Chapelgarth

Introduction

Welcome to our exhibition about a new residential-led 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 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.

Project Timeline:

November 2014

Carillion 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
Carillion

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

on the emerging proposals

Second public

Outline Planning

Application due to be

Further consultation

on the planning

application to be

carried out by the

Planning Authority

First public exhibition

Late 2015/ Early 2016

exhibition of proposals

submitted

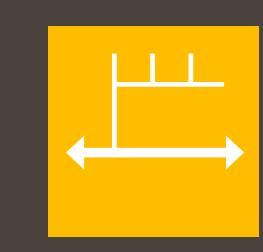
Early 2016

Spring 2016

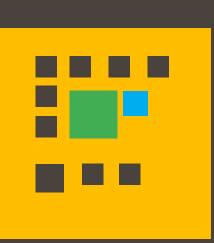


An Outline Planning Application

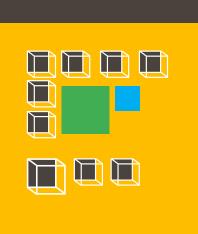
We are producing an illustrative masterplan to be submitted as part of an outline planning application. An outline application differs from a full-detailed planning application in that it sets out a framework to guide future development on the site, rather than setting out comprehensive information about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

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:



'Loss of recreation space'

'Increased traffic'

'Shops and community facilities not provided in the right place'

'Pressure on local schools'

'Too many houses not enough demand'

'Negative impact on wildlife'

'Flooding issues on site'

'Provides a playground'

'Retains greenspace and natural features'

'Walking and 'Ties in with cycling routes and local charact

cycling routes and local character' bridleways'

'Protects woodland'

'Protects woodland'

'Areas for dogwalking'

'Mixture of housing
- affordable/
executive/ designed
for older people'

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.



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 greenspace along the length of Weymouth Road. This provides a green break between the existing residential areas 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:

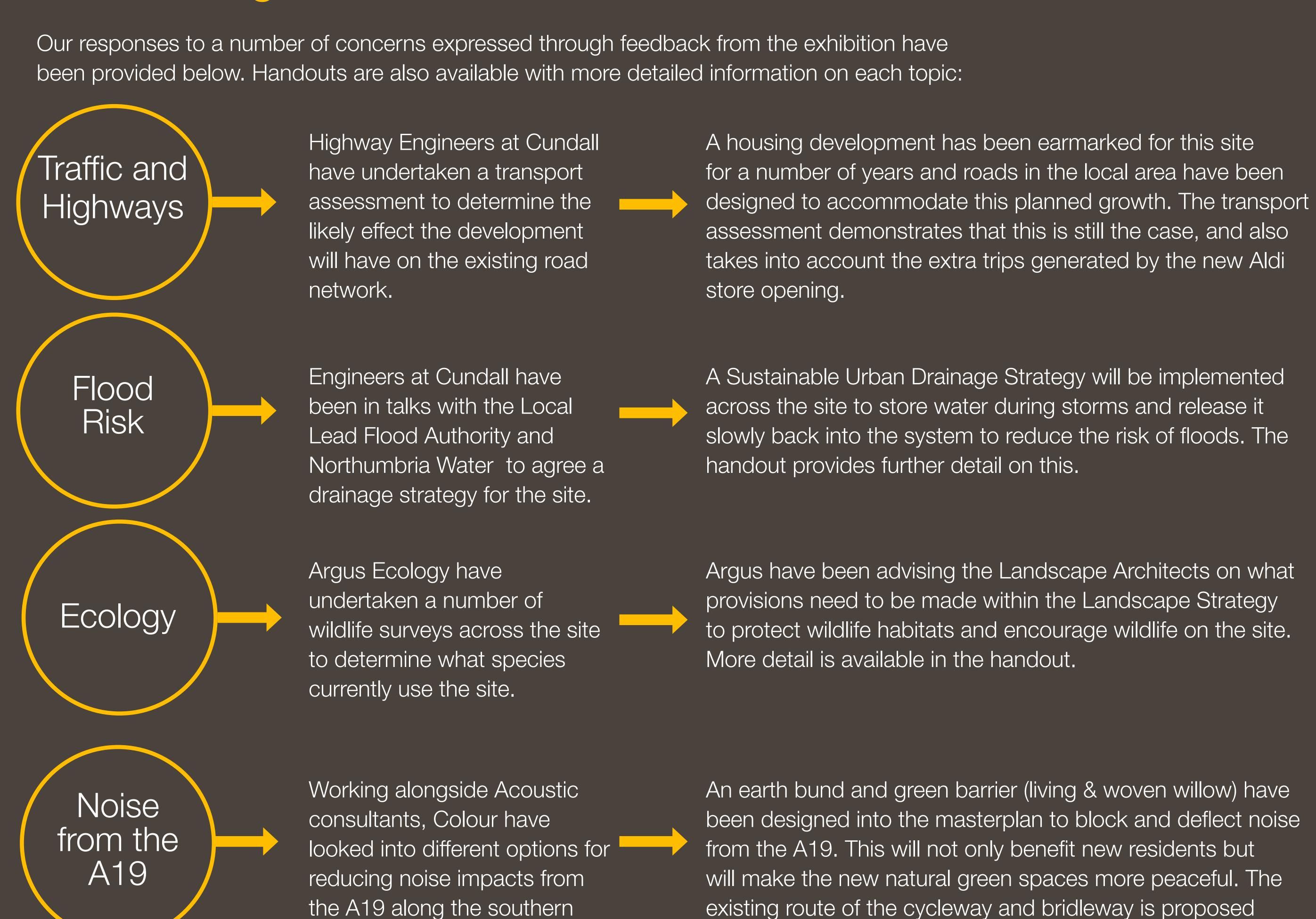
In response to comments regarding flood issues and drainage on the site, we are now providing larger attenuation basins in two locations off Weymouth Road to retain excess water in extreme storm events.

edge of the site.

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 these.

Addressing Concerns





to be diverted away from the dual carriageway onto the

protected from noise from the A19 by the living [green] barrier.

The new elevated route of the multi-user trail will provide an

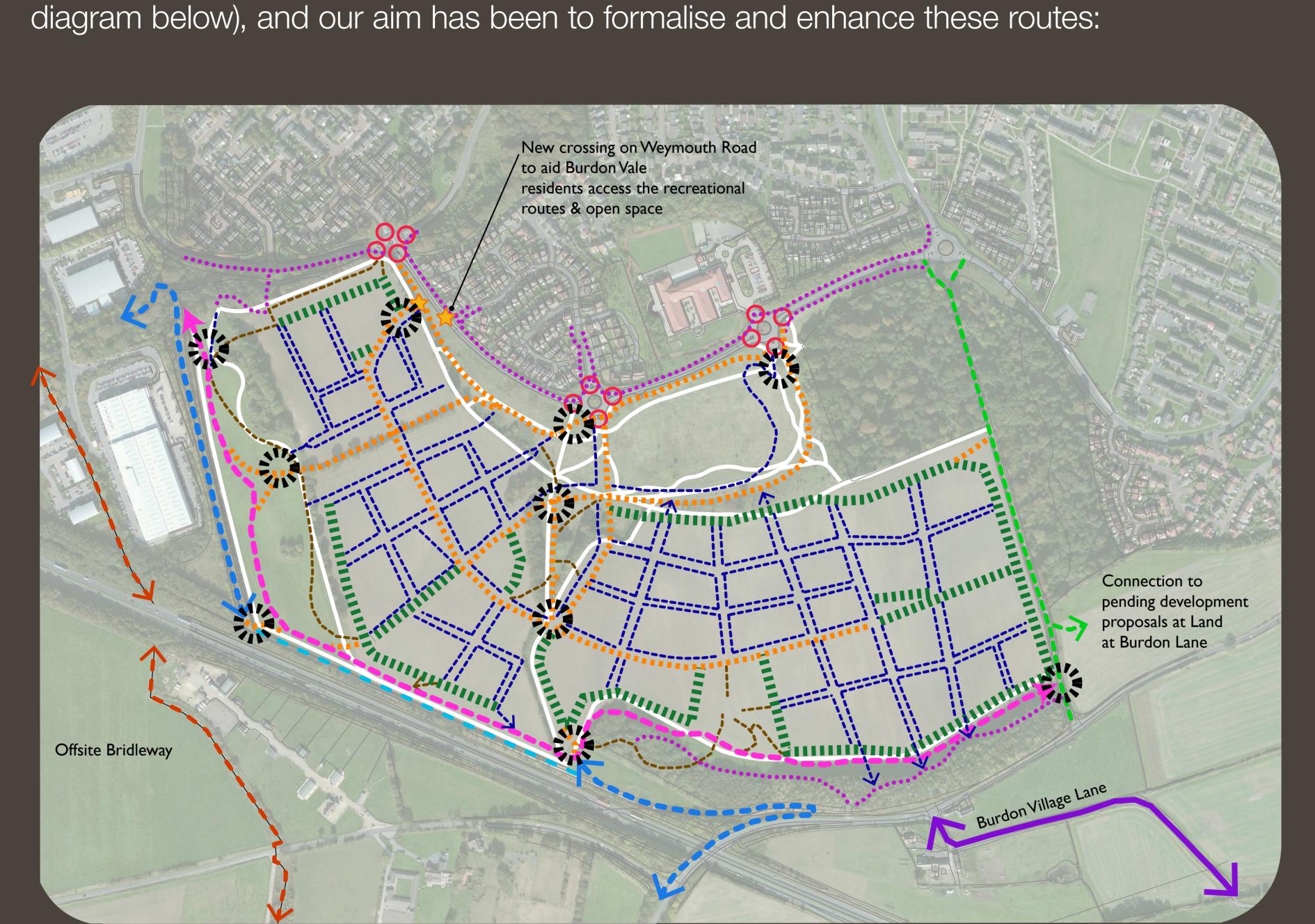
Chapelgarth site and would run along the raised bund

Landscape Design:

The masterplan has been greatly influenced by the existing landscape and natural features of the site. Landscape Architects, Colour, 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 fixed as part of the outline planning application. The diagram below identifies the proposed recreational routes through the site and how these form a continuous circuit throughout the scheme.

These routes have been based upon existing well-loved footpaths (see white lines on the



Existing of	Existing offsite networks		Proposed on-site networks	
	Public Right of Way [Bridleway]		Multi-user route [including equestrian use]	
	Multi-user Route Long distance coast to coast cycle route & bridleway National Route 70 / Walney to Wear [W2W]		Proposed combined cycleway / pedestrian route	
	Modifications to existing networks: Diverted section multi-user route	a a a a a a a a a a a a a a a a a a a	Footpaths Roadside footway	
	Off-site roadside footpaths		Footpaths non-roadside footway	
2000	Track through Blakeney Woods 'Extinguished Road', to be developed as a bridleway.		Green Street Homezone / shared surface	
Z	Country Lane	\Diamond	Proposed crossing	
0	Existing crossing		Gateway	
	Desire lines / well trodden paths around field boundaries			

in line with The Woodland Trust's Woodland Access Standard

The Landscape Strategy has been developed in line with national guidance and achieves the following:

greenspace which is the equivalent in are

to 18.2 Football Association senior size



from at least 2 hectares of accessible green space... in line with Natural England Accessible Natural Greenspace Standard

Weymouth Road

We have increased the green buffer new development in line with local resident's comments.

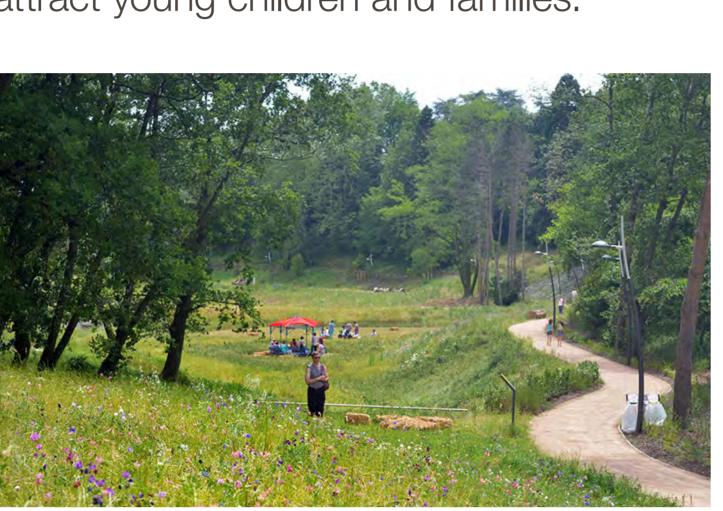
Drainage ponds will also be provided here as part of the drainage strategy. These will look like grassed basins and will only fill with water during extreme storm events. This means that most of the time they can be



Central Park

enjoyed as parkland.

At the heart of the scheme is a newly permeate the park for recreational use.





This strategy responds to the topography of the site and proposes:

Swales along streets to hold

vegetated channels designed

retain water in the event of a

severe and prolonged storm,

and will discharge it slowly into

the water sewer, so as not to

surface water run off along

new streets

to slow surface water run off.

Drainage ponds - these will

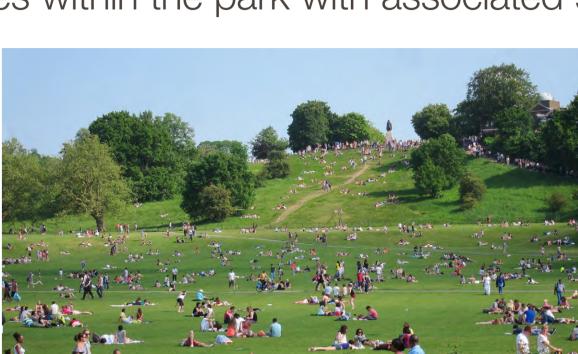
water. Swales are shallow

for the site in February 2016. ents you may have on the

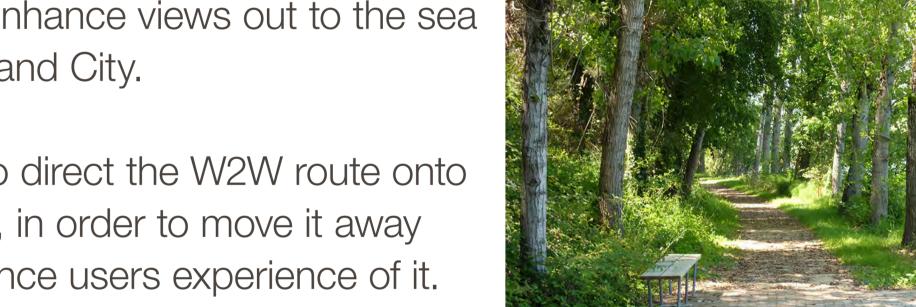
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Panoramic Park

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









from A19, and enhance users experience of

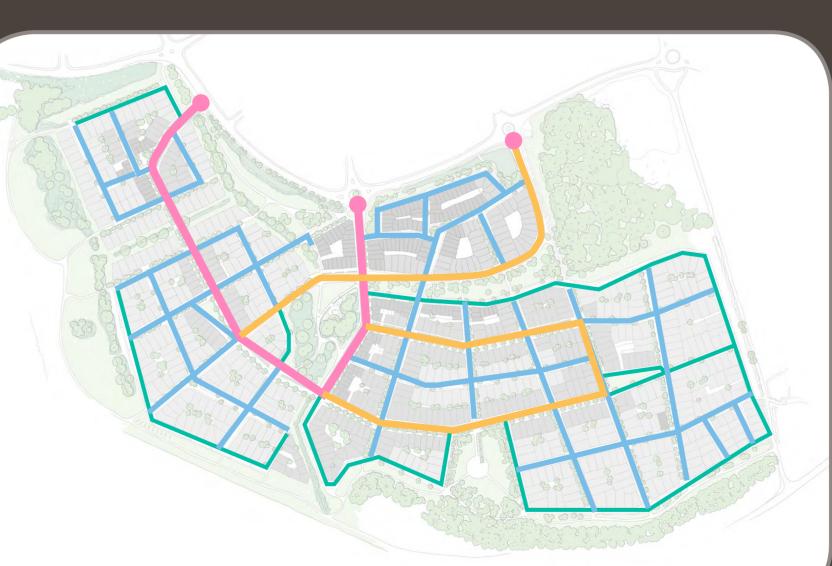
Green Street Network



This document will be submitted as part of the planning application to ensure the masterplan is built out as

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

The topography and natural features of the site, along with the desire for a pedestrian friendly scheme have application, will manage water movement and storage around the site. defined the layout of the streets. The diagram below shows the street hierarchy:





Vehicular Access Point

— Tertiary Route Homezones

Trees will be planted to capture Drainage PondRoads with Swales

The density responds to the landscape design: higher

The landscape strategy, street layout,

We are proposing to provide family homes

The development will be split up into phases, 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 Average Number of Homes per



Like: Housing around

homes

SUDS strategy and housing densities help

to build up the masterplan for the site.

The scheme can accommodate up to

have a minimum of 2 parking spaces.

750 new homes, providing a mix of types

and tenures. All 3, 4 and 5 bed homes will

As well as car and bus

movement, this route also

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:

Housing Types Housing Tenures

75% 3 and 4 Beds Market Sale

and these are likely to be brought forward by developers in the stages identified on the diagram below. Phase 1 would be the infrastructure to create the entrance in to the site and is being brought forward by Siglion:

