

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
23 December 2021

Web site: <http://www.DurhamCity.org>

Dear Ms Ollivere,

**DM/21/02034/FPA Land At Former Skid Pan North Of Woodward Way Aykley Heads
DH1 5ZH**

Amendments December 2021 Proposed development of 50 residential dwellings with associated infrastructure, open space, and highway improvements.

The Trust notes the following improvements:

- Reduction in number of units
- SUDS provision.
- Easing of tree proximity to some units
- Clarifying footpath links out from the site

The differences from the original submission are not easy to confirm because of the continuing lack of supporting information dealing with both the full context of the site and the handling of key components of the proposals. The amendments are unexplained.

The changes ease a few of the concerns that the Trust has with the application but fail to fully answer them. As an example, there is improved illustration and proposals for the footpath links out from the site into the surrounding landscape area. However, the role these have in the wider path network and sustainable transport are unexplained. They fail to link to the existing network by stopping short of the path system in two locations.

In addition, the Trust has examined the garages and cycle storage proposed in more detail. The Parking and Accessibility SPD referred to in Policy 21 of the County Durham Plan was put out for consultation in “Issues and Options” form in January 2021. It is debatable therefore whether that document or the previous Parking and Accessibility Standards 2019 should be applied when determining this application.

If the 2021 document is to apply, there is no minimum size requirement for garages, but paragraph 4.11 proposes that

where garages are not provided, secure parking suitable for a cycle, mobility scooter or motorbike be provided instead. The storage space should be 2x2m, to allow sufficient space for four cycles, or a mobility scooter or motorbike.

There is no such storage visible in the plans for this development.

If, on the other hand, the 2019 document is to apply, that requires a minimum garage size of 3x6m (see Table 2 on p.17). There are three house designs with garages proposed in the development. The sizes, as determined from the plans, are:

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- Glenmore: 2.5m x 5.1m
- Rivington: 2.6m x 4.7m
- Selwood: 2.75m x 4.9m

None of these designs comply with the 2019 standards, and the widths of the two narrower designs are even narrower than the minimum driveway width of 2.7m in both the 2019 and the 2021 documents.

The houses with garages would satisfy the requirements for cycle and mobility aid storage in the 2021 document and also Durham City Neighbourhood Plan Policy T3 (but only if not used to store a car). No matter which of the Parking and Accessibility documents applies, the houses without garages do not satisfy Policy T3.

The Trust therefore continues to object to the application as it submitted on the 21st July 2021.

Yours sincerely

John Lowe,
Chair, City of Durham Trust