

PUBLIC CONSULTATION: SUMMARY NOTE

Chapelgarth Public Consultation - 17th October 2015



siglion.



November 2015

This note has been produced by
URBED for Siglion

URBED
5th Floor
10 Little Lever Street
Manchester
M1 1HR

For further information please contact
Sangeetha (Sange) at URBED
sange@urbed.coop
0161 200 5512

Contents

INTRODUCTION	2
FORMAT	3
PARTICIPANTS	3
RESULTS FROM THE QUESTIONNAIRE	4
QUOTES	6
COMMON RESPONSES	7
KEY FINDINGS	8
NEXT STEPS	9

INTRODUCTION

This note provides a summary of feedback, captured through a questionnaire, in response to the emerging masterplan displayed at the Chapelgarth public exhibition held in October. The exhibition took place to present Siglion's initial proposals for a new housing development at Chapelgarth.

This feedback will be used to direct the design progression of the masterplan for the site including the location of public green space, the location of the local centre, the mix of uses in the local centre and access points into and throughout the site.

Background

Siglion is a joint venture between Carillion Developments Ltd and Sunderland City Council and is managed by leading property experts igloo Regeneration. They have been appointed to bring forward a residential-led housing development on the Chapelgarth site, which has been identified as a site to accommodate housing growth, since it was designated in the Unitary Development Plan, adopted in 1998.

A multi-disciplinary team of consultants have been appointed by Siglion to produce the planning application including, URBED (Urbanism, Environment and Design) Ltd, providing the urban design and consultation lead; Cundall, who will be providing planning, engineering and highways services; Colour Landscape Architects; and Argus who will be producing the Ecological Assessments.

An outline planning application is expected to be submitted in early 2016. This application will set out the principles of the design of the new neighbourhood including areas to be developed and open spaces, the mix of uses and the housing density. It will not include house types, tenures or the aesthetics of the buildings. These will be determined in additional applications further down the line.

Consultation Approach

Siglion are looking to bring forward a development which is not only supported but informed by local residents, businesses and stakeholders.

As part of this approach they are carrying out a number of public consultations to open discussion about the site, engage with people on what they would like to see and wouldn't like to see, and get ideas and thoughts on the type and setting of the new development.

This exhibition was the second of three planned events to gather feedback on the emerging masterplan for the site. The purpose was to inform local people about the new development, display the emerging plan for the site and get feedback on different elements of the masterplan.

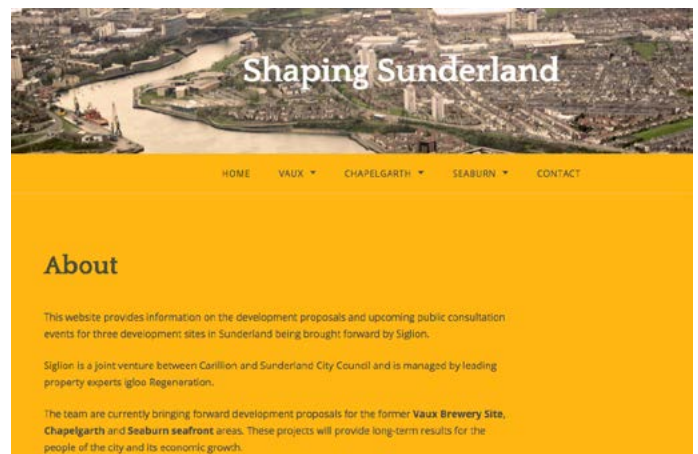
Publicity of the Event

The workshop was publicised in the following ways:

- Email invites to the Chapelgarth mailing list (including those who attended the workshop in September) went to 87 people.
- Distribution of 2500 flyers to the local area by The Box Youth Project volunteers
- Blog post on Shaping Sunderland website
- Half page advert in the Sunderland Echo

A dedicated website has been set up which provides more details on the site and all consultation material. The Chapelgarth blog posts have had a total of 1,394 views to date:

www.shapingsunderland.com



website screenshot

FORMAT

- The exhibition was held at 'The Box Youth Project' on Hall Farm Road, opposite the site between 10am and 4pm on Saturday 17th October 2015.
- Participants were invited to drop in anytime and 8 members of the team were on hand to take people through the proposals and answer questions.
- The event was staffed by members of the project team, with representatives from Siglion, URBED, Cundall and Colour.
- 3 exhibition boards were displayed at the event, information provided is detailed below. The boards were also displayed online for those unable to make it.
- A questionnaire was handed out to gauge people's thoughts on different elements of the scheme.
- A hand out with a copy of the masterplan and key information was also available for participants to take away, this also included links to the website and an online version of the questionnaire, should attendees prefer to fill this out at home.

Board	Title	Details
Roller Banner 1	Chapelgarth: Introduction	This board provided information about the project, Siglion, the project timeline, the type of planning application being produced and a summary of responses from the stakeholder workshop event held in September.
Main Board	Chapelgarth: The emerging masterplan	This included a large image of the emerging masterplan, with annotations of key elements of the design. A side-bar detailed the landscape strategy and technical constraints.
Roller Banner 2	SSGA Board	Information was provided by the Council for this board, which detailed the purpose and vision for the South Sunderland Growth Area (SSGA). Consultation on the document is running in parallel to our consultation process, and we wanted to provide this information for clarity. Contact details for the team at the Council dealing with the SSGA were provided on the board.

PARTICIPANTS

- A total of **195** people attended the exhibition, including the Councillors for the Doxford Ward and local residents.























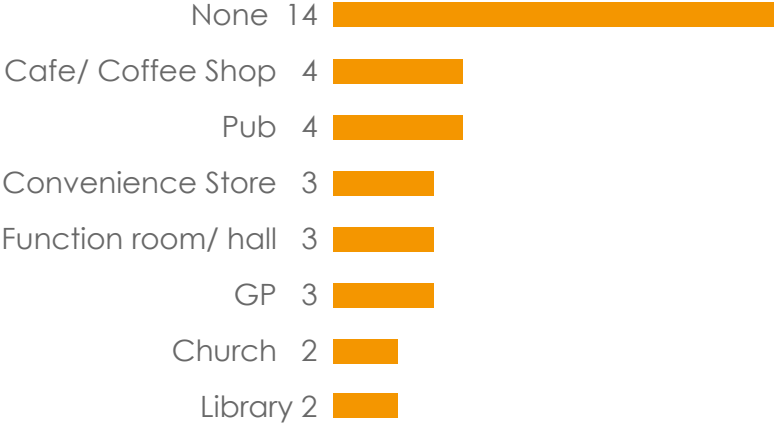
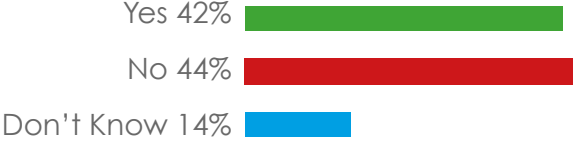
RESULTS FROM THE QUESTIONNAIRE

The following pages provide a summary of results from each question of the questionnaire, from both online and paper copies.

The results can only 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.



Question	Results
1. Do you generally support the development of the site to accommodate future housing growth as part of the South Sunderland Growth Area? (Responses: 74/ 74)	<p>Yes 40% </p> <p>No 49% </p> <p>Don't Know 11% </p>
2. To what extent do you support our emerging masterplan for the site and our objective of creating a sustainable residential development in South Sunderland? (Responses: 73/ 74)	<p>Strongly Support 12% </p> <p>Support 19% </p> <p>Undecided 22% </p> <p>Do not Support 21% </p> <p>Strongly do not Support 26% </p>
3. 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? (Responses: 66/ 74)	<p>Yes 44% </p> <p>No 33% </p> <p>Don't Know 23% </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)	<p>Formal Parks 51 </p> <p>Cycle Paths 47 </p> <p>Adventure Playgrounds 21 </p> <p>Children's Playgrounds (3-10) 27 </p> <p>Outdoor Gym Equipment 14 </p> <p>Public Art 14 </p> <p>Heritage Trails 37 </p> <p>Skate-parks/ BMX Track 9 </p>

Question	Results																
<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"> <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> </table>	Yes	38%	No	50%	Don't Know	12%										
Yes	38%																
No	50%																
Don't Know	12%																
<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>	 <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>	None	14	Cafe/ Coffee Shop	4	Pub	4	Convenience Store	3	Function room/ hall	3	GP	3	Church	2	Library	2
None	14																
Cafe/ Coffee Shop	4																
Pub	4																
Convenience Store	3																
Function room/ hall	3																
GP	3																
Church	2																
Library	2																
<p>Most common answers:</p>																	
<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>	Yes	42%	No	44%	Don't Know	14%										
Yes	42%																
No	44%																
Don't Know	14%																

QUOTES

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.

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

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.

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

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.

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

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.

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

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

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

KEY FINDINGS

A summary of prevalent concerns/ issues and needs have been provided below along with our response and where possible, how we will address these issues in the masterplan:

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>
4.	Too much housing being provided on the site, more should be retained as greenspace.	<p>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.</p>
5.	Concern that the development results in a loss of greenspace/ countryside/ green buffer.	<p>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.</p>
6.	Community heart should be moved further into the centre of the scheme and away from existing properties.	<p>This will be considered but needs to be visible from Weymouth Road.</p>
7.	Keen to see formal parks/ cycle paths/ heritage trails/ playgrounds.	<p>We will be producing a landscape strategy which will set out provision of parks, cycle paths and footpaths through the area.</p>
8.	Concerns about flooding.	<p>Our technical consultants at Cundall are working closely with Northumbria Water and the Council to ensure that a suitable drainage strategy is developed.</p>
9.	Concerns development will disrupt/ displace wildlife.	<p>All environmental surveys will be undertaken and we will look to see how we can improve the masterplan to enhance the ecological habitats.</p>
10.	Need for local facilities such as convenience shops/ pubs/ cafes.	<p>Whilst some respondents were against providing any shops or services in the scheme, other 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.</p>
11.	Concerns about maintenance of public space/ playground concerns.	<p>Each property will be required to pay an annual service charge which will pay for maintenance and upkeep of all public areas.</p>

NEXT STEPS

The design team are now reviewing all the comments made and completing the technical studies required including traffic, ecology, drainage etc.

We are keen to continue the discussion with local people to try and alleviate the communities concerns and adjust the masterplan where possible.

We will be holding a further exhibition in early 2016 once the masterplan has progressed and we will advise you of the dates of this exhibition in due course. We will ensure this event is advertised as widely as possible.

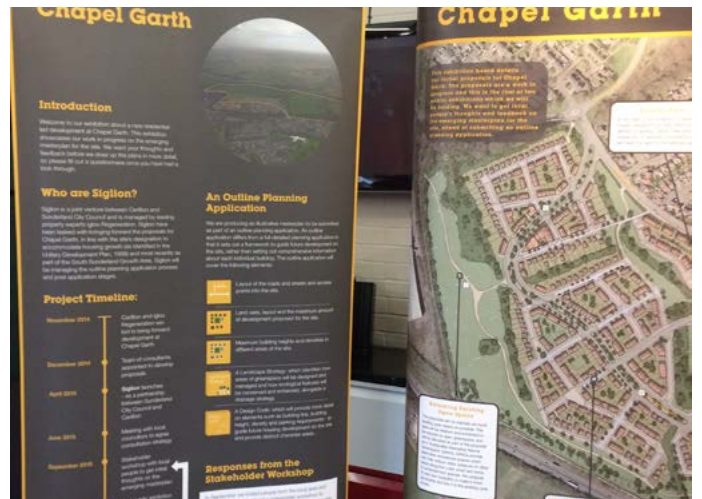
Following this exhibition, the updated masterplan will be used in an outline planning application and will be submitted in early 2016.

Please visit the Chapelgarth blog for further information and join our mailing list if you would like to be kept updated on progress:

LINKS

Read the Chapelgarth Blog: <http://shapingsunderland.com/category/the-chapelgarth-blog/>

Sign up to the Chapelgarth Mailing List: <http://urbed.us2.list-manage.com/subscribe?u=59c3909f679cb4cb0eb3d160f&id=4be4d1e718>



Photos taken at the event