

c/o Blackett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH  
28<sup>th</sup> July 2022

Dear Ms Hurton,

**DM/21/03661/FPA, 8 Blaidwood Drive Durham DH1 3TD**

*Demolition of existing property and erection of 3 detached dwelling with associated facilities*

The Trust wishes to make comments on the need to require appropriate provision for renewable energy, to minimise carbon emissions, and for a car charging point to be fitted to the dwellings.

There are some concerns about the intensity for this development relative to the surrounding development. It is also an edge of settlement development, next to an important tree belt and at least one tree capable of enhancing this is to be felled. The proposals fail to identify this edge location. There is a need to assess any future impact on the tree belt and the scope for enhancing it. There is also a failure to reference any assessment of renewable energy provision, low energy consumption or alternative energy generation pending the cessation of the installation of gas boilers. There is no future proofing for alternative heating systems.

The Trust wishes to support sustainability and its incorporation into new development. This proposal is new residential build and subject to National planning policy and the County Durham Plan and Durham City Neighbourhood Plan policies. It is possible to ensure compliance through late submission of information before consideration of the application or by condition.

It specifically should be a requirement to provide a car charging point. This is supported by the current consultation version of the Parking and Accessibility SPD paragraphs 4.16 to 4.18:

**Para. 4.16** *Provision for electric vehicle (EV) chargepoints must now be made on all residential developments. The government has made a commitment that no new petrol or diesel cars should be sold from 2030 onwards and no new hybrids from 2035 so providing charging facilities now will help futureproof new housing and help the Council to respond to the climate emergency and reduce carbon emissions from the transport sector.*

The following planning policies apply:

**National Planning Policy Framework**

**9. Promoting sustainable transport**

*112. Within this context, applications for development should:*

*e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*

# THE CITY OF DURHAM TRUST

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## County Durham Plan

### Policy 29 Sustainable Design

*All development proposals will be required to achieve well designed buildings and places having regard to supplementary planning documents and other local guidance documents where relevant, and:*

- b. create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions and include appropriate and proportionate measures to reduce vulnerability, increase resilience and ensure public safety and security;*
- c. minimise greenhouse gas emissions, by seeking to achieve zero carbon buildings and providing renewable and low carbon energy generation.*

#### ***Landscape proposals should:***

- l. in the case of edge of settlement development, provide for an appropriate level of structural landscaping to screen or assimilate the development into its surroundings and provide an attractive new settlement boundary.*

### Policy 21 Delivering Sustainable Transport

- *appropriate provision for electric vehicle charging, including charge points and laying of cables, should be made on both residential and non-residential development where parking is provided.*

## Durham City Neighbourhood Plan

### Policy S1: Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions

*All development proposals should, where relevant and appropriate, demonstrate the following principles.*

#### ***The responsible use of resources and increase in resilience to climate change by:***

- h) Securing, wherever possible, on-site renewable energy generation, minimising energy consumption and carbon emissions, and securing the local sharing of technologies such as district heating schemes;*

### Policy D4: Building Housing to the Highest Standards

*All new housing, and extensions and other alterations to existing housing should be of high quality design relating to:*

- g) the improvement of energy efficiency and the reduction of carbon dioxide emissions.*

Yours sincerely

John Lowe,  
Chair, City of Durham Trust