

# THE CITY OF DURHAM TRUST

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c/o Blakett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH  
31 March 2020

Dear Mr Spurgeon

DM/20/00387/FPA The White House, Newcastle Road, Durham

The City of Durham Trust wishes to lodge a strong objection to this proposed development. The site was the subject of a similar application that was rejected both by the County Council and on appeal. If approved, this one domestic site would contain 3 HMOs housing 15 individuals, probably students or other young people. It would thus not be in accordance with the predominantly family homes in this residential area.

The Trust is very struck by the strength of informed opposition to this application from local people who understand the impact it would have on their area. 20 out of the 21 individual respondents have objected, as has the Quarry House Lane Environmental Association and the Parish Council. The Trust wishes to endorse these very well argued objections, based as they are on local planning policies. For example, it is a “backland” development that clearly breaches policy H10.

The previous application was rejected because of its adverse effects on local amenities and the current application would have a similarly deleterious effect on noise, additional rubbish, pressure on parking and dangerous traffic access from one of the busiest roads in the City. Additionally, the application’s *Design and Access Planning Statement* takes no account of the historic nature of the site associated with the Battle of Neville’s Cross.

For these reasons and for all the detailed reasons submitted by other objectors, the Trust urges you to recommend the rejection of this application.

Yours sincerely

John Lowe  
Chair, The City of Durham Trust