



Castle Hill West

Development Plans



Welcome

Due to the current public restrictions in place to combat the Coronavirus pandemic...

...we are amending our usual methods of community consultation. This virtual exhibition will contain all of the information which in normal circumstances, we would present to your community face to face. However, we are available via phone, emails and information will be uploaded to our website:

www.banksgroup.co.uk/castlehillfarm

Family outside show home at Mount Oswald, Durham City



THIS VIRTUAL EXHIBITION WILL GIVE YOU THE OPPORTUNITY TO:

- View the proposals for the development
- Learn how you can comment on the proposals

In lieu of being able to speak face to face, we will give you details to enable you to get in touch with the Banks Property Team



Who we are

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

We employ around 360 people across the property, coal mining and renewable energy sectors. Banks Property has developed land for over 7,000 homes as well as commercial units.



Family homes and sustainable urban drainage system pond at our Mount Oswald, Durham City

We believe being a responsible developer includes working closely with each community where our projects are. We're keen to get to know you and your area better and get involved in your community.

In 2018, we secured planning permission for Castle Hill Farm East. Stonebridge Homes are our chosen housebuilder on this part of the site. More information is available on their website:
www.stonebridgehomes.co.uk



Bowesfield Nature Reserve, created by Banks

Development with care

Development with care is at the heart of our way of working. It means respect and consideration for your

environment, your community and our customers, employees and suppliers are at the centre of everything we do.

Banks Community Fund



Supporting Aberford Bowling Club

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

Recently in Harrogate, a grant of £4,922 was awarded to Pannal Ash Junior Football Club to help construct a new pavilion at their home ground.

Funding can be applied for now – please speak to us to see if your group is eligible. For information on how to apply visit: www.bankscommunityfund.org.uk



Supporting Pannal Ash JFC



Supporting Whiston Parish Council to fund new playground equipment



Supporting the Harrogate & District Volunteering Oscars

Supporting your community

As a responsible developer we regularly support community initiatives, projects and groups through our Community Fund but we also like to get involved in other things too.

We sponsor many community awards and charitable events including the County Durham Environment Awards, North East Charity Awards and local Community Champions awards.

Recently, we supported the Harrogate & District Volunteering Oscars and the North Yorkshire Strategic Partnership Event.

Get in touch if you would like us to get involved and support a cause which is important to you.

Why Castle Hill West?

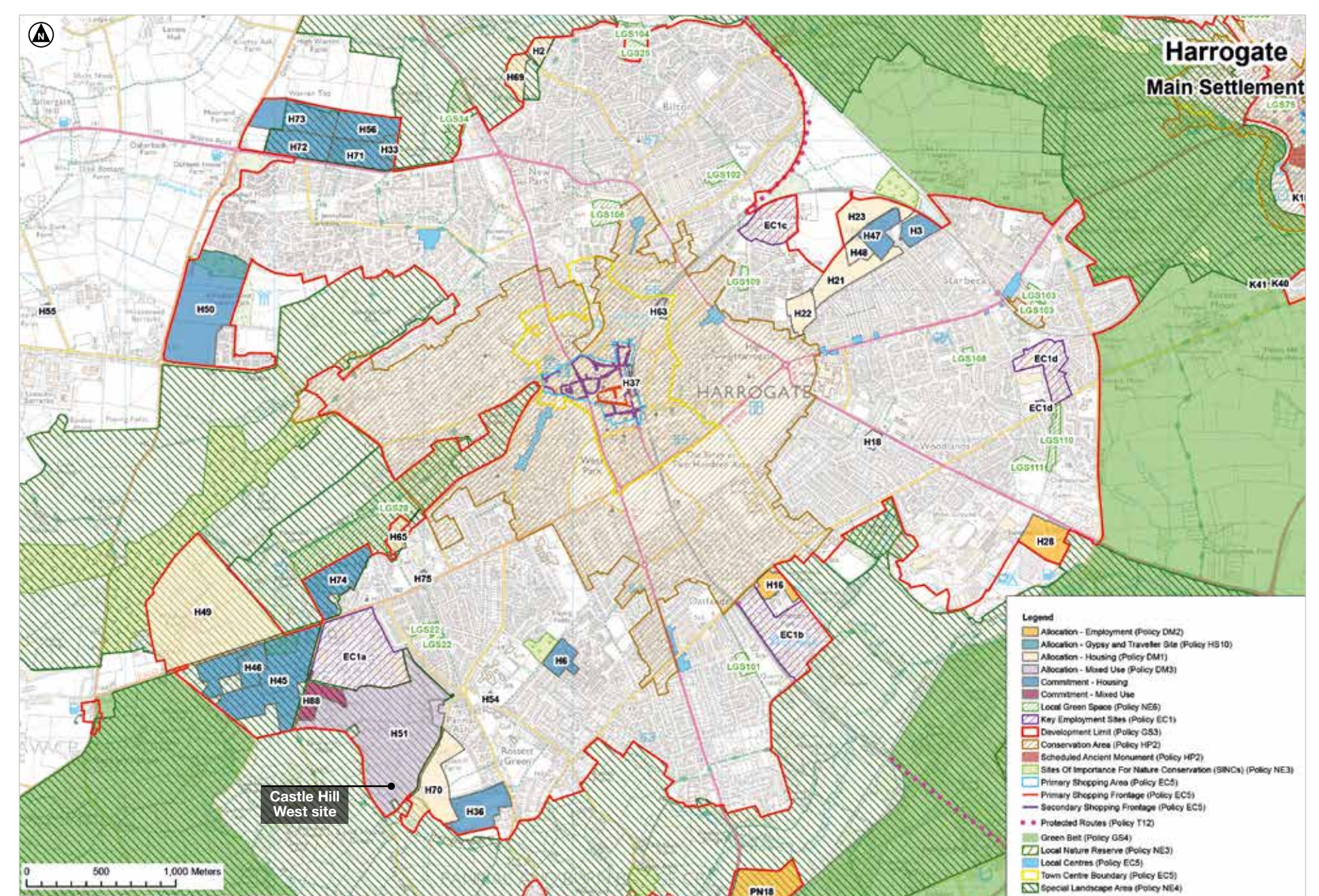
THE NEED FOR DEVELOPMENT

The site is allocated within the Harrogate Local Plan which was recently adopted in March 2020 and provides local planning policy for the area. It sets out the overall vision for future development including plans for jobs, housing and the environment.

The plan (opposite) identified the need for approximately 14,049 new homes in Harrogate Borough over the period from 2014 to 2035.

This housing need cannot be met on previously developed land alone due to a lack of suitable sites.

- Building homes where people want to live on the edge of the main town with all its facilities
- Local primary schools very near capacity, so it is time to provide a new one in an accessible location
- Opportunity to plan with a coherent framework for the south west of Harrogate, linking new public transport and recreational paths
- Creating a new green edge to the town along Lady Lane



Indicative masterplan



- 270 new family homes on allocated land
- New Primary school to be built on the site
- New vehicular access from Whinney Lane utilising an approved roundabout scheme
- New footpath links to Whinney Lane and to the land west of the site
- 2.6 hectares of central public open space with landscaping

Delivering benefits



UP TO **270** NEW
FAMILY HOMES



NEW LANDSCAPING
AND PLANTING



NEW FOOTPATHS
AND CYCLE ROUTES



AROUND **50 - 120** JOBS
SUPPORTED DURING SIX
YEAR CONSTRUCTION



NEW HOMES BONUS
TO BE USED TOWARDS
LOCAL SERVICES



ADDITIONAL COUNCIL
TAX EACH YEAR FOR
COUNCIL SERVICES

Our proposals could deliver a host of community benefits which will enhance the area for new residents and the existing community.

Please let us know what other benefits you would like to see delivered as part of the Castle Hill West development.

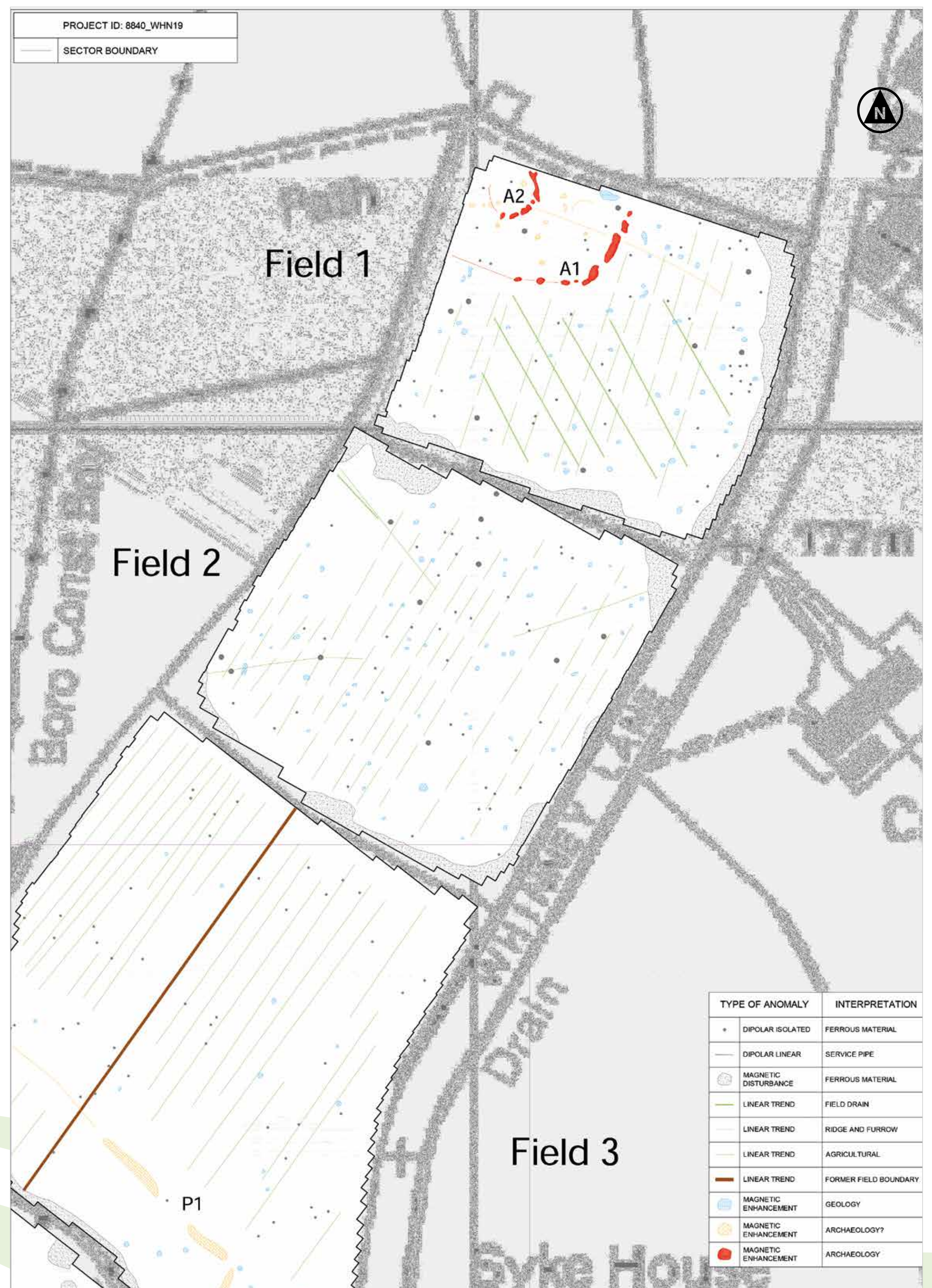
THESE COULD INCLUDE:

- Contribution to affordable housing
- On and off site open space
- New Primary School provision on site

Archaeological assessment

You may have seen our archaeologists on site in March digging targeted trial trenches

- Interest is focused in the north west and south of the site
- A full report of interpretation is due soon but there is confirmation of an enclosure and metal workings (clinker) on the site
- Our consultant has provided an assessment of the impact of new development on each of the historic properties near the site including Lund House
- Planting and Buffer zones are proposed to mitigate any potential impact to historic buildings



Ecological assessment

- Our consultants have surveyed the site for birds and bats
- Trees on the edge of the site will be retained
- Some loss of hedgerow in the site will be compensated for
- Species rich grassland in the site will encourage wildlife



Site boundary

Bird territories

Species of low conservation concern

Species of medium conservation concern

Species of high conservation concern

Code	Species	Latin
B.	Blackbird	<i>Turdus merula</i>
BT	Blue tit	<i>Cyanistes caeruleus</i>
C.	Carrion crow	<i>Corvus corone</i>
CC	Chiffchaff	<i>Phylloscopus collybita</i>
CH	Chaffinch	<i>Fringilla coelebs</i>
D.	Dunnock	<i>Prunella modularis</i>
GF	Greenfinch	<i>Chloris chloris</i>
GO	Goldfinch	<i>Carduelis carduelis</i>
GT	Great tit	<i>Parus major</i>
HM	House martin	<i>Delichon urbicum</i>
HS	House sparrow	<i>Passer domesticus</i>
R.	Robin	<i>Erithacus rubecula</i>
TS	Tree sparrow	<i>Passer montanus</i>
WR	Wren	<i>Troglodytes troglodytes</i>

Landscape proposals

- Our consultants have provided photographic appraisals of viewpoints from where the site could be seen (including Almscliffe Crag)
- Lady Lane planting will help define the edge of the settlement
- Landscape proposals include orientation of the school and planting around it to soften views
- Views towards Lund House could be kept



- 1 Existing avenue of mature Beech trees to be retained and aid screening of the Primary School.
 - 2 Existing Tree and Hedgerow either side of the 15.54/69/1 ProW to be retained and extended to Whinney Road to provide screening of the Primary School to the north.
 - 3 Proposed mixed native tree planting south and east of the Primary School to screen views from both Whinney Road as well as wider views from the south.
 - 4 Proposed extension of existing native avenue of trees, to provide screening of views from the west.
 - 5 Proposed native tree planting within residential scheme to provide filtered screening of properties when viewed from the south.
 - 6 Proposed native scrub planting to reinforce the existing north-western boundary and provide additional screening from Lund House properties and Bark Mill Cottage while providing varied habitat.
 - 7 Native tree planting to the west of the existing native hedgerow along Whinney Lane, to provide additional screening from views from the east and reinforce the existing hedge with infill planting.
 - 8 Species rich grassland with native trees primarily located along the peripheries to maintain the open appearance, characteristic to the surrounding landscape setting. This will provide an area for biodiversity purposes with managed access which ties in with character along surrounding ProW.
 - 9 Native wetland planting associated with SuDS to provide aesthetic interest along routes within the central amenity area.
 - 10 Proposed native species rich hedgerow to tie in with existing planting and dry stone wall while reinforcing the western boundary.
 - 11 Row of mixed native trees to screen informal play area and reduce exposure to the spine road.
 - 12 Proposed Wetland planting area. Existing culvert to be opened and pond area created and planted with aquatic planting to improve health of the ditch running centrally through the site.
 - 13 Proposed native tree planting within residential scheme to provide filtered screening of properties when viewed from the north.
 - 14 Proposed pocket of mixed native trees to provide screening of the development from Bark Mill Cottage and Lund House group of properties.
 - 15 Existing dry stone wall to be retained along the western boundary and an opening created for the proposed access road.
 - 16 Existing dry stone wall to be repaired and an opening created for the new pedestrian route which runs along the western boundary dry stone wall from Lady Lane.
 - 17 Proposed species rich native hedgerow with native tree belt to extend from the existing hedgerow along Lady Lane and wrap around the land associated with the Old Poor House and Linton Cottage. This will provide additional screening from Lady Lane and neighbouring properties.
 - 18 Bat and bird boxes/bricks to be installed on a minimum of 10% of housing and the school building.
- Barn Owl Boxes (Tree and Pole Mounted)**
- Proposed Native Deciduous Tree Planting**
Species to include *Betula pendula*, *Betula pubescens*, *Alnus glutinosa* and *Crataegus monogyna*.
- Proposed Woodland Avenue Trees**
An extension of the existing row of trees located along the north western edge of the site. Species to tie in with existing tree and include *Acer campestre* and *Fagus sylvatica*.
- Native Species Rich Grassland**
Species rich grassland to be created by seeding and/or hay strewing.
- Basic Amenity Grass**
Basic Amenity grass mix to properties.
- Ditch Planting**
Improved existing ditch containing species rich submerged and floating aquatic plants with marginal fringe of emergent vegetation.
- Wetland Planting**
Native wetland planting associated with SuDS to provide aesthetic interest along main access routes. Species to provide year round colour and structure. Species to include *Carex nigra*, *Epiobium palustre*, *Iris pseudacorus* and *Deschampsia cespitosa*.
- Existing Native Hedgerow**
- Proposed Native Hedgerow**
- Existing Dry Stone Wall to be Retained**
- Existing Dry Stone Wall to be Repaired**
- Proposed Dry Stone Wall**
- Informal Play Area**

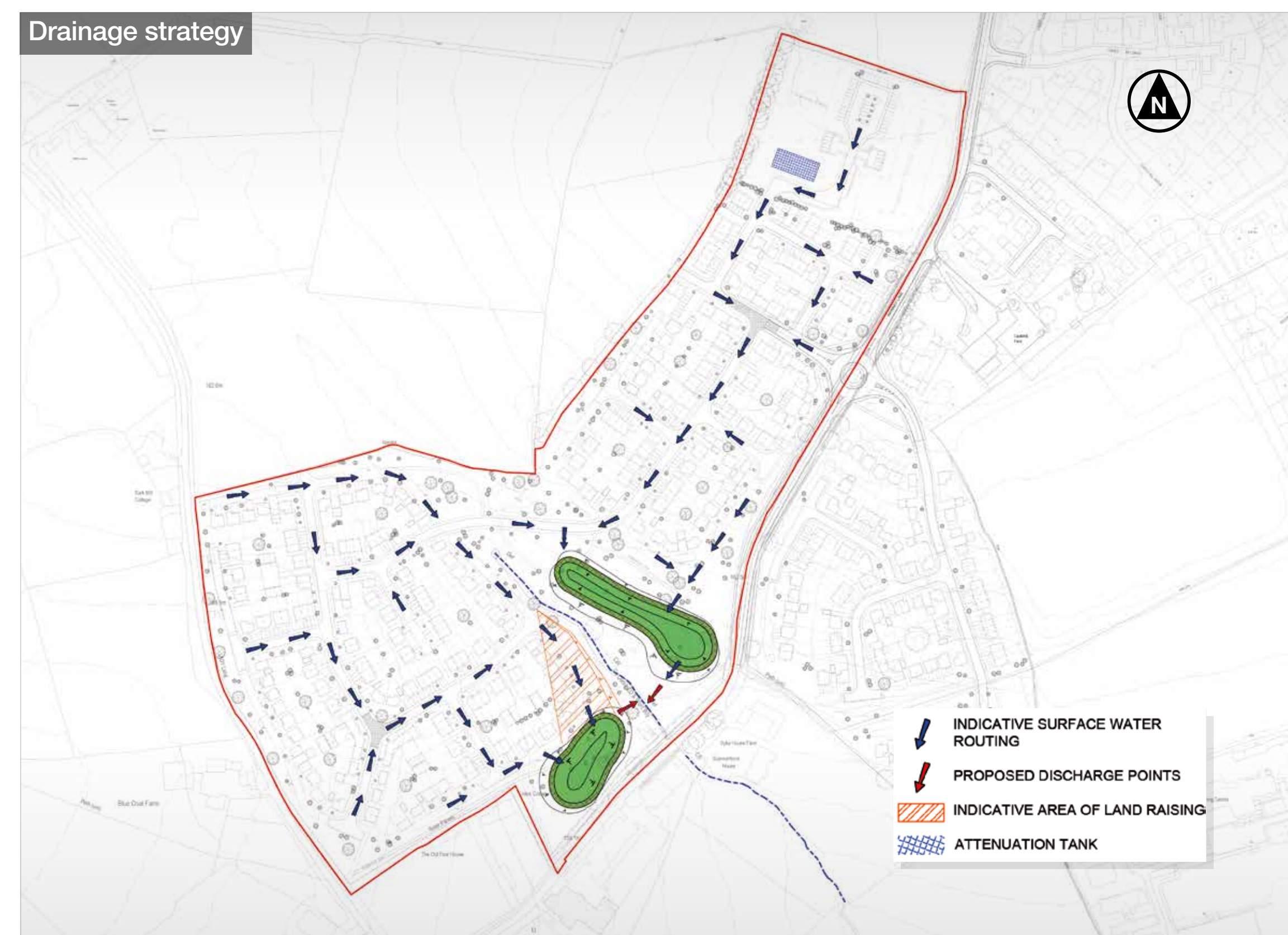
Drainage

The surface water generated from the proposed development will be managed by the use of a Sustainable Urban Drainage System (SUDs) which will provide betterment to the receiving water course in terms of flow and water quality.

The development will include attenuation basins which will hold water generated from the impervious areas of the development during rainfall events, discharging them back in to the Clark Beck at a flow rate lower than what the pre development greenfield area currently discharges at. This ensures that flood risk from the development to the receiving Clark Beck is reduced for land and communities downstream.

The SUDs features also help to remove any contaminants which may enter the surface water system, ensuring that the surface water from the site is clean and can promote wildlife within the receiving watercourse, as well as provide landscaped amenity space for local residents.

All surface water drainage features will be maintained by Yorkshire Water or a private maintenance company to ensure the system operates as designed for the life time of the development.



Transport

- A network of footpaths and cycle ways will link to nearby facilities, including the new local centre on H51 encouraging residents to walk and cycle
- Public transport strategy is being developed which will detail how local bus services will serve the site
- Transport Assessment will assess the impact on the local highway network and identify the impact of development and provide contributions/ improvements to offsite junctions to accommodate increased traffic

New footpaths and cycle ways will be created



Infrastructure

- A new arm will be constructed on Whinny Lane Roundabout to access the site
- A new local road will take vehicles through Castle Hill West and connect through the adjacent site to access Lady Lane.
- The development will be designed around how residents use the area to encourage walking and cycling

As part of our planning application a number of technical reports will be included:

- **Archaeological Assessment**
- **Design and Access Statement**
- **Drainage Strategy**
- **Ecological Assessment**
- **Flood Risk Assessment**
- **Geotechnical Assessment**
- **Landscape Proposals**
- **Transport Assessment**
- **Historic Buildings Assessment**




What happens next?

We have submitted our outline planning application to Harrogate Borough Council. This application will confirm the principle of the development in line with the allocation in the Harrogate Local Plan, the access point on Whinney Lane and other information contained in this virtual exhibition.

WE WANT YOU TO GET IN CONTACT WITH US TO:

- Tell us what you would like to see delivered as part of the benefits of the development
- Share your views and give us your feedback on the development
- Identify opportunities for the Banks Community Fund to support your community

GET IN TOUCH

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

 0191 378 6100 or 0844 209 1515*

 castlehillwest@banksgroup.co.uk

 www.banksgroup.co.uk/castlehillwest

 The Banks Group

 @The_Banks_Group

 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.