

ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK

Taylor Wimpey

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We have a history dating back to the 19th Century. We are one of the largest homebuilders in the UK, completing over 14,500 homes each year.



Planning sustainable communities



More than building homes



Green spaces



Energy efficient homes



We embrace diversity and inclusion in our policies and practices



Engaging with local people



“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”

For more information, visit:
taylorwimpey.co.uk



Taylor Wimpey lays the foundations for thriving communities

14,947

homes built in 2018

£455m

invested in areas in which we built



Improvements to public transport



Landscaping, sports and play areas

Land South of Scalm Lane

The site is identified as a draft residential allocation for approximately 103 units within the emerging Selby District Council Local Plan (Reference: HAMB-F) which sets out the council's approach for growth until 2040.

Meeting the needs of the community

Situated to the north west of the village of Hambleton, the development site is located between Scalm Lane to the north and Taylor Wimpey's former Whitacres development to the south. The site is located in a highly sustainable area adjacent to Hambleton, a Tier 2 Village in the emerging Local Plan on account of its sustainability credentials.

In addition to satisfying the general development policies, the emerging Local Plan will require any proposals for development on land off Scalm Lane to:

- Create a well-designed development that acts as a transition point from the village to the open countryside.
- Commit to S106 financial contributions for additional early years, primary, secondary, and Special Educational Needs and Disability (SEND) school places, addressing the district's educational demand due to the development at Hambleton CE, Selby High, or other relevant schools.
- Establish comprehensive vehicular, cycling, and pedestrian access routes connecting the main road development to the south.
- Implement a secondary access route dedicated to emergency vehicles, as well as safe pathways for pedestrians and cyclists linking to Scalm Lane in the north.
- Ensure at least 10% of the housing units are designated as affordable homes.
- Promote the restoration and reinstatement of hedgerows and trees along the northern and eastern boundaries, fostering ecological preservation.
- Conduct an archaeological evaluation to identify and address any heritage concerns associated with the development.



CHARACTER

TAYLORWIMPEY.CO.UK/SCALMLANE



Key constraints and opportunities that will influence the design

Before we start designing our scheme, we complete an assessment of the site and the surrounding area to assess the suitability of the site and identify key constraints and opportunities that will influence the design.

Opportunities

Our assessment includes understanding local architectural, landscape and other design features that give the local area its distinctive sense of character which helps us design a scheme that is sympathetic to these qualities.

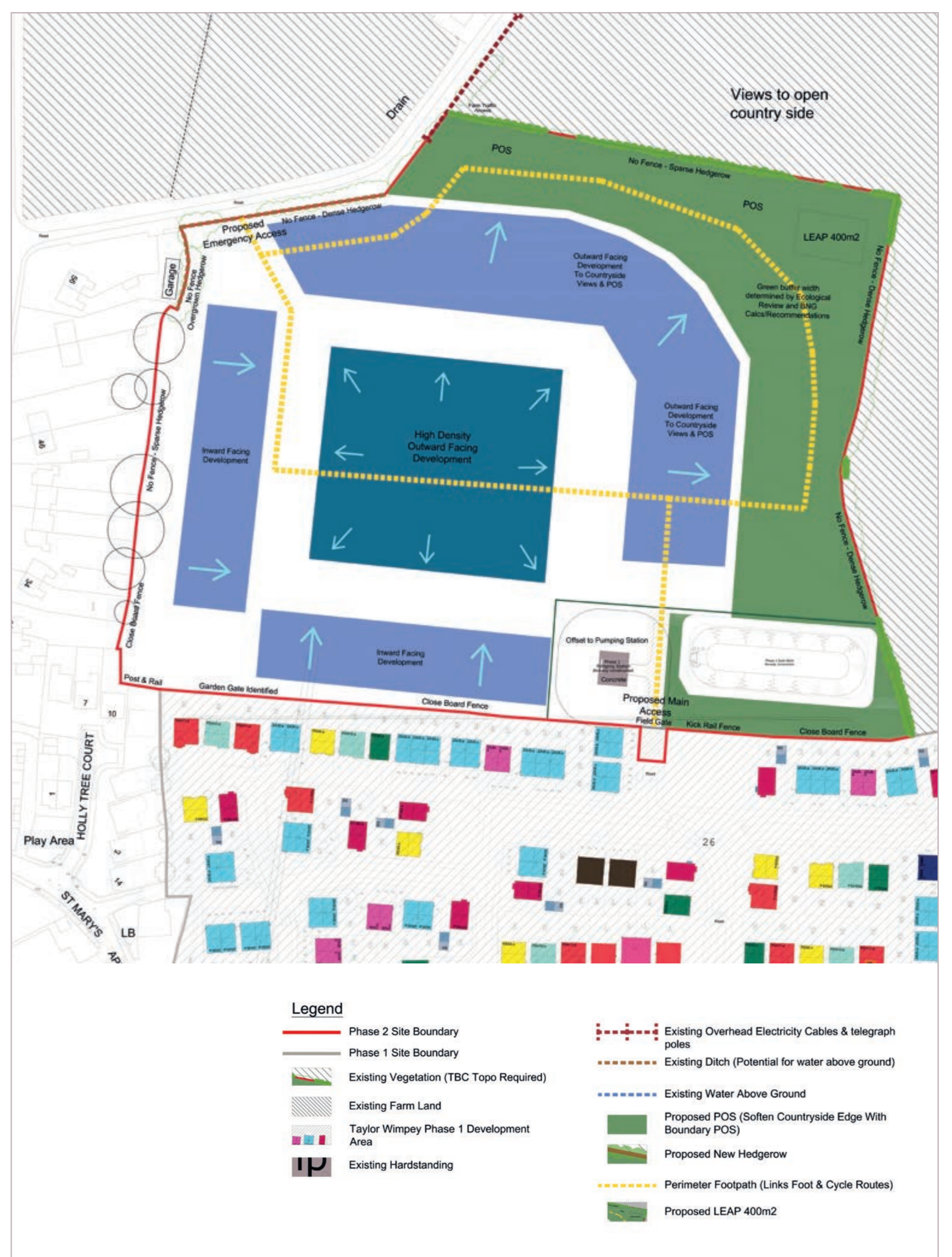
We look to make the most appropriate use of land, balancing the scale and massing of the development with well-defined streets and open spaces and green infrastructure to create a sense of place and community.

Our response

The starting point for the formulation of our illustrative layout was to ensure the retention of existing landscaping features at the site, followed by identifying the most appropriate locations to deliver biodiversity net gain, publicly accessible green space, and the provision of additional landscaping.

From there, our illustrative layout plan seeks to establish key development parameters including building heights and densities reflecting the character of the site and surroundings, together with house types designed to respond to the local market.

- Existing movement network
- Existing landscaping
- Sensitive features requiring buffer areas e.g. existing developments
- Access to key facilities and services
- Densities
- Building heights
- House type mix



DEVELOPMENT PROPOSAL

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Our designs for Scalm Lane, Hambleton

Taylor Wimpey North Yorkshire is seeking outline planning permission for a new development on land off Scalm Lane, Hambleton. The proposals include 105 new homes, an on-site play park and areas of public open space.

Of the 105 new homes, 10% will be classed as affordable housing in line with local policy requirements, equating to approximately 11 homes. 6% will be accessible homes for wheelchair users.

Primary access to the site will be from Foxglove Way to the south, with an emergency only link to Scalm Lane in the north.

The plans also include the retention and enhancement of existing field boundaries, which is expected to deliver 10% Biodiversity Net Gain.

Feedback from this consultation will shape our outline planning application, which we intend to submit to North Yorkshire Council at the end of 2023.

The proposed layout of our development



Key facts



c. 105 new homes

11

(10%) affordable homes



Expected mix of 1-4 bed properties to meet local needs



Onsite play area and public open space

Benefits for our customers and the local community

We aim to work closely with communities to help ensure our schemes deliver long term benefits for our customers and the local community.

Social benefits

The provision of 105 new homes will help meet localised housing needs whilst Community Infrastructure Levy payments and a Section 106 Agreement will ensure the development supports local facilities by including:

- 11 (10%) affordable homes
- 6 (6%) wheelchair accessible homes
- Local highway improvements (where required)
- Support for local schools
- Safe public spaces and outdoor play equipment

Environmental benefits

Taylor Wimpey plans to enhance the natural environment, minimise waste and pollution and adapt to climate change by:

- Delivering highly energy efficient homes in line with the new 2025 Future Homes Standard
- Providing on-site public open space
- Achieving 10% Biodiversity Net Gain
- Installing bird and bat boxes in properties
- Managing on-site drainage to prevent flooding
- Retaining and enhancing existing hedgerow field boundaries.



ECONOMIC BENEFITS

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What will our development bring to the area?

We are proposing a residential development of up to 105 new homes in Hambleton. The development will include a range of property styles and sizes and 10% are proposed to be affordable homes. New development can bring a number of economic benefits to the local area and we have estimated these using UK-wide statistical data.

Building the homes



53 jobs

Direct employment

Estimated to create 53 temporary construction jobs per year of build.



80 jobs

Indirect/Induced employment

80 jobs could be supported in the supply chain per year of build.



£9.1m

Economic output

Expected additional Gross Value Added (GVA) per year from direct and indirect jobs.

Once people move in



£280,000

First occupation expenditure

Total anticipated spend on goods and services by people as they move in to the new houses, to make them feel like home.



£2.7m

Total spend by residents

The amount the residents of the new development are expected to spend per year.

Additional local authority income



£139,000

Additional Council Tax revenues per year

Estimated additional Council Tax per year based on the proposed number of new homes.



£750,000

New Homes Bonus payments

A grant paid, over six years, by central government to local councils for increasing the amount of homes in their area.



NEXT STEPS

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**Taylor
Wimpey**

Your views are important to help us develop our scheme and are very much appreciated. As we finalise our plans, we will review any comments received.



This image shows our development in East Anglia.

Once you have had an opportunity to look at the scheme proposal, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

Following consideration and a detailed review of the feedback that we receive, we hope to submit an outline planning application to North Yorkshire Council by the end of 2023.

At that time the council will write to neighbours again, giving details of the application and an opportunity for you to make any further comments.

Please complete one of the forms provided or email us at:

scalmlane@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

Scalm Lane Consultation
Taylor Wimpey North Yorkshire
Lockheed Court
Preston Farm Industrial Estate
Stockton on Tees
Cleveland
TS18 3SH



This image shows our development in Stoke Cleeve.

Thank you for attending today, your views make a real difference

All feedback must be received by midnight on Tuesday 5th December 2023.



Lime Gardens site manager and two-time NHBC Pride in the Job Quality Award winner Graeme Arnott

What is Taylor Wimpey North Yorkshire doing in your area?

209

staff employed
by TW North
Yorkshire



Four NHBC
Pride in the Job
Quality Awards
in 2023

576

homes built
in 2022