

# Land to the North of the A690, Brandon Public Consultation

The proposed plan sets out our initial proposal for the development of the site for approximately 169 new homes supported by enhanced landscaping, newly formed vehicular access point and associated infrastructure. We are here to learn more about Brandon, what is important to you and inform you about a proposed residential development on land to the north of the A690.

This development will provide the opportunity for high quality, low density-led scheme of around 169 dwellings in a sustainable location close to existing facilities and services. The plans are for a high quality, low density-led scheme of 2-5 bedroom homes set within a landscape setting close to existing facilities and services.

- 100% of homes will be designed to NDSS (all homes will meet national standards for living spaces in each room).
- 20% of the housing will be affordable, which will be a mix of homes for affordable home ownership and affordable rent.
- 66% of homes will be M4(2)(Accessible and adaptable), providing accessible and adaptable houses which meet the changing needs of residents
- 10% of the houses are bungalows.

Barratt Homes is committed to engaging with the local community regarding this proposal. Initial proposals estimate roughly 169 houses on site and we want to hear your views on the proposal for the site. We will use your comments to help finalise the proposals before a planning application is submitted.

Our vision for the site is to provide high quality housing with a focus on excellent design. Key principles to deliver our vision include:

- Open space, including play areas and substantial landscape planting.
- The green space will provide opportunities for play and informal recreation while incorporating active walking routes and connections to existing footpaths.
- SUD's basin for drainage.
- Achievement of a 10% betterment on existing biodiversity conditions on-site with a greater diversity of native species to improve the potential wildlife benefits of vegetation on the site.
- Connections into existing footpath routes





# Land to the North of the A690, Brandon Public Consultation

## Highways

The planning application will be supported by a Transport Assessment to assess the impacts on the network and any required mitigation measures. If mitigation measures are needed to ensure the development does not negatively impact the road network we will look at these and secure any financial contributions needed through the planning process.

## Sustainable Transport

The site is well supported by nearby services and facilities within Brandon.

The site is bounded by National Cycle Network 70 to the north. It is a pleasant footpath, which provides a flat, well surfaced connection to the village centre. The cycle path also benefits from good natural surveillance. Connections into the cycleway are proposed.

Established bus services, walking and cycle routes would give future residents alternative options to the private car to access services. Improved connections to existing bus stops would be explored in conjunction with the Council's Highways Officers.

## Drainage

The site is located in Flood Zone 1 and is therefore at the lowest risk of flooding.

A SUD's basin has been designed at the lowest point on the site to manage surface water on site.

## Noise

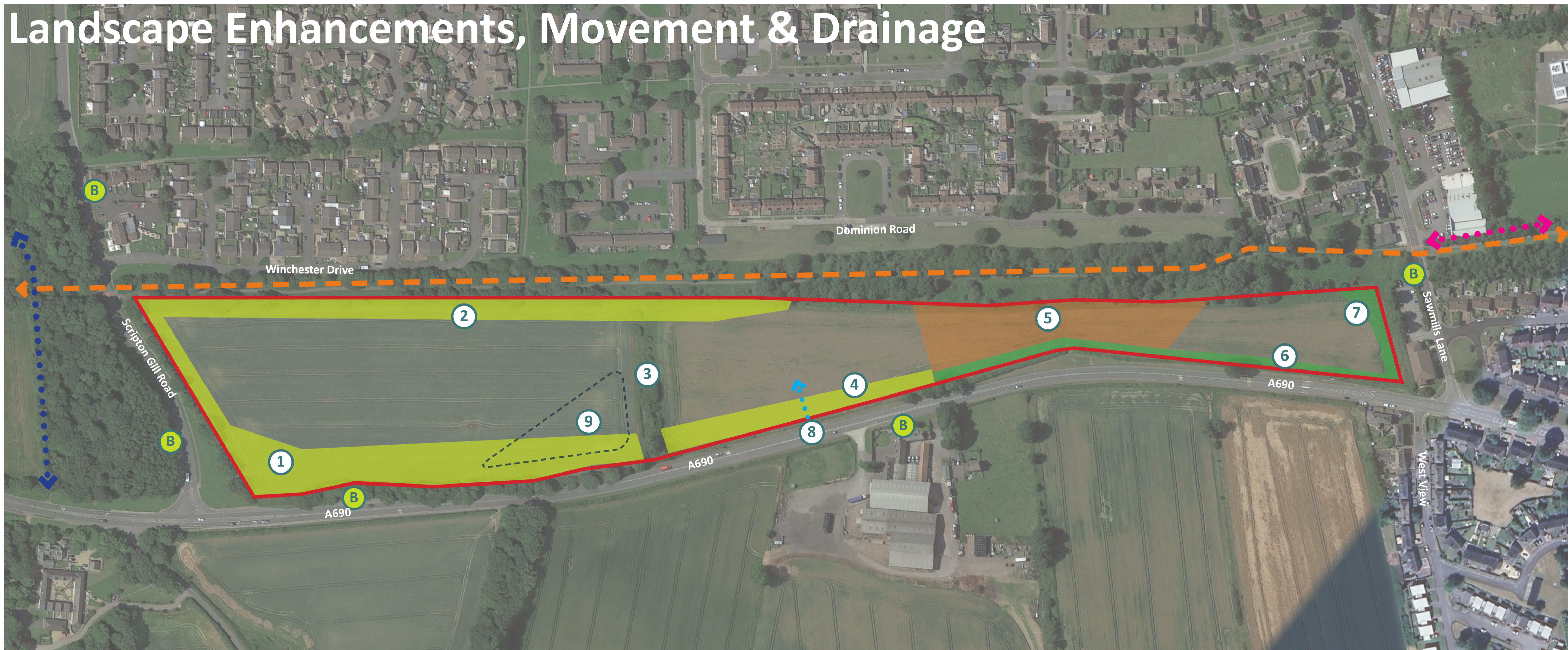
A full Noise Impact Assessment will be submitted with the planning application. This will look at proposed noise levels and plan appropriate mitigation to achieve acceptable noise levels internally and in the gardens

## Site Context





## Landscape Enhancements, Movement & Drainage



## Landscape

We have worked with a landscape consultant to fully understand the opportunities and constraints of the site. We have recognised some of the key constraints, and looked at them in the context of the opportunities which mitigating them can create.

### Sustainable Transport Key:

- National Cycle Network Route 70.
- Footpath Route 16.
- Bridleway Route 90.
- Public Bus Stop.

### Landscape Enhancement, Movement & Drainage Key:

- Tree and shrub planting minimum to boundary to reduce intervisibility with the Conservation Area, Brancepeth Castle RP & G, and A690.
- Tree and shrub planting minimum to boundary to reduce views from National Cycle Route 70 and residential areas.
- Retention of the existing vegetation bisecting the site.
- Tree and shrub planting to reduce views from the south and A690.
- Public Open Space to the high point of the site.
- Hedgerows and tree planting to reduce visibility from south and provide strong frontage with A690.
- Tree and shrub planting to reduce views from the east.
- New vehicular entrance formed off the A690. Final position to be agreed with the Council's Highways Officers.
- Zone for a SUD's basin located to low point of the sites topography.

## Sustainability

The planning application will be supported by a sustainability statement showing compliance to the climate change agenda and the houses would be built to current building regulations, relevant at the time.



# Land to the North of the A690, Brandon Public Consultation



## Layout Design

The framework plan has been carefully developed to deliver a well related development, which will have a gateway entrance feature onto a central spine road, lined with street trees. Connectivity will be further enhanced by a series of smaller streets and private drives bordering the landscape buffers, as well as providing footpath connections to the main walking/cycling routes to enhance accessibility. Open space will be proposed to the eastern extent of the site following the site topography and representing the most logical location for open space.

The site design is heavily landscape-led incorporating opportunities for visual screening on the boundaries. Retention of existing trees and hedgerows has been maximised, with the central hedgerow becoming a prominent feature in the layout, accentuated by the location of the SUD's (Sustainable Urban Drainage System) basin.

### Key Features:

- Potential footpath links to the surrounding context including Cycleways, Bus Stops, GP Surgery, Brandon Services.
- Vehicular entrance into the development proposal.
- Sustainable Urban Drainage System (SUD's) to low point of site topography.
- Potential play area space to open space provision.
- Potential trim trail fitness track to the open space provision.

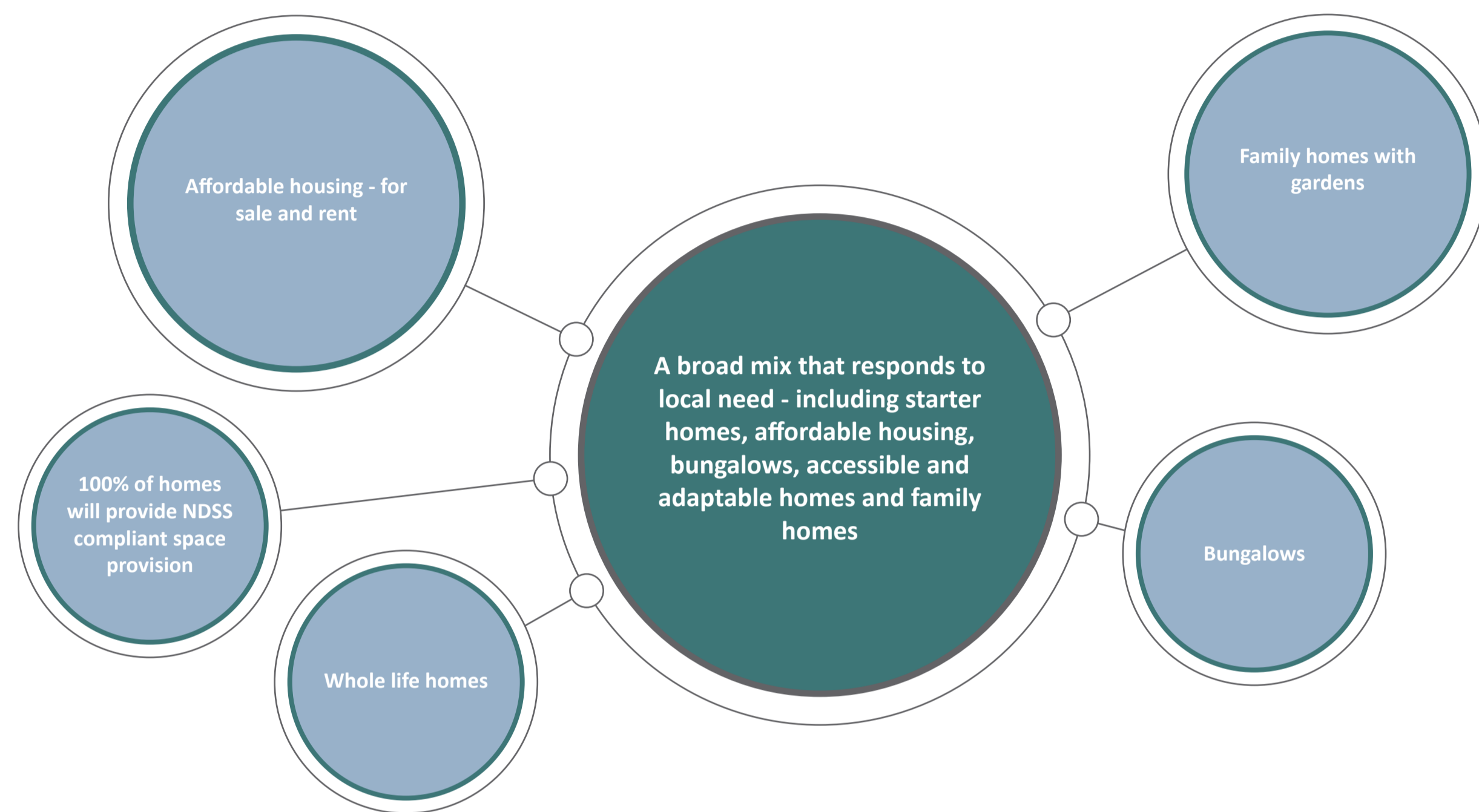
### Surrounding Context Elements:

- National Cycle Network Route 70.
- Footpath Route 16.
- Bridleway Route 90.
- Public Bus Stop.
- Meadowfield Surgery.



## Benefits of the Proposal

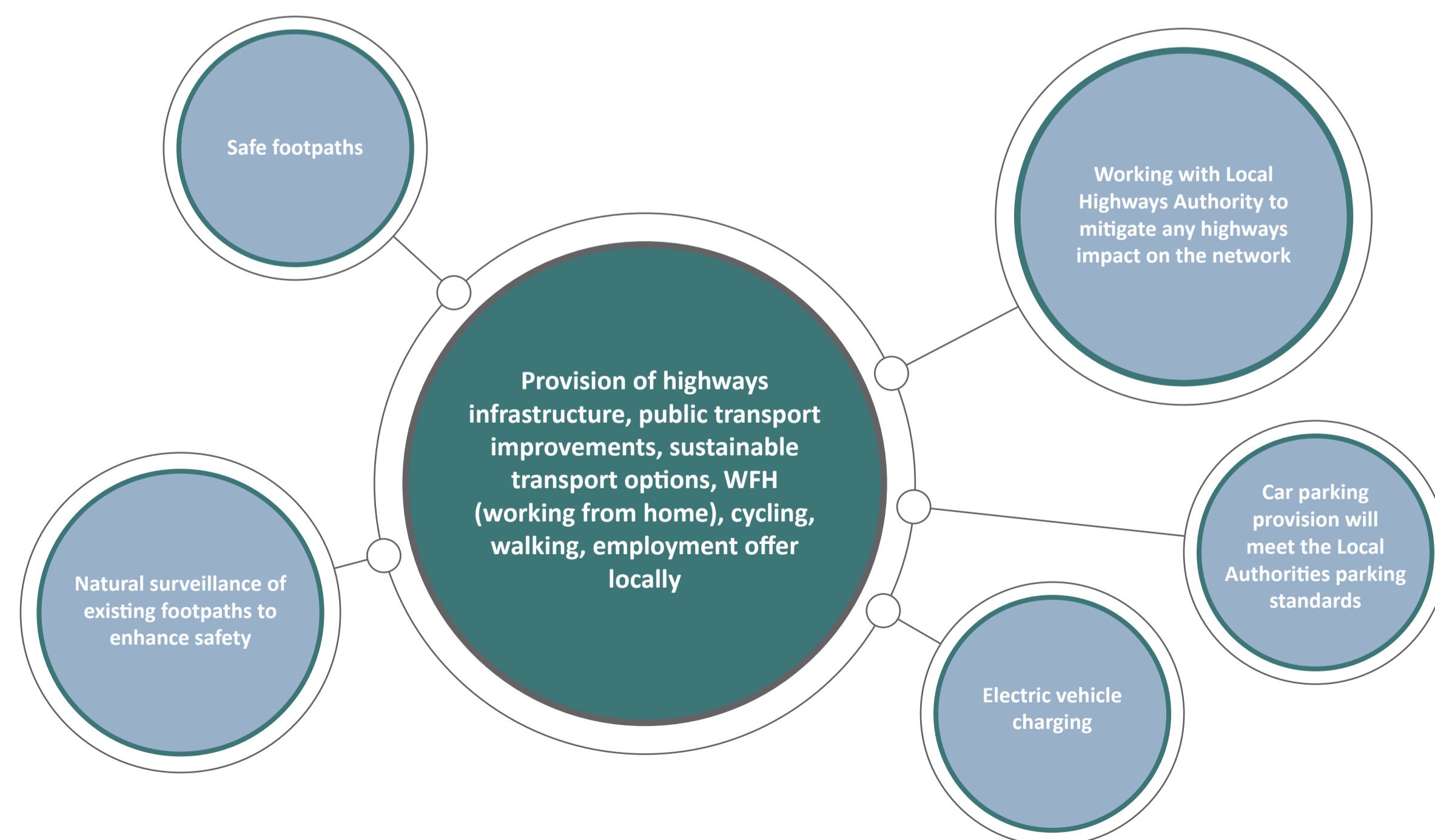
### Housing Offer



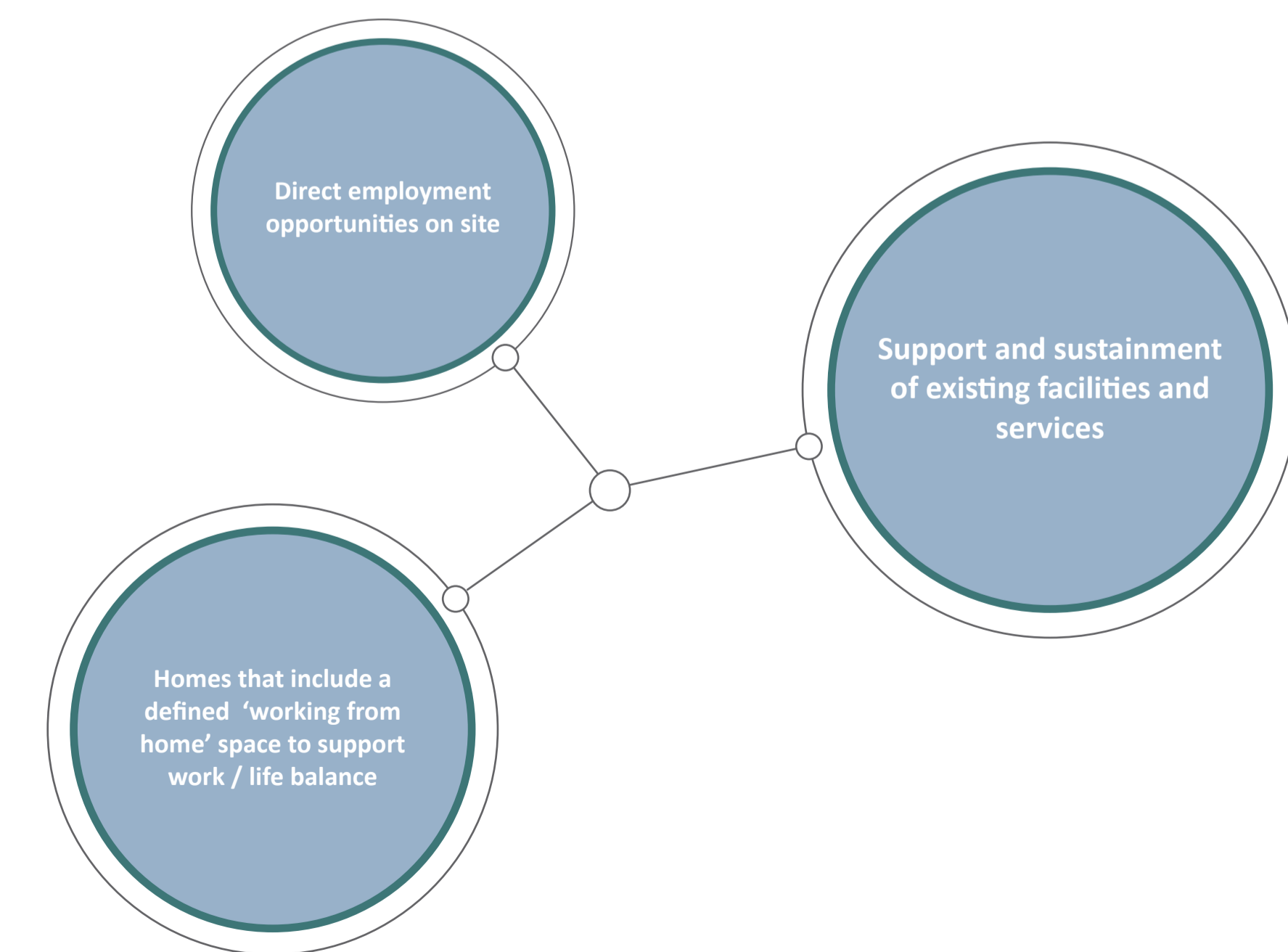
### Ecology and Communal Spaces



### Transport



### Employment





# Land to the North of the A690, Brandon Public Consultation



## Socio-Economic Benefits

Open Space



Family Homes



**169 Homes**

Play Area



Accessible and  
Adaptable Homes



Bungalows



Section 106  
Contributions

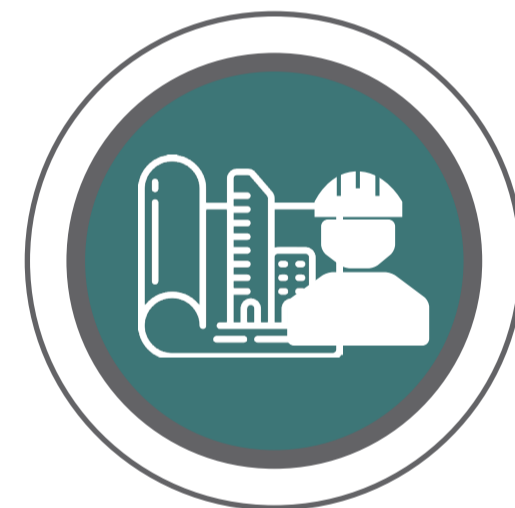


Biodiversity  
Net Gain



**10% Gain**

Direct Construction  
Jobs



**31 Jobs/  
Annum**

Direct GVA



**£1,727,149/  
Annum**

First Occupation  
Expenditure



**£930,000**

Council Tax  
Receipt / Annum



**£258,876/  
Annum**

New Homes  
Bonus Payment



**Over 6 years  
£1,553,256**

## Next Steps

Please take the time to complete a consultation form.

We welcome feedback on our proposals and will work, where ever possible, to incorporate comments into the final proposal Your completed consultation form should be placed in the comments box at this consultation event, or by the following methods:

**Website:** [Hedleyplanning.co.uk/brandon/](https://hedleyplanning.co.uk/brandon/)

**Email:** [Mollie@hedleyplanning.co.uk](mailto:Mollie@hedleyplanning.co.uk)

**Post:** Hedley Planning Services, Unit 3 Hexham Enterprise Hub,  
Burn Lane, Hexham, NE46 3HY

Following review of all feedback and the next stages of the public consultation exercise an outline application will be submitted to Durham County Council who will review comments made by all parties.

The intention is to submit a planning application in **June 2024**.

Thank you for your interest.  
We look forward to hearing your views.



Example a of Barratt Homes Developments