



BANKSHomes

High Shincliffe

CREATING HIGH QUALITY FAMILY
HOMES IN COUNTY DURHAM

COMMUNITY
CONSULTATION
EVENTS



We're excited to share our early plans for around 80 new family homes on Whitwell Acres, on the southeast edge of High Shincliffe. Our goal is to create a welcoming, high-quality development that adds to the charm of High Shincliffe 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 one of our two consultation events 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/highshincliffe

HOW TO BOOK

To book a place at one of our consultation events, simply visit our website or send us an email. The face-to-face appointments will be held on the following dates:

 **Tuesday 25 November 2025, 2:30pm - 7pm**
ST MARY'S CHURCH HALL
High Street North, Shincliffe, Durham, DH1 2NJ

 **Wednesday 3 December 2025, 2pm - 7pm**
BOWBURN COMMUNITY CENTRE
Durham Road, Bowburn, DH6 5AT

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 High Shincliffe 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 one of the consultation events, 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.



CGI of our development in Yarm



AERIAL WITH SITE BOUNDARY (RED LINE)

Why High Shincliffe?

- New housing developments like this one in High Shincliffe will help communities thrive and provide much needed housing in the locality
- Investment in High Shincliffe will ensure it remains one of the most attractive villages to live in County Durham
- Nearby public transport links to Durham 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 High Shincliffe proposal - even if you can’t make it to our consultation events. 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/highshincliffe](https://www.banksgroup.co.uk/highshincliffe)



PHONE
0191 378 6100



EMAIL
highshincliffe@banksgroup.co.uk



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 including ecology, archaeology and landscape 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**
Outline planning application submitted
- **WINTER 2026/2027**
Reserved matters planning submission
- **AUTUMN 2027**
Reserved matters planning determination
- **WINTER 2027/2028**
Construction works to begin

KEY PROJECT FACTS

- Delivery of up to 80 energy efficient homes with a good sustainability rating
- Close to facilities in High Shincliffe and Bowburn, with bus services into Durham City
- Good links to cycle and footpath networks allowing quick access into the wider Durham countryside
- Provision of 35% affordable housing
- Provision of bungalows
- Minimum of 10% biodiversity net gain

SUSTAINABILITY

- A sustainable urban drainage system (SuDS) pond will be used to manage drainage and create natural habitat
- A primary school and local pub are within a short walk of the site
- All homes fitted with air source heat pumps and electric vehicle (EV) charging points to help reduce carbon emissions

PROPOSED MASTERPLAN



Project Benefits.

SOCIAL



Provision of affordable homes



Supports viability of local bus services



Housing mix to include bugalows



Contributions to improve local healthcare and educational facilities*

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 the High Shincliffe area – helping to maintain the local economy



Increased revenue for Parish 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

*To be agreed with and delivered by Durham County Council via Section 106 legal agreement.

CGI of our development in Yarm



CASE STUDY: A £2,000 grant from the Banks Group's Banks Community Fund helped to pay for the restoration of the chimes of the turret clock at St Mary's Church in West Rainton - near our Cathedral Meadows development



Benefitting your community.

Working with you

We are proud to be 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 the communities that host our projects should share in the benefits. The High Shincliffe 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 High Shincliffe 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.

Getting you involved.

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

We'll look forward to meeting you at one of our community consultation events 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/highshincliffe

Email: highshincliffe@banksgroup.co.uk



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