

An Introduction to Story Homes

Founded by Fred Story in 1987, Story Homes has a long and successful reputation of building high quality and high specification homes. The family owned business has grown in size and status over the years thanks to the passion and commitment from each and every colleague. Our success lies in our openness, accessibility, knowledge and understanding of the industry in which we work.

We pride ourselves on being able to bring together developments of all sizes, creating stylish and desirable family homes and forming sustainable communities for the future. We take great care to retain the character and nature of the area and surroundings too, striving to understand the needs of the community.

‘We are renowned for our involvement in helping to develop sustainable communities by implementing community projects in areas around our developments and building properties in places where people want to live’

Our Foundations

Story Homes’ defined values, known as Our Foundations are:

- Founded on Family
- Defined by Quality
- Built with Passion
- Delivered with Pride

We aim to bring these values to life in our interactions with communities, stakeholders, colleagues, customers and our business partners.

Commitment to Consultation

We recognise 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.

Achievements

We are delighted that our commitment to building quality, high specification homes is consistently being recognised by a range of industry awards. Our impressive street scenes and stylish designs are often commented on by judges.

These acknowledgements include ‘Best Development’ by Premier Guarantee, a UK Property Award and an Insider North East Property Award for The Woodlands development in Shotley Bridge in County Durham, and ‘Best House in Scotland’. These prestigious awards celebrate the very best of British business, of which we’re proud to be a part.

Story Homes is very proud to have secured a five star rating for customer satisfaction for the fourth year in a row - the highest rating available. Story Homes received this recognition after receiving an outstanding customer satisfaction rate of over 90% - compared to the industry average of 86% - in the survey conducted by the Home Builders Federation (HBF) and the National House Building Council (NHBC).



Photo-realistic visual - Crawcrook



Photo-realistic visual - Backworth Park



Story Homes development at Shotley Bridge

Indicative images of Story Homes developments in the North East



Brick faced 'Greenwich' housetype - 4 bedroom detached dwelling



Render and brick faced 'Hastings' housetype - 3 bedroom semi-detached dwelling



Brick faced 'Arundel' housetype - 4 bedroom detached dwelling

Example Story Homes housetypes

Site Context and Background



Site Location and Application Boundary **VH** Village Hall **Chu** St Martin Church **Sch** County Primary School **H** The Crown Hotel **G** Arncliffe Garage **●** Bus Stop



Background

Story Homes welcomes you to this public exhibition and seeks your views on the emerging proposal for land to the south of Kirklevington, Thirsk Road, Kirklevington.

The 10.83 hectare site has been granted outline planning permission by Stockton-on-Tees Borough Council and today's exhibition will provide details of the next phase of delivering the development.

If you have any questions about the information in today's exhibition, please speak to a member of the project team who will be happy to talk you through the proposals and answer any questions.

Site Context

Jomast Developments submitted an application for outline planning permission with all matters reserved for a residential-led scheme for up to 145 dwellings to the Council in July 2015. This was permitted with conditions in March 2017. This means that the Council has formally confirmed that housing of the level proposed on this site is acceptable in principle.

The Stockton on Tees draft Local Plan (2016) aims to build an additional 11,061 homes in the Borough up to 2032. As part of the draft Local Plan, the Council has identified the application site as one of several commitments that can deliver a proportion of the dwelling numbers identified. The site forms a key part of the Council's future plan for the Borough and this application represents the next stage in delivering the Council's strategic objectives for the Borough which include building high quality communities to retain and attract families.



Strengths Weakness Opportunities Threats Analysis Plan

Constraints and Opportunities

The constraints and opportunities across the site have been carefully considered by our team of experts to ensure that the proposed development responds to the local context and protects important features.

This has included considering key matters such as landscape, design, drainage, highways, pedestrian access and adjacent land uses.





Concept Masterplan

The Proposal

The proposal represents the next phase in the development of land to the south of Kirklevington. It seeks to provide a high quality family-orientated residential development with new amenities such as a local shop, car parking, a school drop off point, footpaths, landscaped green open space and a new Multi-use Games Area (MUGA).

On-site infrastructure such as drainage and roads will be designed to ensure no adverse effects on existing local residents.

Housing

The proposed development will provide a total of 145 new homes. These will include 123 three to five bedroom semi-detached and detached market homes and 22 two and three bedroom terraced and semi-detached affordable homes.

Social Benefits

The development will help to deliver improvements to local services and facilities including the delivery of a new shop, MUGA, a car park and a school drop off point being provided on-site.

Planning obligations secured under the section 106 for the outline planning permission include the provision of a new bus service and financial contributions for improvements to local primary and secondary schools which will be delivered in conjunction with the development of the site.

Highways and Access

The access to the site has been confirmed through the outline planning permission. A new primary vehicular access to the site will be created on to Thirsk Road at the south eastern corner of the site. Separate secondary access points from another point on Thirsk Road, including stopping up works, and another from Pump Lane are also proposed.

The emerging proposal will contribute towards the delivery of the Council's proposal for improvements at the Crathorne Interchange through a financial contribution secured by a Section 106 legal agreement on the outline planning permission. The scheme will also deliver wider transport benefits through supporting an improved local bus service.

The existing Public Right of Ways on the site will be retained in their existing locations and will not be diverted. The potential for other pedestrian connections from the site to the surrounding area are also being investigated.

Economic Considerations

New housing will assist in generating additional expenditure in the surrounding area which will reinforce new and existing services and facilities in the area. The proposals include provision for a new shop on the site which will offer local employment opportunities. The development will also create new local construction and supply chain jobs over the lifetime of the development.

The scheme will also generate additional local funding through New Homes Bonus and long term Council Tax receipts with money being available to the Council to be utilised throughout the local area.



Masterplan with Indicative Landscaping

Landscape and Biodiversity

A key consideration in developing this proposal has been to produce a layout that forms a logical expansion of the existing built up area whilst providing generous landscaped buffers to contain the development and maintain an open aspect from properties on St Martins Way, Pump Lane and Town End Close. Landscaping and open space have been at the core of Story Homes' design concepts for the site and proposals include:

- Green open space for relaxing, playing and walking including play areas, naturalised / biodiversity areas, footpaths and seating including a village green area; and
- Creation of a linear park between St Martins Way and the proposed dwellings that would minimise the visual impact of the development on existing residents.

Sustainable Drainage

The site lies within Flood Zone 1 and opportunities exist to control surface water overland flows through the use of Sustainable Drainage Systems (SuDS) and other arrangements.

A drainage solution can be provided working with the gradients of the site providing attractive open space and excess surface water attenuation. This will ensure that there will be no increases in flood risk on the site or in the local area.



Existing Boundary Planting to be retained where possible

Next Steps - Let us know your views

Consultation is a vital stage in the development process and Story Homes encourages comments and feedback about our plans.

Following the consultation event, the team will review all the comments made and will continue to develop the masterplan/layout to reflect these comments wherever appropriate. Once the plans have been finalised the reserved matters will be submitted to Stockton-on-Tees Borough Council where local residents and interested parties will have the opportunity to comment again.

You can fill in a comments form here today or alternatively post them to:

Thirsk Road, Kirklevington Consultation
Story Homes,
Panther House,
Asama Court
Newcastle Business Park
Newcastle upon Tyne
NE4 7YD

You can also contact us with comments by email at: consultation@storyhomes.co.uk, quoting 'Land at Thirsk Road, Kirklevington' in the title of the email.

Comments on the proposals can also be provided online via Story Homes' website at www.storyhomes.co.uk on the 'Land and Planning' section. The exhibition boards from the consultation will be available on Story Homes' website at www.storyhomes.co.uk in its 'Land and Planning' pages from midday on Tuesday 9 May 2017. We would be grateful if you could send us your comments no later than Monday 22 May 2017.