

THE CITY OF DURHAM TRUST

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22 December 2021

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

Dear Mr Russell

DM/21/04118/FPA: New service station shop building, to replace existing, with associated forecourt alterations, and new electric vehicle charging facility, Stonebridge Service Station, Stonebridge Durham DH1 3RX

Further to our letter of 17 December 2021, the Trust can now provide its formal objection to the above application.

The submitted Design and Access Statement ignores the fact that the site is in the Durham Green Belt and makes no mention of the County Durham Plan. It also describes the location and surrounding community as being Nevilles Cross Bank instead of the correct location on the A690 beyond the Stonebridge roundabout.

County Durham Plan Policy 20 is very straightforward: ***“Development proposals within the green belt will be determined in accordance with national planning policy.”***

National Green Belt policy is set out in Chapter 13 of the National Planning Policy Framework as revised in July 2021. The relevant section is in paragraph 149 which states that:

***“A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.”***

In the case of this application the existing building has a gross internal floorspace of 77 square metres and is being replaced by a gross internal floorspace of 172 square metres, more than double. This is clearly not compliant with NPPF paragraph 149 (d) and thereby Policy 20 of the CDP.

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The Trust concludes that the application should be refused on the grounds that the proposed double-sized new building is in the Green Belt and, by virtue of the scale of the new building, is contrary to NPPF paragraph 149 (d) and therefore to CDP Policy 20.

Yours sincerely

John Lowe

John Lowe,
Chair, City of Durham Trust