



Development Control  
 PO Box 102  
 Civic Centre  
 Sunderland  
 SR2 7DN  
 Tel: 0191 520 5506  
 Email: dc@sunderland.gov.uk

FOR OFFICE USE ONLY	
Fee Submitted £	Date
Receipt No.	Issued Attached
Fee Required £	Date
CLG	Fee Cat

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The site is comprised of two locations:

- The site bound by High Street West, Villiers Street, Coronation Street and Nile Street (excluding 177)
- The properties at 19-21 Nile Street

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

SE1 2AX

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

0.81

Unit

Hectares

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Construction of two- to four-storey buildings to provide a mixed-use development comprising 75 dwellings (use class C3) and up to 10 units at ground floor for commercial, business and service (Use Class E), learning and non-residential institutions (Use Class F1) and local community uses (Use Class F2) including associated open space, drainage, communal refuse and cycling storage, and energy infrastructure

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

The current site is vacant.

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

The majority of the site (bound by High Street West to the north, Nile Street to the west, Coronation Street to the south and Villers Street to the east), was previously industrial and semi-industrial use. These properties were demolished in 2019.

The properties at 19-21 Nile Street were demolished in June 2023 due to concerns regarding their structural safety. The properties were previously used as creative studio space.

When did this use end (if known)?

20/08/2019

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**  
Walls

**Existing materials and finishes:**  
N/A

**Proposed materials and finishes:**  
The terraced houses and maisonettes will be a combination of hung tile and timber-looking cladding. The mixed-use block on High Street West will be a combination of brick and timber shop fronts.

**Type:**  
Roof

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
The terraced houses will have roof tiles, with PV panels mounted. The mixed use building on High Street West is also proposed as roof tile.

**Type:**  
Windows

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Residential windows to be composite with aluminium external facing. The ground floor shop frontages on High Street West and Nile Street will be timber framed windows.

**Type:**  
Doors

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Street-facing residential doors onto Nile Street, Coronation Street, Villiers Street and on the first floor of the mixed block on High Street West to be a composite door with glazing panel and glazde fan light above. Residential doors that lead onto the gardens to the rear will be glazed.

**Type:**  
Vehicle access and hard standing

**Existing materials and finishes:**  
n/a

**Proposed materials and finishes:**  
Hardscaping across the scheme will be brick paving for publicly accessible areas, and a combination of paving and self-binding gravel in shared amenity areas.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to the submitted Design and Access Statement, and the following drawings:

2321-XSA-00-ZZ-DR-A-2010 LOCATION PLAN  
2321-XSA-00-ZZ-DR-A-2011 SITE PLAN . AS EXISTING  
2321-XSA-00-ZZ-DR-A-2012 SITE PLAN . TOPO. AS EXISTING  
2321-XSA-00-ZZ-DR-A-2031 SITE SECTIONS . AS EXISTING  
2321-XSA-00-ZZ-DR-A-2040 SITE ELEVATIONS . AS EXISTING  
2321-XSA-00-ZZ-DR-A-2200 SITE PLAN . AS PROPOSED  
2321-XSA-00-ZZ-DR-A-2201 SITE PLAN . AS PROPOSED 3D  
2321-XSA-00-ZZ-DR-A-2300 SITE SECTIONS . AS PROPOSED  
2321-XSA-00-ZZ-DR-A-2310 SITE PLAN . OPEN SPACE  
2321-XSA-00-ZZ-DR-A-2400 SITE ELEVATIONS . AS PROPOSED  
2321-XSA-00-ZZ-DR-A-2401 COMMERCIAL FRONTAGE  
2321-XSA-01-ZZ-DR-A-2100 HOUSING . 3B6P . PLANS  
2321-XSA-01-ZZ-DR-A-2400 HOUSING . 3B6P . ELEVATION  
2321-XSA-02-ZZ-DR-A-2100 HOUSING . MAISONETTE . PLANS  
2321-XSA-02-ZZ-DR-A-2400 HOUSING . MAISONETTE . ELEVATION  
2321-XSA-03-ZZ-DR-A-2100 HOUSING . CORONATION MAISONETTE . PLANS  
2321-XSA-03-ZZ-DR-A-2400 HOUSING . CORONATION MAISONETTE . ELEVATION  
2321-XSA-04-ZZ-DR-A-2100 HOUSING . COMMERCIAL MAISONETTE . PLANS  
2321-XSA-04-ZZ-DR-A-2400 HOUSING . COMMERCIAL MAISONETTE . ELEVATION  
2321-XSA-05-ZZ-DR-A-2100 HOUSING . 2B4P . PLANS  
2321-XSA-05-ZZ-DR-A-2400 HOUSING . 2B4P . ELEVATION  
2321-XSA-06-ZZ-DR-A-2100 BIN STORE  
SUN005-SK001-E Landscape GA-A1

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

The lane that currently runs through the middle of the site, parallel to Nile Street will be stopped up to allow the development to take place, the proposed adoption plan is included in the submitted Transport Statement.

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

59

### Total proposed (including spaces retained):

0

### Difference in spaces:

-59

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course



Soakaway

Main sewer

Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

Yes

No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

1.02

Please provide the date the onsite pre-development biodiversity value was calculated

29/08/2023

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Full details of the conversion from Phase 1 habitat to the UK Habitat Classification along with the results of the condition assessment are provided in the Assessor Comments column within the completed Statutory Biodiversity Metric.  
Although the condition assessments were undertaken using a previous version of the Technical Supplement it is considered that they can be transferred for use in the Statutory Metric without affecting the robustness of this assessment.

Which version of the biodiversity metric was used?

4.0

When was the version of the biodiversity metric used published?

28/03/2023

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**

Biodiversity metric calculation

**Document name/reference:**

x10113.001 Nile and Villiers Statutory\_Biodiversity\_Metric\_Calculation\_Tool\_-\_Macro\_enabled

**Document/Plan:**

Other (please specify)

**Please specify:**

BNG Assessment

**Document name/reference:**

10113.004 Nile and Villiers Biodiversity Net Gain Assessment v2.0

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

Yes

No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

Yes

No

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The development proposes to connect to the existing NWL combined sewer.  
Please refer to the submitted Flood Risk Assessment and Drainage Strategy for full details.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Waste is stored in communal bin stores, accessible within 25m from the kerb edge for collection.  
Stores are labelled on the submitted site plan, drawing number 2321 XSA00 ZZ DR A 2200.  
Further details of the store are provided on the submitted drawing 2321 XSA06 ZZ DR A 1210.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

The communal bin stores have provision for both general and recyclable waste.  
Further details of the store are provided on the submitted drawing 2321 XSA06 ZZ DR A 1210.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

Market Housing

Social, Affordable or Intermediate Rent

Affordable Home Ownership

Starter Homes

Self-build and Custom Build

## Market Housing

Please specify each type of housing and number of units proposed

### Housing Type:

Flats / Maisonettes

#### 1 Bedroom:

0

#### 2 Bedroom:

26

#### 3 Bedroom:

10

#### 4+ Bedroom:

0

#### Unknown Bedroom:

0

#### Total:

36

### Housing Type:

Houses

#### 1 Bedroom:

0

#### 2 Bedroom:

13

#### 3 Bedroom:

26

#### 4+ Bedroom:

0

#### Unknown Bedroom:

0

#### Total:

39

Proposed Market Housing	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown	Total
Category Totals	0	39	36	0	0	75

## Existing

Please select the housing categories for any existing units on the site

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Totals

Total proposed residential units	75
Total existing residential units	0
Total net gain or loss of residential units	75

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

Please add details of the Use Classes and floorspace.

<p><b>Use Class:</b> Other (Please specify)</p> <p><b>Other (Please specify):</b> Application for a mix of uses, including C3, E, F1 and F2</p> <p><b>Existing gross internal floorspace (square metres) (a):</b> 0</p> <p><b>Gross internal floorspace to be lost by change of use or demolition (square metres) (b):</b> 0</p> <p><b>Total gross new internal floorspace proposed (including changes of use) (square metres) (c):</b> 575</p> <p><b>Net additional gross internal floorspace following development (square metres) (d = c - a):</b> 575</p>
---

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	575	575

## Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- Yes
- No

If yes, please provide details of the tradable floor area:

<p><b>Use Class:</b> Other (Please specify)</p> <p><b>Other (Please specify):</b> Application for mix of uses, including E(a) and F2</p> <p><b>Existing tradable floor area (square metres) (e):</b> 0</p> <p><b>Tradable floor area to be lost by change of use or demolition (square metres) (f):</b> 0</p> <p><b>Total tradable floor area proposed (including change of use) (square metres) (g):</b> 575</p> <p><b>Net additional tradable floor area following development (square metres) (h = g - e):</b> 575</p>
---

Totals	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
	0	0	575	575

### Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- Yes
- No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="0"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\* REDACTED \*\*\*\*

First Name

\*\*\*\* REDACTED \*\*\*\*

Surname

\*\*\*\* REDACTED \*\*\*\*

Reference

23/00314/P1

Date (must be pre-application submission)

06/02/2023

Details of the pre-application advice received

The applicant and agent have received pre-application advice from the Local Planning Authority and statutory consultees, including Historic England, Tyne and Wear Historic Environment team, as well as highways, ecology, environmental health and flooding & coastal.

A summary of the policy context is provided below:

The Unitary Development Plan Alteration No. 2 (Central Sunderland), has been allocated as being part of a Strategic Location for Change. The associated policy, SA55B.1, says that the Council will encourage the continued development of the Sunnyside area as a lively, mixed-use, urban quarter with a high quality physical environment. The policy continues by offering support for dwelling houses.

The proposed development also needs to be given consideration using the relevant policies within the more recently adopted Core Strategy and Development Plan (2015-2033). The proposed development would make a contribution towards the broad strategy of the Plan, as described by policy SP1 (Development Strategy), by providing new build homes in a sustainable location within the Existing Urban Area.

The proposed development would also make contributions to:

- the strategy for housing, as described by policy SP8 (Housing supply and delivery), by developing a site identified in the SHLAA (criteria 1); other than the buildings to the west of Nile Street;
- the housing mix, as described by policy H1 (housing mix), by providing dwelling houses and maisonettes;
- the strategy for town centre uses, as described by policy VC1 (main town centre uses and retail hierarchy), by providing floorspace which could be used for purposes falling within Use Class E.

Full details of pre-application advice and consultation is set out in the submitted planning statement.



## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

If yes, please provide details of their name, role, and how they are related:

\*\*\*\* REDACTED \*\*\*\*

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes
- No

### Certificate Of Ownership - Certificate D

I certify/ The applicant certifies that:

- **Certificate A cannot be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.**

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

A Notice 2 was published in the Sunderland Echo 9/3/24

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Sunderland Echo

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

09/03/2024

Person Role

- The Applicant  
 The Agent

Title

First Name

Gemma

Surname

Holyoak

Declaration Date

19/03/2024

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gemma Holyoak

Date

11/04/2024

Amendments Summary

As discussed with the LPA and assigned case officer, the changes include:

- An updated Description of Development
- Updated Agent and Applicant details