



Startforth Park, Barnard Castle

DPDS CONSULTING GROUP

URBAN DESIGN, ARCHITECTURE, PLANNING AND LANDSCAPE

Project Description

Promotion of site for residential development (approx 84 dwellings) through the development plan system and also through the preparation of an outline planning application.

The project involves assisting the Ministry of Justice in its disposal of surplus land adjacent to HMP Deerbolt, a Young Offenders Institute. Historically the site formed part of a larger area of land containing former Prison Officer accommodation.

The main issues have involved the need to accommodate open space for existing neighbouring residents whilst making the most efficient use of land for residential development – a key requirement of Planning Policy Statement 3. Further issues assessed have included vehicle access arrangements and the sustainability of the location in relation to the centre of Barnard Castle, a nearby Historic Market Town.

To date the site has been promoted through the Core Strategy for County Durham and the Durham Strategic Housing Land Availability Assessment (SHLAA) from where it received positive conclusions from the SHLAA panel. DPDS has co-ordinated a public exhibition and is further refining the proposals prior to the submission of an Outline Planning Application.



DPDS Involvement

- Promotion of site through the development plan system (Local Plan / Local Development Framework).
- Preparation of indicative masterplans.
- Preparation of public exhibition materials.
- Co-ordination of public exhibition.
- Preparation of comprehensive planning application submission.



Client Ministry of Justice

Business Sector Estates Management

Approximate Contract Value Confidential

Project Status Planning Application Imminent

DPDS Key Personnel Involved Christopher Lindley
Patrick Griffiths
Hannah Elborn

