

THE CITY OF DURHAM TRUST

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21 July 2021

Ms Jennifer Jennings
Planning Development Central/East
Room 4/86-102
County Hall
Durham City DH1 5UL

Dear Ms Jennings

DM/20/03538/FPA: Change of use of land for the siting of 4 no. holiday accommodation units with associated parking and landscaping (amended title), land to the west of Poplar Tree Garden Centre, Hall Lane, Shincliffe DH1 2NG

This is a further representation by the City of Durham Trust on the above application as amended following on from our objection of 11 January 2021. You will appreciate that the references in that letter to specific paragraphs of the National Planning Policy Framework are to the version of the Framework at the time and not to the version issued on 20 July 2021.

The submitted amended documentation does not change the fact that the proposed development is in the green belt, is inappropriate, and is by definition harmful to the green belt - as set out in paragraphs 147 and 148 of the NPPF of July 2021:

“147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

No material new “other considerations” are adduced in the submitted additional documentation. We conclude that there are nowhere near adequate other considerations to “clearly outweigh the potential harm to the green belt by reason of inappropriateness, and any other harm resulting from the proposal.”

Accordingly, the Trust maintains its objection to this proposal as set out in our letter of 11 January 2021.

Yours sincerely

John Lowe Chair, City of Durham Trust