

Matter 7 – Session 10

Respondent ID 1036112

Dated May 2019

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

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**Statement of**

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

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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). This Statement is to be read in conjunction with other Statements submitted to the Examination on his behalf and to the representations he made to the Publication Draft Plan dated 6 July 2018.

2. **Inspector's Questions Matter 7, Issue 2.1**

2.1. Mr Delaney considers brownfield sites should be released from the Green Belt and allocated for housing development in preference to the greenfield sites. He further considers release sites should be made available in this Plan suitable for small builders not just medium and national house builders as is currently the case.

2.2. Each of the Coalfield Sites are commented on in turn below.

**HGA9 Penshaw**

2.3. Greenfield site measuring 23.9 hectares. Two initial points, (1) brownfield sites should be developed in preference to greenfield sites, (2) The site is not suitable for a small builder acknowledging its size amongst other things. The Plan should be making sites available for small builders and not just medium and national house builders.

**HGA10 New Herrington**

2.4. Brownfield site measuring 1.6 hectares in area. Two initial points, (1) The site is not suitable for a small builder acknowledging its size amongst other things, (2) Mr Delaney believes finance will be an issue on this site amongst others, the ability of the site to deliver 20 dwellings over the period 2024 – 26 is therefore in doubt.

**HGA11 Philadelphia**

2.5. Greenfield site measuring 9.57 hectares. Two initial points, (1) brownfield sites should be developed in preference to greenfield sites, (2) The site is not suitable for a small builder acknowledging its size amongst other things. The Plan should be making sites available for small builders and not just medium and national house builders.

Housing mix should include the provision of a range of sites including small sites suitable for small builders.

### Other

- 2.6. In relation to the other Housing Growth Areas in the Plan Mr Delaney would make similar comments to those above;
  - 2.6.1. HGA1 South West Springwell, SHLAA ref 407c, greenfield site measuring 3.2 hectares proposed to accommodate 60 homes, not suitable for a small builder;
  - 2.6.2. HGA2 East Springwell. SHLAA ref 424a, greenfield site measuring 4.02 hectares, proposed to accommodate 60 homes, not suitable for a small builder;
  - 2.6.3. HGA3 North of High Usworth, SHLAA ref 567 (note in SHLAA this is called Land adjacent to George Washington Golf and Country Club, Usworth), greenfield site measuring 3.6 hectares, proposed to accommodate 45 homes, not suitable for a small builder;
  - 2.6.4. HGA4 North of Usworth Hall, SHLAA ref 463a, greenfield site measuring 10.25 hectares, proposed to accommodate 205 homes, not suitable for a small builder;
  - 2.6.5. HGA5 Fatfield, the reference given in Appendix B in the SHLAA 2018 for this site is 673. That SHLAA reference however pertains to James Steel Park the Plan in the SHLAA and the Plan in Figure 20 looking different. It could be that Figure 19 in HGA4 has also been used in error in Figure 20 / HGA5? Presuming that above is the case, according to the SHLAA, site 673 is 60 % greenfield, has a site area of 3.75 hectares and is proposed to accommodate 30 homes, not suitable for a small builder;
  - 2.6.6. HGA6 Rickleton, SHLAA ref 671 (note in SHLAA this is called Southern Playing Fields), greenfield site measuring 18.66 hectares, proposed to accommodate 200 new homes, not suitable for a small builder. The principle of development on Playing Fields will doubtless be discussed during session 9;
  - 2.6.7. HGA7 North Hylton, SHLAA ref 416B (note in SHLAA this is called Land at Ferryboat Lane, North Hylton, greenfield site measuring 6.36 hectares, proposed to accommodate 110 homes, not suitable for a small builder;
  - 2.6.8. HGA8 Fulwell, SHLAA ref 675, greenfield site measuring 4.65 hectares, proposed to accommodate 80 homes, not suitable for a small builder.
- 2.7. The Housing Release sites are with the exception of New Herrington HGA10 (brownfield) and HGA5 (partially brownfield) wholly greenfield sites unsuitable for a small builder. In the context of a Plan which has a Strategic Priority of providing a

range and choice of accommodation, house types and tenures to meet the diverse needs of current and future residents this is not sound and is unsustainable.