

Countryside Partnerships – Introduction

Countryside Partnerships (as part of the Vistry Group), are one of the country's leading housebuilders. We work in close partnership with housing associations, local authorities and government agencies to deliver new homes across all housing tenures, providing the opportunity for all customers to live in one of our properties, whatever their budget.

Through our partnerships model we look to reuse land wherever possible, focusing on high quality mixed-tenure developments that deliver positive social impact for those communities with placemaking at the heart of what we do.

This is only possible by working collaboratively with our partners. We bring together a range of stakeholders including partners, investors, landowners, housing associations, government bodies and the community to develop places people love with sustainable communities built to last.

Our placemaking approach, not only builds high quality homes, but also thinks critically about the social and digital infrastructure, transport and green spaces needed to nurture a vibrant, connected and healthy community. Engaging with and listening to local communities and partners are key to this work.

Our approach incorporates design for life principles, notably creating a place, which connects into the existing community. Our commitment to delivering social value through sustainable communities, ensuring a better quality of life for everyone, now and for generations to come, is further supported by our social and economic programme of training, and local and wider employment opportunities.



Sunderland Civic Centre



Trilogi, Gateshead



Sunderland Civic Centre



Percival House, Ealing, Greater London

Land to the West of Whitworth Road- Welcome

Thank you for your attendance today. Countryside Partnerships welcomes you to this public consultation event which seeks your views on our proposed planning application for the land to the West of Whitworth Road, Spennymoor, County Durham.

Through our Linden Homes brand we seek planning approval to deliver high quality family homes to compliment the area of Whitworth which lies approximately 800m east of Spennymoor town centre. The site's north-eastern site boundary follows Whitworth Road which will provide key links to the surrounding area. The north-western boundary overlooks farmland with the south-eastern boundary bordering existing residential development. We have developed proposals to deliver 214 high-quality new homes ranging from 2 to 4 bedrooms. These are a mixture of detached, semi-detached, terraced homes plus bungalows.

These will provide a range of housing choices at different price points (including affordable housing) for the local area.

The site, shown outlined in red below, is conveniently located within easy walking distance of Spennymoor and the smaller village of Whitworth's local services. Pedestrian access is via the existing Public Right Of Way which connects with Grayson Road to the south and via the main site entrance on Whitworth Road to the east. The site is currently agricultural land used for arable purposes.



Land to the West of Whitworth Road - Constraints and Opportunities

Please see an initial overview of the land at Whitworth Road and the key considerations that were given in ahead of preparing initial sketches and the subsequent masterplan for the scheme.

Working alongside our consultants, we have identified the issues we will have to consider as well as identifying opportunities to enhance its place and connectivity to the surrounding residential area.



Land at Whitworth Road- Site Proposals

Our proposals seek full planning permission for the development of 214 residential dwellings and the construction of vehicular and pedestrian access and associated open space. We propose to provide a range of 2 to 4 bed houses and bungalows as follows:

- 58nr 2 bed roomed houses
- 116nr 3 bed roomed homes
- 40nr 4 bed roomed homes

Countryside Partnerships will continue to liaise with the Local Planning authority through the application process to promote Spennymoor as a key delivery area for new housing development.



Land at Whitworth Road– Key Design Features

Our key development principles are:

- Retain hedgerows to the north that separate our scheme with the existing farmland.
- Provide main vehicle access to the site from the existing 'Whitworth Road' road to the East.
- Enhance connectivity to the local area and services with pedestrian access to the site from both the West and the Eastern boundary.
- Provide suitable ecological buffering to the North, West and East to delineate our scheme as the definitive edge of settlement with the inclusion of outward facing plots.
- Natural structural buffering on the northern, western and eastern boundaries.
- Attractively landscaped surface water attenuation to extend the green spine of the wider development.
- We will incorporate play space within the scheme subject to gaining your views on the positioning of this through the consultation process.



CGI of the street scene (illustrative only)



Typical Street Scene (illustrative only)

We have undertaken an iterative design process, taking into consideration the surroundings of the site alongside its technical considerations. These include ecology, drainage, access and connectivity, highways and landscape.

We also have taken into consideration feedback from Durham County Council from our pre-app enquiry, to ensure that our plans for the site match their vision for the provision of new residential development against the needs of your community. Some of the key elements that we have considered are;

- All dwellings are designed to Nationally Described Space Standards, which ensures a minimum amount of bedroom, bathroom and cupboard space.
- All dwellings are designed to comply with M4(2) space standards which is beyond Durham County Council's policy requirements. This means that properties can be adapted for residents with mobility issues so that their homes are more accessible.
- All units to be of a 'non gas' heating solution ahead of 2025 Building regulation changes. Air source heat pump heating to increase each unit's energy efficiency.
- Residential character areas are highlighted with treelined streets and the curved profile of the route, augmented by a considered landscape approach with verge planting to avoid long runs of carriageway and parking.
- Open space, connectivity and permeability, through all phases of the development, ensuring a cohesive community.

Land at Whitworth Road– Summary & Next Steps

Our development proposals will provide a range of new high quality and sustainable private sale homes and a proportion affordable housing to satisfy Council Policy Guidelines.

At Countryside Partnerships we are passionate about creating places people love and new communities that will sustain the local economy. Our development will result in significant capital investment, additional expenditure in the local area and local employment opportunities through our established supply chain.

Next Steps

Countryside Partnerships intend to submit a planning application for the development in July 2023 and we would love to hear your views ahead of us submitting planning. All feedback will be taken into consideration and, where feasible, incorporated into our final design proposals.

Details of all feedback received and how our proposal has been informed will be set out in a Statement of Community Involvement which will accompany our planning application. Once submitted, there will be a period of statutory public consultation.

Your comments can be provided today via a questionnaire, or an electronic copy is available on the dedicated webpage at:

<http://bit.ly/3KQHliv>

All feedback is requested by **30th of June 2023**.

Thank you for your time and thoughts!

