

Existing Aerial View

KEY

- A. Story Homes controlled land
- B. Durham Diocese controlled land
- C: Third party land

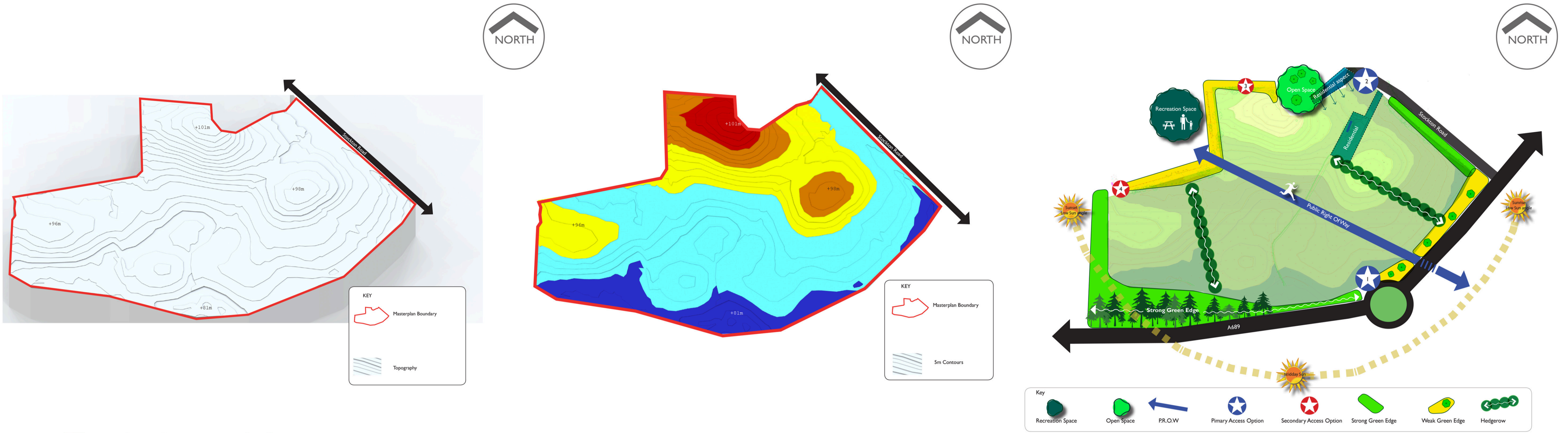
Durham County Council has identified land south of Eden Drive as a 'Pre-Submission Allocation' (H/57) to meet Sedgefield's housing requirement to 2030.

The Durham Diocese and Story Homes intend to take forward the allocation and submit planning applications for residential development. We welcome your input.

Our Project Team are happy to take you through the plans and answer any questions.

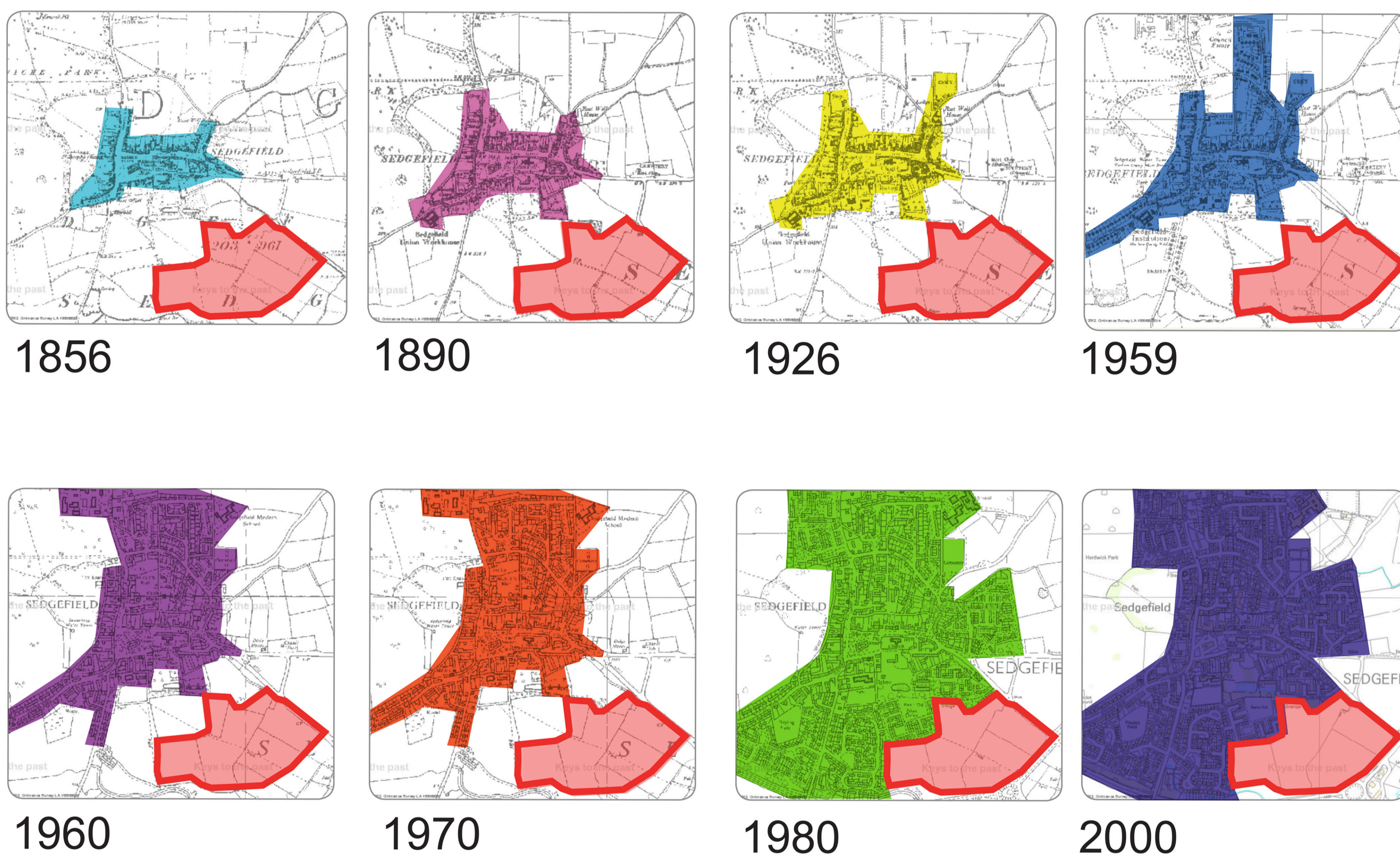
Urban Design Analysis

The following consultation boards highlight some of our initial urban design analysis for the site. We have developed a design-led residential proposal informed by a thorough analysis of Sedgfield. Our approach will ensure a logical and sustainable residential extension of the settlement taking into account the wider context.



Evolution of Sedgfield Settlement 1856-2000

[Diagrams highlighting the growth of Sedgfield over the last 150 years]



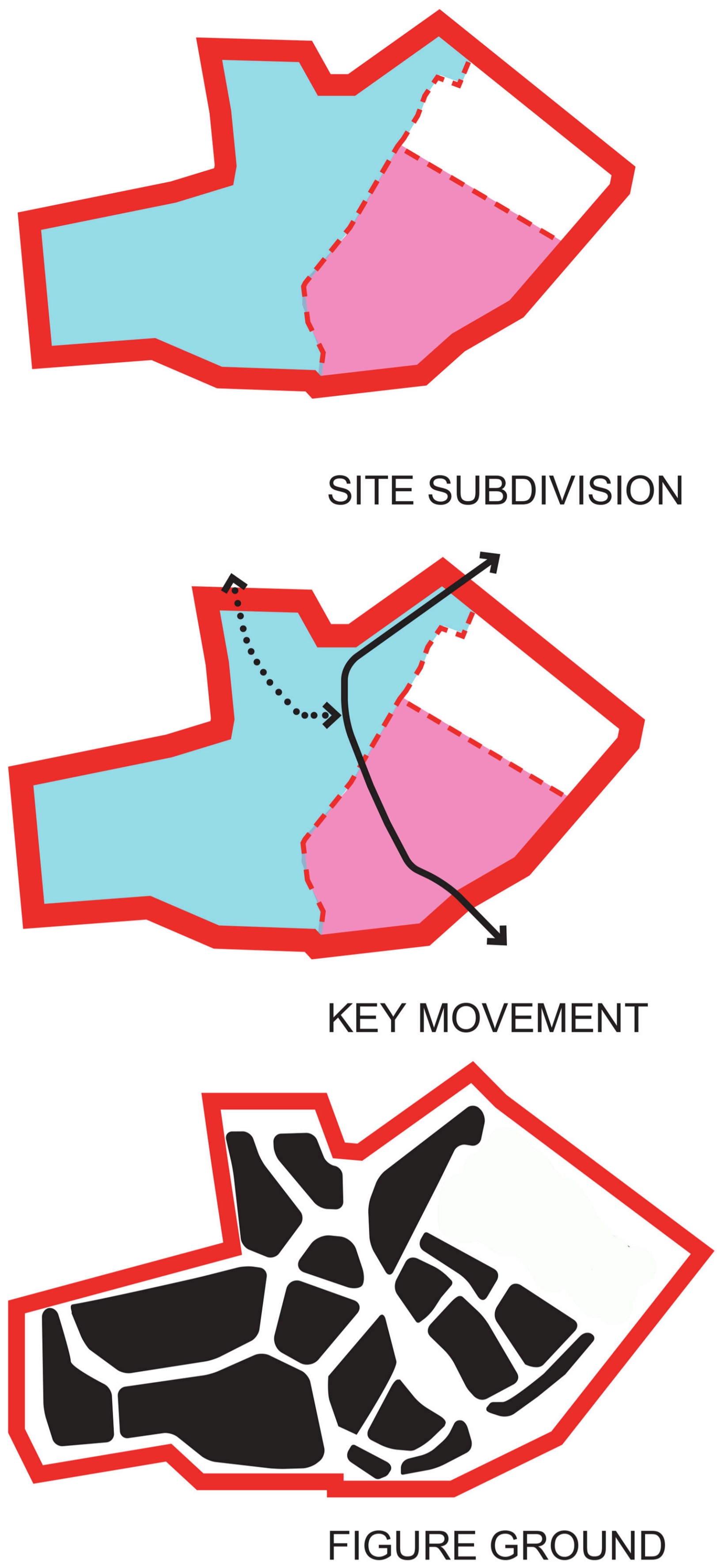
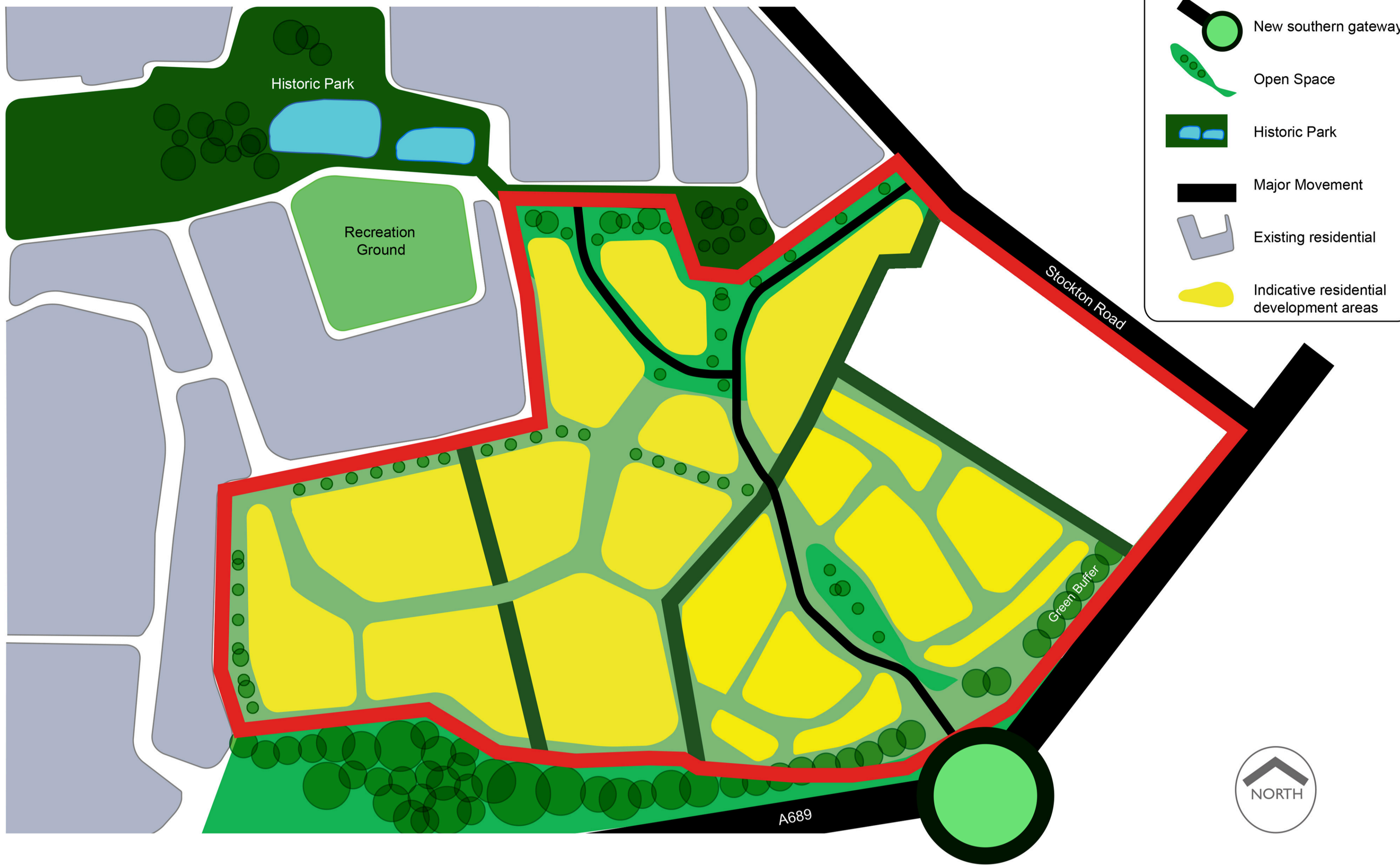
Sustainable Neighbourhood Analysis



KEY	
EDUCATION	
★	Sedgfield Hardwick Primary
★	Sedgfield Primary
★	Sedgfield Community College
★	Library
HEALTH	
★	Sedgfield Community Hospital
RETAIL	
★	Small range of independent shops
★	Supermarket Sainsburys
LEISURE	
★	Sedgfield Community Association
★	Sedgfield Cricket Club
★	Sedgfield Tennis Club
★	Hardwick Park
★	Sedgfield Squash Club

Strategic Masterplan

This masterplan shows at a strategic level how our proposal for the whole of the site will work together connecting to the heart of Sedgfield and its local facilities.



[Diagram for illustration purposes only]



[Concept diagram highlighting connection to the heart of Sedgfield and framing the view towards St. Edmund Church]



Connecting to the heart of Sedgfield

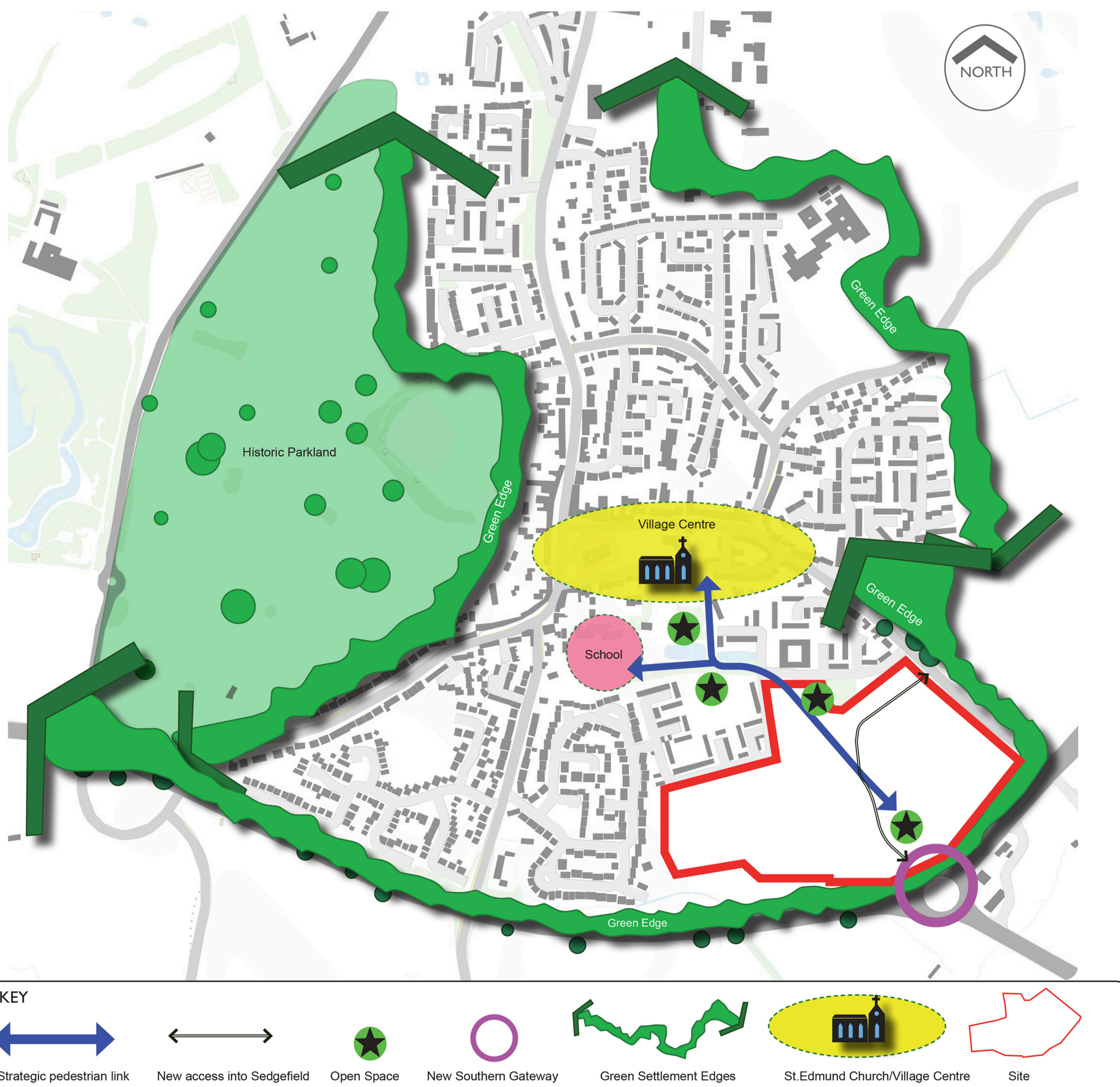


Figure Ground Analysis





Masterplan as proposed



Elevated view of Central Green Space



Landscape indicator images

The Benefits:

The proposals are forecast to deliver significant benefits, namely:

- 1) Delivery of much needed family housing in Sedgefield.
- 2) Delivery of a new link road between the A689 and Stockton Road providing safe access to the village.
- 3) Gateway entrance to the southern edge of Sedgefield.
- 4) Creation of well-planned landscaping and public open space.
- 5) Significant Economic Benefits

Thank you for visiting and please fill in a questionnaire and drop it in the comments box.

Story Homes Philosophy



Artists impression of public open space at a new Story Homes development, Stainburn



Current Story Homes development at Carlisle



With more than 25 years of experience in developing land and communities, Story Homes has grown into one of the most respected and well-known companies in the north of England. Our success undoubtedly lies in our openness, accessibility and knowledge and understanding of the industry in which we work. Underlining this success is the quality and high specification of our properties, the aesthetics of our schemes and ultimately our determination to understand the needs of the communities where we build.

We pride ourselves on being able to bring together developments of all sizes, creating stylish and desirable homes, in areas where people want to live. We take great care to retain the character and ethos of the area and surroundings, building sustainable communities, which address future needs too.

We understand that consultation is vital in the development process and we encourage comments and feedback about our plans. You can help us to design, build and maintain sustainable communities in your area.



Stone faced 'Cedar' house type



Award winning Story Homes development under construction at The Woodlands, Shotley Bridge