

Beaumont Hill

New homes for Darlington

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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.

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'd like to ask any questions and share your views, you can write to or email Lewis using the details on the last poster of this exhibition.

We'd love to hear from you.



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.

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.

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, Haughton Cricket Club and Bishopston Parish Council. Please 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



Benefitting your community

Banks Community Fund

Groups, projects and organisations close to a proposed or operational Banks project may be eligible to apply for grant funding from our Banks Community Fund. We've distributed over £5 million in funding since the fund was set up.

Some grants distributed in the local area include Hurworth Grange Community Centre, Great Stainton Parish Meeting, Haughton Cricket Club, Friends of Fryers Field and Darlington Hippodrome.

Funding is now available for your community groups and organisations.

If you are involved with or know of groups looking for funding, please let us know.

For information on how to apply, please visit:

www.bankscommunityfund.org.uk

Rockliffe Park Cricket Club



Hurworth Grange Art Room



Haughton Cricket Club

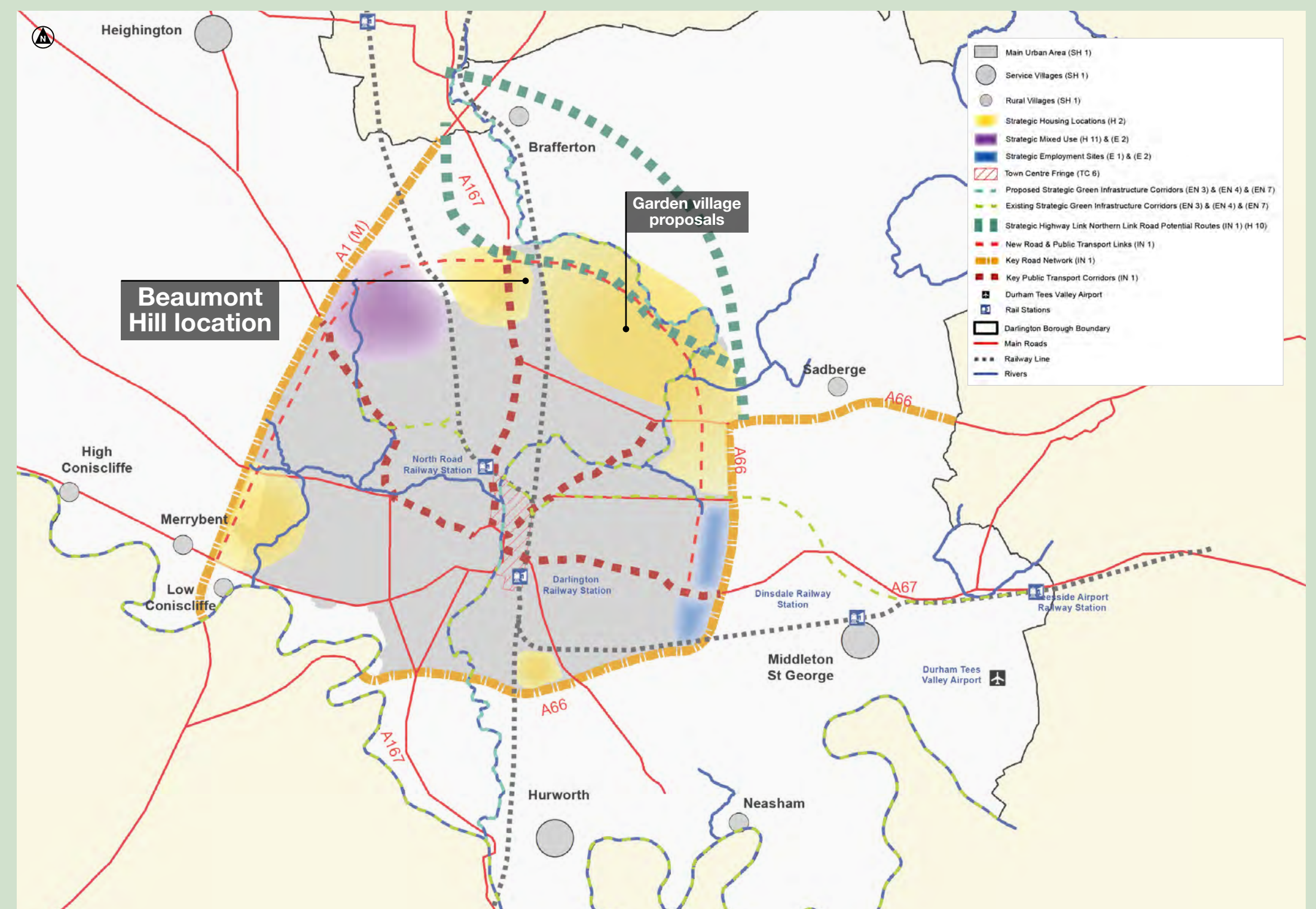


Why Beaumont Hill?

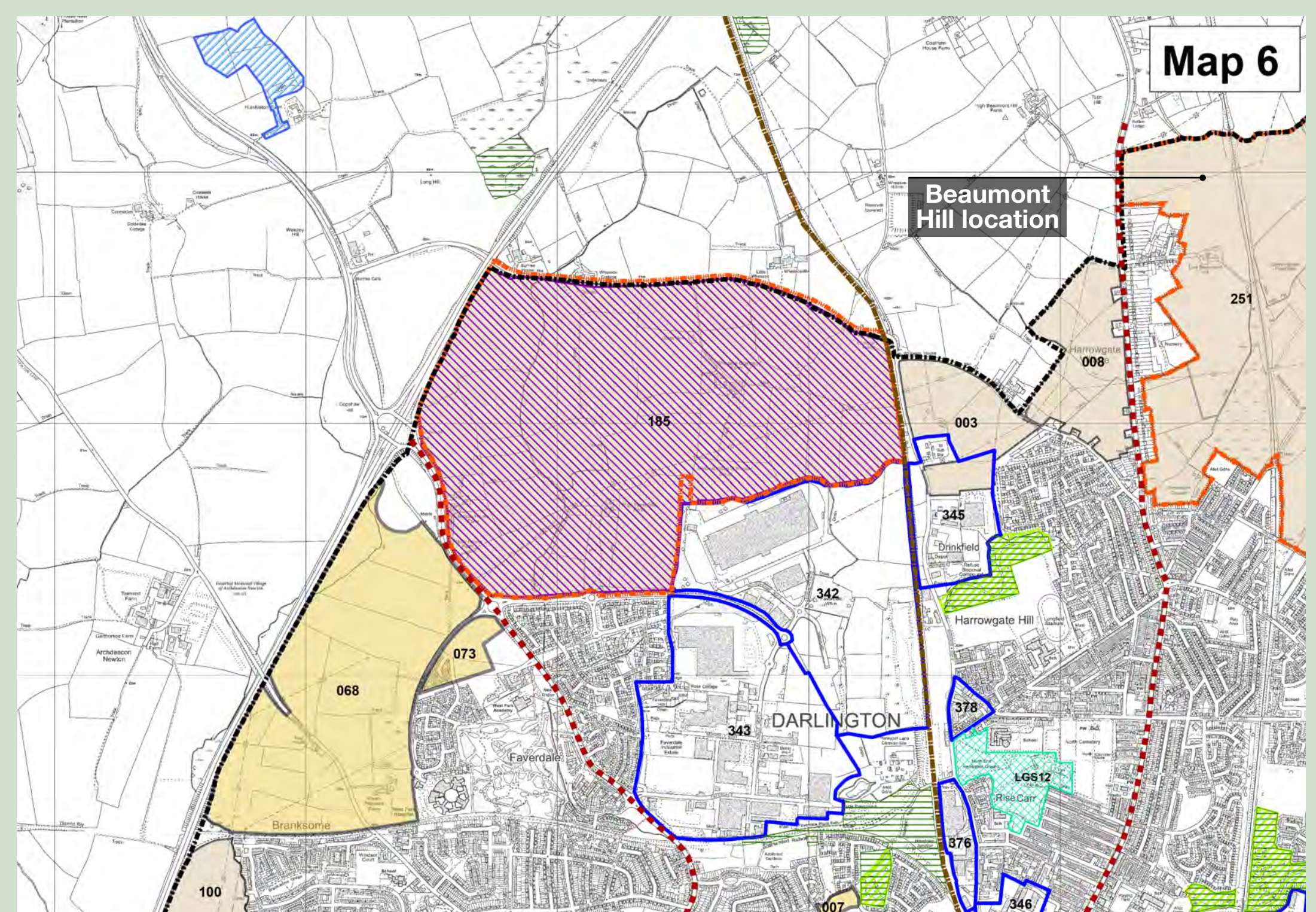
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- The East Coast Railway Line, River Skerne and A167 provide clear defined boundaries to the site making it a logical addition to Harrowgate Hill
- The site was identified as an urban extension to the north of Darlington by the council at the issues and scoping stage of the local plan in 2016 (shown opposite top)
- The site was identified as a proposed housing allocation in the Draft Local Plan June 2018 (shown opposite below)
- 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

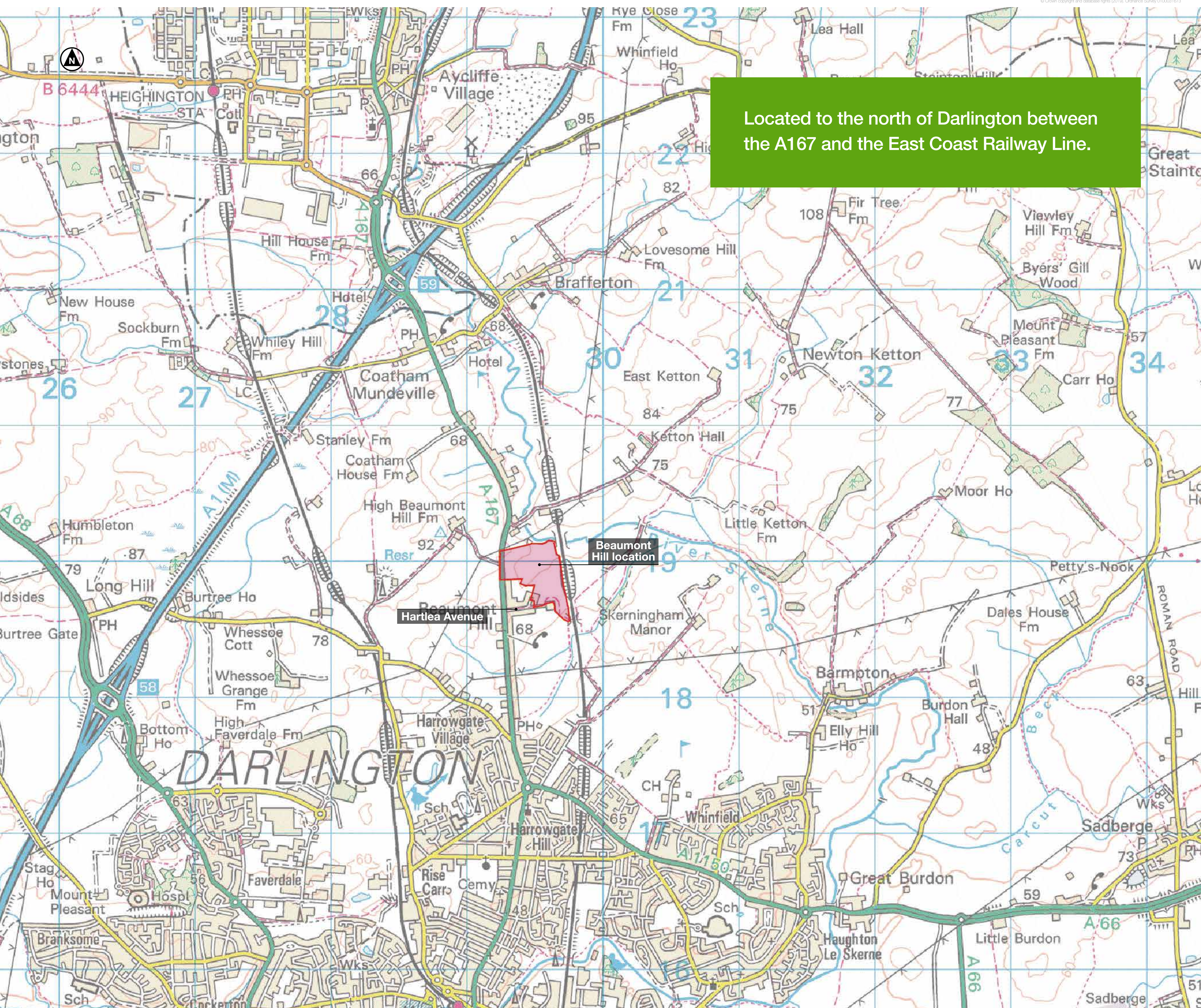
ISSUES AND SCOPING STAGE OF THE LOCAL PLAN (2016)



LOCAL PLAN POLICIES MAP EXTRACT



Site location



Located to the north of Darlington between the A167 and the East Coast Railway Line.

Beaumont Hill location

Hartlea Avenue

DARLINGTON

Our vision

- Creation of a new, vibrant development comprising high quality family homes and open spaces accessible to all
- Provision of a mix of housing types in an attractive setting helping meet the needs of local people
- A focus on sustainability that promotes walking, cycling and healthy living



Family homes at our Sheraton Park development, Durham City



Indicative layout

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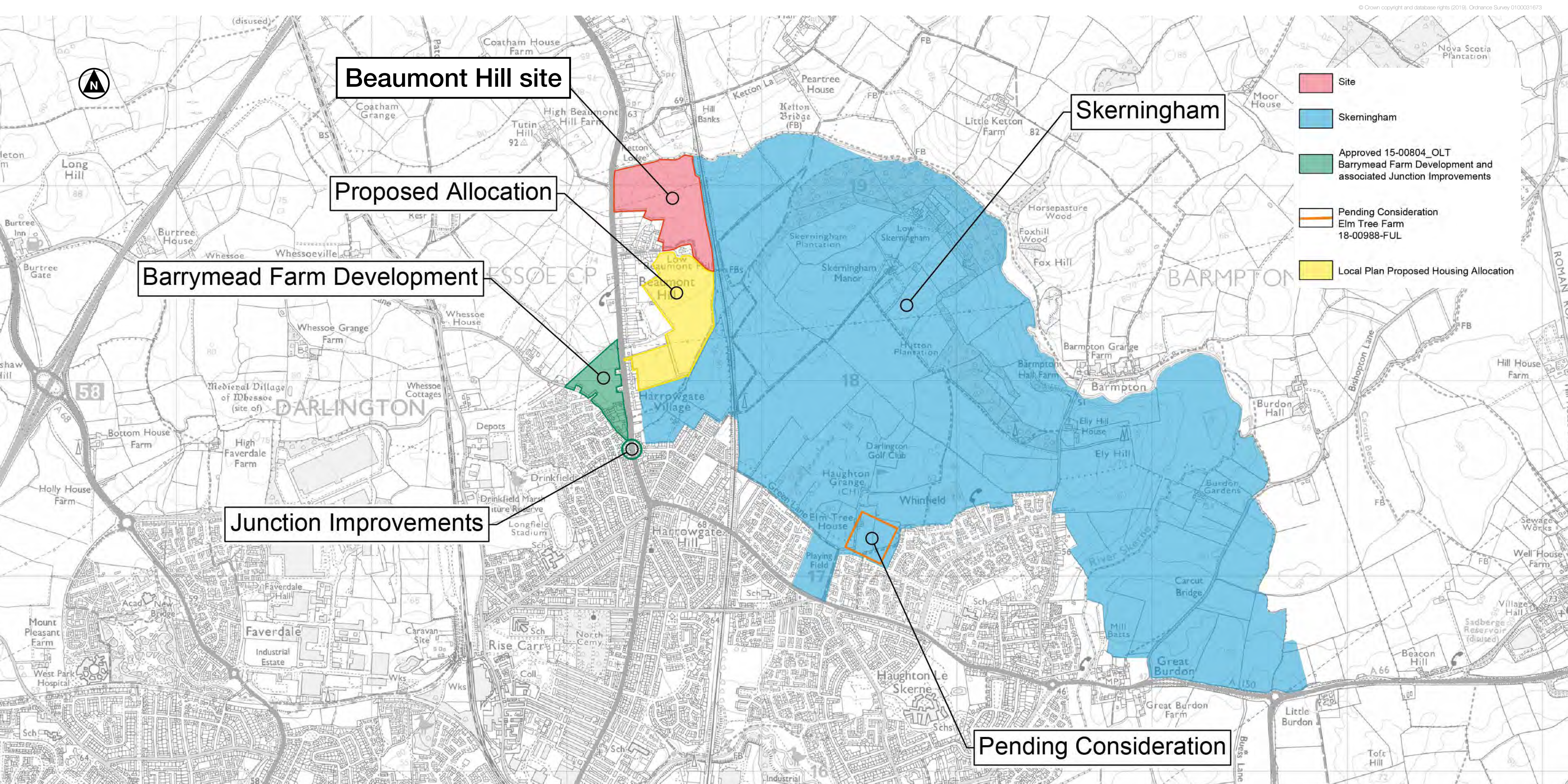
Site area approx. 17 hectares (41 acres)

Up to 350 new homes with a mix of property sizes

Small retail unit/coffee shop drive through

New open space/green corridors

Technical information



Highways

- Primary access to be taken from A167 Beaumont Hill
- On going transport assessment being undertaken with local authority
- Off site transport impacts will be assessed
- Consideration of wider highways proposals for north Darlington

Technical information

Drainage and flooding

- Promote enhanced surface water drainage solution using sustainable urban drainage (SUDs)
- Flood risk assessment being undertaken
- No development in area at risk of flooding



Sustainable urban drainage system created by Banks at Mount Oswald, Durham City

Ecology

- Ecological assessment being undertaken
- Existing vegetation retained and enhanced wherever possible
- Creation of new habitats within the site

Benefits



NEW RETAIL /
COFFEE SHOP
DRIVE THROUGH



IMPROVEMENTS
TO EXISTING PUBLIC
RIGHTS OF WAY WITH
NEW PEDESTRIAN/
CYCLE ROUTES



£635K IN
ADDITIONAL COUNCIL
TAX EACH YEAR FOR
COUNCIL SERVICES



DIRECT & INDIRECT
JOBS SUPPORTED
DURING
CONSTRUCTION
PERIOD



CONTRIBUTIONS
TO LOCAL
EDUCATION
PROVISION



£2.5M NEW HOMES
BONUS FOR
DARLINGTON
BOROUGH COUNCIL
(OVER FOUR YEARS)

What local benefits would you like to see?

PLEASE LET US KNOW YOUR IDEAS BY PLACING YOUR SUGGESTION HERE...

These could include exercise trails, dog walking area, formal play areas, community woodland, allotments etc.



What next?

View of the site



We welcome your feedback on the proposals and suggestions as to what can be delivered as part of the many benefits the scheme can provide.

Using your comments wherever possible, we hope to be able to prepare and then submit a planning application to Darlington Borough Council for our Beaumont Hill site in the coming weeks.

For more information please contact us using the details opposite



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