

Planning Application for erection of 103 affordable residential dwellings (Class C3) with associated access, landscaping and infrastructure.

Statement of Community Involvement.

Land at Amberley Street and Harrogate Street

On behalf of Thirteen Housing Group

Date: 28 April 2022 | Pegasus Ref: P22-0565

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Document Management.

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1. Introduction and Context

- 1.1. This Statement of Community Involvement (SCI) has been prepared on behalf of Thirteen Housing Group (the Applicant) in support of the detailed planning application submitted to Sunderland City Council (the Council) for the erection of 103 affordable residential dwellings (Class C3) with associated access, landscaping and infrastructure at land at Amberley Street and Harrogate Street, Sunderland.
- 1.2. This SCI details how, as part of the planning application process, the Applicant has sought views from the local planning authority, stakeholder and local community so as to understand the issues which residents believe are salient in order to further progress the scheme.
- 1.3. The structure of the SCI is as follows:
 - **Section 2** – This section sets out the national and local policy context and guidance which has been used to inform the approach to the engagement of the local community in shaping development proposals.
 - **Section 3** – This section describes the public consultation methods that were utilised and details of how the local community were engaged.
 - **Section 4** – This section provides a summary of the responses received.
 - **Section 5** – This section concludes the SCI.
- 1.4. This document cross refers to a number of technical documents which have been prepared and submitted in support of the planning application. These should be read in conjunction with this SCI.

2. National and Local Policy Guidance

- 2.1. The Applicant recognises that consultation is an integral element of the planning and development process. It is about engaging with local communities, stakeholders, groups, and organisations so that planning applications consider, as far as is appropriate and possible, local views and opinions.
- 2.2. In the case of the Applicant's proposals, the Applicant has had cognisance of the national and local policy and guidance provided below.

National Policy and Guidance

- 2.3. The Government has set standards for consultation on planning applications, and these are found in Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2.4. This is reflected in the National Planning Policy Framework (NPPF, published in July 2021) which seeks to encourage engagement with local communities as part of the planning application process (detailed in paragraph 40) and that by doing so, this enables better coordination between public and private resources and improved outcomes for the community.
- 2.5. The Planning Practice Guidance (PPG), which accompanies the NPPF elaborates on this and outlines that community engagement should be encouraged where it will add value to the process and outcome.
- 2.6. Similarly, the Localism Act (2011) places a strong emphasis on empowering communities, enabling them to shape the places where they live.

Local Policy and Guidance

- 2.7. The Council engaged with the local community through the preparation of the now adopted Core Strategy and Development Plan 2015–2033. This was informed by the Council's own Statement of Community Involvement.
- 2.8. The latest SCI (June 2020) also highlights the approach for engagement for planning applications. This highlights the importance of engaging with local communities and how representations are considered. The SCI reflects national planning policy in seeking to engage with local communities and other stakeholders to encourage sustainable development.
- 2.9. The SCI encourages early discussion with prospective applicants to explore development proposals. The document also outlines that prior to an application being submitted, community involvement can take place in the form of public exhibitions, public meetings, or workshops. The results of such sessions can then be reported and considered as part of the application process.
- 2.10. When assessing planning applications, the SCI outlines that the Council encourages negotiation between applicants and officers, which may result in amendments to proposals



being made to bring them into line with planning policies or in responses to representations received.

- 2.11. When determining planning applications, the SCI notes that all representations received during the relevant statutory consultation period will be considered and reported in the case officer's decision or recommendation.

3. Methods of Consultation

- 3.1. This section of the document outlines the method used for engaging with the local community, stakeholders, and the local planning authority. It should be highlighted that the consultation approach has been prepared to accommodate Covid-19 guidance. With key provisions of Coronavirus Act 2020 having now expired, this allowed there to be a scope for hosting a community consultation in the form of an event in the locality.

Community and Stakeholder Engagement

- 3.2. The Applicant engaged with the community initially by sharing posts and updates on their website for the consultation events, as well as advertising the consultation events on social media platforms of Facebook/LinkedIn/Twitter on the 15th and 16th March 2022.

- 3.3. A press release was published in the Sunderland Echo on 22nd March 2022. The Applicant also sent an email with the press release on 18th March 2022 to Ward Councillors and contacts at Sunderland City Council.

- 3.4. Posters for the consultation event were placed in a number of venues in the locality of the Site including Back on the Map, St Ignatius, The Bangladeshi Centre and the Raich Carter Centre.

- 3.5. Two public consultation events were held over the course of two days. The first event was held on Tuesday 22nd March between 12–6pm at the Back on The Map Library (67 Toward Road, Sunderland, England, SR2 8JG). The second event took place on Wednesday 23rd March between 11–2pm at the Raich Carter Sports Centre (Commercial Road, Hendon, Sunderland, England, SR2 8PD).

- 3.6. Forms were available at the event where there was also the option for attendees to scan a QR code and fill in the form online. The public consultation form covered the following questions:

- **Question 1** – What do you think about the proposed layout for the development on this site?

Answer –

- A tick box for respondents to tick if they liked the proposals (see **Appendix A**)

- **Question 2** – What do you think about the proposed housing mix (different types of houses) on the site?

Answer (tick all that apply) –

- A tick box for respondents to tick if they liked the proposals (see **Appendix A**)

- **Question 3** – Do you have any other comments about the development?

Answer – comments box provided

- Any other comments?



Pre-application

- 3.7. A Stage 2 Pre-Application Advice Request was submitted to Sunderland City Council in 2021. This enabled the Applicant to engage with the local planning authority to understand the issues that are needed to be considered as part of the planning application submission. That included undertaking virtual meetings with the Council's Development Management Team with a view of seeking to ensure the development proposals accord with the development plan and any relevant material considerations.
- 3.8. Further details of the pre-application enquiry and discussions with the LPA can be found in the submitted planning statement.

4. Responses to the Public Consultation Event

4.1. A total of 53 people attended the public consultation events over the 2 days. A total of 19 no. responses were received as a result of the events.

4.2. The analysis of the responses received is presented below.

Question 1 – What do you think about the proposed layout for the development on this site?

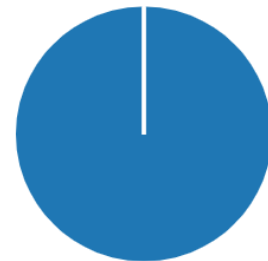
Figure 1: Question 1 Results

1. What do you think about the proposed layout for the development on this site?

[More Details](#)

 Insights

● I like the proposed layout	19
● I neither like or dislike the pro...	0
● I dislike the proposed layout	0



4.3. In response to Question 1, the results show that all 19 no. (100%) respondents liked the proposed layout for the development on this site.

Question 2 – Which of the benefits of the new homes are important to you?

Figure 2: Question 2 Results

2. What do you think about the proposed housing mix (different types of houses) on the site?

[More Details](#)

● I like the proposed housing mix	19
● I neither like or dislike the pro...	0
● I dislike the proposed housing...	0



4.4. In response to Question 2, the results show that all 19 no. (100%) respondents liked the proposed housing mix on this site.

Question 3 – Do you have any other comments about the development?

4.5. In addition to the questions detailed above, a comments box was provided to allow respondents the opportunity to submit any comments they have on the proposed development. A total of 11 no. (58%) respondents provided comments.

- 4.6. A total of 5 no. of these respondents were supportive of the proposed development and therefore do not require a formal response. The remaining comments have been summarised and addressed below under appropriate themes.

Housing Occupiers

- 4.7. A total of 2 no. respondents indicated their concern towards the type of people occupying these homes. This would not qualify as a material planning consideration. Some respondents also stated that some of these homes should have an option to buy. However, providing open market housing on the Site would undermine the overall ethos of the development, which is to provide an identified need rather than providing homes for private sale.
- 4.8. Nonetheless, all respondents liked the proposed layout and housing mix on the site.

Remediation of Pests

- 4.9. 4no. respondents noted concern about the construction phase attracting rodents/pests. A Construction Management Plan will be required for the proposed development which will outline how construction impacts will be addressed. Otherwise, respondents liked the proposed layout and housing mix on the site.

General Comments

- 4.10. There were numerous (10 no.) general comments regarding the development. The majority of the comments were supportive of the development with 1no. comment requesting for remediation of rodents (addressed above) and 2no. comments about the type of occupiers. The type of occupiers is addressed in paragraph 4.7 above. 2no. comments also raised issue with the Council being able to allocate properties. The allocation of the properties is not a material planning consideration.

Summary

- 4.11. As highlighted throughout this section, there is strong support from the respondents as they all underlined that they were supportive of the development proposals in Questions 1 and 2. Question 3 and the general comments did highlight some concern with the type of occupiers and potential rodents during construction however the overall development proposal was supported by those who had some concerns.



5. Summary and Conclusions

- 5.1. This Statement of Community Involvement (SCI) has been prepared by Pegasus Group on behalf of Thirteen Housing Group (the Applicant) in respect of their proposals for affordable residential development at land at Amberley Street and Harrogate Street.
- 5.2. The SCI outlines the methods of consultation which have been undertaken, including engaging with Council Officers, Ward Councillors, residents, and other key stakeholders within the local area. Overall, the responses were primarily supportive of the proposed development.
- 5.3. The Consultation which has been undertaken accords with the NPPF and Sunderland City Council's Statement of Community Involvement.



Appendix A – Public Consultation Form

Hendon Consultation (Copy)

Thirteen would like to get your feedback about the proposed development of just over 100 homes on the site at Amberley Street and Harrogate Street. This questionnaire will be open for completion until 31 March 2022.

1. What do you think about the proposed layout for the development on this site?

- I like the proposed layout
- I neither like or dislike the proposed layout
- I dislike the proposed layout

2. What do you think about the proposed housing mix (different types of houses) on the site?

- I like the proposed housing mix
- I neither like or dislike the proposed housing mix
- I dislike the proposed housing mix

3. Do you have any other comments about the development?

Enter your answer

4. Can Thirteen contact you with further questions about this development?

Yes

No

5. If you answered 'yes' to the above, please note how you would prefer to be contacted and those details. For example e-mail and a note of your e-mail address. *Any details shared will be retained in line with GDPR guidelines and for no longer than necessary.*

Enter your answer

6. Any other comments

Enter your answer



Appendix B – Consultation Boards

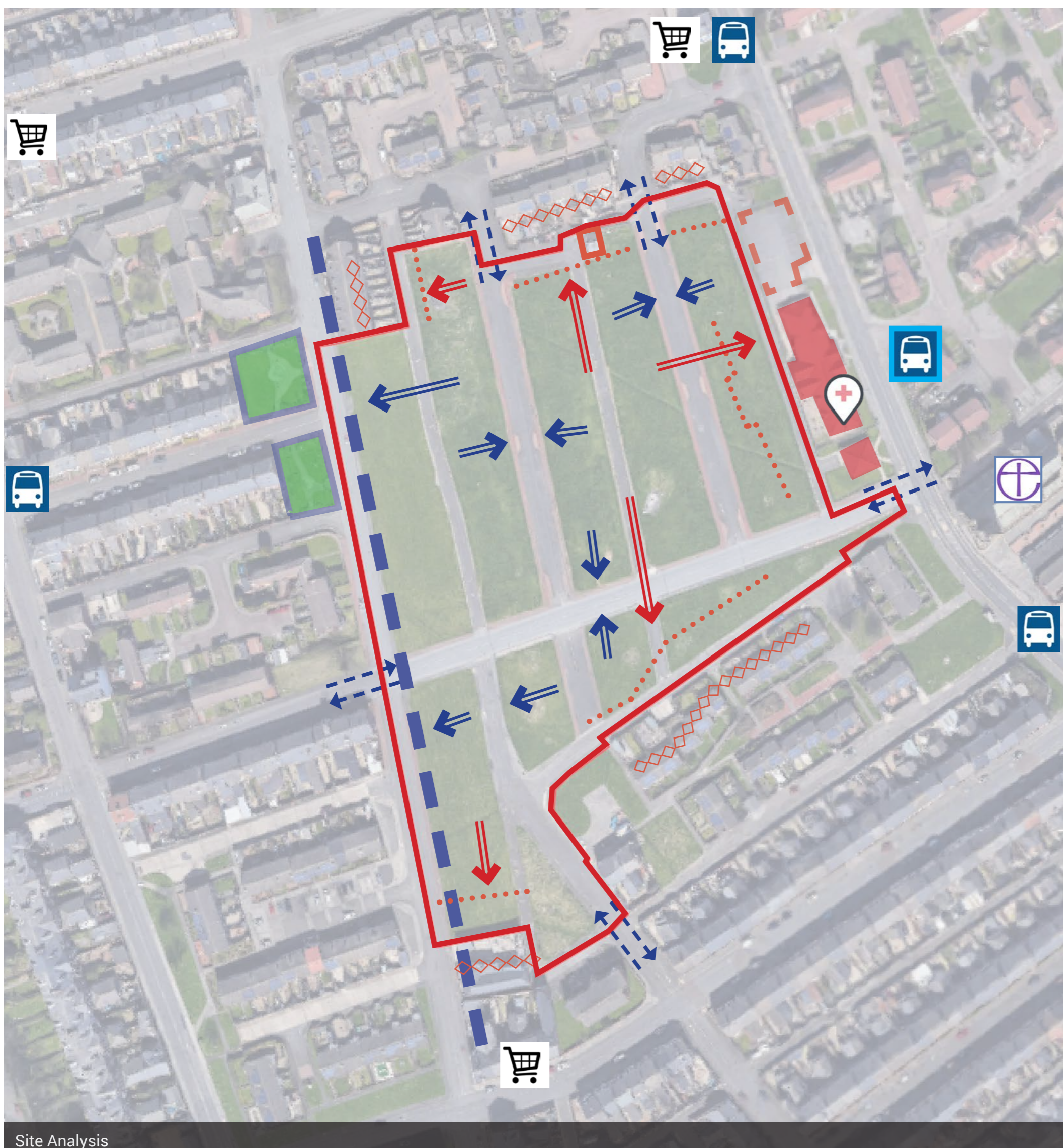
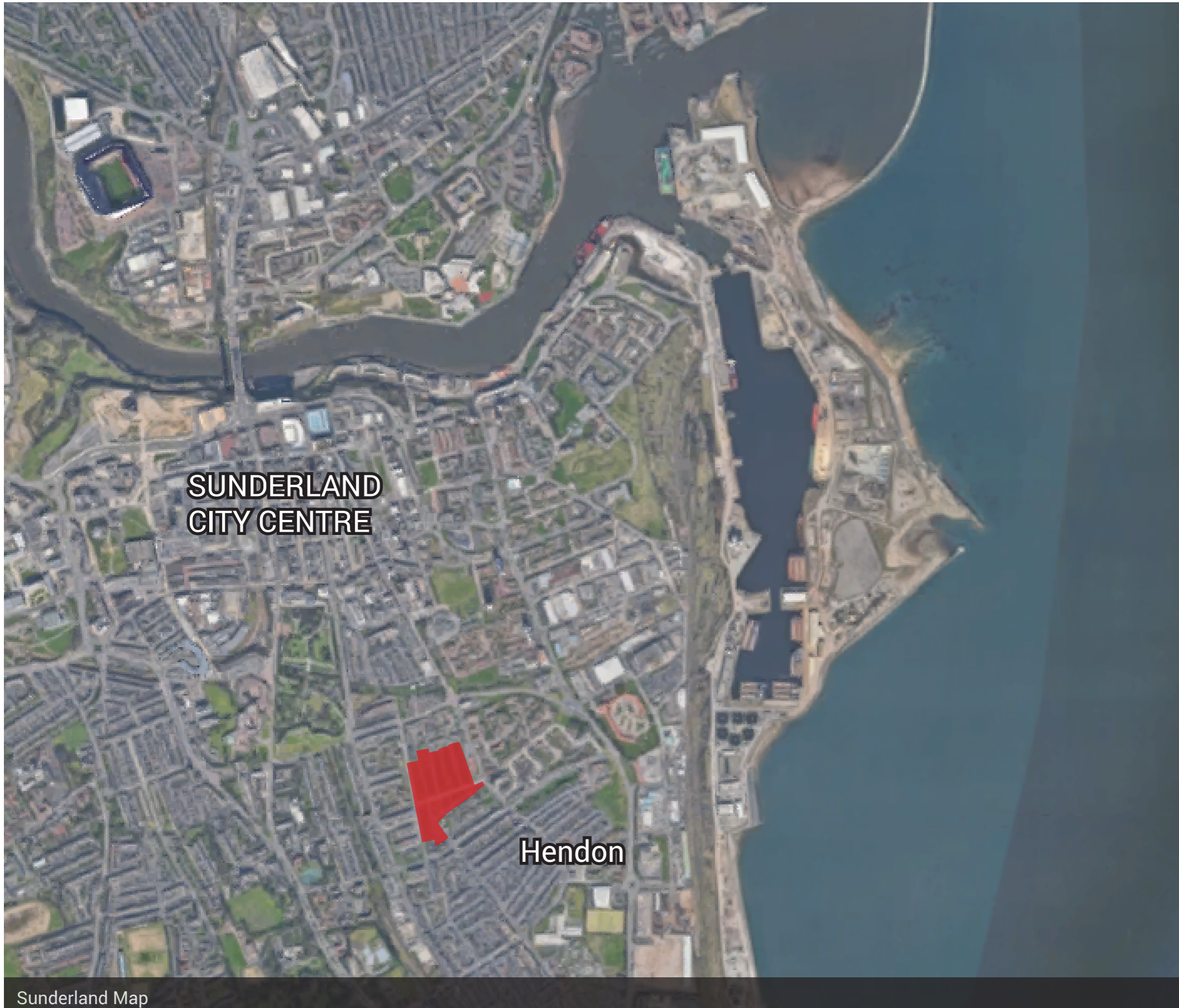


Development Overview

We're working on a project to help improve the area around Amberley Street and Harrogate Street in Hendon. Thirteen is working with Sunderland City Council on the site which has already been cleared for the development.

The homes will help to regenerate Hendon, bringing £XX into the area during the development and a predicted £XX in the long-term. Thirteen has funding to build 103 homes for affordable rent.

The homes will include a mix of houses and bungalows for local people to rent from Thirteen. The homes will help meet the need for quality affordable homes in Hendon. They will also bring construction jobs while the site is being developed, and help to revitalise the area.



The Site

This is a brand new project to create vibrant new affordable homes for people in Sunderland.

The development site is between Salem Street and Suffolk Street in Hendon. The surrounding area is made up of mainly residential homes, with Hendon Industrial Estate and Sunderland Docks a short distance to the east.






















The site is roughly square and covers around 7.6 acres. Previously, a number of homes were on the site, but these have all been demolished, leaving the existing estate roads in-place.

The site covers Amberley Street, Amberley Street South, Mowbray Road, Hendon Valley Road and Harrogate Street.

Currently, to the north of the site there's a medical centre, a car park to the east, homes to the south, and Salem Street to the west.

You can see the area where the homes will be built in these images.

Key

	Constraints		Constraints		Opportunities
	Opportunities		• Sub-station		• Existing Road Access
	Clinic and Pharmacy		• Overlooking Distance		• Public Shared Garden
	Convenience Shop		• Rear Gardens of existing houses		• Existing Street Edge
	St. Ignatius' Church		• Public Parking Area		• Nearest Bus Stop
	Bus stop		• Commercial Building		• Positive View
			• Negative View		

JDDK DISCOVER DESIGN DELIVER

The Development

This project will see 103 homes built on the site. This includes a range of bungalows and 2 and 3 storey semi-detached and mid-terrace houses. Just under a third of homes will be bungalows which will provide easy access for older people or those with mobility problems.

The homes on the site will include:

- 39 two bedroom houses
- 25 three bedroom houses
- 8 four bedroom houses
- 25 two bedroom bungalows
- 6 two bedroom wheelchair accessible bungalows

The homes will meet all modern building standards and will have a focus on energy efficiency, helping to keep bills as low as possible.

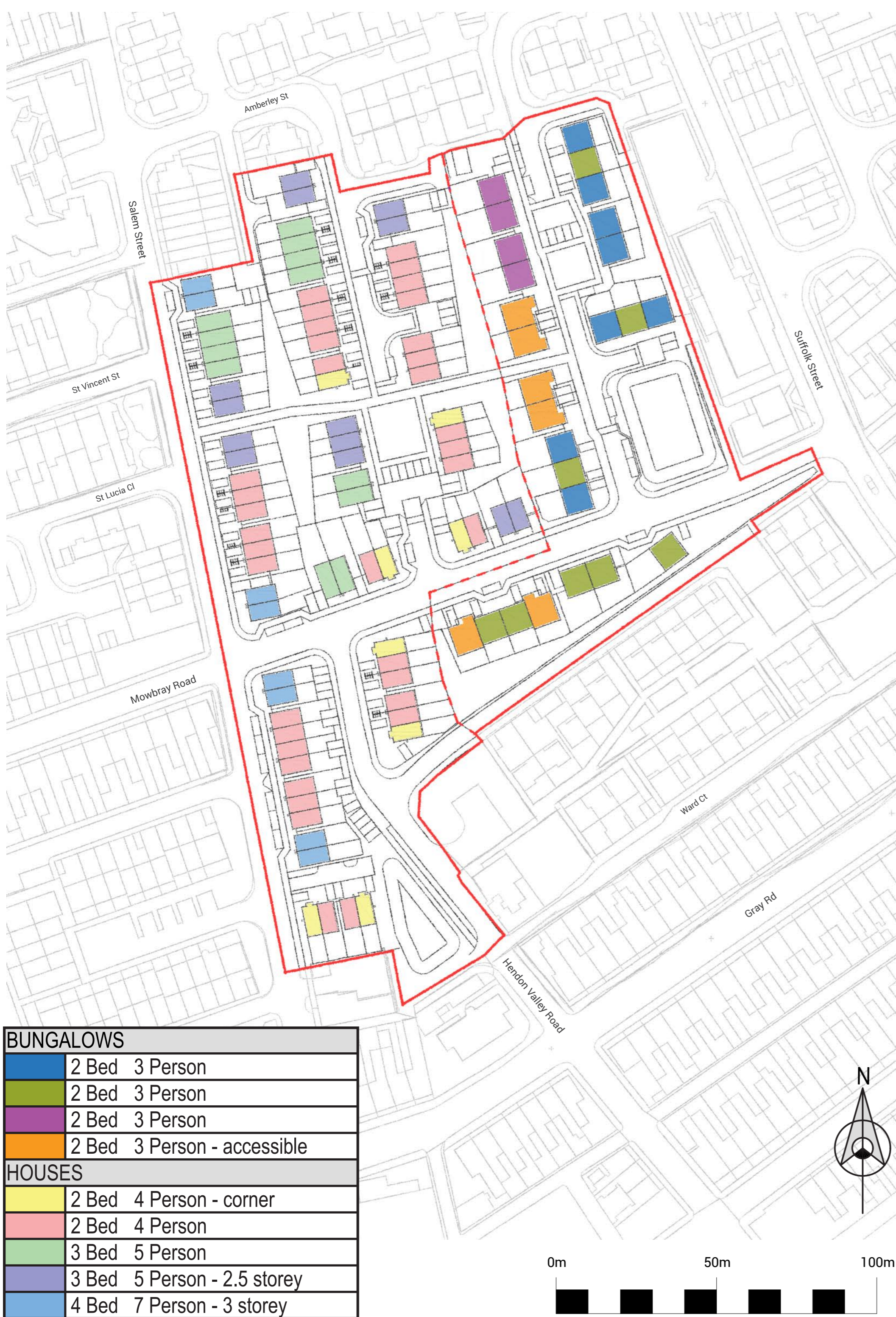
You can see in the layout plan that the main access to the site will be from the existing junctions at Suffolk Street to the east and Salem Street to the west, with some limited access from the north and south. The estate roads will be mostly unchanged from the existing roads on the site, though the former Amberley Street and Harrogate Street will be pedestrianised at their mid points to limit through routes for vehicles.

There will be SuDS basins to the east and south, which will support biodiversity and accommodate excess surface water in very wet weather periods, and a mix of public open space and landscaped shared residents gardens at the centre of the site to give people attractive outdoor areas to enjoy.

The development will be designed to Secured by Design principles, to create a safe neighbourhood with less opportunities for anti-social behaviour

Benefits of the development include:

- Regeneration of a vacant site, to improve the area for existing residents
- Helps to meet the housing needs of the city, in a site with good local facilities and transport connections
- High quality, spacious and energy efficient homes, all for affordable rent
- Provision of new open space and safe walking routes



BUNGALOWS	
	2 Bed 3 Person
	2 Bed 3 Person
	2 Bed 3 Person
	2 Bed 3 Person - accessible
HOUSES	
	2 Bed 4 Person - corner
	2 Bed 4 Person
	3 Bed 5 Person
	3 Bed 5 Person - 2.5 storey
	4 Bed 7 Person - 3 storey



Modern Homes

This will be a special site as the way we're looking to build the homes will be different from most housing projects. We'll be building the homes using a modern method of construction called volumetric housing. This means that the homes will mainly be built away from the site, and then brought to Hendon to be finished off on-site.

This off-site method of construction means that homes can be built to a higher quality in a controlled factory, and can be constructed on-site more quickly than conventional ways of building.



JDDK DISCOVER DESIGN DELIVER



JDDK DISCOVER DESIGN DELIVER

JDK *ilke* **thirteen**
 ARCHITECTS HOMES Managing and building homes

AMBERLEY & HARROGATE STREET
 MARCH 2022



Example of Ilke Homes projects



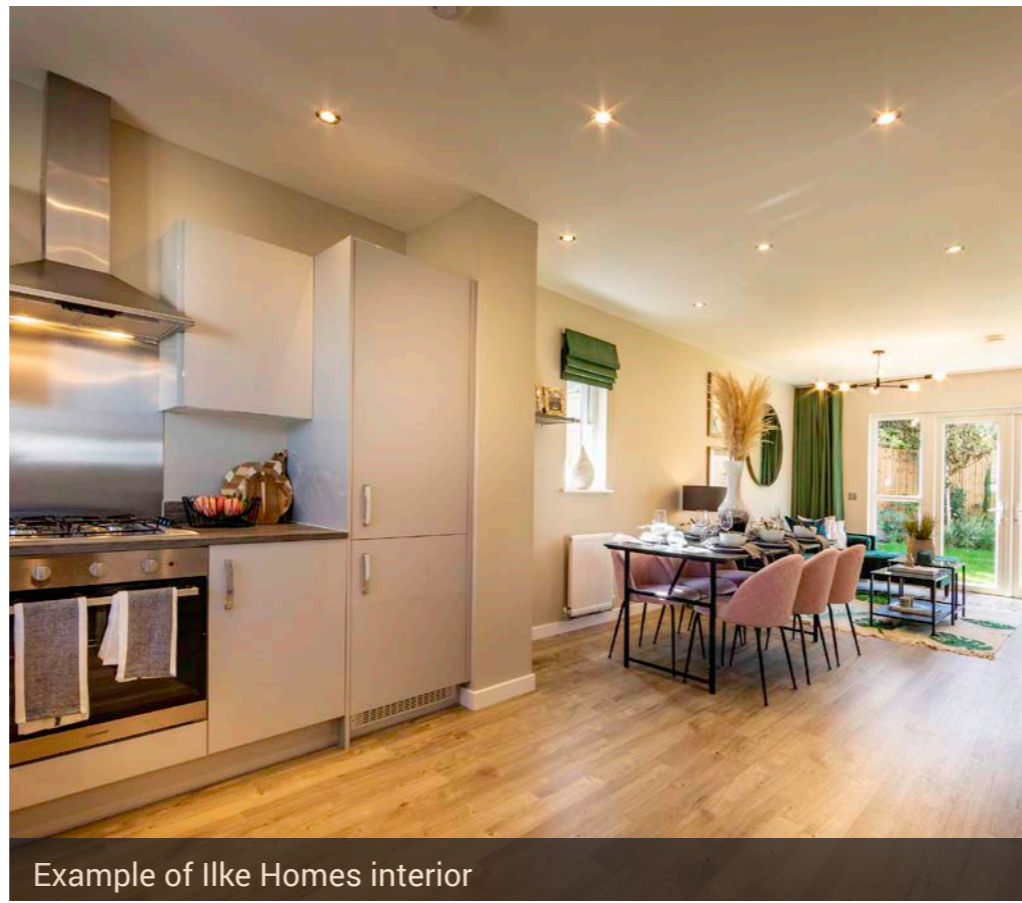
Example of Ilke Homes house type



Example of Ilke Homes house type



Example of Ilke Homes house type



Example of Ilke Homes interior

Proposed Homes

Though the homes are built off-site in a factory, there is flexibility to change the external materials, roof form and elevation style to create a unique character to the development, and make sure it fits well into the surrounding area. The exact style and finish of the proposed homes is still being developed, but will likely be a mix of brick and render walls and pitched roofs to tie in with the surrounding housing, with some modern details such as full height windows and window surrounds. Internally, the homes are designed to meet current space standards, and feature light and airy open plan living spaces and kitchens.

Ilke Homes are our preferred supplier of volumetric homes for the site, and the images show examples of some of their other projects and the typical look and feel of their homes.

Ilke are a UK based company who have brought the world's best manufacturing practices to residential construction, using their volumetric housing system to shake up the house building industry and help tackle the housing shortage. By bringing together technology and people, they create sustainable high quality houses which fit seamlessly into the local area and are designed to adapt to those who live in them. Ilke's homes are covered by the NHBC, the industry standard for new build homes, ensuring they are fully mortgageable and insurable with a range of leading providers.

The benefits of volumetric.

A SUSTAINABLE PROPOSAL



CARBON FOOTPRINT

Lifecycle carbon emissions up to 12% lower than a traditionally constructed home.

Transport impact is significantly reduced, cutting carbon emissions in half, compared to a traditionally constructed development.



ENERGY

Enhanced building fabric enables our homes to exceed building regulation standards.

Through the introduction of modest enhancements, such as photovoltaic solar panels, we are able to achieve Code for Sustainable Homes Level 5.



LOCAL ENVIRONMENT

Offsite manufacturing, in comparison to traditional construction methods, reduces site deliveries significantly, improving the impact of local air pollution.

General site construction traffic is reduced, minimising noise and dust nuisance, as well as improving general safety.



WASTE

Through the optimisation of material usage and precision engineering, the factory currently operates at 4% waste by value, with plans to decrease this further to 2%.

In partnership with accredited waste removal services, 99.4% of the waste generated from the factory is diverted away from landfill and recycled.



Example of Ilke Homes projects



Example of Ilke Homes projects

JDDK DISCOVER DESIGN DELIVER

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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