

Sheepfolds - Frequently asked questions:

Section 1: About this public engagement

Why are you undertaking a public engagement?

Sunderland City Council is undertaking public engagement on its plans for Sheepfolds ahead of the submission for an application for a hybrid planning permission (this application will seek permission for the principle of a residential led, mixed-used development at this location.)

Your views on the proposals presented really matter and will help shape the project as it is brought forward.

The public engagement provides an opportunity for the local community, businesses and other stakeholders to feedback and comment on the proposals to be submitted for the hybrid planning application.

Sunderland City Council is inviting people to provide their comments on the proposal for Sheepfolds via a 'Response Form' and a drop-in engagement session.

One drop-in public information event is being held where you can find out more about the Scheme and speak to the project team.

Visit us at: **Sunderland Aquatic Centre, 27th March, 3pm-7pm.**

If you are unable to attend the drop in event or it has already happened, you can find out more about Sheepfolds at <https://www.sunderland.gov.uk/sheepfoldsconsultation> or via our QR code.



What will happen to my feedback?

All feedback must be submitted in writing by completing the Response Form available online or in person on at the drop in event.

The closing date for comments is Thursday 3rd April 2025. After this date all the feedback received will be reviewed .as the plans for Sheepfolds are at an early stage of development; your views on the proposals presented really matter and will help shape the project as it is brought forward.

As part of the planning application submission, a Statement of Community Engagement will describe the public engagement process and where feedback from the local community, businesses and stakeholders..

There will be further opportunity to provide feedback on the application once it has been submitted, this consultation will be undertaken by the Local Planning Authority, Sunderland City Council.

Your feedback will also inform the preparation of the detailed designs. These will be submitted for approval after hybrid planning permission has been granted. Again, there will be further opportunity to provide feedback as part of the formal consultation undertaken on these details when submitted to the Local Planning Authority.

Unfortunately, Sunderland City Council is not able to respond to comments and feedback on an individual basis, but would like to assure that all feedback is valuable and will be considered as part of the development of the designs and proposals for Sheepfolds.

Section 2: Scheme development and delivery

What is a hybrid planning application?

A hybrid planning application may seek outline planning permission for one part of a site and full planning permission for another part of the same site under a single application.

They are often used on major developments to enable work to start sooner on one part (or phase) of the site before the full details of the other parts are known.

Why do we need the Scheme?

Sunderland City Council has bold ambitions and aspirations for Riverside Sunderland which, over the next 20 years, will be established as a successful business location, a popular place to live and a focal point for civic, cultural and community life. The key elements of Riverside Sunderland will include new city centre residential neighbourhoods.

Sunderland City Council has prepared a masterplan for Riverside Sunderland. The Riverside Sunderland Masterplan sets out a robust development strategy and demonstrates how the key elements of the development will come together to create a special place. This includes approximately 1,000 new homes in residential neighbourhoods at Vaux, Farrington Row, Ayre's Quay, Sheepfolds and Bonnersfield;

Sheepfolds will be the largest neighbourhood within Riverside Sunderland, situated on the northern side of the River Wear, connected to the City Centre by the new Wear Footbridge which will be completed in summer 2025

Will the Scheme include affordable housing?

The submitted hybrid application seeks 'outline' planning permission for up to 600 homes of residential accommodation.

The proposal will positively contribute to the delivery of housing choice within Sunderland in a variety of sizes.

It is not possible at outline stage to provide details of the anticipated affordable housing provision, however the proposal will aim to provide 15% affordable housing in line with local policy.

What benefits will Sheepfolds deliver?

The site forms part of a wider regeneration initiative to modernise the Sunderland Riverside, to provide employment, leisure and opportunities, better connection to and from the Sunderland city centre, and an improved public realm. The submitted application is part of wider regeneration of the north side of Sunderland City Centre, the 'Riverside Sunderland Masterplan'.

The Masterplan will regenerate the riverside and restore it to its central place in the life and work of the city. The Masterplan subdivides the 'Riverside Sunderland' into six areas. Sheepfolds is one of four residential neighbourhoods proposed as part of the wider 'Riverside Sunderland Masterplan' each to have a distinctive character.

Section 3: Information about the scheme

What is proposed at Sheepfolds?

The proposal regenerates, restores and repurposes a large area of industrial land on the north side of the city centre. The site for the proposed neighbourhood plays a key role in delivering Sunderland's Local Plan and the Council's approach to the "Urban Core" and the aspirations to make it "vibrant and attractive where people gather to socialise, work, live and play". Whilst the plans are at an early stage, we expect the site to include:

- Commercial Space,
- Up to 600 residential homes,
- Mobility hub,
- Connection routes

What is a mobility hub?

Sheepfolds masterplan proposes a mobility hub, close to St Peter's Metro station in the south east corner of the development; providing opportunities for secure cycle parking, repair and hire in addition to car parking for Sheepfolds residents, car sharing and EV charging.

This mobility hub will be a place of connectivity where different modes of travel come together seamlessly.

When will we see activity on site?

It is anticipated that remediation works will start on site later in 2025.

Section 4: Managing the environment

Have you assessed the impact of the development on the local road network?

The project has sought guidance from Sunderland City Council's highways team to the extent of the transport impact assessments and surveys required to support the Sheepfolds proposal.

A Transport Assessment will be submitted as part of the application for hybrid planning permission.

How will the project seek to manage construction?

Details of how construction will be managed to mitigate the environmental impacts (including noise, vibration, dust and traffic) will be subject to a planning condition.