

Matter 5 – Session 4

Respondent ID 1036112

Dated May 2019

Representations by Mr R Delaney
to the Core Strategy and Development Plan

Statement of

Mr Andrew Moss BA(Hons), Dip TP, MRTPI

1. **Introduction**

- 1.1. This Statement is submitted on behalf of Mr R Delaney. He is a small builder wanting to develop executive housing on SHLAA site 464B (Land to the East of The Granaries, Offerton).
- 1.2. In the Draft Core Strategy and Development Plan July 2017, the site was proposed to be released from the Green Belt and allocated for a housing development of around 10 dwellings, Housing Release Site 14. The site is suitable for a small builder, is suitable for executive housing and subject to planning permission is deliverable within the short term. Finance for small builders / small sites remains difficult but Mr Delaney is confident that this site can deliver as set out above, indeed he started getting it ready for development in the late summer 2017 following its identification as a Housing Release Site in the Draft Plan.
- 1.3. There have been positive discussions with officers about this site going back to 2013. Positive discussions continued into 2018 with amongst other things it being proposed as a Housing Release Site in the Draft Plan July 2017 and a planning application being invited in March 2018.
- 1.4. Subsequently, out of the blue with no reasons / justification given, the Publication Plan dropped the previously proposed allocation for the site leaving Mr Delaney no option but to participate in this Examination.

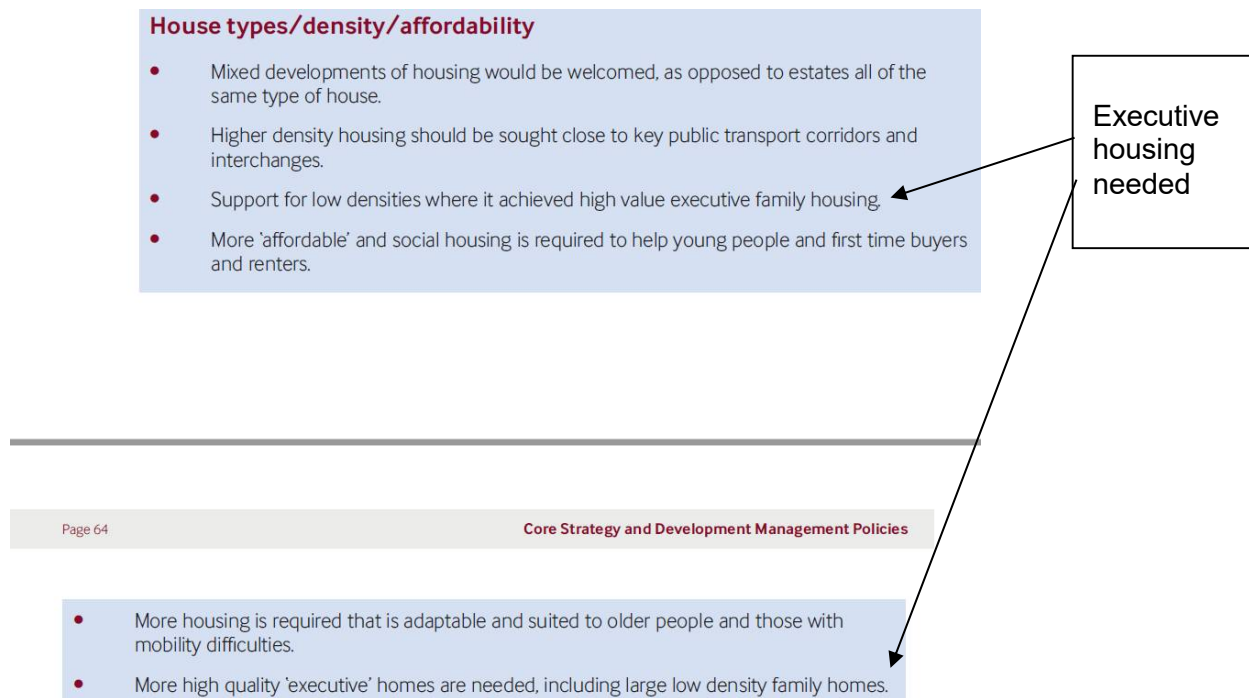
2. **Inspector's Questions Matter 5, Issue 4**

- 2.1. Housing mix should include the provision of a range of sites including small sites suitable for small builders. The scale of each of the Housing Growth Areas listed in the Plan is set out below.

Housing Growth Area	Number of Dwellings
HGA1 South West Springwell	60
HGA2 East Springwell	60
HGA3 North of High Usworth	45

HGA4 North of Usworth Hall	205
HGA5 Fatfield	30
HGA6 Fatfield	30
HGA6 Rickleton	200
HGA7 North Hylton	110
HGA8 Fulwell	80
HGA9 Penshaw	400
HGA10 New Herrington	20
HGA11 Philadelphia	195

- 2.2. The above list includes sites which would be attractive to medium and large builders. The list does not however include any smaller sites of up to a hectare which would be attractive to a small builder looking to deliver executive housing in the short term.
- 2.3. For completeness we would record that the draft Plan states the site area of HGA10 New Herrington is approximately 1.6 hectares notwithstanding 20 dwellings being projected. Whether this site is deliverable is in Mr Delaney's view doubtful, finance expected to be an issue.
- 2.4. Following on from the above the list does not provide sites suitable for executive housing. The need for additional executive housing in the City has long been recognised in the City.
- 2.5. An extract from Chapter 4 : Providing the Right Homes for the City in the Sunderland Local Plan : Core Strategy and Development Management Policies Draft Revised Preferred Options August 2013 (SP6) is provided below noting the need.



2.6. The Plan additionally states the need for executive housing was recognised in the Sustainability Appraisal. A further extract is below.



2.7. This Plan additionally provided a helpful definition of executive housing which Mr Delaney supports. A copy of is provided below.

Executive Dwelling

High quality accommodation suited to the needs and aspirations of higher income households, with two distinct features:

1. High property values – High values are linked to desirable locations
2. High quality construction – Exterior and interior fittings

- 2.8. This definition is also set out in the SHMA 2017 (para 4.77 SD.23). SHMA Update 2017 paragraphs 4.46 and 4.78 have been referenced in the Statement on matter 2 and again support the need for additional executive housing in the City.
- 2.9. As set out in representations Mr Delaney considers Policy H1 criterion (i) should additionally list executive housing. He further considers;
- 2.9.1. the definition of executive housing as set out above should be included in the Glossary of the Plan;
- 2.9.2. that sites for executive housing should be specifically identified in the Plan through allocation. That in which Mr Delaney has an interest is SHLAA site 464B (Land to the East of The Granaries, Offerton) which would be suitable for executive housing.

3. **Inspectors Questions Matter 5, Issue 6**

- 3.1. Minor Modification reference M38 is noted, namely a revision to reasoned justification paragraph 6.13 to state that the Council will support appropriate self build developments as well as seek to identify appropriate small sites to assist in the delivery of self build / custom house building plots. Objection however maintained that;
- 3.1.1. Change is additionally needed to policy H1 criterion 3;
- 3.1.2. Deliverable sites should be identified and allocated in the Plan. That in which Mr Delaney has an interest is SHLAA site 464B (Land to the East of The Granaries, Offerton) could offer self build / custom house building plots.