

WAYS TO GET IN TOUCH

We would welcome your comments on the draft development proposals. There are three ways in which you can make your views known.



Complete and submit the electronic form available at:
<https://elgplanning.co.uk/contact-us/>



Write to: ELG Planning, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH



Send an email to: consultation@elgplanning.co.uk leaving your name and address along with your comments.

Please submit all comments by 14 March 2025



A copy of this information leaflet and illustrative masterplan are available online at:

<https://elgplanning.co.uk/projects/skottowe-crescent-great-ayton/>

Please Note

This community involvement exercise has been commissioned by our client to involve the public in the planning application process prior to any planning application being submitted. It will not replace the normal consultation exercise undertaken by North Yorkshire Council when dealing with any formal planning application. All responses will be held by the company in accordance with GDPR 2018. Your contact details will not be made public or be retained on any database.

COMMUNITY CONSULTATION



PROPOSED RESIDENTIAL DEVELOPMENT ON LAND NORTH OF SKOTTOWE CRESCENT, GREAT AYTON



March 2025

SITE CONTEXT

Size and Description - The site is predominantly in agricultural use measuring approximately 3.4 hectares in size. The northern and western boundaries are formed by mature tree and hedge planting, which separate the site from the wider countryside beyond. The main body of the site comprises a parcel of land that adjoins Skottowe Crescent, which is a 1970s housing estate with two-storey detached dwellings that back on to the site. The eastern boundary adjoins a large area of allotments, which are within the same ownership, and accessed off the B1292 to the north, and Skottowe Drive to the south.

Logical Extension - The site abuts the main built form of the settlement, and is considered to represent a logical and natural extension to the village in spatial terms, with an existing, clearly defined and established natural northern boundary hedge line, maintaining a green edge to the settlement and transition to open countryside.

Sustainable Service Village - The Local Plan recognises that Great Ayton is capable of accommodating new residential development, being categorised as a Service Village, which are recognised by the local planning authority as having good access to services and facilities, with edge of settlement development allowed subject to meeting certain criteria.

Allotments - Local Plan policy allows for the development of small parts of Local Green Spaces, including allotments, where it offers the best way of retaining an existing facility and provide overriding benefits to the local community by safeguarding their future. The policy also allows development where suitable replacement facilities of at least equivalent value, will be provided.



THE PROPOSED DEVELOPMENT

Illustrative Masterplan



Meeting Housing Need - An outline planning application is being prepared on behalf of David Holmes Properties Ltd for submission to North Yorkshire Council in relation to a development of up to 55 dwellings, with a mixture of house types including family homes and bungalows suitable for retired/elderly residents. The development will also deliver affordable housing in line with the Local Plan requirement (30%), and will be able to make a positive contribution towards meeting local housing need, as evidenced through recent housing needs assessments.

Securing Allotments - A small number of allotments would require relocation to create a new highways-compliant access from the B1292. This loss will be compensated with land for new allotments immediately to the west of the existing plots, along with an additional benefit of a new dedicated car parking area for all allotment holders (proposed 14 car parking spaces). This net enhancement would accord with the local policy context, alongside the overall package of development looking to secure the long term retention of the allotments for use by the community.

Heritage Preservation - Discussions have been undertaken with Historic England and they have advised that the illustrative scheme can be developed to result in no harm to aspects of the rural landscape that make a positive contribution to the significance of nearby heritage assets, including the Conservation Area and listed buildings focused around the Church of All Saints.

Habitat Enhancement - Scope to retain and enhance higher quality habitats, including boundary hedgerows, whilst also including sustainable drainage measures that will manage surface water and boost biodiversity.