

# TANCRED WATERSIDE

## Public Consultation

### Welcome to our consultation!

The intention at Tancred Waterside is to create a community of high quality holiday lodges alongside older persons retirement living.

The development will create an important tourist attraction and significant employment opportunities for local people.

It will create exemplar sustainable buildings that will be of the highest standard and sit comfortably within an attractive landscape.



Existing site photographs

## The Site

Tancred Waterside is a unique opportunity which has been created by man-made activities, primarily through the extraction of sand and gravel and historically through its use as an airfield.

The site is located to the west of Scorton and east of Brompton on Swale and the A1(M).

To the south is Catterick Village.

The B6271 defines the southern boundary of the site and to the north a former railway line between Northallerton and Eaglescliffe.

To the east is Scorton, a small and attractive village set around a village green.

To the west of the site are sand and gravel works which have recently ceased operations.



Aerial of site

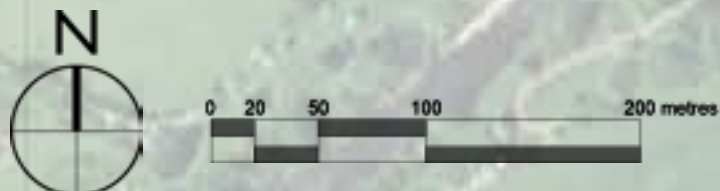
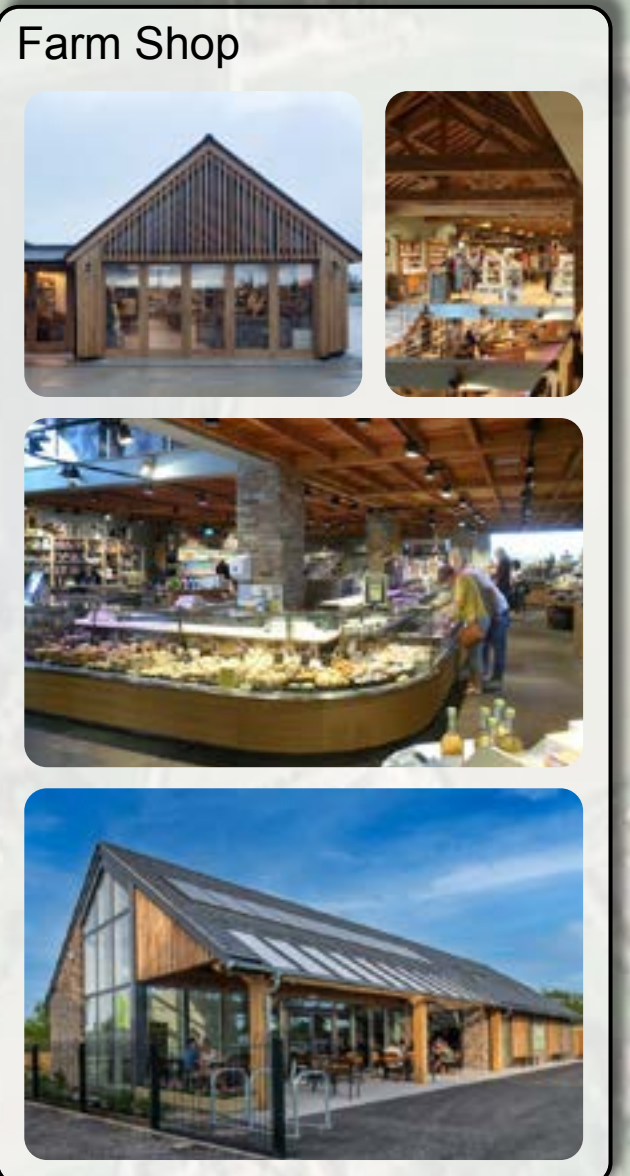
Key:

- Site boundary
- Existing lake
- Pedestrian route
- A1(M)
- Primary road



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- Masterplan Key:**
- 1 - Farm Shop
  - 2 - Wildflower Meadow Walking Routes
  - 3 - PV Panels
  - 4 - Central Hub
  - 5 - Water Sports Lake
  - 6 - Natural Lake
  - 7 - Newly Planted Woodland
  - 8 - Trim Trail Facilities
  - 9 - Adjacent Proposed Housing Development
  - 10 - Pedestrian & Cycle Routes to Scorton
  - 11- Main Vehicular Access Point



**DRAFT**



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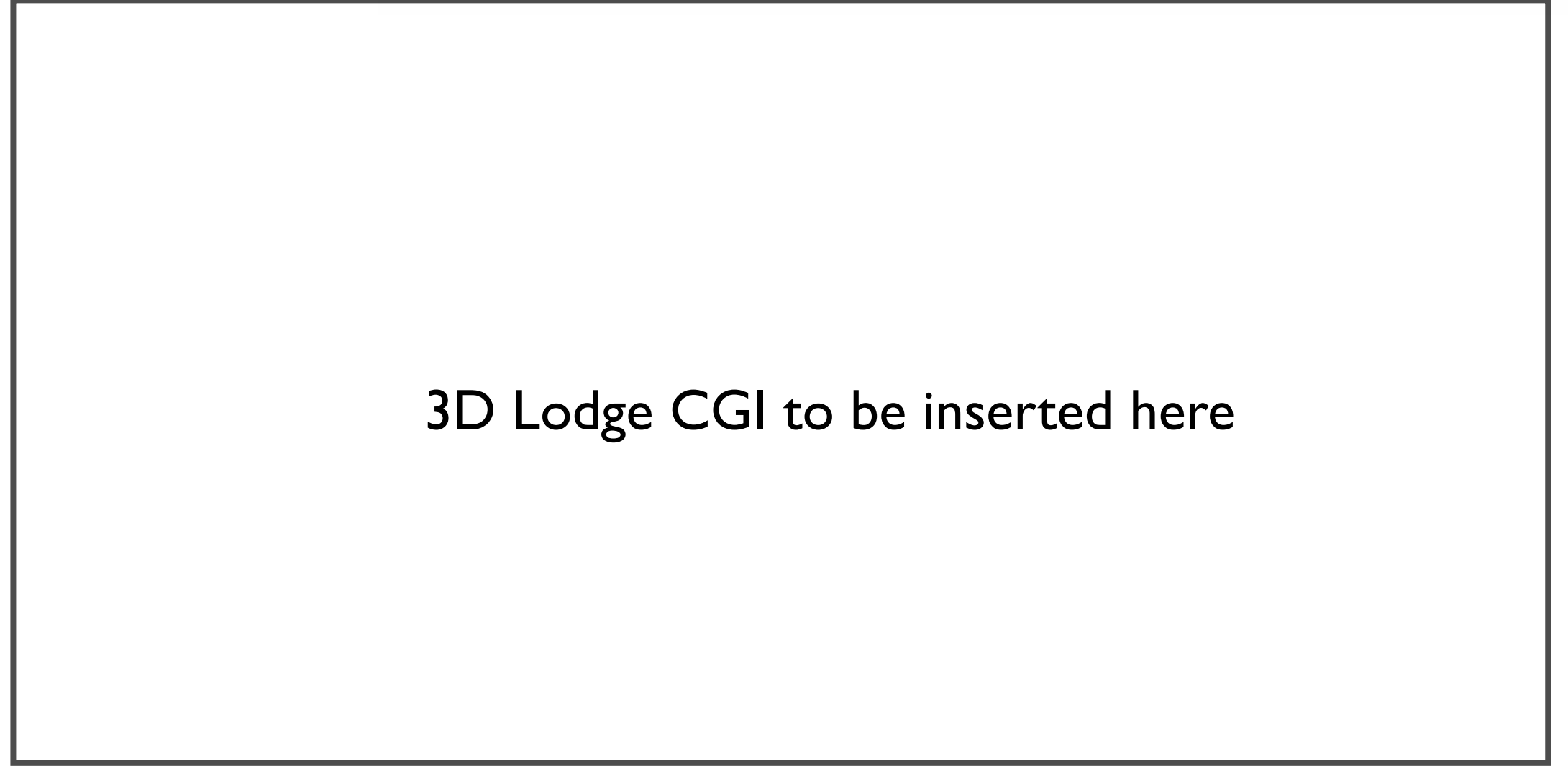
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Lakeside Lake View Forest



Character Areas Diagram



3D Lodge CGI to be inserted here



Lakeside lodge elevation - 3 bed (2st.) example

### Forest



Material Palette

- Vertical timber
- Timber Cladding
- Corrugated Metal

### Lakeside



Material Palette

- Horizontal Timber
- Stone
- Dark Standing Seam
- Dark Powder Coated Metal

- Horizontal Timber
- Stone
- Variation Timber
- Slate

Material Palette



Lake View



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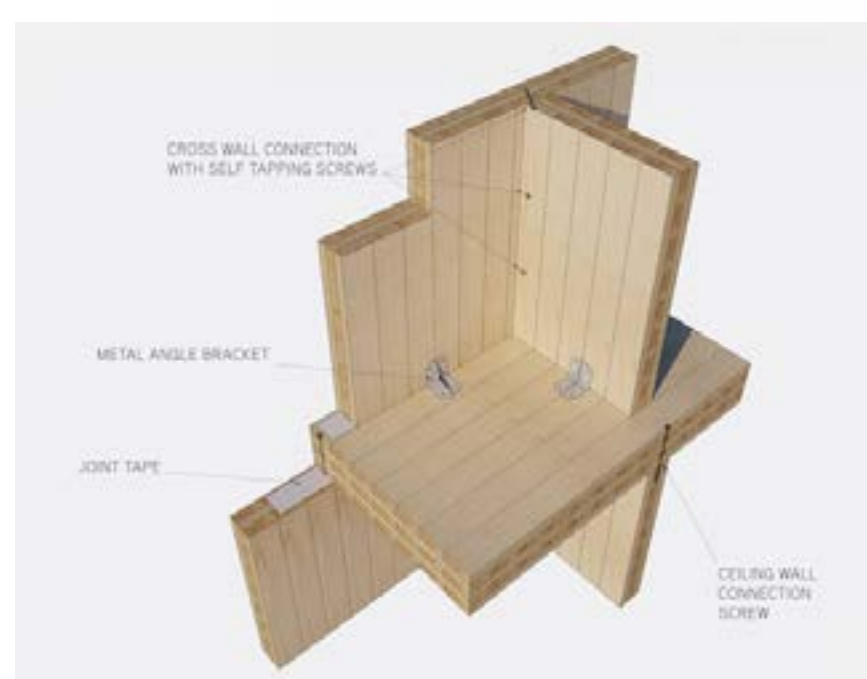
### Carbon Neutral Design



Out door activities such as nature trails, bike hire, yoga, kayaking, fishing focus on 'wellness'



Energy efficient and thermal technological innovation



Sustainable construction materials



Forms escapism in a beautiful, natural habitat

### Green Blue Infrastructure



SuDs ponds / Lakes



Refugia piles/Hibernacula



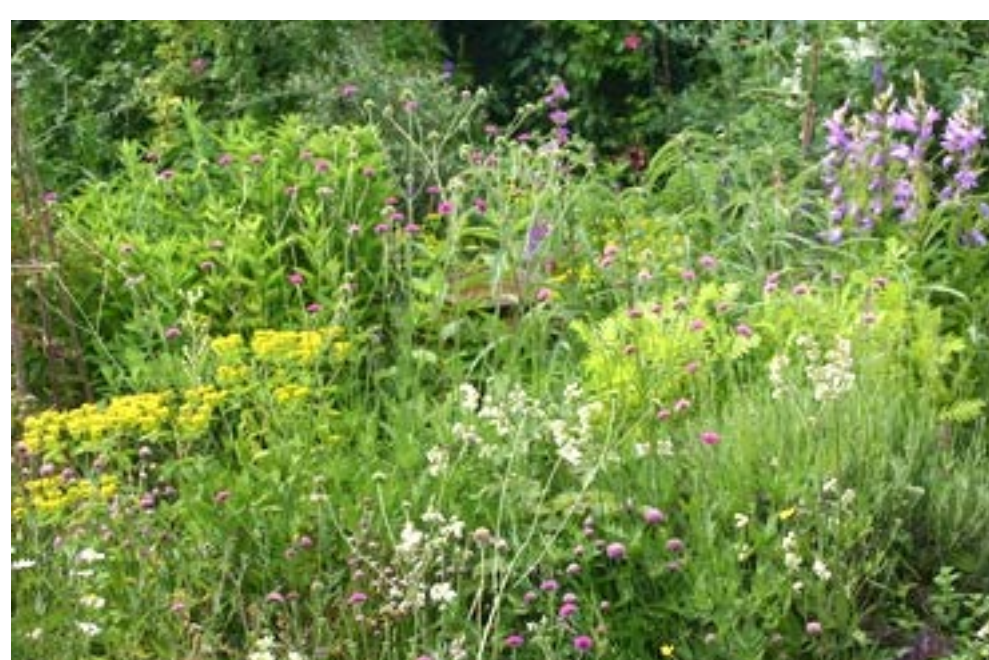
Native ground and tree planting



Bird and bat boxes



Bird feeders



Native planting (pollinators)



Living walls or green roofs



Compost heaps

## Conclusion

Tancred Waterside site represents an exciting opportunity to deliver a landscape led, bespoke holiday resort and retirement hub, contributing significantly to Scorton and Richmondshire's elderly housing needs, whilst also delivering a wide range of holiday homes.

# Thank you for attending!

We are keen to hear your views and answer any questions.