# Chapel Garth

#### Introduction

Welcome to our exhibition about a new residentialled 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 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.

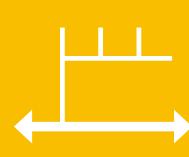
# An Outline Planning Application

We are producing an illustrative masterplan to be submitted as part of an outline planning application. An outline

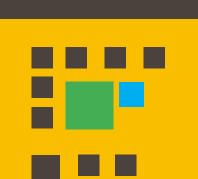
# **Project Timeline:**

November 2014	Carillion and igloo Regeneration win bid to bring forward development at Chapel Garth
December 2014	Team of consultants appointed to develop proposals
<section-header></section-header>	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

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.

Landscape Strategy 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**

October 2015

Late 2015/ Early 2016

**Early 2016** 

Spring 2016

emerging masterplan

thoughts on the

First public exhibition on the emerging proposals

Second public exhibition of proposals

Outline Planning Application due to be submitted

Further consultation on the planning application by the Planning Authority

'Increased

traffic'

'Pressure

on local

schools'

'Loss of recreation space'

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

'Too many houses not enough demand'

# 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:

> 'Provides a playground' 'Retains greenspace and natural features' 'Ties in with 'Walking and local character' cycling routes and bridleways' 'Protects woodland' 'Areas 'Mixture of housing for dog-- affordable/ walking' 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.

'Negative impact on wildlife'

'Flooding issues on site'

siglion.



application.

Tell us what yo think: fill out an nline questionnaire <mark>here</mark>. We will be

# )pen Space

will be allocated as part of the propose 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.





# The Emerging Masterplan - we welcome your comments.



#### Housing Density The proposed housing densities are etween 15 and 45 units per hectare. This is similar to the current densities in ghbouring housing areas. This would 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

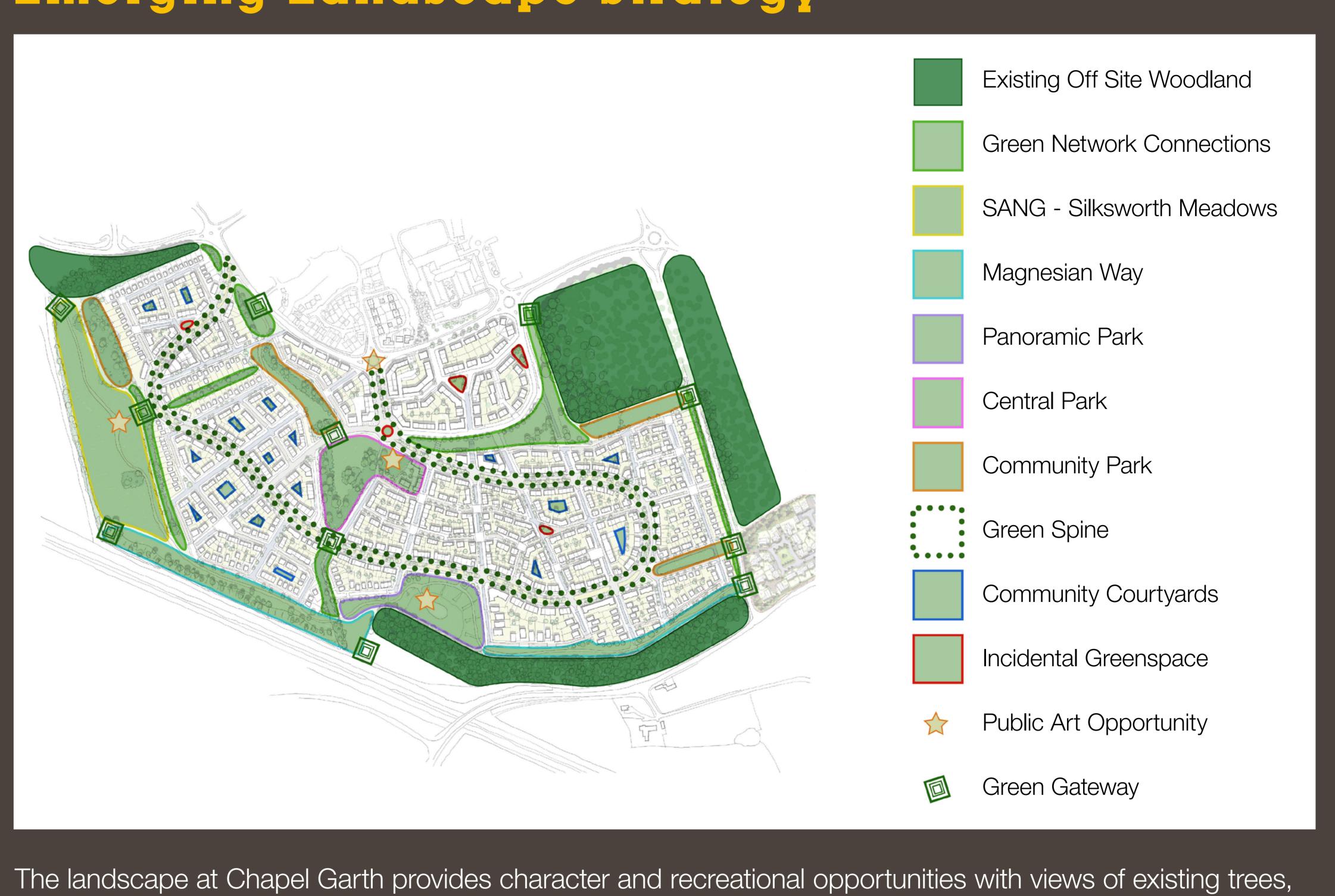
A new spine route links the new subneighbourhoods together. As well as car and bus movement, this route also incorporates footpaths and cycle ways and a strip of green space which can assist with the drainage strategy.





and many and insist



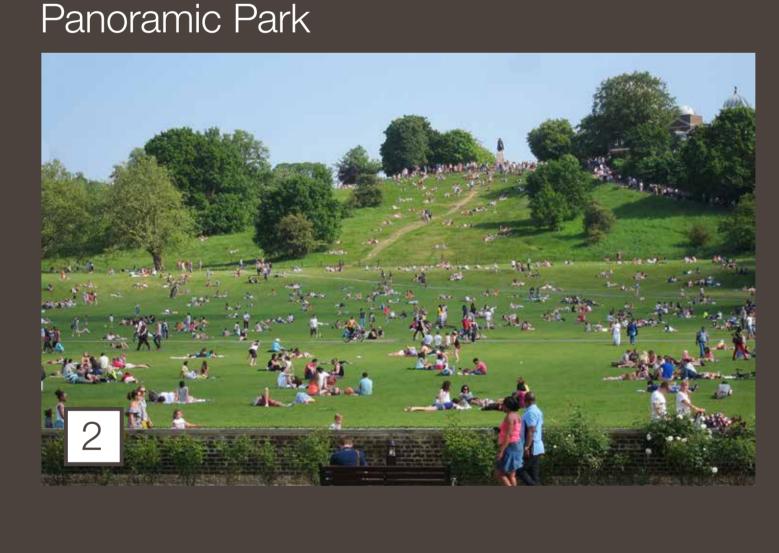


# hedges and meadows at the end of every street. noramic Park' with long views of the city, sea and landmarks.









# Technical Constraints

areas and aim to create a drainage network which can accommodate the proposed run-off from the site, this will incorporate SUDs.

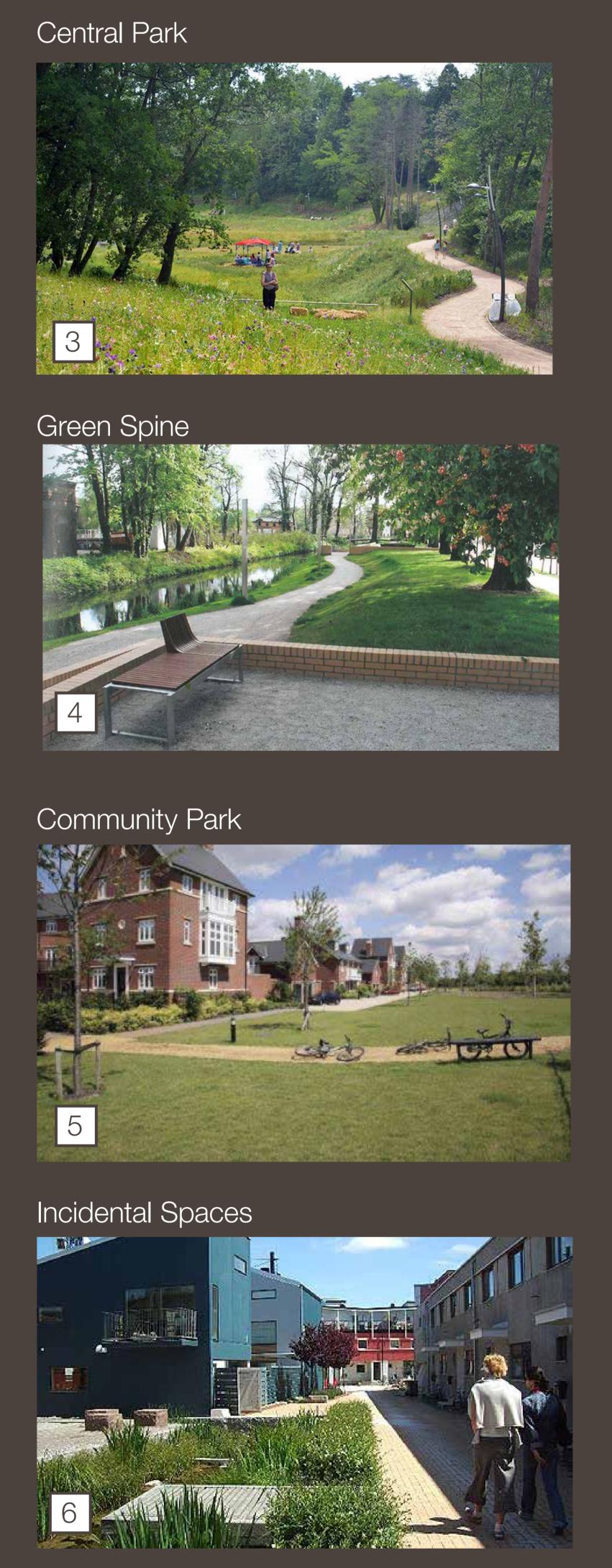
> Preventing water pollution > Slowing down surface run off and reducing the risk of flooding > Reducing the risk of sewer flooding during heavy rain > Recharging groundwater to help to prevent drought > Providing valuable habitats for wildlife in urban areas > Creating habitats for wildlife

> Creating pleasant green spaces for the community.

ne setting.

# Emerging Landscape Strategy

A dense network of footpaths and green spaces are proposed, from existing meadows to the west, a creational 'Magnesian Way' along the southern boundary that connects into offsite bridleways and a



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

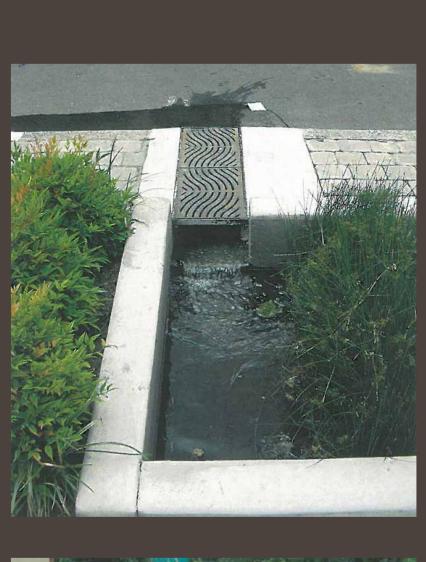
SUDs stands for "Sustainable Urban Drainage Systems". SUDs are a natural and sustainable way of dealing with surface water drainage. They work by slowing and holding back the water that runs off a site, allowing natural processes to break down pollutants. SUDs have a number of benefits:

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 A19, and are working with specialists to ensure that these effects are mitigated within the masterplan proposals.

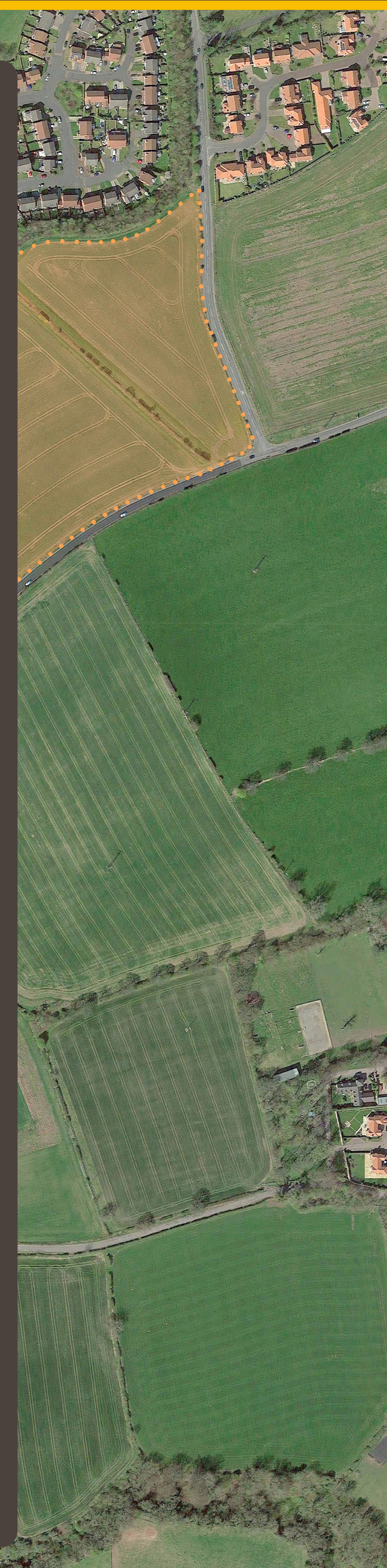
**Ecology:** Our ecology consultants are in discussions with the Council to make sure that we incorporate suitable buffers to the existing woodlands and hedgerows. Our landscape architects are creating a landscape strategy which incorporates green infrastructure links and routes to ensure wildlife can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

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









# Sunderland City Council

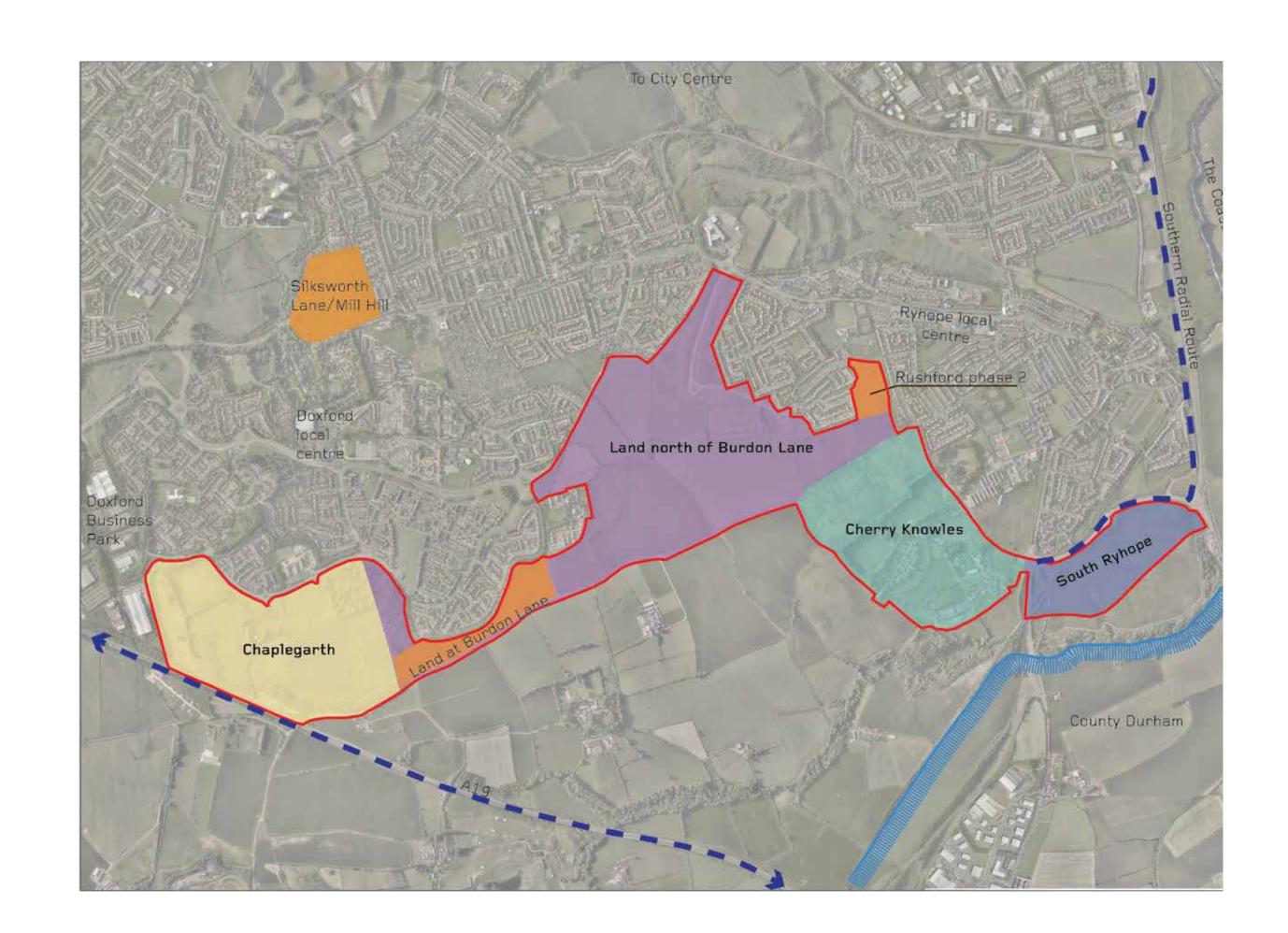
# South Sunderland Growth Area

# -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

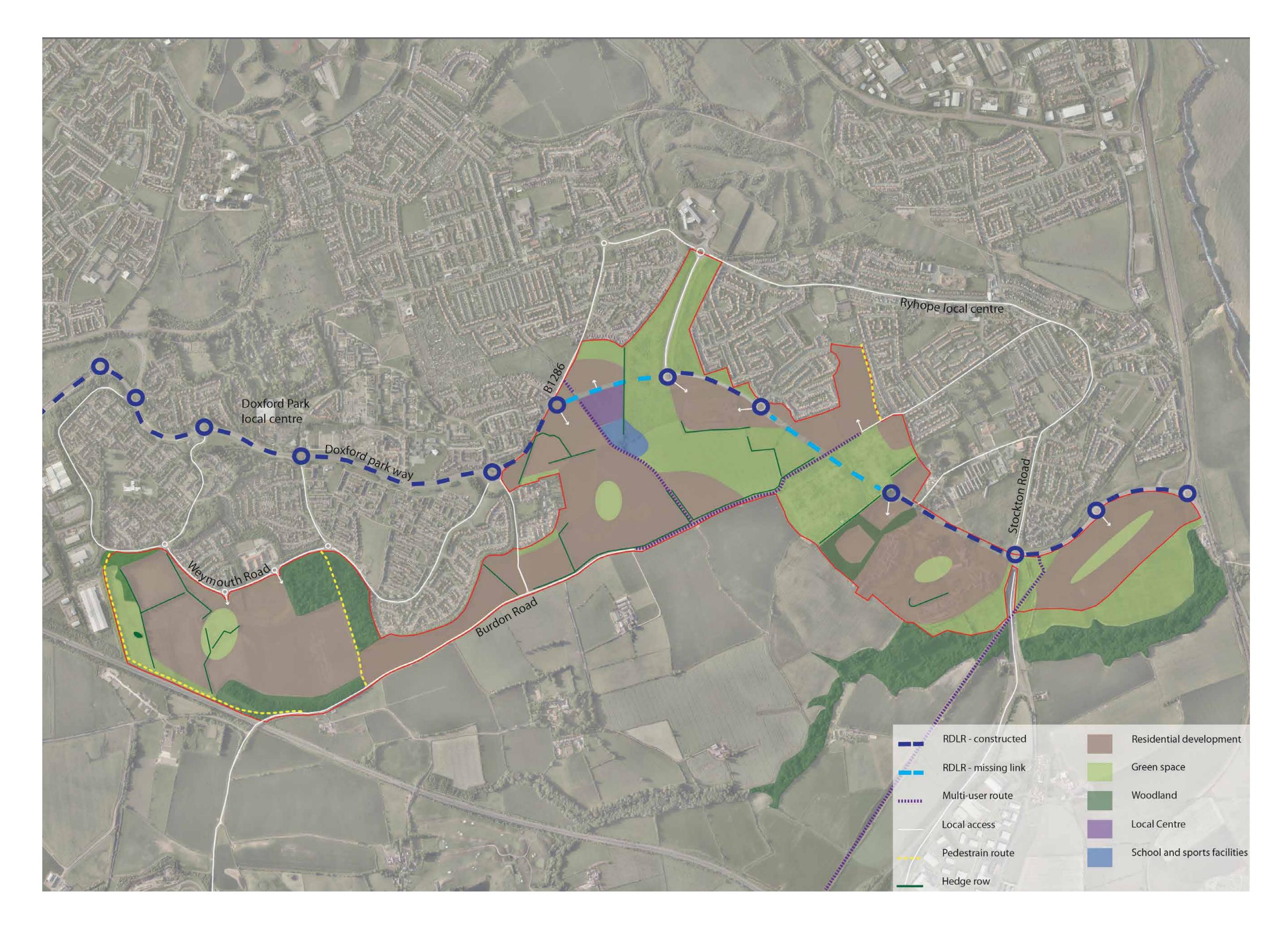
The Core Strategy (2013), the draft new development plan for the city, identifies four potential Locations for Major Development in South Sunderland collectively known as the South Sunderland Growth Area (SSGA). This compromises the sites of Chapel Garth, Cherry Knowles, Land North of Burdon Lane and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



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

- 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
- 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.
- 2. To create a new community with distinct architectural and landscape features which give the place a unique sense of character.

# What will SSGA include?

The Growth Area compromises 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
- Allotments
- Small retail hub
- Extra care facility
- Extensive footpaths and cycleway
- Sections of Burdon Lane to become a multi-user route
- Completion of the Ryhope Doxford Link Road
- 3. To deliver high quality executive housing and wider housing choices.
- 4. 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.
- 5. To create development which is well connected to the surrounding area and facilities by road, footpath, cycle route and public transport link.
- 6. To deliver a sustainable community that cares for the City's environment, makes efficient use of natural resources and mitigates against climate change.
- 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** 

# Sunderland City Council