

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/21/03574/OUT Land at Sniperley Park west of the A167 and north and south of the B6532 Durham: Demolition of existing buildings adjacent to B6532 and outline planning permission (all matters reserved except access) for a maximum of 1,550 dwellings (Use Class C3), a local Centre (use classes E and F2), public house (use class sui generis) and primary school (use class F1), associated infrastructure and landscaping.

Following our objection letter of 2 January 2022, 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 County Durham Land LLP application nor the Bellway Homes Ltd (Durham) application remotely meet 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