

Question 31

Policy 30 – Housing Land Allocations

1. The Trust has commented elsewhere in this document on most of the sites in the top portion of Table 8, and asks you to refer to detailed answers to the appropriate Questions. Here we re-iterate in summary form our objections to the following sites in Central Durham.
2. The reason for our objection to the inclusion of the three large sites in the Green Belt, - Sniperley Park (HA5), North of Arnison (HA15) and Sherburn Road (HA16) - are given in our answers to Questions 9 and 13. They result from a blinkered and territorially-confined initial survey, thereby ignoring accessible, sustainable sites beyond the Green Belt, contravene NPPF and ignore recommendations of the government-appointed Inspector's recommendations at the last EiP.
3. We object to the Mount Oswald proposal (HA8). It is contrary to Local Plan policy EMP3, which allocates 10% of the area, along the northern perimeter, for development. The central portion is a Historic Park and Garden, and is currently open space as a golf course. We have objected to the current planning application (CMA/4/83), which we hope the Council will reject in its present form. However, as stated in answer to Question 12, we accept the need for a new university college and the north-eastern portion may be a suitable site. Since we understand discussions are still on-going between the University and a developer, the Trust will defer more detailed comment for the Deposit Draft.
4. We object to Sniperley Park and Ride (HA13). It is another section of Green Belt, the boundary of which was drawn here with particular precision after debate. The result conforms to the Inspector's recommendation.
5. The Former Stonebridge Dairy (HA11) has an extant planning permission for a high class office complex. (The advertising on site has recently been renewed.) The City's small Green Belt is here at its narrowest, and Trustees would prefer it to revert to greenfield from its present brownfield state. If this is unrealistic, then the proposed employment use would help ease the over-concentration elsewhere and be readily accessible to employees to the south and west. Any development on the site must have conditions attached to minimize the impact on the surrounding Green Belt.
6. Potters Bank (HA10). Trustees would prefer this to remain open. It is adjacent to the University Business School, which could well seek expansion in the future beyond current plans.