



Looking to the  
**FUTURE**

A community message from Raby Estates



**R A B Y**

# Looking to the FUTURE

As you may know, we recently received planning permission from Durham County Council for the development at Raby Castle of a world-class tourism and leisure facility and for the delivery of housing in Gainford and Staindrop.

While there has been a very positive response to our proposals, we understand there is a variety of public opinion over our housing development plans.

Raby Estates is therefore keen to ensure that all the relevant facts are available to all residents in both villages.

The new housing will help facilitate the castle, park and gardens redevelopment as well as the restoration of Grade I listed, Gainford Hall, which we envisage will bring very significant benefit to the community in future.

The total investment will be in the region of £14 million at Raby Castle and around £2 million at Gainford Hall. These costs could not be supported by Raby alone, and the proceeds from the housing will be support the restoration of Gainford Hall and heritage buildings at Raby Castle, park and gardens.

Committed to community benefit



Grade I listed - Gainford Hall



From our public consultations, the majority of the community indicated support and said to us that there is a lack of housing stock, affecting people looking to downsize, as well as those with young families.

Legitimate questions were also raised about details of the schemes including flood risk, heritage protection, policy and enabling development compliance, and we responded to those through the planning application process.

A thriving future for the area

We have also made considerable efforts to ensure that any new housing is entirely in keeping with the heritage of the villages by engaging an internationally-renowned architect. In addition to high-quality housing (including affordable housing), we have made a firm commitment to enhance public and open spaces.

Over recent decades, we have seen many amenities such as shops and pubs lost in the villages. New housing will bring more spend to both villages and help them thrive - supporting schools and local services. Moreover, we passionately believe the castle and gardens project will deliver a real economic boost to the area.

We have written to both Gainford & Langton and to Staindrop Parish Councils to express our commitment to continue dialogue with them as they progress their plans for a Judicial Review of the Durham County Council planning process, which is a democratic matter for residents and both parish councils.





## Your views and opinions COUNT

It is important that your views and concerns are considered, either by contacting the parish councils or Raby directly. We have created a frequently asked questions page on our website:

[www.raby.co.uk/development/](http://www.raby.co.uk/development/)

If there is anything else you wish to know please contact us on [admin@raby.co.uk](mailto:admin@raby.co.uk) and we will get back to you. We wholly respect that people will hold a variety of views and the estate is committed to engaging fully to ensure the best possible social, economic and environmental outcomes for the local area.

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