



# Mount Oswald Public Exhibition

You are invited to a public exhibition at:

**Lindisfarne Centre,  
St. Aidan's College, Windmill Hill,  
Durham DH1 3LJ**

on Monday 3rd October 2011

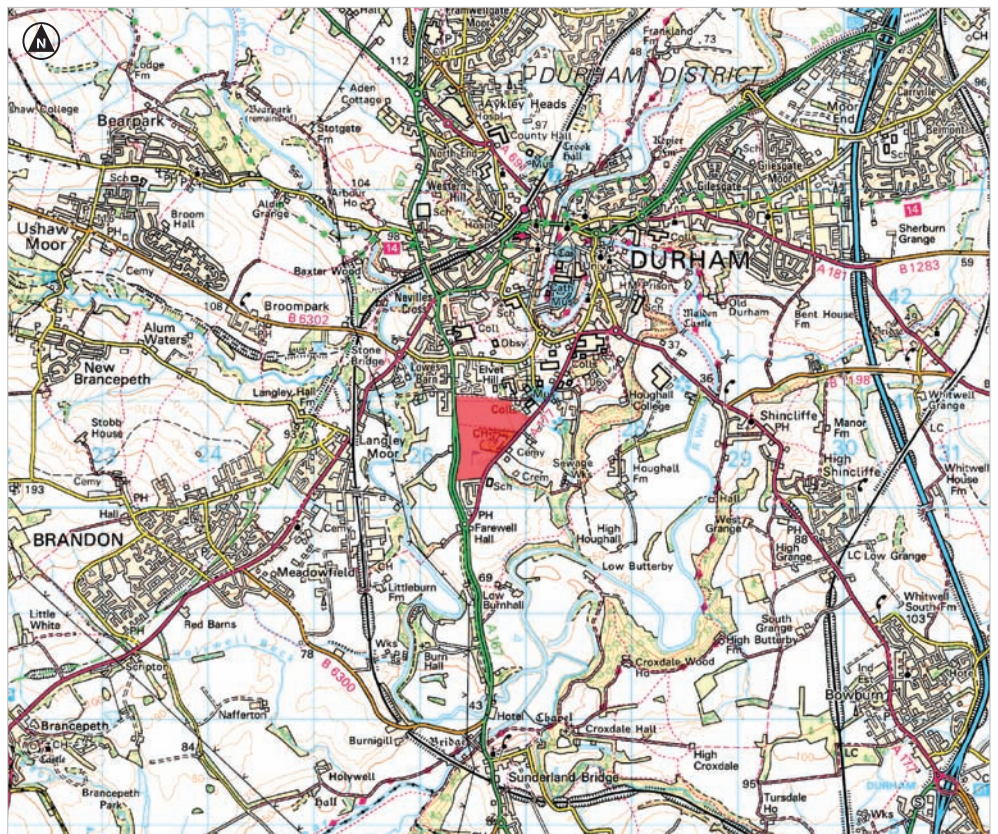
Between 3pm and 7pm

## Introduction

This newsletter provides an introduction to the new proposals for Mount Oswald that are being considered by the Durham company, Banks Property. We are based in Meadowfield and have over 35 years' experience of delivering successful developments across the region.

More details of the new proposals will be on display at our public exhibition on 3rd October along with experienced professionals who will be available to answer any questions you may have. We really hope you will be able to come along and share your views with us.

We hope you find this newsletter informative. If you have any queries about the new plans then you will find our contact details on the back page.



The Mount Oswald development location



## Summary

Mount Oswald has been earmarked as a key development site in the City of Durham Local Plan for more than 20 years. It is not designated as green belt land and Banks Property is committed to realising the site's potential for the local economy and for the local community too.

We have taken onboard feedback from our previous applications for the site which has helped us to develop proposals for Mount Oswald which are closely aligned with the priorities of the emerging County Durham Plan. The County Council has proposed that Durham City should be a driving force of economic growth, providing the employment, housing and retail facilities to meet the needs of local people and to attract and retain high achieving entrepreneurs and a highly skilled workforce.

To support this vision, we are proposing a combination of executive and family housing to help drive Durham's economy forward as well as an area for purpose built student accommodation to help relieve pressure on city centre communities. Some large plots for individually designed homes will be located in the central area whilst the site will be opened up for much greater public access with a network of new public walkways set in high quality landscape corridors. We will also work closely with the local community to deliver new public amenities and access to recreational spaces.

This new focus on low density residential use rather than commercial buildings would generate much less traffic on local roads - a significant concern in previous applications. Additionally, highways access to Mount Oswald will be limited to the A177 in order to lessen effects on A167 traffic.

## Key benefits - the reasons for developing Mount Oswald

### Investing in growth

- Development of new executive and family homes to attract ambitious and successful people that will help to drive Durham's economy forwards
- Planning for the future of student accommodation in Durham to ensure that the city continues to attract the brightest and best from across the world
- Utilising local businesses and providing local employment opportunities throughout the construction phase
- An expanded market for local retailers and businesses on completion, with millions of pounds of increased revenue for the local authority through council tax and the New Homes Bonus

### Investing in the community

- The masterplan includes a dedicated space for new amenities to serve the local community such as a doctor's surgery or convenience store. We want local people to tell us what services they think would benefit the area
- There will be improved public access across the site with a new network of footpaths complemented by improvements to surrounding green spaces and recreational areas
- New student accommodation will contribute to the rebalancing of city centre communities by reducing the demand for private rented housing and freeing up existing student houses for families and young professionals.

### Investing in heritage and the environment

- The development will include refurbishment of the historic listed manor house and gatehouses
- The green infrastructure plan for Mount Oswald includes improved management of existing woodland as well as new planting to maintain the green and prestigious character of the site

## The vision for Mount Oswald

The drawing below is an artist's impression of the scale and design of the buildings shown.

More detailed plans will be on show at the public consultation.



### A North East Corner:

Durham University has agreed to explore the potential of this part of the site as a future location for purpose-built student accommodation as part of its development of a new University Accommodation Strategy.

### B North West Corner:

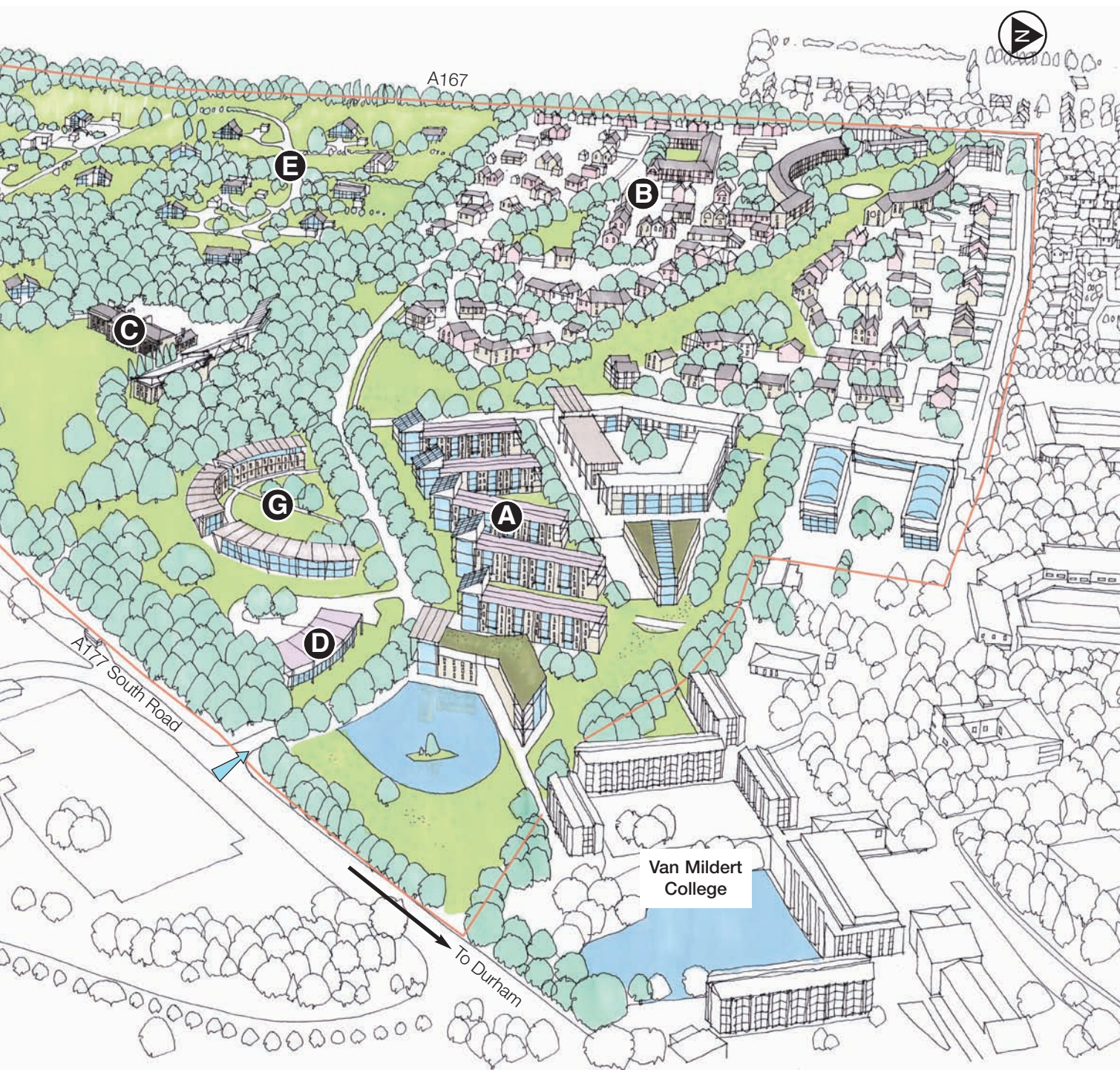
A low density development of 150-250 high quality residential units.



# nt Oswald

ion of how Mount Oswald could look under the new proposals. As we will be applying for outline planning permission, the is for illustrative purposes only.

ne public exhibition including diagrams of the new footpath access, green infrastructure and areas of public realm.



**C**

## Historic Manor House:

The listed building will be fully refurbished for use as apartments with some new build apartments in the area currently used as the car park. The parkland to the front of the building will be conserved and the two gatehouses restored.

**E**

## Central Area:

16 large plots for self-build homes served by a private road. This part of the site will be designed by renowned architect, Peter Huf, with the new buildings sensitively integrated into the existing green landscape.

**G**

## Area for possible future expansion

**D**

## Community Hub:

A dedicated space for new community facilities and local amenities. Local residents are invited to tell us what services they would like to see in this area.

**F**

## Southern Area:

56 plots for a development of 4/5 bed detached homes in keeping with neighbouring properties in St. Oswalds Drive.



## Highway Access Point



## Site boundary



## Meet the project team



**John Ruddick**  
Senior Project Manager

John has 17 years of experience in property development and has been involved with the Mount Oswald site since 2008. He is responsible for the overall management and coordination of the project team.



**Justin Hancock**  
Senior Planner

Justin has 10 years of experience in planning and has been involved with the Mount Oswald site since 2007. He is responsible for writing the Mount Oswald planning application and advising the project team on planning issues.



**Barry Grimes**  
Development Relations Coordinator

Barry has lived, studied and worked in Durham City for the past six years. He is responsible for liaising with local people and other key stakeholders to keep them informed about the proposals, gather their feedback and answer any questions they may have.

## Development with care

Everything we do at Banks Property is guided by our development with care ethos. This phrase describes how we want to conduct our business through the development and progression of all our projects. It is always our objective to engage effectively with the local community and other stakeholders at all stages of a proposal and throughout the lifetime of our developments.

Through regular dialogue with the local community we ensure that the project team takes on board feedback from local people and takes this into consideration wherever possible. With over 35 years' experience of developing complex projects, this approach ensures that our developments have a positive long term effect on the environment and the local communities we work with.

## 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 £1.4 million in grants that have benefited over 80,000 people. This includes an award of £9,000 to the 19th Durham Scout Group in Neville's Cross as well as providing new equipment for the play area in Merryoaks.

Funding is available now for community groups, sports clubs and other local organisations in your area so please contact us to find out how to apply for a grant.

## Have your say

We are really interested to receive your feedback on the new proposals. What do you think about the improved public access to the site? What community facilities are needed in the area? Come and share your views with us at the public exhibition on 3rd October 2011 or e-mail the project team at [mountoswald@banksgroup.co.uk](mailto:mountoswald@banksgroup.co.uk)

## What next?

As well as the public exhibition, we will be carrying out a programme of community engagement with local people, organisations and elected representatives to ensure that we collect the views of all members of the community.

We then intend to submit our proposals to Durham County Council in the form of an outline planning application later this year. An outline application does not detail the final design of buildings but our submission will set out an overall vision for the site including layout, green infrastructure, highways access and drainage.

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