

Chapelgarth - Meeting with Equestrian users

Hand - out : Tuesday 7th February 2017

This hand-out accompanies material displayed at our meeting with the current equestrian users of the Chapelgarth site.

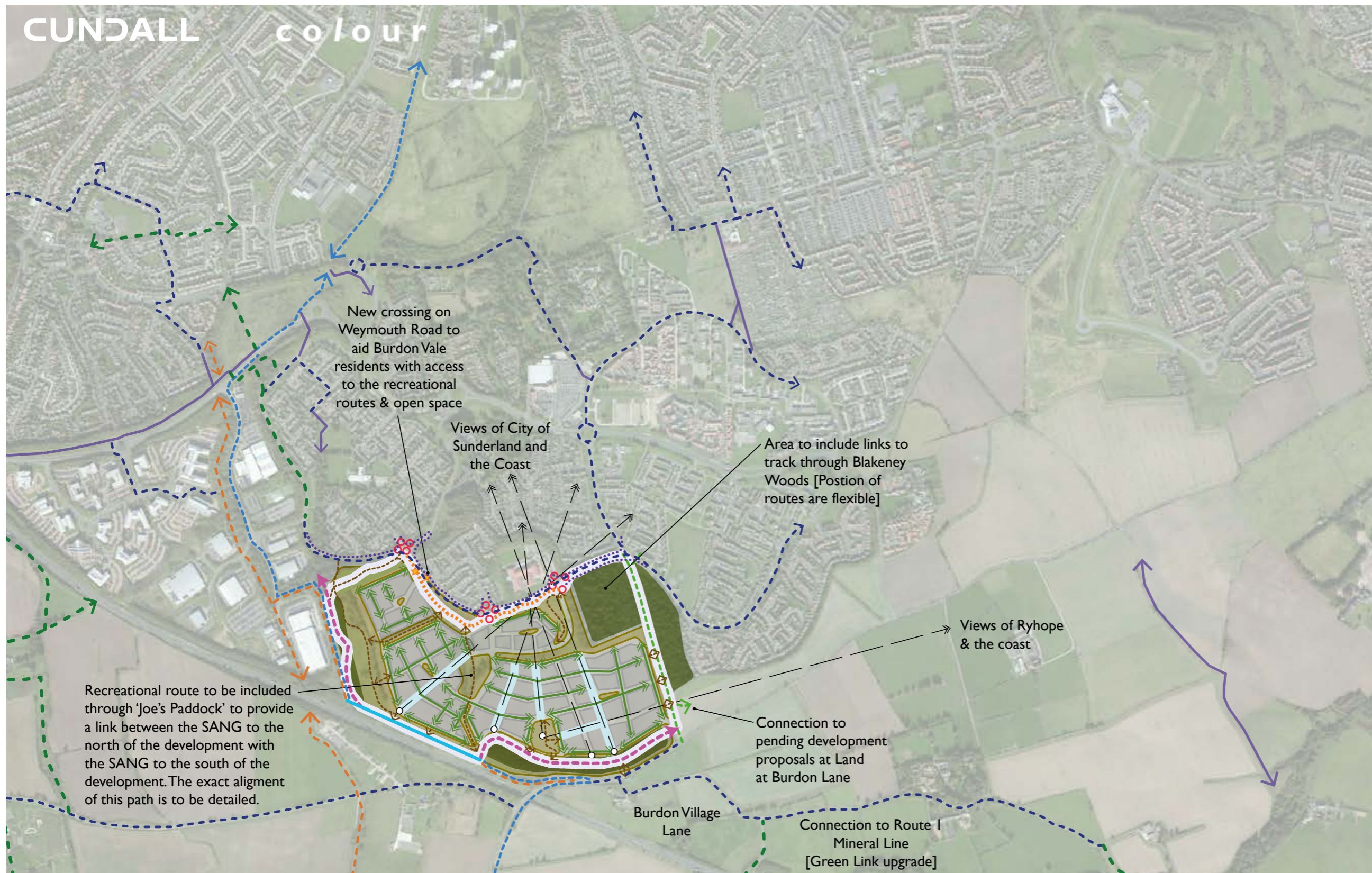
Links

Visit the Chapelgarth blog for more information:

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

Join our mailing list to be kept informed of upcoming consultations and progress of the development:-

<http://eepurl.com/bwfoj>











- Existing offsite networks**
- Public Right of Way - [Footpath]
 - Public Right of Way - [Bridleway]
 - Great North Forest Trail
 - National Route 70 / Walney to Wear [W2W] Long distance coast to coast cycle route
 - Advisory cycle route (Taken from SCC 'Cycling in Sunderland')
 - Traffic free cycle route (Taken from SCC 'Cycling in Sunderland')
 - Off-site roadside footways
 - Existing crossing
- Proposed on-site networks**
- Modifications to existing networks: Diverted section of W2W on multi-user route
 - Track through Blakeney Woods 'Extinguished Road', to be developed as a bridleway.
 - Multi-user route [including equestrian use]
 - Proposed combined cycleway / pedestrian route
 - Footpath pedestrian route away from a road
 - Proposed crossing
 - Circular walking route To connect areas of SANG and open spaces
 - Important outward views framed by streets
 - Green visual connections to the end of each street
 - Existing Woodland
 - Proposed public open spaces
 - Proposed built form (Indicative block plans to be developed through detailed design)




Proposed on-site recreational routes and off-site networks



Key

-  Public Right of Way - [Footpath]
-  Public Right of Way - [Bridleway]
-  Great North Forest Trail
-  National Route 70 / Walney to Wear [W2W] Long distance coast to coast cycle route
-  Advisory cycle route (Taken from SCC 'Cycling in Sunderland')
-  Traffic free cycle route (Taken from SCC 'Cycling in Sunderland')
-  Existing desire lines across site [Well trodden paths]
-  Off-site roadside footways

Existing site access and gaps in hedgerows

-  Existing vehicle access points
-  Existing gaps in hedgerows and breaks between field margins
-  Existing well worn accesses into woodland areas

Chapelgarth - The Vision: Landscape Strategy

The Landscape is a vital part of this development and our Landscape Architect's [colour] have produced this strategy to integrate the development into the landscape and take advantage of its best features. The strategy seeks to achieve the following elements:

1. Work with the Existing Landform and Topography

Development of circulation and access routes to take into account existing falls and reduce gradients where possible. Utilisation of cut material from excavations for foundations, utilities, roads and swales to create identity and mitigation.

2. Access to Open Space and facilities:

Provision of a variety of community focused open spaces within a short walk of all residents. Each community neighbourhood shall be developed around a unique space, setting its identity. **Elevated parts of the site shall be retained as public open space so that views can be enjoyed by all.**

3. Promotion of a Healthy Lifestyle:

Creation of a residential destination where the ease of undertaking physical activity becomes a key character:

- Formalise and integrate well-loved footpaths with an enhanced network linked to each new area
- Traffic calmed streets creating comfortable walking and cycling environment
- Inclusion of natural play areas and green gyms.
- Potential for 'park run' type routes

6. Onward Access to Non-vehicle Recreational Networks:

Connectivity of neighbourhood

recreational circuits to regional networks and wider established national leisure trails.

Strengthen cycle connections and use of routes into Sunderland

4. Integration of Blue Infrastructure:

Sustainable Urban Drainage including, permeable surfaces, swales, attenuation ponds and rain gardens shall be integrated into the design of each neighbourhood community and public open space.

5. Promote Ecological Networks:

Retain existing green infrastructure and enhance habitat connectivity around margins with native biodiverse planting. Easements to green corridors shall be integrated within the development and public edges maintained.

6. Sympathetic Integration of Noise Mitigation Strategies:

Provision of a suite of landscape design measures to help reduce the noise impact of the A19

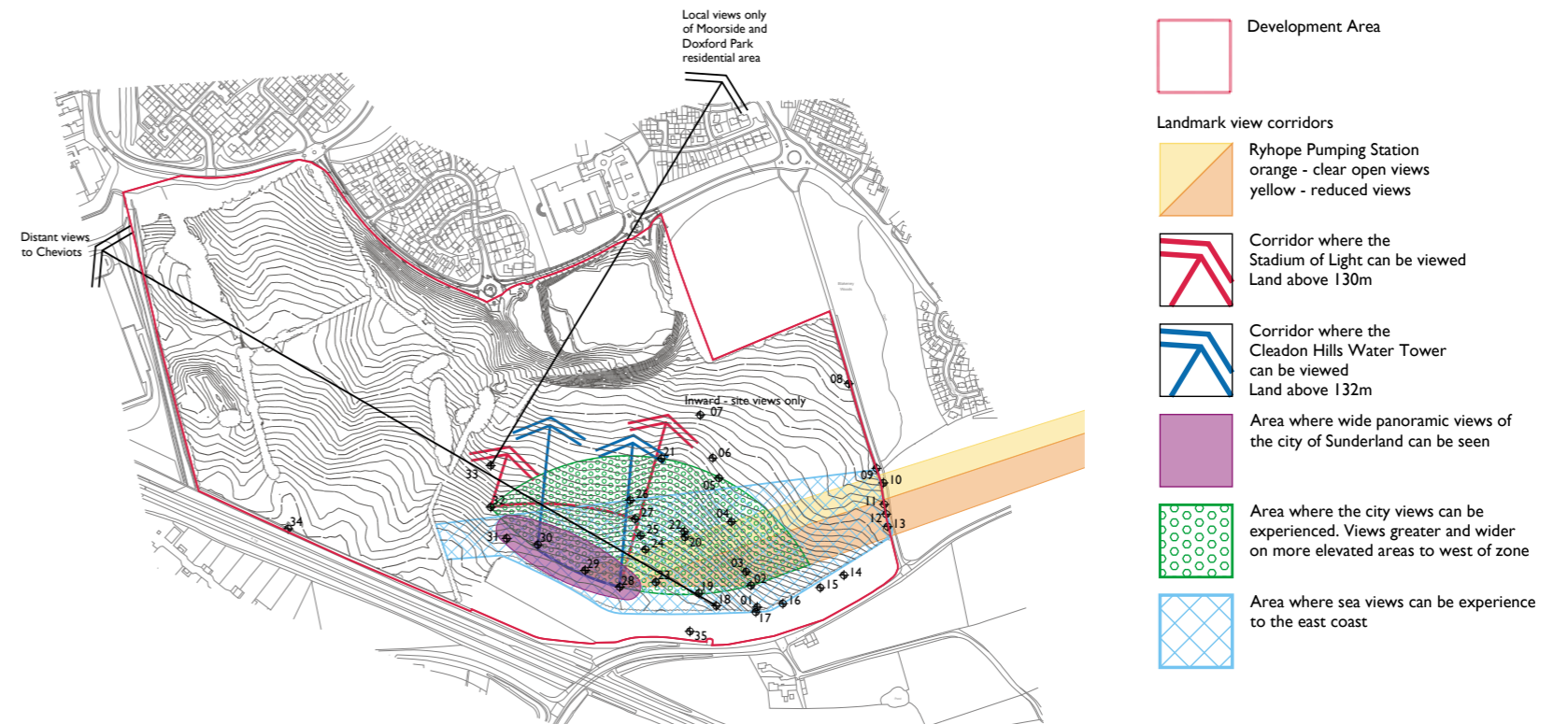
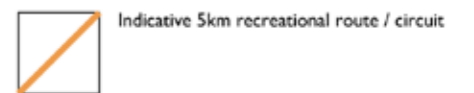
7. Provision of Natural Greenspace:

Creation of new open space for a mix of recreational uses, including:-

- Dog walking
- Running
- Cycling
- Horse riding
- General fitness activities



The above plan illustrates the opportunity to create local fitness opportunities such as a 5km park run around the neighbourhood.



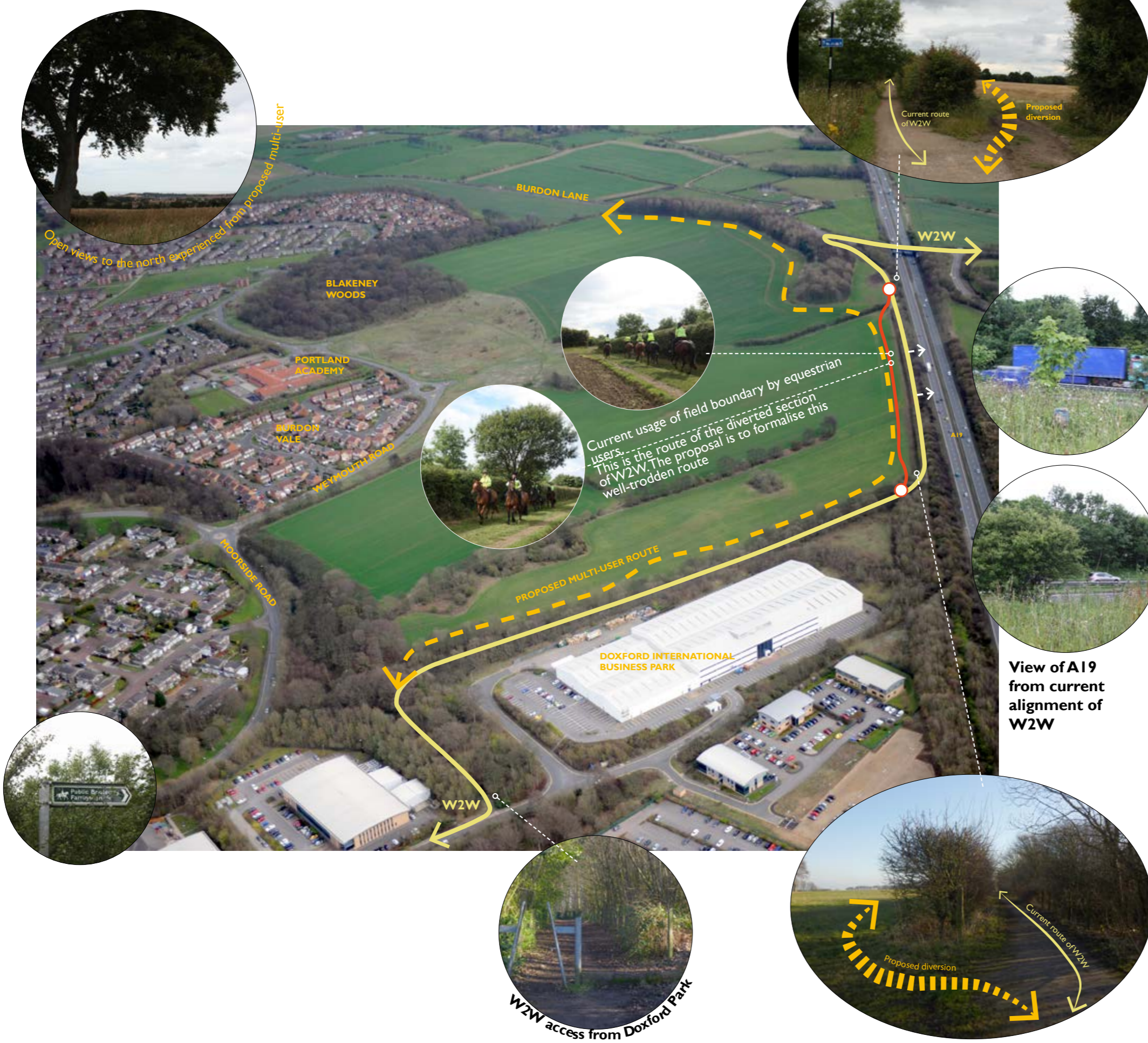
The above plan illustrates site analysis undertaken prior to masterplanning to identify important view corridors across the site which were then integrated into the design.

Precedent Images - recreational usage



Chapelgarth - Section of W2W proposed to be diverted

[Subject to a separate detailed application]

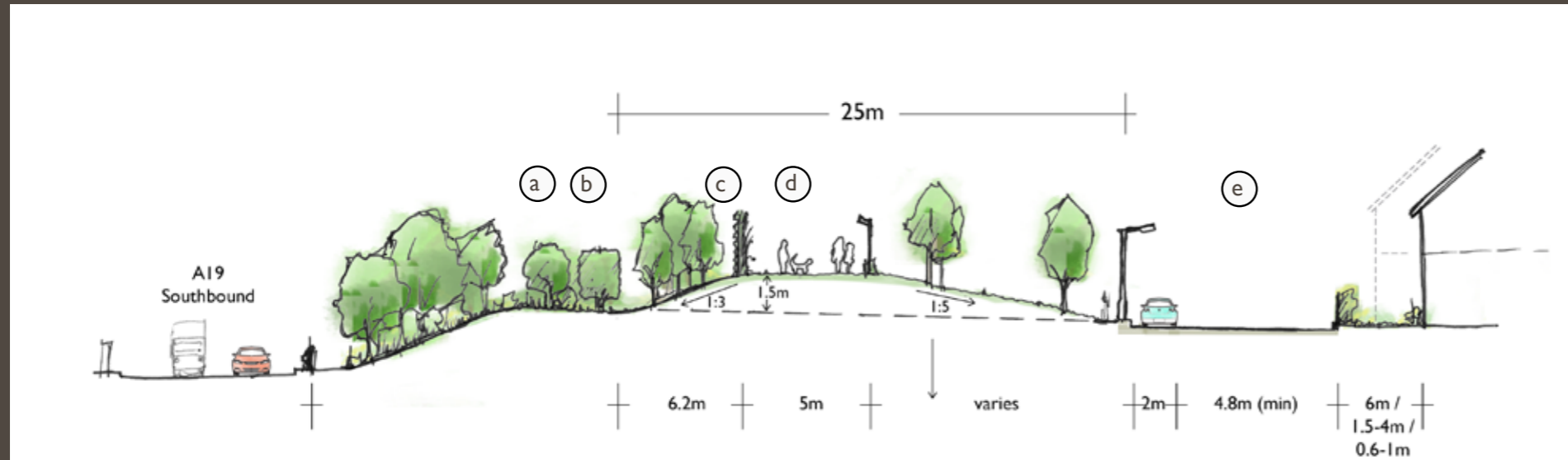


Current usage of field boundary by equestrian users. This is the route of the diverted section of W2W. The proposal is to formalise this well-trodden route

View of A19 from current alignment of W2W

Key

- Existing route of W2W
- Proposed multi-user route
- Proposed diversion of section of W2W [To form part of multi-user route]



- a Existing section of W2W to be stopped up as part of diversion. Path surface to be removed and planted with native woodland planting.
- b Existing hedge to be retained.
- c Acoustic mitigation: Proposed 2.5m living screen planted into a 1.5m high raised earth bund. Living screen to include 600mm deep topsoil layer and trickle irrigation
- d Proposed multi-user route: to include diverted section of W2W. Route to be 5m wide and divided in two surfaces to suite users. 2.5m wide section coloured tarmac - cyclist and pedestrians + 2.5m wide section of compacted aggregated for equestrian users
- e Green Street [Single sided residential street facing green space]

The acoustic bund and living screen are required to mitigate the noise generated by the A19 and provide a quieter living experience for the new residents.

The section of W2W has been proposed to be diverted into the greater development and green space area to create a more pleasant and peaceful environment for users of the route. In this location the route will also benefit from passive supervision from the rest of the development.

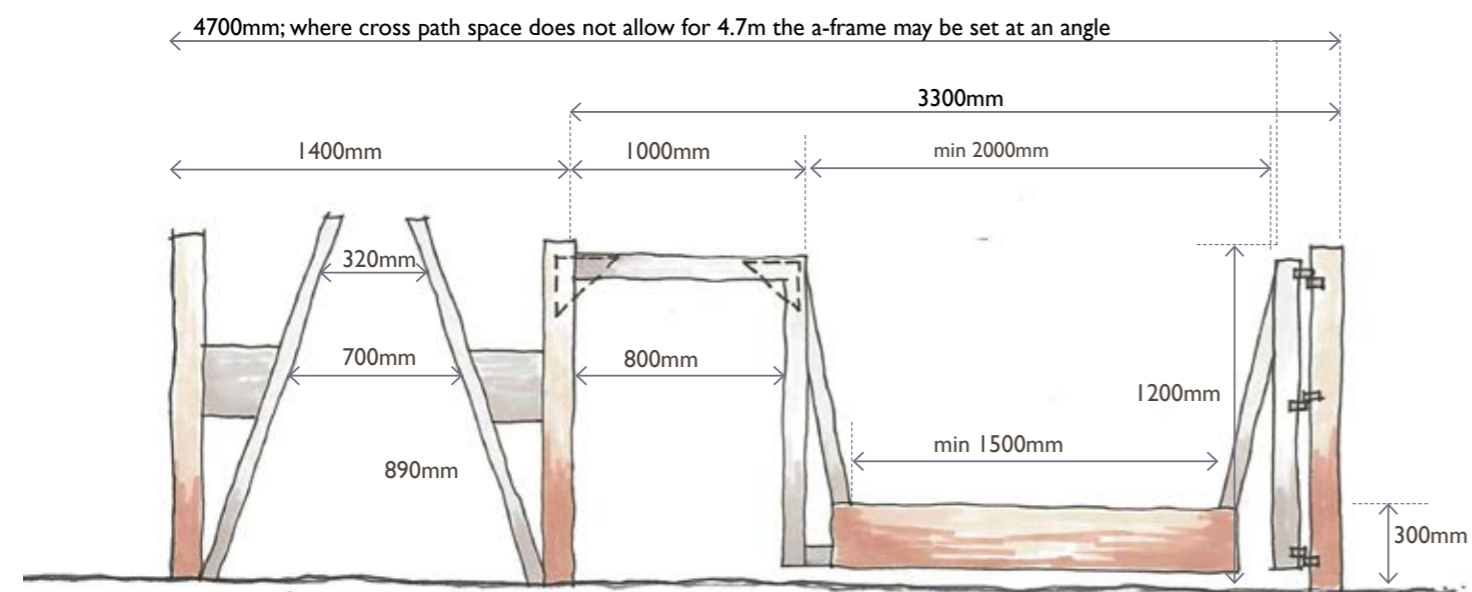
The diversion is proposed to be integrated along the top of the new earth bund providing a slightly elevated position so that users can enjoy the outward views.

Access control onto multi-user route and recreational trails

Access Gates

Access into the southern SANG area and use of the multi-user path will be provided and controlled via double buggy hoops an A-frame and bridle gates where required. This is to ensure no unauthorised use of the new routes from e.g. trail bikes.

The form and dimensions of this system is to comply with Sunderland City Councils Rights of Way departments typical detail as below:



Material strategy: Multi-user route and green links

Character / Approach

A network of footpaths bridle and cycle ways provide an upper spine to the development and recreational

Multi-user route :

Surfacing - Split provision of hot rolled coloured asphalt - Tarmac Mastertint, or similar, in light buff and self-binding gravel - Breedon Wayfarer or similar. Laid in accordance with Sunderland City Councils recommended specification.

With High quality concrete kerb stone- Tobermore Kerbstone, or similar, in Natural colour delineating the boundary between the two surface materials.

Steps - Timber risers and edging with self-binding gravel surface as above.



Managing construction activities

The building out of the full masterplan is anticipated to take at least 10 years and will involve different contractors and housebuilders undertaking separate phases / areas of work.

To ensure the safety of the public and avoid any potential restrictions on walkers and other recreational users of the site whilst construction operations are ongoing local diversions to regular routes may be in operation. These diversions will aim to take as similar a route as the previous but be at safe distance to provide protection for users during the construction works.

The planning authority have applied strict conditions to their planning consent for the development to control working hours, access and ensure open space is kept accessible.

Prior to first occupation of any dwelling within a phase of the development the associated open space shall be made available.

During the construction period of the whole works the recreation facilities offered will be a mix of new, where phases of works have been completed, existing where works are yet to start and temporary where construction works are ongoing. The access routes and connections will be maintained in one form or another at all times.

Planning status of development

- Outline Planning Permission was granted in December 2016 for the whole development of up to 750 homes, open spaces and community facilities
- A first phase of around 160 dwellings is expected and Miller Homes have submitted the details of this to the Council for approval
- Work is expected to start on site this summer
- We are currently working on details of the landscape bund along the southern boundary and those will be submitted to the council in the next few months
- Siglion are committed to be involved throughout the development project.