

# Beaumont Hill

Creating new family homes in Darlington



New family homes at Hurworth Gardens, Hurworth

**We would like to invite you to meet the team and speak with us directly at our surgery event and find out more about our proposals at Beaumont Hill. Please contact us using the details on the back of this newsletter.**

If you are unable to attend one of our drop in sessions, project information will be available on our website [www.banksgroup.co.uk/beaumonthill](http://www.banksgroup.co.uk/beaumonthill) from 11 July 2019 onwards.

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

## Getting you involved

We want to share with you our initial plans for up to 350 new family homes at Beaumont Hill. We 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 facilities including a shop or café. Please see further details on the benefits in the leaflet.

**You are invited to come and see our proposals, share your ideas about what could be delivered on the site and speak to the team involved in the Beaumont Hill project.**

# What we're about

Banks Property is part of the Banks Group. We're an established family owned property and energy company with over 40 years of experience creating partnerships with the communities we work in.

**Development with care** is at the heart of our way of working. Respect and consideration for your environment, your community and our customers, employees and suppliers is at the centre of everything we do. We pride ourselves on working with local communities to deliver high quality developments and provide benefits for those communities living closest to our projects.

## 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 can't make it to the surgery event but 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 love to hear from you.**

# Our local legacy

As a family run development company based in nearby County Durham, we have worked in and around Darlington for a number of years. You may have heard about or been involved with some of our previous projects.

## Hurworth/Hurworth North

Banks Property has delivered two new development schemes in Hurworth-on-Tees. 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.



The Hurworth development - currently being built by Bellway Homes

Recreational walks on Banks Group's Mount Oswald development, Durham City



## Moor House Wind Farm

Designed, delivered and operated by our sister company Banks Renewables, Moor House Wind Farm is in its second year of operation. Throughout the construction phase of the project, we worked closely with the communities closest to the wind farm to ensure residents were kept well informed with our progress on site and they knew exactly what was happening.

Now the wind farm is fully operational, we've supported a wide range of projects through the Moor House Wind Farm Community Fund. Some of these include St Andrew's Parochial Church Council, Great Stainton parish meeting, Houghton Cricket Club and Bishopton Parish Council. Get in touch to see if the group or organisation you know of might be eligible to apply.

Turbine blade lift at Moor House Wind Farm





# Benefiting your community

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

## Other economic and social benefits

 <b>NEW RETAIL / COFFEE SHOP DRIVE THROUGH</b>	 <b>IMPROVEMENTS TO EXISTING PUBLIC RIGHTS OF WAY WITH NEW PEDESTRIAN/CYCLE ROUTES</b>	 <b>£635K IN ADDITIONAL COUNCIL TAX EACH YEAR FOR COUNCIL SERVICES</b>
 <b>DIRECT &amp; INDIRECT JOBS SUPPORTED DURING CONSTRUCTION PERIOD</b>	 <b>CONTRIBUTIONS TO LOCAL EDUCATION PROVISION</b>	 <b>£2.5M NEW HOMES BONUS FOR DARLINGTON BOROUGH COUNCIL (OVER FOUR YEARS)</b>

\*Figures are approximate and dependant on elements of the final proposal - such as the final total number of homes built

As part of all of our developments, a host of community benefits are provided which enhance the area for new residents, as well as the existing community.

This exhibition is an ideal opportunity for you to tell us what benefits you would like to see delivered as part of the Beaumont Hill development. These could include:

- An affordable housing contribution
- On site open space
- Contributions to education

We would also be keen to hear your own suggestions on what could be delivered as part of our proposal.



Haughton Cricket Club

### Have your say

You can discuss your ideas with us at the surgery or send us your ideas using the details on the back page.

## Banks Community Fund

Organisations and groups close to a proposed or operational Banks site are eligible to apply for a grant from the Banks Community Fund.

Since the fund was set up we have awarded over £5 million in grants.

Recently, in the Darlington area, this has included awards of £2,728 to Haughton Cricket Club to purchase a new set of sightscreens and £5,500 to Hurworth Community Association towards the renovation and modernisation of the Art Room at the 140 year-old mansion house, Hurworth Grange.

Funding is available now for community groups, sport clubs and other local organisations in your area, so please use the contact details on the back page to find out how to apply for a grant and to see if your project is eligible.



Hurworth Grange Art Room



# Our initial proposals

## Why Beaumont Hill?

- The East Coast Railway Line, River Skerne and A167 provide clear defined boundaries to the site making it a logical addition to Harrowgate Hill
- The site was identified as an urban extension to the north of Darlington by the council at the issues and scoping stage of the local plan in 2016 (shown opposite)
- The site was identified as a proposed housing allocation in the Draft Local Plan (June 2018)
- The site is deliverable and can provide new housing in the short term as an urban extension to the town
- The site would enhance current public rights of way to allow connectivity for existing and new residents

## Key project facts

- Site area approx 17 hectares (41 acres)
- Around 350 homes with a mix of property sizes
- Small retail unit/coffee shop drive through
- New open space
- Ecological enhancements

## Technical information

### HIGHWAYS

The primary road, cycle and pedestrian access into the development site will be from the A167 Beaumont Hill. A transport assessment will be undertaken and submitted as part of a planning application to assess the highways impacts of the proposed development.

### FLOODING & DRAINAGE

A flood risk assessment is being undertaken which will consider the impact of flooding in and around the development boundary. An enhanced surface water drainage solution will be designed using Sustainable Urban Drainage (SuDS) with a point of discharge into the River Skerne.

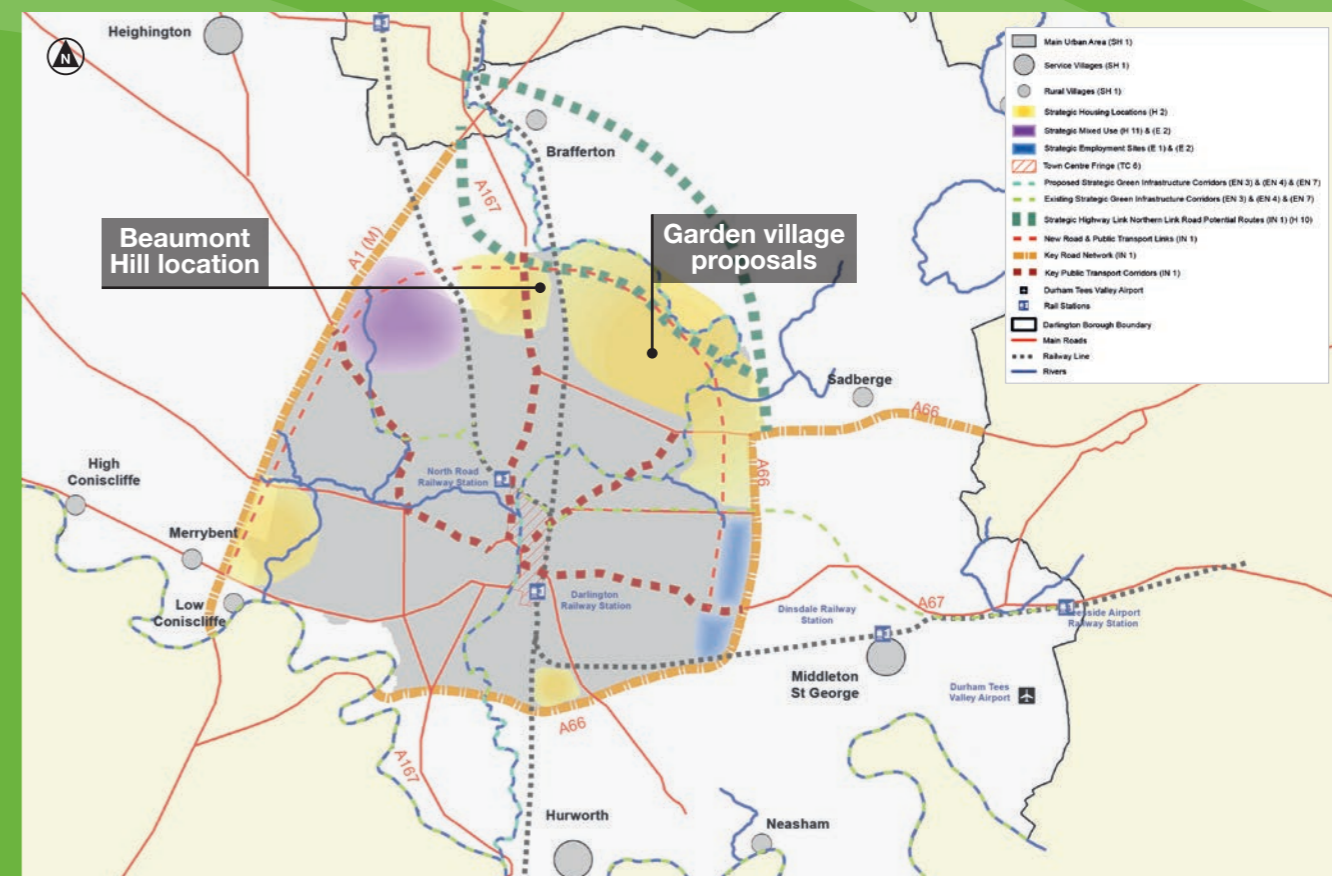
### ECOLOGY

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.

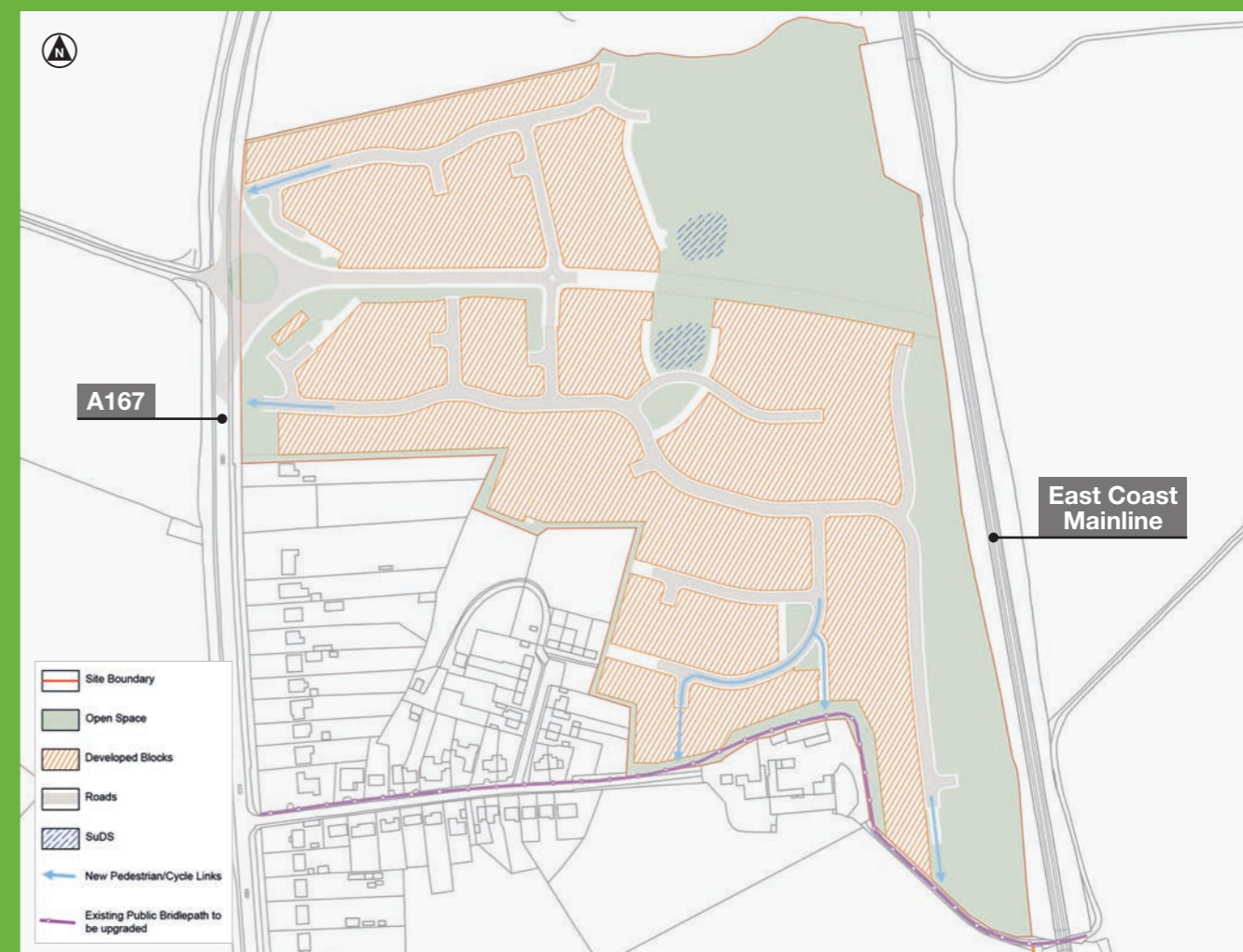
## What next?

Further information will be available from [www.banksgroup.co.uk/beaumont-hill](http://www.banksgroup.co.uk/beaumont-hill) but you are invited to come and speak with the team to find out more about our proposals at a surgery event at Whessoe Parish Hall between 3pm – 7pm on Thursday 11 July 2019. Please contact us (using the details on the back page) to book a slot to speak with the team as spaces are limited.

## ISSUES AND SCOPING STAGE OF THE LOCAL PLAN (2016)



## ILLUSTRATIVE CONCEPT MASTERPLAN



# Come and get involved

We look forward to meeting you at our surgery and hearing your views and suggestions on the Beaumont Hill project. If you can't make it, we'd still like to hear from you. Please write or email:



**Banks Property, Inkerman House**  
St John's Road, Durham DH7 8XL



**beaumonthill@banksgroup.co.uk**



**0191 378 6100 or 0844 209 1515\***



**[www.banksgroup.co.uk/beaumonthill](http://www.banksgroup.co.uk/beaumonthill)**



**@The\_Banks\_Group**



**[www.youtube.com/TheBanksGroup](http://www.youtube.com/TheBanksGroup)**

\*Calls to 0844 numbers are charged at local rate from a BT landline, charges from other providers and mobile networks may vary.

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