

BANKSHomes

Sedgefield

CREATING HIGH QUALITY FAMILY
HOMES IN COUNTY DURHAM

COMMUNITY
CONSULTATION
EVENT



We're excited to share our early plans for around 50 new family homes on Stockton Road/A689, on the south eastern edge of Sedgefield. Our goal is to create a welcoming, high-quality development that adds to the charm of Sedgefield while helping to meet the local need for family homes. Plans include a mix of sustainable homes designed with features like air source heat pumps and electric vehicle charging points to support greener living.

COME AND MEET US

We'd love to invite you to our consultation event to find out more about the plans. It's a chance to meet the team, ask questions, and put forward ideas that could help shape the project and benefit your local community.

If you can't make it, don't worry — just get in touch using the details at the back of this newsletter and we'll be happy to arrange a time and place that works for you. You can also find project information on our website: www.banksgroup.co.uk/sedgefield

HOW TO BOOK

To book a place at our consultation event, simply visit our website or send us an email. The face-to-face appointments will be held at:

SEDFIELD PARISH HALL

The Fletcher Room, Front Street, TS21 3AT

Tuesday 2 December 2025

1:30pm - 6:30pm

Homes designed by life.

Banks Homes is part of the Banks Group. A family-owned company, founded in 1976, based in County Durham that has successfully operated for nearly 50 years across various business sectors. The company follows an ethos of ‘development with care’, ensuring the communities surrounding our projects enjoy a positive experience through community engagement, responsible operating, and community support.

Banks Homes was born from a desire to create sustainable homes that positively impact on health and happiness.

Influenced by the inspirational homes our customers want, we carefully crafted a new blueprint for contemporary living. One that considers the role and function of each room, to deliver the homes needed for healthier, happier lives. From the location, landscaped gardens, and high ceilings to the 3/4 height windows, bi-fold doors, and use of natural light, our team has meticulously considered every detail. We’ve also future-proofed our designs with energy-efficiency and the latest intelligent technology – for lower energy bills.

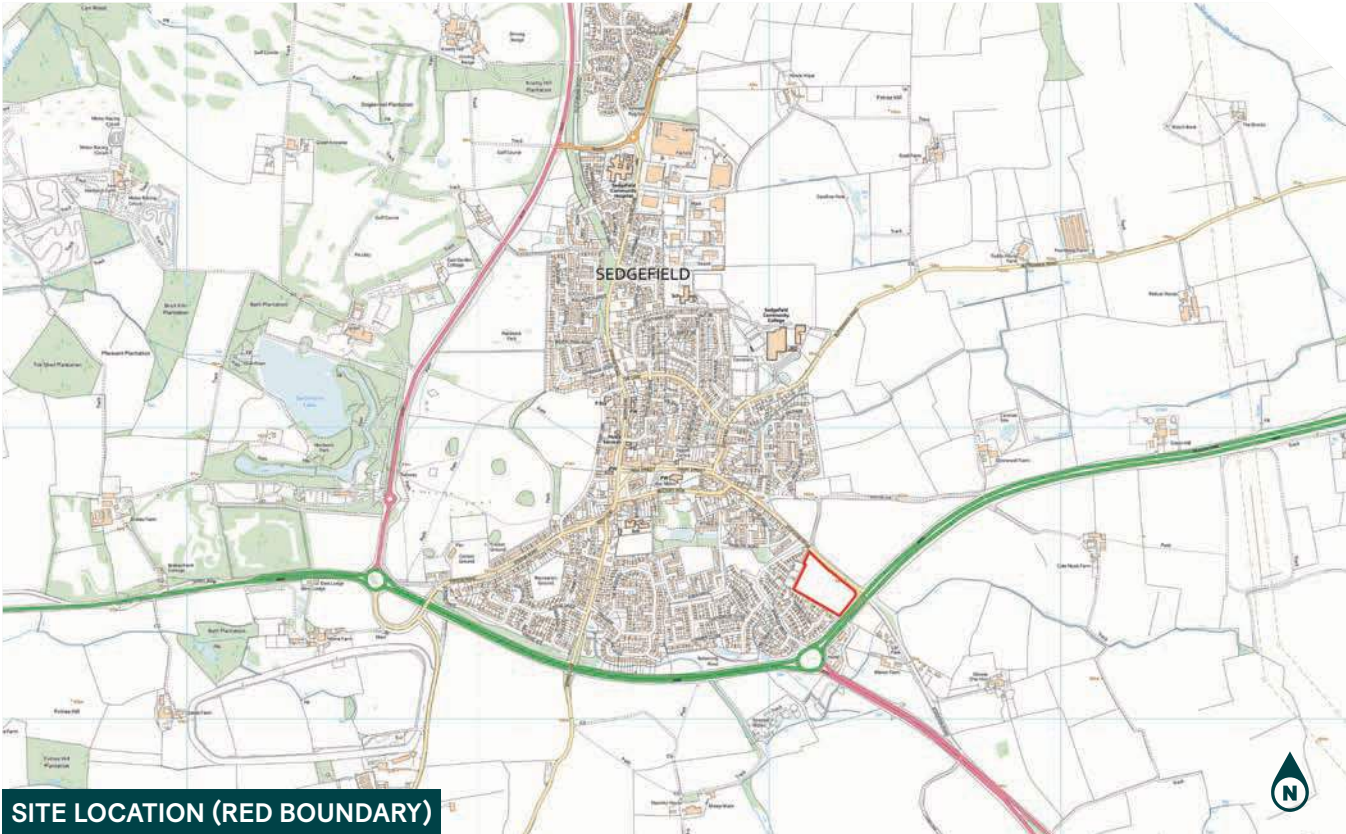
Wherever striking design, future-proof sustainability and desirable locations come together, you’ll find a Banks Home.

YOUR PERSONAL CONTACT



Kate Culverhouse
COMMUNITY
RELATIONS
MANAGER

Kate is your community relations manager for the Sedgefield proposal and is keen to know your community better and find out how you think it could benefit from our proposals. If you are unable to make it to our consultation event, but would like to ask questions or share your views, you can write to or email Kate using the details opposite or on the back page of this newsletter.



SITE LOCATION (RED BOUNDARY)

Why Sedgefield?

- New housing developments like this one in Sedgefield will help communities thrive and provide much needed housing in the locality
- Investing into Sedgefield will ensure it remains one of the most attractive towns to live in across County Durham
- Nearby public transport links to Durham and Darlington makes this a sustainable location to create new homes
- New residents would help support local amenities and community services

LET US KNOW YOUR VIEWS

We’re interested to hear your thoughts on the Sedgefield proposal - even if you can’t make it to our consultation event. You can share your views by registering your interest and completing the feedback form on our website (see below), or simply by emailing our project team.

ONLINE
[banksgroup.co.uk/sedgefield](https://www.banksgroup.co.uk/sedgefield)

PHONE
0191 378 6100

EMAIL
sedgefield@banksgroup.co.uk

CGI of our development in Yarm





Our proposal.

PROGRESS SO FAR

Work has recently started to allow us to understand what we need to do to prepare our planning application. Early survey work has been undertaken and the proposed masterplan has been designed to be sensitive to its surroundings.

POTENTIAL TIMELINE

- **AUTUMN 2025**
Community consultation
- **WINTER 2025/2026**
Detailed planning application submitted
- **WINTER 2026/2027**
Planning application decision
- **SPRING/SUMMER 2027**
Construction works start on site
- **WINTER 2029**
Construction works completed



KEY PROJECT FACTS

- Delivery of 50 energy efficient homes with a good sustainability rating
- Close to the town centre and its amenities
- Provision of 20% affordable housing
- Minimum of 10% biodiversity net gain

TECHNICAL INFORMATION

- Access provided towards the north of the site, off Stockton Road
- Sustainable urban drainage system pond to ensure sustainable approach to drainage
- Local shops, primary school, pubs and amenities within a short walk from the site, ensuring the site is not car dependant
- All homes fitted with alternative heating systems to gas, to reduce carbon emissions

Project Benefits.

SOCIAL



High quality sustainable housing that meets the requirements of the local residents and council



Supporting local facilities such as the Ceddesfeld Community Centre and local schools



Provision of 20% affordable homes



Contributions towards local healthcare and educational facilities via Section 106

ENVIRONMENTAL



Enhancing local habitats to create a 10% biodiversity net gain



Sustainable designs including energy efficient homes that follow Future Homes Standard



EV-charging points provided at all homes



Air source heat pumps used in all homes

ECONOMIC



Significant investment into Sedgefield – helping to maintain local economic growth



Increased revenue for Sedgefield Town Council and Durham County Council



Employment opportunities within the construction and supply period of the development



New households generating additional expenditure in the local economy



CASE STUDY: Five Acres Community Garden CIC based in Newton Aycliffe, is using a Banks Group grant to buy a range of new woodworking equipment and accessories which will be used to help build a workshop at its new headquarters in Brafferton.

Benefitting your community.

Working with you

We were proud to be named as a finalist in the community engagement category at the national Housebuilder Awards 2025.

We take the role of being a good neighbour seriously and work closely with the local community as we progress our developments.

We believe that the communities that host our projects should share in the benefits. The Sedgefield development would bring a wide range of social, economic and environmental benefits.

We have a grassroots community fund currently available for local community groups and organisations within the Sedgefield area, with priority given to those closest to the development.

Grants of up to £2,000 can be applied for and we would welcome your applications or recommendations for local social and environmental projects that could benefit from this funding.

Please contact Kate directly using the details on the back of this newsletter if you feel your project could be eligible.



CGI of our development in Yarm

Getting you involved.

We would love to hear your ideas on how the Sedgefield development could benefit your community.

We'll look forward to meeting you at our community consultation event very soon. If you are unable to attend our event, contact us using the details below so we can make arrangements to speak with you at a mutually convenient time and place. You can also scan the QR code opposite to find out more about the project.

PLEASE NOTE: Comments made are not representations to the planning authority and if an application is submitted there will be an opportunity to make representations on that application to the planning authority.



Scan to find
out more

BANKSHomes

Tel: 0191 378 6100

Web: banksgroup.co.uk/sedgefield

Email: sedgefield@banksgroup.co.uk



BanksHomesLtd



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