

THE CITY OF DURHAM TRUST

c/o Blackett, Hart & Pratt, LLP
Mandale Business Park
Belmont
Durham, DH1 1TH

26 January 2022

Mr Henry Jones
Planning Development Central/East
Room 4/86-102
County Hall
Durham City DH1 5UL

Dear Mr Jones

DM/21/02360/FPA | Hybrid planning application consisting of outline planning permission (all matters reserved) for an extension to the Sniperley Park and Ride and full planning permission for the development of 370 dwellings associated access and works and demolition of former farm buildings | Land North And East Of Sniperley Farm Durham DH1 5RA

Following our objection letters of 29 September and 1 & 10 October 2021, we have seen an appeal decision that reinforces the need to achieve high quality residential developments. The case reference is 3202878: APP/W0530/W/18/3202878: Land at Mill Lane, Sawston, CB22 3HY.

In his decision notice dismissing the appeal, the Inspector says:

"Consequently, the appeal scheme fails to create high quality, beautiful and sustainable buildings and places which is a fundamental aim to what the Framework requires and the planning and development process should achieve. Thus, the appeal schemes would conflict with the Framework and I attach significant weight to this harm."

We appreciate that appeals do not create precedents, but Inspectors are guardians of the National Planning Policy Framework, and Durham County Council as local planning authority will recognise this authoritative statement of the NPPF's expectations.

Neither the Bellway Homes Ltd (Durham) application nor the County Durham Land LLP application remotely meets the need to *"create high quality, beautiful and sustainable buildings and places which is a fundamental aim to what the Framework requires and the planning and development process should achieve."* We draw the appeal decision and quote to your attention to underline the Trust's concerns in this respect and to support the assessment you will be making in due course. This similarly applies to the draft Masterplan for Sniperley Park that the County Council has quite rightly taken the lead on and has recently carried out public consultations. Accordingly, we are sending a copy of this letter to your colleagues in Spatial Policy.

Yours sincerely,

John Lowe

Chair, City of Durham Trust

cc. Spatial Policy Team