

Redmarshall

CREATING HIGH QUALITY FAMILY
HOMES IN STOCKTON-ON-TEES

COMMUNITY
CONSULTATION
EVENTS



REDMARSHALL

We're excited to share our early plans for around 75 new family homes on a small-scale site on the southern edge of Redmarshall. Our goal is to create a welcoming, high-quality development that adds to the charm of Redmarshall 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 along, 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/redmarshall

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:



Thursday 23 October 2025, 3pm - 7pm

THE SHIP INN

14 Church Lane, Redmarshall, TS21 1EP



Wednesday 29 October 2025, 2pm - 6pm

THE SHIP INN

14 Church Lane, Redmarshall, TS21 1EP

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 carefully 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 Redmarshall 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.



SITE BOUNDARY

Why Redmarshall?

- New housing developments like this proposal will help communities thrive and provide much needed housing in the locality
- Investing in Redmarshall will help keep it one of the most desirable villages to live in across the Stockton-on-Tees area
- Allows local people the opportunity to stay in the village through the provision of affordable homes
- New residents would help support local amenities and community services including the bus service and local schools

LET US KNOW YOUR VIEWS

We’re interested to hear your thoughts on the Redmarshall proposals - 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/redmarshall](https://www.banksgroup.co.uk/redmarshall)

 **PHONE**
0191 378 6100

 **EMAIL**
redmarshall@banksgroup.co.uk



Our proposal.

PROGRESS SO FAR

We have started work to prepare our planning application. This has included looking at ecology, archaeology, highways, drainage, landscape and design which has enabled us to get to this point with our proposal.

POTENTIAL TIMELINE

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



KEY PROJECT FACTS

- Delivery of up to 75 energy efficient homes with a good sustainability rating
- Close to village centre and amenities
- Provision of 20% affordable housing
- New open space and play facilities within the site

SUSTAINABILITY

- A sustainable urban drainage system (SuDS) pond will be used to manage drainage and create natural habitat
- The local pub and church in the village are within a short walk of the site and further amenities can be found in Carlton - including a shop and community centre
- All homes fitted with air source heat pumps and electric vehicle (EV) charging points to help reduce carbon emissions

Project Benefits.

SOCIAL



New play area and public open space



Supports viability of local bus service



Provision of affordable homes



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 Redmarshall – helping to maintain the local economy



Increased revenue for Parish Council and Stockton-on-Tees Borough 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 Stockton-on-Tees Borough Council via Section 106 legal agreement.

CGI of our development in Hambleton, near Selby



CASE STUDY: Red Balloons, a community mental health charity based in Tees Valley, is using a grant from the Banks Group to support its daily Walk & Talk groups. These sessions provide a safe, supportive events for individuals facing mental health challenges – promoting social connection, physical activity, and emotional wellbeing.



Benefiting your community.

Working with you

We are proud to be a finalist in the community engagement category at the National Housebuilder's 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 Redmarshall 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 Redmarshall 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 Redmarshall 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/Redmarshall

Email: Redmarshall@banksgroup.co.uk



BanksHomesLtd



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