

**DPP Planning**  
Milburn House  
Dean Street  
Newcastle upon Tyne  
NE1 1LF  
t 0191 303 8541  
info@dppukltd.com  
www.dppukltd.com



Durham City Neighbourhood Planning Forum  
The Miners' Hall  
Redhills  
Durham  
DH1 4BD

Ref: KD/NW/2584ne/L002

18 December 2017

Dear Sir/Madam,

#### Representations in respect of The Durham City Neighbourhood Planning Forum Draft Neighbourhood Plan

On behalf of our client, MGH Card LLP, we hereby submit the following representations in respect of The Durham City Neighbourhood Planning Forum Draft Neighbourhood Plan.

Our client has gained approval for the demolition and redevelopment of Milburngate House (ref: DM/16/01228/FPA pending the S106 agreement) which will deliver a mixed-use scheme providing significant investment in the City and facilitating job opportunities and new homes. The proposals will increase accessibility to the river front and surrounding area which will provide residents and visitors with high-quality recreational space.

In relation to Milburngate House and the Draft Neighbourhood Plan, we have the following comments:

Page No.	Draft Neighbourhood Plan	Comment
Pg 71 & 74	<p>Milburngate has been included a primary shopping frontage:</p> <p><i>'The primary frontages are along Silver Street, Saddler Street from the market place which includes the Prince Bishops precinct, North Road as far as the Methodist Church, and the new Milburngate development on the old Passport Office site.'</i></p> <p><i>'The new mixed-used development at Milburngate has been included as primary frontage in the expectation that it will attract high quality retailers.'</i></p>	<p>Primary shopping frontages generally include a high proportion of Class A1 retail uses whereas secondary shopping frontages provide greater opportunities for a diversity of town centre uses. The 'approved' scheme for the mixed-use development (DM/16/01228/FPA) only allows for a small amount of Class A1 retail floorspace (maximum of 649sqm). Therefore, the site should not be allocated for retail in the primary shopping frontage. The development is more akin to a secondary shopping frontage and the allocation should be amended to reflect this.</p>

Page No.	Draft Neighbourhood Plan	Comment
Pg 150	Milburngate House is listed in Table D3 as a 'longer-term achievable site' for housing capable of delivering 440 units.	The 'approved' development (DM/16/01228/FPA) is for 441 residential units and as such, the housing figure should be updated to reflect this.

I trust the above comments will be taken into account in the next stage of the plan. If you require any further information or have any queries, please do not hesitate to contact me.

Yours faithfully,



Faith Folley  
 Director  
 DPP  
 T: 0191 303 8541