

STAKEHOLDER WORKSHOP NOTE

Chapel Garth Hopes and Fears Workshop - 28th September 2015

siglion.



October 2015

This note has been produced by
URBED for Siglion

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INTRODUCTION

This note provides a summary of the workshop which took place to present Siglion's initial proposals for a new housing development at Chapel Garth. This is the first of three scheduled consultation events due to take place.

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

Background

Siglion is a joint venture between Carillion 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 Chapel Garth site, which has been included 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 masterplanning services, Cundall, who will be providing planning and engineering services, Colour Landscape Architects and Argus who will be producing the Ecological Assessments.

URBED are leading the consultation process and will be producing the masterplan for the scheme, due to be submitted as part of the planning application in early 2016.

The nature of the application will be an outline application, therefore some details will not be determined through this process, including housetypes, tenures and aesthetics of individual properties.

Consultation Approach

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

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 workshop is the first of three planned events to get initial feedback on an emerging masterplan for the site.

The purpose of the workshop was to invite local people and ward councillors together to discuss our aspirations and initial plans for Chapel Garth.

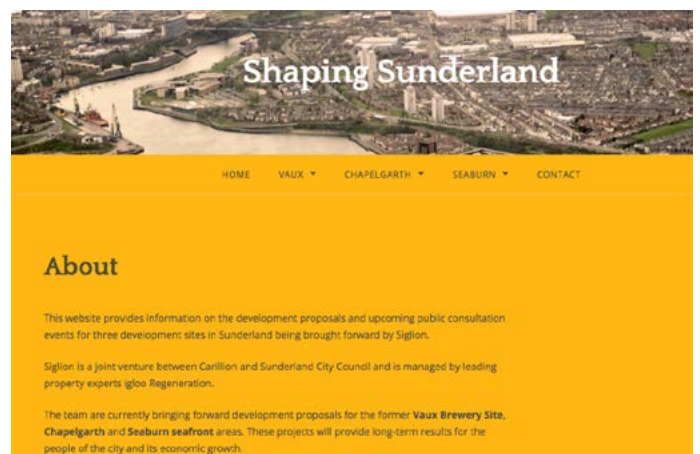
Publicity of the Event

The workshop was publicised in the following ways:

- Email invites to Local councillors
- Email to website mailing list
- Distribution of 2000 flyers to the local area

A dedicated website has been set up www.shapingsunderland.com which provided more details on the site and its location:

website screenshot:



FORMAT

- The workshop was held at 'The Box Youth Project' on Hall Farm Road, opposite the site between 6 and 8pm on Monday 28th September 2015
- Participants were invited to join a table, and group discussions followed a presentation by the Siglion and URBED team.
- The evening was staffed by members of the project team, with representatives from Siglion, URBED, Cundall and Colour.

No.	Agenda item	Details
1.	Introduction	Katie Sully, Siglion, opened the session with an introduction to the partnership, team and the project.
2.	The Site	David Rudlin, URBED, then presented a brief background to the site, planning context and the Council's consultation for the South Sunderland Growth Area running in parallel to this consultation and the original bid masterplan.
3.	Hopes and Fears	Each table then took part in group discussions about the site, listing their hopes and fears for the development. A scribe was appointed to take down points.
4.	Introduction to the masterplan	David Rudlin then gave a presentation about the initial masterplan for the scheme, the layout and the amount of housing proposed, the amount of greenspace, connections through the site and the layout of the local centre.
5.	Group discussion	Each table then broke off into group discussion once again to talk through the masterplan and how it compared with their fears and hopes for the site. Feedback from each group was then presented to the room.
6.	Group feedback	Each group then provided feedback on different parts of the session to the whole workshop

PARTICIPANTS

- A total of **55** people attended the workshop, including the Councillors for the Doxford Ward, local residents and people who worked locally.



GROUP SESSION 1: HOPES AND FEARS

The tables below summarise the feedback from each of the six groups on their hopes and fears for the re-development of the site:

Topic	Hopes	Mentioned by groups					
		S	I	R	K	D	H
Users	Provide housing for elderly people		■				■
	Provide a range of house-types		■				
	Provide affordable housing					■	
	Provide affordable housing for young people						■
	Provide a mix affordable housing and executive homes						■
	Friendly people					■	
Amenities	Provide a playground	■			■		■
	Provide a skate park	■					
	Provide park and recreational space as part of the scheme	■		■		■	
	Provide shops		■				
	Provide facilities for young people		■				
	Appropriate amenities provided			■			
	Areas for dog walking			■			
	Football Fields				■		
	Provides dentist/ GP services				■	■	
Housing/ Buildings	Eco-homes	■					
	Buildings which blend in, ie green roofs	■					
	Low density			■			
	Reasonable space for on-plot parking						■
Feel/ Layout	Quality development		■	■			
	Village type development					■	
	Ties in with local character						■
	Takes account of environmental quality and character		■				
Landscaping/ Habitats	Retains hedgerows	■					
	Retains green features of site	■			■		
	Green buffer to A19			■			
	More green area at Burdon Vale				■		
	Protects wildlife			■			
Water	Uses water creatively - ponds/ rainwater harvesting/ swales	■					
	Solves flooding issues present on site		■				
Access/ Transport	Retains existing cycling routes and destinations	■			■		
	Provides new routes and bridleways	■					
	Improved road network						
Safety	Safe crossings around the school and to the Morrisons	■					
	Increased police presense				■		
Objectives of the Development	Reduced number of homes				■	■	
	Doesn't happen for a long time		■				
	Noise attenuation			■			
	Takes into account the number of homes being built in Doxford Park				■		

Topic	Fears	Mentioned by groups					
		S	I	R	K	D	H
Amenities/ Land Use	Loss of recreation space/ countryside/ bridleways						
	Too many pubs						
	Local shops located in the wrong place						
	Pressure on local schools						
	Pressure on healthcare facilities						
	Loss of peace and quiet						
Housing/ Buildings	Student housing						
	Too much social housing						
	High rise/ flats which are not in keeping with the local area						
	Large communications towers						
	Not enough parking						
Feel/ Layout	Development is an eye-sore/ spoils views						
	Too dense						
Landscaping/ Habitats	Loss of habitats and wildlife						
	Negative impact on wildlife and habitats						
Water	Land remains very boggy						
	Flooding issues increase on site						
Access/ Transport	Increased traffic on existing roads						
	Access issues around Burdon Lane/ Burdon Road						
	Disturbance from construction traffic						
	Added pressure on A19						
	Strain on local bus services						
	Worsening rat-run effect onto A19						
	Noise from A19 disturbs new residents						
	Infrastructure not good enough						
Roads not improved alongside development							
Safety	Concerns about pedestrian safety at new access point outside Portalnd Academy school						
	Increase in crime due to increased population						
	Anti-social behaviour						
Phasing/ Site Management/ Maintenance	Length of time site is a building-site						
	Litter						
	Contractors get away with bad practice						
Principle of Development	That anything would be built at all						

INTRODUCTION TO THE EMERGING MASTERPLAN

Following the hopes and fears discussion, the diagram below, which is the emerging illustrative masterplan, was presented to the attendees along with the site context analysis and design ideas behind the scheme.

Improved greenspace/
park along western edge of
site with footpaths through

Local Centre: Location
of a small local centre to
provide shops and a pub

Existing hedgerows and tree
banks to be retained where
possible





Blakeney Woods
to be preserved

Primary road through
site to accommodate
future bus services

Homes to be provided
in 'neighbourhood
character' areas to
create a sense of
place and village
centres

Neighbourhood Park to be
provided, raised area to
provide viewpoint to the sea

GROUP SESSION 2: RESPONSE TO THE MASTERPLAN

Following the presentation, each group then broke off into a discussion about the masterplan, to understand whether their hopes and fears had been realised and what questions they still had about the scheme. A summary of comments from all groups has been provided below. These will be circulated to the project team for consideration as they revise the masterplan:

Questions	<ul style="list-style-type: none">• Is there demand for these homes?• What effect will new population have on local schools/ healthcare services/ public transport?• What will the effect be on roads/ how will this be mitigated?• How will wildlife move around the site?• What are the parking levels on the site?• Capacity of local schools?• How are flooding issues being dealt with?• What mix of homes will be provided? Executive/ Social etc.• How long will it take to come forward? Length of development process?
Concerns	<ul style="list-style-type: none">• Location of local centre - disruptive for neighbouring properties on Weymouth Road• Concerns of main access opposite school• Concerns about providing flats as part of the scheme• Concerns about providing any shops as part of the scheme• Not enough green space• More greenspace along Weymouth Road to act as a buffer against existing properties• Amount of housing proposed for the site - too high
Comments	<ul style="list-style-type: none">• Change the place names - Garth has negative connotations connected to crime• Move local centre further into the centre of the scheme (away from existing housing)• Issues with parking in existing neighbourhoods - new scheme should provide adequate parking• Would like to see playground/ playspace provided• Need a range of house-types, to include detached bungalows and houses designed for an ageing population

RESPONSE TO COMMON COMMENTS

The workshop identified four common objectives which were mentioned by a number of the groups.

We have also provided our response below:

Topic	Comment:	Our Response:
Access and Transport	Concerns were raised about how the new development would affect the local road network, and whether any road improvements would be required to increase capacity.	Our transport and highways engineers at Cundall are looking into these issues and will have further information at the second exhibition. As part of the planning application we are required to provide a transport assessment to show the effect of development on existing highways and how we are mitigating these.
Existing Amenities	Concerns were also raised about how the new population would effect public services.	<p>The area is designated for residential-led development as part of the planned growth within the South Sunderland Growth Area.</p> <p>Whilst a new school will not be provided as part of our scheme, an education contribution will be made (this is a legal requirement).</p> <p>The Regeneration Team at SCC are currently exploring opportunities to extend two existing schools in the local area, fully supported by the Education Officer.</p> <p>Cundall are also looking into the effects of the new development on other public services, and this information will be provided at the second exhibition.</p>
New Amenities	Concerns were raised about the location of the new local centre being so close to Weymouth Road.	We are looking into several different options for the local centre, locating it closer to the centre of the scheme and further away from existing housing.
Landscaping and Greenspace	There were a number of comments about increasing the amount of greenspace to provide greater buffers between existing and new properties.	Colour, the Landscape Architects are developing a landscaping strategy to conserve and enhance the natural features of the site where possible, and create new, high quality greenspace in the form of parks, pocket parks and playspaces. They are also looking into increasing green buffers between existing and proposed properties. Further information will be provided at our upcoming October exhibition.

NEXT STEPS

The session was really useful in gauging local people's reactions to the emerging masterplan and we understand that a development of this scale poses a number of issues to the local community.

The workshop was also useful in raising a number of questions which can be answered as the proposals are drawn up in more detail, so these will be taken on board and we aim to answer these in due course.

We are keen to continue the discussion with local people to try and alleviate some of these concerns and adjust the masterplan where possible. The masterplan will be displayed at a wider public consultation event on **Saturday 17th October** to get further feedback:

Public Exhibition:
Drop in anytime between 10am and 4pm
Saturday 17th October
Box Youth Project, Hall Farm Road
SR3 2UY

The feedback from this event will be collated and circulated to the design team, to inform further work on the masterplan. Following this, the updated masterplan will then be displayed at the third consultation event due to take place in **late 2015/ early 2016**.

The planning application for the site is then due to be submitted in early 2016.

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

LINKS

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

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



Photos taken at the workshop