

THE CITY OF DURHAM TRUST

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Durham, DH1 1TH
22 August 2021

Ms Lisa Morina
Planning Development Central/East
Room 4/86-102
County Hall
Durham
DH1 5UL

Dear Ms Morina,

DM/21/02731/FPA - Retention of enlarged hardstanding/access area at front of site at Braeside, Newcastle Road, Crossgate Moor, Durham, DH1 4HZ

Trustees considered this application at their monthly meeting on 17 August and decided to object, for the following reasons:

Having read the submission by the Parish Council, we agree with their analysis and conclusion that the application should be refused.

In addition, changes to the A167 to alleviate congestion are very much a live issue, and changes that could compromise any proposals that might come forward should not be agreed. The A167 Corridor Assessment that formed part of the evidence base for the County Durham Plan (see <http://durhamcc-consult.limehouse.co.uk/file/4957362>) included proposals for carriageway widening opposite this site, and while the scheme described there is unlikely to be proceeded with, something similar could come forward.

While the applicant may be faced with expenditure to reinstate the grass verge, this is not a material planning consideration and any changes made ahead of a grant of a planning permission are at the applicant's own risk.

Consequently we ask you to refuse this application.

Yours sincerely

John Lowe

Chair, City of Durham Trust