

EXAMINATION of the SEDGEFIELD PLAN

Questions

Q1. In the section 'The Objectives of the Sedgefield Plan' in paragraph 1.17, it states in the draft County Durham Plan, April 2104, that DCC proposed 470 new houses for Sedgefield and yet later in the paragraph it states that since the commencement of work on the Plan 448 homes have been granted permission, which **exceeds** the total in the County Durham Plan April, 2014. Clearly 448 does not exceed 470. Please could this apparent discrepancy be clarified either by the Town Council and/or DCC ? It is open to the Town Council to suggest an alternatively worded paragraph.

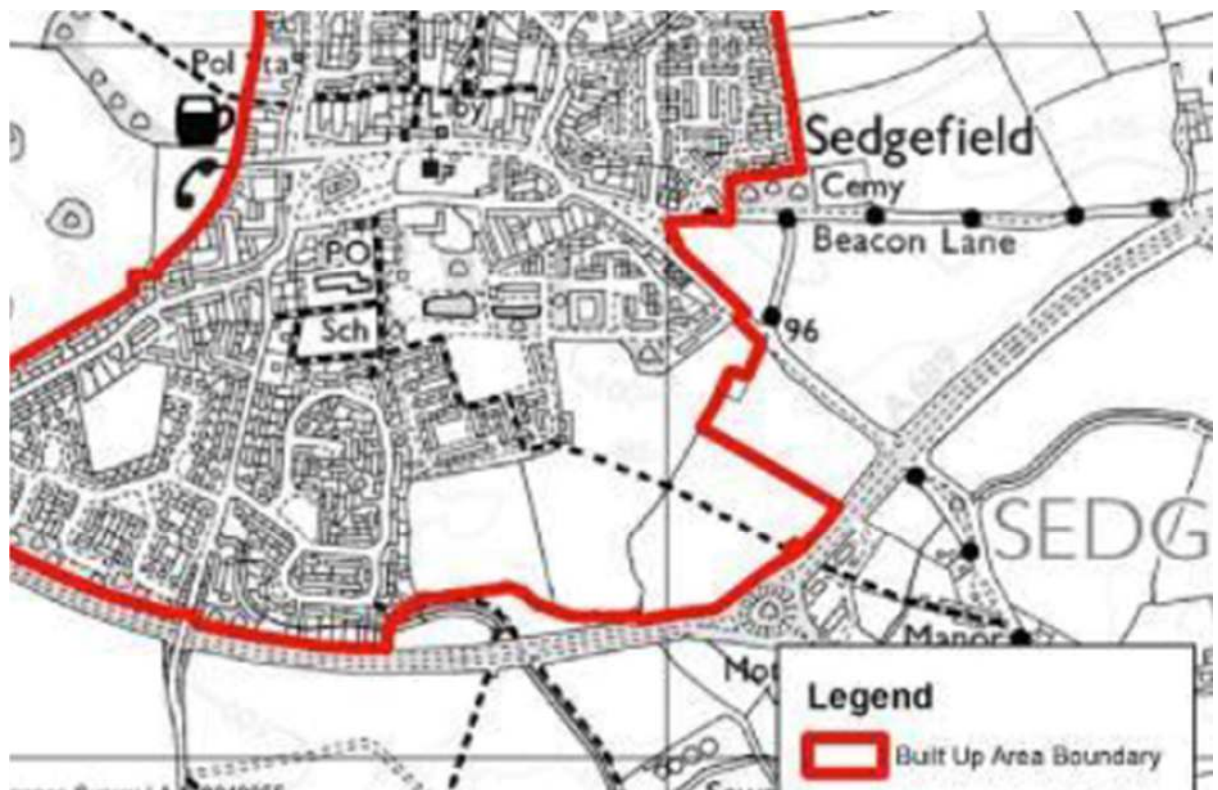
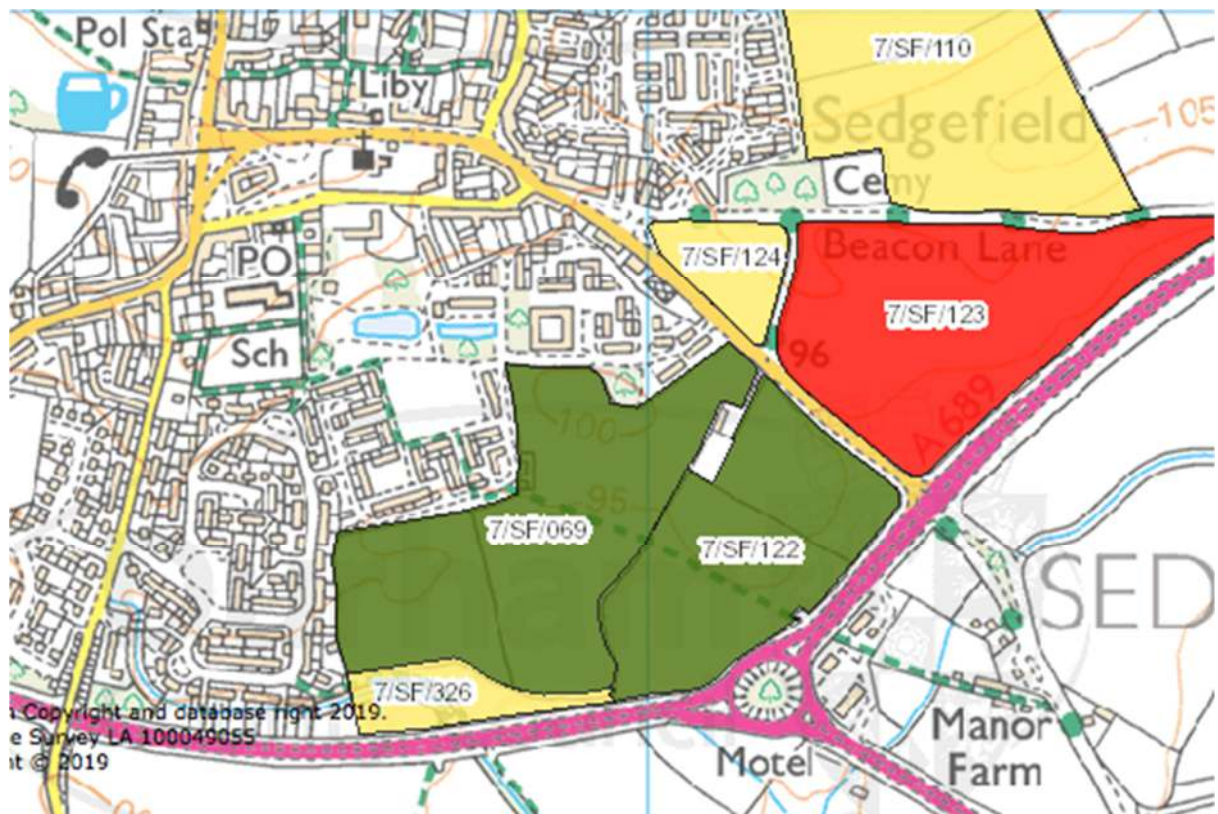
Sedgefield TC and DCC answer:

Thank you for highlighting this discrepancy. We should not have included the final clause of the final sentence in that paragraph and will update it so that it reads as follows:

"In the draft County Durham Plan, submitted in April 2014 (withdrawn in 2015), Durham County Council proposed an allocation of 470 new houses for Sedgefield to be located on a single site to the South of Eden Drive. The proposal included the re-routing of Stockton Road from its present position to a new road through the housing estate onto the A689 roundabout contrary to the Sedgefield Borough Council Saved Policy D5. The proposal met with resistance in the community. It also emerged that the draft County Durham Local Plan housing allocation was based on research that assessed the housing requirement in neighbouring communities of South Durham, but allocated the outcome exclusively to Sedgefield. In response to the County Durham Local Plan, Sedgefield Town Council stated that it would accept no more than 300 houses dispersed on sites within the community. In the period since Sedgefield Town Council resolved to develop this plan, approval has been granted for the building of 448 new homes in development schemes within the Neighbourhood Area."

Q2. I note the built-up area boundary is based on planning permission commitments. However the SHLAA 2019 and its associated maps show site 7/SF/122, land at Stockton Road, granted planning permission on appeal, as extending further than that indicated by the proposed built-up area boundary. The Plan built-up area boundary does not extend as far east as that shown on the SHLAA maps. Furthermore, I cannot trace an allowed appeal relating to Stockton Road on the Council's web site search. I can only discover an appeal, which was withdrawn. Please can either the Town Council or the Council clarify the reason there is a difference in these boundaries and that permission has been granted on the land at Stockton Road and if so the extent of the boundary?

I attach screen shots of the relevant map and built-up area boundary shown in the Plan.



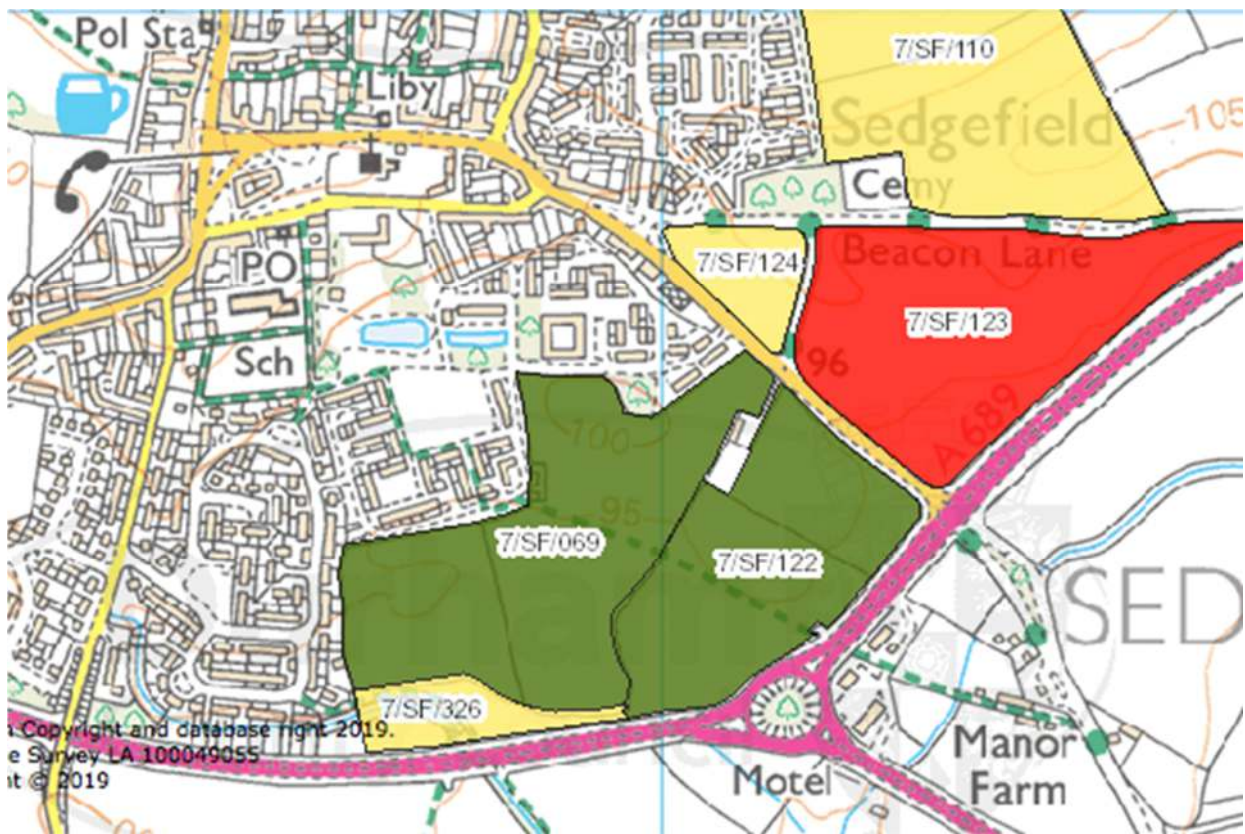
Sedgefield TC and DCC answer:

- *The proposed built-up area boundary is reflective of existing permissions.*
- *Permission was refused for a hybrid proposal (ref: DM/15/03808/OUT) on the South of Eden Drive site for a total of 300 units (220 in outline and full permission for 80).*
- *This was subsequently allowed at appeal - reference: APP/X1355/W/16/3150609*
- *Reserved matters (ref: DM/17/01322/RM) was approved for 197 on the larger portion of the site (SHLAA ref 7/SF/ 069).*
- *Both schemes have started on site.*
- *SHLAA site 7/SF/122 has not been split up to reflect the permission on part of that site, and therefore covers the paddock to the east which is currently the subject of a separate planning application (pending consideration for 60 units – ref: DM/18/00536/FPA).*
- *The Town Council propose a built-up area boundary which effectively excludes the eastern portion of site 7/SF/122 which is currently under consideration, as the Town Council consider that sufficient new housing is already in place.*

Q3. The Policy justification on page 23 refers to a field “at the entrance to the community” where there is a need to protect the ridge and furrow archaeology and views of the church. Where is this land? If so, is it the land that I refer to above that has been excluded from the built-up area boundary?

Sedgefield TC and DCC answer:

The field in question is referred to localised as the ‘three-cornered field’ and is identified as the yellow triangle labelled 7/SF/124 below, just outside the built-up area boundary (see map below).



R J Bryan
Examiner, 7/5/19.