

Community Consultation Leaflet

Land east of Bell Lane, Ulleskelf

Dear Residents,

This leaflet is to inform you of the intention of Thomas Alexander Homes to submit a full planning application for proposed residential development of land east of Bell Lane, Ulleskelf. The proposals also make provision for landscaping, public open space and associated infrastructure. The site extends to 1.36 hectares and currently comprises greenfield land. It is located in a highly sustainable location, in close proximity to local facilities, including public transport links.

The site was a proposed allocation for circa 29 dwellings in the draft Selby Local Plan (2024) under Site Reference ULLE-K. In light of the Governments revised and significantly increased housing targets for North Yorkshire, North Yorkshire Council have ceased work on the Selby Local Plan (2024) and are progressing a new North Yorkshire wide Local Plan to identify significantly more housing land. In the meantime, the Council are looking favourably at those proposed allocations, including land east of Bell Lane, Ulleskelf.

The proposed development seeks to deliver 36 dwellings, which is in broad accordance with the site's proposed allocation. 7 of these dwellings (20%) will be affordable dwellings, comprising a mixed tenure of first homes, shared ownership and rented units.

Thomas Alexander Homes was established in 2017 and aims to build new homes for modern families in beautiful settings. You can find out more about Thomas Alexander Homes on their website: www.thomasalexanderhomes.co.uk.

Thomas Alexander Homes are currently building the new Swann Gate development in Church Fenton.



A copy of the site layout is provided overleaf and can be downloaded from the Johnson Mowat website together with an electronic feedback form for submitting any comments. Please visit:

www.johnsonmowat.co.uk/consultations

Alternatively, comments can be emailed to:-

consultation@johnsonmowat.co.uk

The consultation will close on 25th July 2025. Following this, the development team will review and consider all comments received prior to the submission of a formal application to North Yorkshire Council.

Please note that due to the extent of public consultations undertaken, we are not always able to enter into individual dialogue.



TA
THOMAS
ALEXANDER
HOMES

JM
JohnsonMowat
Planning & Development Consultants

Proposed Site Layout and Sketch Housetypes

Land at Bell Lane, Ulleskelf
(ULLE-K)



Proposed Site Layout

Subject to Survey & Planning



THOMAS
ALEXANDER
HOMES

Schedule Of Accommodation

AFFORDABLE:

TYPE	Beds / St.	No.
Cumberland (Mid)	2B / 2St.	01
Cumberland (End)	2B / 2St.	04
Exeter (End)	3B / 2St.	02
Affordable Total		07

OPEN MARKET:

TYPE	Beds / St.	No.
Middleton - M4(3) (Det)	2B / 1St.	02
Cumberland (Mid)	2B / 2St.	01
Cumberland (End)	2B / 2St.	04
Exeter (Mid)	3B / 2St.	01
Exeter (End)	3B / 2St.	02
Gloucester (Det)	3B / 2St.	02
Gloucester (Det)	3B / 2St.	03
Kent	3B / 2St.	06
Lancaster	4B / 2St.	04
Marlborough	4B / 2St.	04
Market Total		29

Site Total: 36 Dwellings

Gross Site Area: 1.36Ha / 3.36 Acres
 Net Developable: 1.05Ha / 2.60 Acres
 P.O.S: 2,230sqm

AFFORDABLE KEY:

- * Rented
- * Shared Ownership
- * First Homes

Sales Arena:

Rev	By	Note	Date
1		Initial	

Status	Planning	Sketch	Planning	Tender	Construction	As Built

PRA Architecture

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PROJECT: Bell Lane, Ulleskelf
 TITLE: Proposed Site Layout
 CLIENT: Thomas Alexander Homes
 DATE: 24.06.25 SCALE: 1:500@A2
 DRAWING: 1367.06 REVISION: -
 DRAWN: SH CHECKED: SH

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