we are proposing to provide 13.5 hectares of natural green space (which is equivalent in size to 18.2 senior sized football pitches). This space will be open to the public and will incorporate existing trees, new tree planting and pathways.

Yes No Don't Know

Comments?

Do you agree with this approach or have any further comments?

Q2 Recreational Networks: Our proposed public routes are based on how people currently use the site at present. We aim to provide a circular route through the natural greenspace, which also connects into the W2W cycle route to the south of the scheme. Pathways will also be provided within and around the new parks.

Yes No Don't Know

Comments?

Do you agree with this approach or have any further comments?

Q3 Parks and Play Spaces: As part of the landscape strategy we are also proposing to provide two new community parks (located at the centre of the scheme and towards the south of the scheme) for new and existing residents to enjoy. The park to the south of the scheme will be on elevated green space to make the most of views out towards the sea. There are also 4 pocket parks, incorporating doorstep play areas within the areas of new housing.

Yes No Don't Know

Comments?

Do you agree with this approach or have any further comments?



Chapelgarth Masterplan - we welcome your comments:

- 1 Weymouth Road Green Buffer and locations of proposed Drainage Ponds
- 2 Central Park
- 3 Location of Allotments
- 4 Panoramic Park
- 5 Magnesian Way multi-user route
- 6 Natural Greenspace for public use



Q4 Green Buffers: We are aware of the importance of the woodland and hedgerows around the site and we have incorporated into the landscape strategy the provision of green buffers. These indicate areas where no housing development can take place and include a minimum 25m buffer around woodland areas such as Blakeney Woods and a minimum 10m buffer around sensitive hedgerows.

Yes No Don't Know

Comments? _____

Do you agree with this approach or have any further comments? _____

New Housing

The masterplan accommodates a maximum of 750 homes, reduced down from the 900 homes previously proposed at the October 2015 Exhibition. We have reduced this number in line with local residents concerns.

Q5 Housing Mix: As part of the planning application, we are proposing that a minimum of 20% of these homes will be 5+ bedroom homes. An indicative mix for the whole scheme could be as follows:

- 5% to be 2 bedroom houses;
- 20% to be 5 + bedroom houses and;
- 75% to be 3 or 4 bedroom houses

Yes No Don't Know

Comments? _____

Do you agree with this approach or have any further comments? _____

Q6 Community Heart: We have re-located a small community hub further into the centre of the scheme, and away from existing properties on Weymouth Road. We are proposing to provide some space for a small local shop and community facilities, should they be required. We will **not** be proposing a pub, in line with local residents concerns.

Yes No Don't Know

Comments? _____

Do you agree with the relocation of the community hub, or have any further comments? _____

Q7 Drainage Strategy: A Sustainable Urban Drainage Strategy has been developed by Engineers at Cundall to manage water movement around the site. The strategy would include drainage ponds within the green space off Weymouth Road, which would capture water in extreme storm events and reduce the risk of flooding. Swales (shallow, vegetated open channels) will also be provided along the side of roads to slow down the flow of water around the development, and enhance the green nature of the residential areas.

Yes No Don't Know

Comments? _____

Do you agree with this approach or have any further comments? _____

Q8 Is there anything else you would like to see regarding the design of the masterplan, or feel we have missed?

Personal data (To be completed at your own discretion)

Q9 Do you live in the area?

Yes If yes, please give the first three letters of your postcode:
 No _____

Join our mailing list

If you would like to be kept informed on the progress of the planning application please leave your details:

Name (PLEASE USE BLOCK CAPS) _____

E-mail address _____

Once completed please put it in the box provided.

The exhibition boards, questionnaire and other documents are available to view under the Chapelgarth tab at:

www.shapingsunderland.com

Want to fill it out at home? Pop it in an envelope, no need for a stamp, just write on the envelope: **FREEPOST URBED**

You can also fill it out online - visit the website below:
<http://shapingsunderland.com/category/the-chapelgarth-blog/>



