

**Statement from the City of Durham Trust concerning DM/22/01981/RM**

**Reserved matters application for 470 dwellings (appearance, landscaping, layout and scale)**

**pursuant to DM/20/03558/OUT.**

**Land To The East Of Regents Court Sherburn Road Durham**

The City of Durham Trust is concerned that members of the committee are being encouraged to approve housing that does not meet the Nationally Described Space Standard – in other words, many of the rooms are too small and therefore sub-standard.

Policy 29 of the County Durham Plan requires new residential development to meet this standard from 21 October 2021 onwards. Paragraph 92 of the Committee Report for today's application says that because outline planning permission was given on 19 October 2021 this development is not required to meet the standard.

There are two things wrong with this conclusion.

Firstly, although the committee approved the outline planning application on 19 October 2021, the formal certificate of approval was not issued until 25 March 2022. This is stated clearly in paragraph 11 of today's Committee Report.

Secondly, and more fundamentally, the approval given then was only **outline** approval and the certificate clearly states that "Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority before any development is commenced."

This is the **reserved matters** application before the committee today and it must include consideration of the room sizes. Paragraph 92 of today's Committee Report states that "72% for Miller Homes and 64% for Barratt Homes either come close to or exceed the overall minimum floor space requirements." This obviously means that a significant proportion do not meet the required standard.

John Lowe

Chair, City of Durham Trust