

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

23 August 2022

Dear Spatial Policy Team,

Sniperley Park Masterplan

The City of Durham Trust wishes to make these points in response to the Sniperley Park Masterplan, which we see has now been approved under delegated powers:

1. We welcome that fact that DCC has produced a Masterplan, unlike the Bent House Lane site where the applicant was allowed to produce their own plan.
2. We welcome the fact that the Masterplan insists that there is no connection to the gas network.
3. We have carefully compared the draft version and the final version of the Masterplan and are disappointed to see so few improvements, despite the substantial response that the Trust submitted to the draft in January 2022.
4. In particular, the Trust maintains its view that without a more ambitious masterplanning of transport and access, the development will result in an increase in car-dependent living in the city's urban extensions.
5. The Masterplan fails to provide the necessary detail on the "capacity improvements along the A167 corridor" as required by sub-paragraph I of Policy 5 of the CDP. We endorse points (a) and (b) of the detailed submissions of WRRAG on this omission. However, we consider that the Masterplan can be used to refuse applications that fail to meet other aspects of the Masterplan, but applications must not be approved until this point is addressed.
6. Nevertheless, the Trust welcomes the inclusion of a wide-ranging package of cycling and walking measures in the Sniperley Healthy Active Travel Connectivity Plan, and considers that developer funding for the full package is amply justified through Policy 5(I) and the penultimate paragraph of Policy 5.
7. It appears that developers are resisting any energy requirements that would go beyond what is required by the County Plan. However, things have moved on: DCC has declared a Climate Emergency and produced its revised Response Plan CERP2. Surely this must impact on planning decisions?

Yours sincerely,

JOHN LOWE

Chair, the City of Durham Trust