

Beaumont Hill

Creating new family
homes for Darlington



We create green spaces for families to enjoy on our projects wherever possible

Community update

Our vision for Beaumont Hill is to deliver a new housing development bringing new family homes to the area. We would like to hear your views on the updated plans and how the proposals could benefit you and the wider community.

In this newsletter we provide an update on the progress we've made on the proposals at Beaumont Hill, since we first launched the project in 2019 and share updated plans for up to 600 new family homes. We also explain how we've incorporated the feedback we've received from your community.

Beaumont Hill can deliver much needed economic, social and environmental benefits to the wider area whilst addressing concerns about any potential impact. Some of the benefits include new affordable housing, green spaces throughout the area and a new convenience store on site.

Find out more in this leaflet and how you can get in touch with us.



**LOCAL TRACK RECORD:
Hurworth & Hurworth North**

Banks Property has delivered two new development schemes in Hurworth-on-Tees (pictured). Throughout 2016 and 2017, we worked to produce high quality housing developments which we believe complimented the existing housing in the area whilst helping to maintain a village feel.

Using sympathetic designs and materials and working closely with the local community, the parish council and other stakeholders, we were able to identify and deliver significant benefits that were needed in the local area.

We'd love to hear from you about what we can do at Beaumont Hill.

In case we haven't met yet

Banks Property is part of the Banks Group. We're a local North East family owned property and energy business with over 45 years experience creating partnerships with the communities we work in.

Development with care is at the heart of our way of working. It means we partner with communities to deliver lasting and positive social, economic and environmental legacies for the areas hosting our developments.

Your personal contact



Lewis Stokes
COMMUNITY RELATIONS MANAGER

Lewis Stokes is your community relations manager for the Beaumont Hill project. Lewis is keen to know your community better and find out how you think it could benefit from our proposals.

If you would like to ask any questions and share your views, you can write to or email Lewis using the details on the back page of this newsletter.

We'd like to hear from you.

BEAUMONT HILL:

What has happened so far?

In June 2019, we launched the project by hand delivering a newsletter to 1,650 homes. We then held a consultation event in Whessoe Parish Hall in July 2019 where we met with a number of local residents and community groups to discuss our initial proposals to deliver 350 new homes on the site.

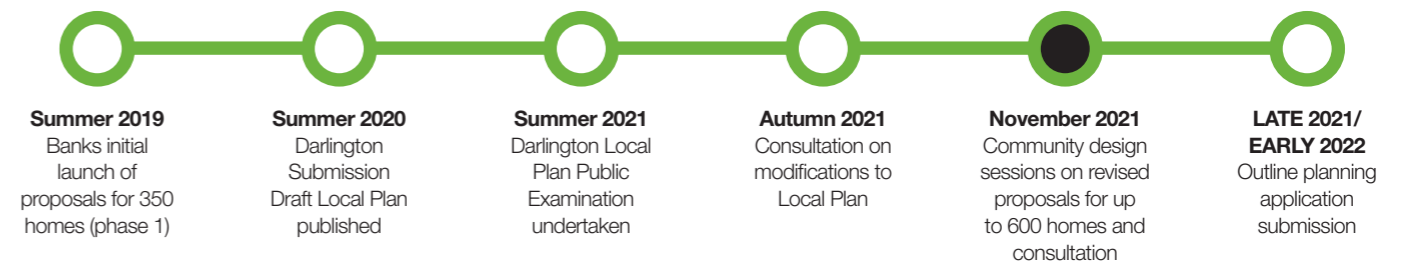
After talking to you...

We commenced the technical assessments and surveys required for a planning application.

Using that information, together with the comments gathered during the consultation exercise we went back to those members of the community who had originally expressed an interest in the development in Autumn 2021 regarding bringing the site forward as one for 600 units.

This leaflet is now proposing 600 unit scheme alongside preparing our planning application and then submission of that application.

Timeline



Beaumont Hill community design session - November 2021



Our updated proposals

Your feedback

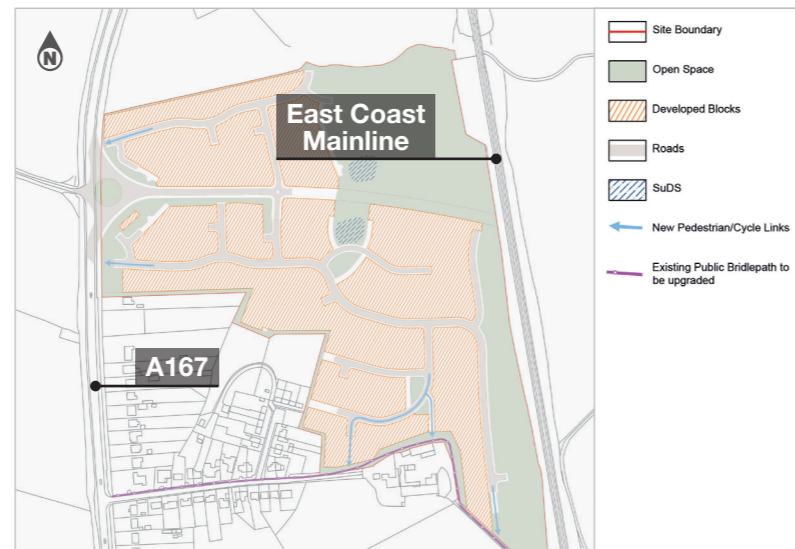
We received many comments during our first round of consultation. These comments included:

- Coffee shop not required but convenience store is
- Address traffic issues on A167
- Affordable housing should be delivered
- Access to new educational facilities
- A preference for one comprehensive planning application for the whole site rather than several smaller ones
- Sympathetic design near to adjacent, existing houses

Key changes summary

- One application for all land controlled by Banks Property rather than a phased approach - to ensure comprehensive development with all key requirements included
- New larger site area 35Ha (86 acres) with up to 600 new homes
- Removal of drive through coffee shop following previous community feedback
- Further detail on design parameters to inform design code for the site

Previous masterplan (2019)



Technical information

HIGHWAYS

A transport assessment is being undertaken. The primary road, cycle and pedestrian access into the development site will be via a new roundabout on the A167 Beaumont Hill. A secondary access from the A167 would also serve pedestrians and cycles.

FLOODING & DRAINAGE

A flood risk assessment is being undertaken. An enhanced surface water drainage solution will be included in the planning application detailing the use of Sustainable Urban Drainage (SUDs) systems and pumping stations.

ECOLOGY

An ecological assessment is being undertaken to identify any constraints and opportunities. Existing vegetation will be retained and enhanced wherever possible along with the creation of new habitats within the site.

Updated masterplan (2021)



Benefiting your community

We firmly believe that all our developments should bring a host of social, economic and environmental benefits to the local area for existing residents as well as any new members of the community.

INFRASTRUCTURE BENEFITS:

- Design of the link road and dedication of land ensures the East Coast Main Line can be bridged in the future.
- Retail unit supports daily needs. Existing and future residents can walk/ cycle for goods.
- Site close to frequent bus services on A167 to minimise car travel
- All homes have cycle parking and EV charge point

Key benefits



20% NEW AFFORDABLE HOMES



MODERN, EFFICIENT, HIGH QUALITY HOUSING MIX TO RETAIN AND ATTRACT NEW RESIDENTS TO DARLINGTON



£1.2 MILLION INCREASED ANNUAL COUNCIL TAX REVENUE PER YEAR



NEW LANDSCAPING AND HABITATS PLANTING - ENCOURAGING BIODIVERSITY



£78 MILLION INVESTMENT IN CONSTRUCTION WITH WIDER BENEFITS FOR THE SUPPLY CHAIN



98 DIRECT JOBS AND 193 INDIRECT CONSTRUCTION JOBS OVER THE SEVEN YEAR CONSTRUCTION PERIOD



POTENTIAL FOR BUNGALOWS AND SELF BUILD PLOTS ON SITE



NEW RETAIL (CONVENIENCE STORE)



Family homes on Banks Group's Mount Oswald development, Durham City

What next?

Using information we have gathered from the consultation events to date in addition to findings of our technical assessments and surveys, an outline planning application will be submitted to Darlington Borough Council in the coming weeks.

An outline planning application is to agree the principle of development on this site, the location to be used to access the housing and then many of the benefits the project will deliver through the legal agreement (S106). If we receive planning permission at this stage, a reserved matters application will be produced which will include detailed information on housing types, layout, construction materials and all other matters.



*Timeline subject to progress on Darlington Local Plan


Get involved


We look forward to hearing your views and suggestions on the Beaumont Hill project. Please send us your feedback by contacting us on the details below or visiting our website.


PLEASE NOTE: Comments made are not representations to the planning authority and if an application is submitted there will be an opportunity to make representations on that application to the planning authority.


BANKSProperty
development with care

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