

Castlevale Submits Formal Planning Application for Sowerby Gateway

Following an extensive period of public consultation, North Yorkshire property developer, Castlevale, has today submitted formal plans for the first stage of the proposed development of Sowerby Gateway on the outskirts of Sowerby and Thirsk.

It's the largest application ever received by Hambleton District Council.

Since announcing outline plans for the scheme in July, Castlevale has worked closely with the community through a two-day public consultation exhibition, followed by several meetings with local residents. The developer has also encouraged local involvement through public art initiatives and continues to capture and consider views and feedback through its website.

Martin Foster, managing director of the Castlevale Group said: "The last few months have been an important and enlightening process for us, allowing us to share our vision with the Sowerby and Thirsk community whilst providing an accessible platform for everybody to communicate their ideas and views on our plans for the site."

The plans have evolved and strengthened following this process, with comments and ideas from the community taken on board to improve the development's final proposals.

"A huge amount of thought, planning and consideration has gone into our proposals to ensure we are in a position to provide the best quality development to meet the needs of both Hambleton District Council and the local community," adds Martin. "We are extremely proud of the outcome and believe we have delivered favourable and sustainable plans which will provide a fully integrated and desirable community extension to the existing towns."

The detailed application includes plans for phase one of the Sowerby Gateway development, which will see the creation of 108 new energy efficient homes. Castlevale is working with Broadacres Housing Association to deliver an effective local housing plan, with priority availability of all affordable homes reserved for local residents who either live in the area currently, have done so for five out of the last ten years, have close family in the area or a permanent work contract with a local employer.

There are also plans for a neighbourhood centre on Topcliffe Road, with local shops and 55,000 sq ft of commercial space nearby, alongside an outline location of a new primary school and a large allocation of 'green space', which has been earmarked for numerous playing fields, public spaces and other leisure facilities. Footpaths and cycleways will run throughout the green space to provide links to the new neighbourhood facility and local schools.

In addition, a full transport assessment has been undertaken and plans are moving forward to improve existing routes and add a new internal loop road to serve the residential development.

Development director Terry Davies added: "We have focused on important issues such as transport and the environment and will apply the same high level of commitment and attention to detail to every aspect of the project. The design of the new homes will be individual and sympathetic to the local style of building and we have safeguarded a great deal of green space to protect the village feel of the project.

"We want to work hard with local residents to create a community that feels established almost as soon as it is built."

Sowerby Gateway was the option selected by Hambleton District Council in 2009 to help it meet local housing and employment needs and was drawn up by Castlevale in response to the area's Local Development Framework. The outline development of the site has since been approved by the government's Planning Inspectorate.

The plans detail the first of several phases of development which aim to provide the required housing and social facilities to meet Thirsk & Sowerby's natural growth over the next twenty years.

As part of the proposals, Colburn-based Castlevale has carried out a £750,000 feasibility study into the transport, environmental and energy impact of the project to ensure it exceeds all current and proposed Government requirements for sustainable development.

The proposals will be available for public viewing at www.hambleton.gov.uk and more information can be obtained at www.sowerbygateway.co.uk. Parties interested in the commercial space can contact John Webster or Paul Beckett at Carter Jonas's Leeds office.

Ends

For more information: Paul Snape or Fiona Kendall of Appeal PR on paul@appealpr.com, fiona@appealpr.com or 01423 569999.