Seaburn

Planning Application Summary

For: Siglion

Date: 15/11/2016
Cundall submitted a planning application on behalf of Siglion to redevelop the seafront in Seaburn. Siglion is a partnership between Sunderland City Council, Carillion Developments Ltd and is managed by Igloo Regeneration Ltd. This application summary will provide a description of what Siglion have applied for, and explain each of the regulatory plans which support the planning application.

The planning application is in Hybrid form and seeks two types of planning permission; outline consent and detailed consent. If approved, the outline consent would confirm the intention for existing buildings to be replaced with a mixed-use leisure-focused development along the seafront with residential to the rear. The proposed new development has the potential to include a wide range of leisure uses. The application is for a maximum of between 7268m² and 8268m² of leisure/retail space, with a maximum of 2000m² being allowed for shops. This is not for food retail but for seaside retail stores, and could include art/craft outlets. The maximum number of residential dwellings, if approved is 279. The outline application also provides for a boutique style hotel to be provided if an operator can be secured.

This outline planning application does not include detail on the design and location of such development – this would follow as part of later reserved matters planning applications. It will just set the overall quantum of and locations of development in respect of the mix of uses for the site.

The detailed element of the application is for the creation of a new car park accessed from Dykelands Road, containing 93 car parking spaces and also the narrowing of Lowry Road.

The application seeks consent for a wide range of leisure, food and drink and ‘sui generis’ uses so that the aspirations for Sunderland can be met. Because of the open nature of the ‘sui-generis’ use class, we have specified an amusement center and/or a privately managed park and/or a funfair in the description for the purpose of planning. These go alongside other leisure uses.

The outline and detailed application boundaries are identified on Figure 1 –Redline Boundary Plan.

Siglion remain committed to delivering a development at Seaburn that meets the aspirations and vision of everyone in Sunderland for this very special location. The extensive community engagement to date has illustrated that, whilst there are many aspects of the proposals that do meet these aspirations, we have not yet found the detailed proposal that completely achieves that aim and therefore the plans and artist’s impressions previously displayed at the consultation events will therefore not form part of the application. Therefore the plans which we have submitted for outline planning approval are much more generic.
1.1 Figure 1: Red Line Boundary

The site referred to is the land west of Whitburn Road and north of Dykelands Road, and includes all land shown in the red line boundary below:
1.2 **Figure 2: Use Classes** This shows the land uses across the site that have been applied for in the outline application.
1.3 **Figure 3: Streets and Access** This shows the proposals for streets and access which are part of the outline application.
Figure 4: Public Realm and Landscaping shows the areas of public realm and landscaping that form part of the outline planning supplication.
1.4 **Figure 5: Activation** The proposals also seek to keep an active frontage along Whitburn Road, and therefore the plan in figure 5 has been submitted to ensure that the final scheme incorporate active uses.
1.5 **Figure 6: Maximum Building Heights.** As part of the planning process, the maximum heights for buildings must be applied for, and therefore the plan in figure 6 shows the maximum heights that the buildings can be built up to. There are no design details at this stage and the buildings proposed could be lower than the heights suggested in this plan. Figure 6 also contains the provision that no more than 75% of the boundary fronting Whitburn Road can be the maximum of 5 storeys, with a minimum of 25% being 1 or 2 storeys thus giving the variety along this key frontage.
1.6 Conclusion

The outline nature of this application allows us to refocus the detailed design in response to the feedback received and ensure that the flexibility remains to respond to market demand and deliver the high quality design that we all desire.

Our shared vision remains for Seaburn to once again become a strong leisure destination, providing indoor and outdoor space that attracts people 365 days a year and we continue to value the community input into many aspects of the development that will define the character and look of the properties, creating a place that appeals to young and old alike for the people of Sunderland and also the wider North East region.