THE CITY OF DURHAM TRUST

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

25 April 2022

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

Dear Ms Jennings

**DM/22/01022/FPA: New build development of 6 new dwelling houses
in the form of 2 terraces of 3 units including 3 no 3 bed units and 3 no 2 bed units,
land south east of 18 Foster Terrace, Croxdale, County Durham DH6 5HP**

The Trustees of the City of Durham Trust considered the above planning application at our meeting held on 19 April 2022 and resolved to submit the following objection.

The proposed development represents ribbon development outside the settlement boundary of Croxdale.   County Durham Plan Policies 6b and 10n oppose ribbon development, as follows.

> **"Policy 6**
> **Development on Unallocated Sites**
> The development of sites which are not allocated in the Plan or in a Neighbourhood Plan which are either (i) within the built-up area; or (ii) outside the built-up area (except where a settlement boundary has been defined in a neighbourhood plan) but well-related to a settlement, will be permitted provided the proposal accords with all relevant development plan policies and:
> b. does not contribute to coalescence with neighbouring settlements, would not result in ribbon development, or inappropriate backland development; "

There is no Neighbourhood Plan settlement boundary for Croxdale, so the issue is whether the proposed development site can be considered to be well-related to the settlement. The only available official judgement on this was in the City of Durham Local Plan 2004. That plan has been superseded by the County Durham Plan 2020 but the physical facts in this locality have not changed, and the site lies outside the defined settlement boundary laid down in that Local Plan. The Trust considers that the boundary remains correctly drawn and that the proposal would result in ribbon development contrary to CDP Policy 6b.

Policy 6 goes on to require that development:

> "e. will not be prejudicial to highway safety or have a severe residual cumulative impact on network capacity;"

The layout drawings and Design and Access Statement propose a dedicated car parking area which accesses straight on to the A167 running to Durham City from the busy Croxdale

roundabout. Direct access onto the A167 is most undesirable as it presents the potential for movement conflicts, for risk to highway safety, and for interrupting traffic flow on this primary route. Cars turning right out of the access, i.e. north, will have to cross a busy trunk road traffic lane heading south where the speed limit changes - a recipe for mis-judgements and indeed accidents. The 40mph speed limit changes to 60mph alongside the most southerly of the proposed houses.   The photograph below from Google street view shows the derestricted sign; plot 6 lies adjacent to and beyond this sign.

The Trust considers that this road safety aspect heightens the unsuitability of the site for the proposed development.

Policy 6's opposition to ribbon development is confirmed in CDP Policy 10:

> **"Policy 10**
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> **Development in the Countryside**
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> Development in the countryside will not be permitted unless allowed for by specific policies in the Plan, relevant policies within an adopted neighbourhood plan relating to the application site or where the proposal relates to one or more of the following exceptions:
>
> **General Design Principles for all Development in the Countryside**
>
> New development in the countryside must accord with all other relevant development plan policies and by virtue of their siting, scale, design and operation must not:
>
> n. contribute to ribbon development;"

Accordingly, the Trust considers that the proposed development fails CDP Policy 10n.

On the above grounds, the City of Durham Trust asks the County Council to refuse this application.

Yours sincerely,

John Lowe

Chair, City of Durham Trust