

WELCOME & INTRODUCTION

Hallam Land

PART OF HENRY BOOT

Welcome and thank you for attending this Public Consultation event.

Today's event is focused on the proposed development of land off North Street, Scalby, to deliver much-needed market and affordable housing.

We are here today between **4pm – 7pm** to listen to your views and comments on our emerging proposals.

WHO ARE HALLAM LAND?

Hallam Land are incredibly proud to be part of Henry Boot, one of the UK's leading land, property development and construction businesses. Henry Boot group have been at the forefront of construction and civil engineering in the UK for over 138 years.

Hallam Land was established over 35 years ago as the land promotion business of the wider Henry Boot group and have significant experience in promoting and delivering strategic land. Hallam has now become one of the country's leading land promoters operating from 7 regions; North (Leeds), Scotland (Glasgow), North Midlands (Sheffield and Henry Boot's head office), South Midlands (Northampton), South and South East (London) and South West (Bristol).

We have established an outstanding track record of master planning sites to deliver sustainable and attractive housing developments where people want to live. We have also promoted land for a number of other uses, including offices, employment, retail, motorway service areas and renewable energy production. Whilst Hallam work widely across the UK, we are very familiar with Scalby and are also familiar with the unique characteristics of the wider North Yorkshire area.

INVOLVING THE COMMUNITY

The development team is keen to involve the local community in helping to shape the emerging proposals to deliver a development that not only serves the new residents but also the existing population of Scalby.

We invite members of the public to complete the feedback form provided, should you have any comments or observations.



SITE LOCATION



The site is located at land off North Street, immediately to the west of the Scalby settlement.

It covers approximately **8.41 hectares** of agricultural and greenfield land.

The site comprises of a larger parcel of agricultural land and an adjoining smaller parcel of former garden land, together with an existing agricultural access from North Street. To the north, the site is bounded by a **well-defined hedgerow**. To the east, it is bounded by the **curtilage of residential properties** and the site's access point off **North Street**. The southern boundary is defined by **Carr Lane**. To the west, the site is adjacent to the **Scalby Sports Club** and is enclosed by a **well-defined tree line and hedgerows**.

The site is not located within the Green Belt, nor is it located within the North York Moors National Landscape area.

The site is located logically within the existing settlement profile of Scalby, **enclosed by well-defined hedgerows and tree lines to the north and west.**

The development provides the **opportunity to sustainably grow and enhance the existing Scalby settlement** in a logical manner.

Local amenities include **Scalby Sports Club, St Laurence's Church, Newby and Scalby Primary School, Scalby School, Hackness Road Surgery**, as well as a range of **supermarkets, coffee shops, public houses, beauticians and restaurants** along Scalby Road (A171). Further nearby amenities can be found in **Scarborough** to the southeast.

ILLUSTRATIVE FRAMEWORK

- 1 Site access off North Street
- 2 Active Travel Access from the existing Public Right of Way
- 3 Indicative attenuation basins
- 4 Existing pond
- 5 Existing Public Right of Way and Restricted Byway
- 6 Retained and enhanced trees
- 7 Enhanced structural landscape planting
- 8 Children's Play
- 9 Indicative informal active travel connections
- 10 Community car park
- 11 Lower density development



The proposal seeks to build up to 100 dwellings on site.

Existing trees and hedgerow bounding the site will be retained and enhanced. The existing Public Right of Way to the south of the site will have active travel connections and be enhanced through landscaping and amenity open space, to ensure pedestrian connections are retained throughout the site.

All homes will have access to open space and green space.

Further details regarding house type and mix will be determined at the Reserved Matters Stage of the application.

Key	
	SITE BOUNDARY (c.8.41ha)
	PUBLIC OPEN SPACE
	EXISTING TREES & VEGETATION
	INDICATIVE PROPOSED TREES
	ENHANCED STRUCTURAL LANDSCAPE PLANTING
	INDICATIVE FOOTWAY / CYCLEWAY / TRIMTRAIL
	INDICATIVE PEDESTRIAN AND CYCLE ACCESS
	KEY MARKER BUILDINGS
	VEHICULAR ACCESS POINT
	PUBLIC RIGHT OF WAY
	RESTRICTED BYWAY
	PLAY SPACE
	ATTENUATION BASINS
	CONSERVATION AREA BOUNDARY
	11M BECK OFFSETS
	64M BALL STRIKE OFFSET

CONNECTIVITY



The proposed development will have one vehicle access point from North Street to the east. This is a safe location to connect the existing residential development with the site, whilst minimising traffic impacts on the existing traffic flow.

Streets will be designed to encourage lower vehicle speeds.

The existing Public Right of Way running along the southern border of the site, adjacent to the existing Restricted Byway will be enhanced through landscaping. This will be supplemented by a new network of pedestrian and cycle paths to encourage active travel through the site and towards the surrounding residential roads.

- ▶ Primary Street
- - - Shared Adopted Street
- - - Private Drive
- - - Public Right of Way
- - -▶ Restricted Byway
- - - Informal Pedestrian and Cycle Routes
- ▶ Vehicle Access
- ▶ Active Travel Access

LANDSCAPE



Existing trees and hedgerows along the edge of site will be retained and enhanced to ensure the development maintains the site's landscape setting while maintaining opportunities for ecological corridors and biodiversity.

Public open space will be introduced on site, allowing access to open green space and providing valuable amenity for both new and existing residents of Scalby. Green spaces and streets will also be characterised by new tree planting.

The site will provide at least a 10% gain in Biodiversity Net Gain thus improving and enhancing the site's ecological benefits, and will provide further opportunities for retaining existing trees and planting new trees and landscaping on site, creating a place where people want to live.

Sustainable drainage ponds along the east of the site will improve biodiversity and store water sustainably on site.

- Existing trees/Vegetation
- Indicative street trees
- Public open space
- Indicative POS trees
- Indicative basins

WHAT'S NEXT?



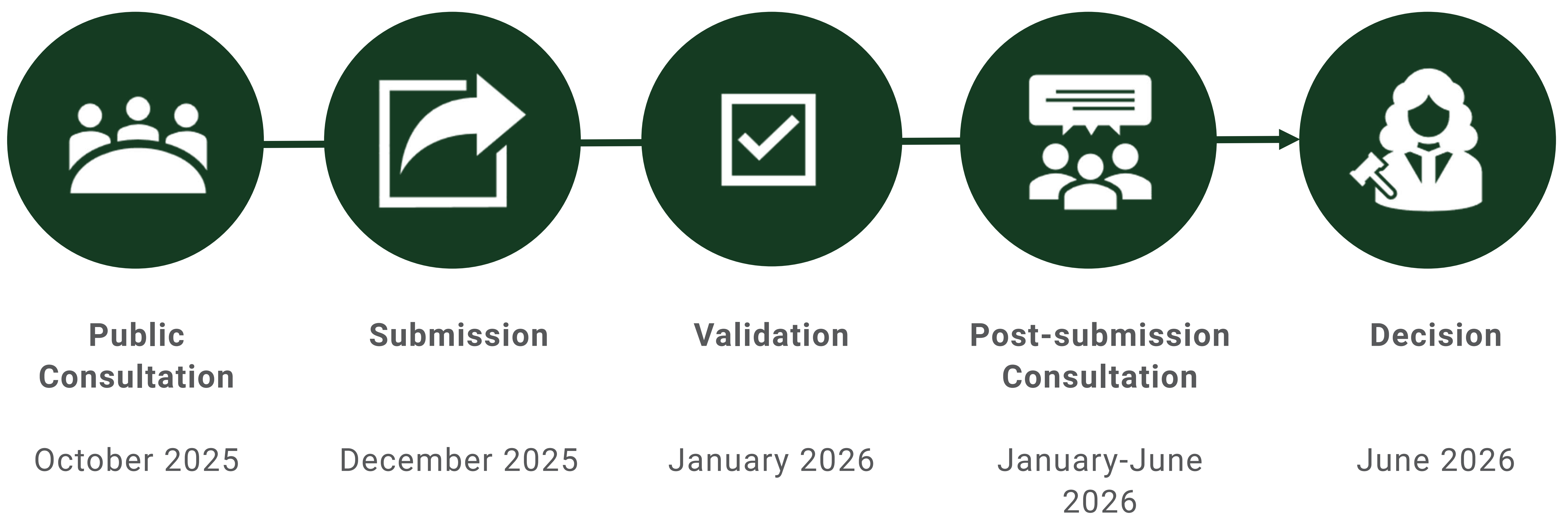
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Thank you for attending today's event, which has showcased how the proposal responds to the site and local context of Scalby and displays a well-designed and attractive scheme.

TIMESCALES

Following this public consultation event, Hallam Land will consider your comments, along with those from local councillors, Newby & Scalby Town Council and other local stakeholders. This feedback will help Hallam Land develop the scheme in readiness for planning submission. At the earliest, the Outline Planning Application will be submitted to the Council in December 2025.

Once the application is submitted, you will be able to comment on the application through the Council's public access portal. We will update the consultation website with details of the application reference and a link to the documents.



FEEDBACK



We are very interested in hearing your views on the proposals and we would be grateful if you could complete the feedback form today, or return by post no later than **10th November 2025**.



Alternatively, please e-mail your comments to consultation@johnsonmowat.co.uk using 'Land off North Street, Scalby' as the email's subject..

We will review all responses and comments made, and where possible incorporate suggestions into the proposed development prior to the submission of the Outline Planning Application to **North Yorkshire Council**.

Thank you for your time today; we hope that you found this event informative.



Land off North Street, Scalby