

ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK



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 10,000 homes each year.



This image shows our development in Tarvin



Planning sustainable communities



More than building homes



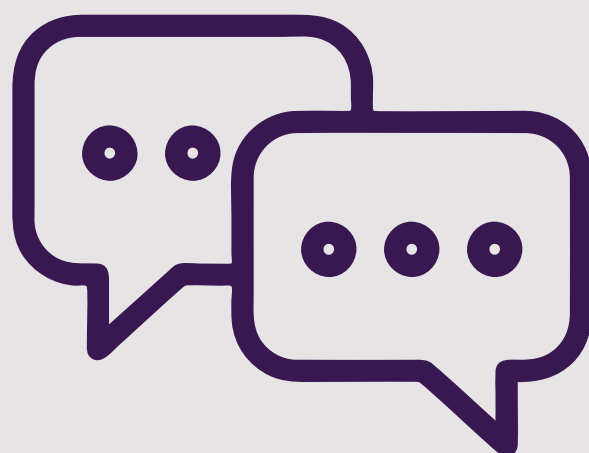
Green spaces



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

10,593
completions
in 2024

£345m
contributed to local
communities



Improvements to
public transport



Landscaping, sports
and play areas

TAYLOR WIMPEY IN YOUR AREA

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Taylor Wimpey

We are a national company, working locally across the UK through our 22 regional offices. Each of our regional offices employs people from within its local area.



Our Spring Wood Gardens development in Normanby



Our Hartburn Grange development in Stockton-on-Tees



Our Oaklands development in Kirklevington

Our address and some key facts

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

Staff directly employed
including office personnel, site
managers, sales executives and
various labourers on site.

198

Private homes
completed in 2024.

395

Affordable homes
completed in 2024

71

Apprentices
employed

11



Taylor Wimpey – a national
company and local homebuilder



Support and
funding for
charities



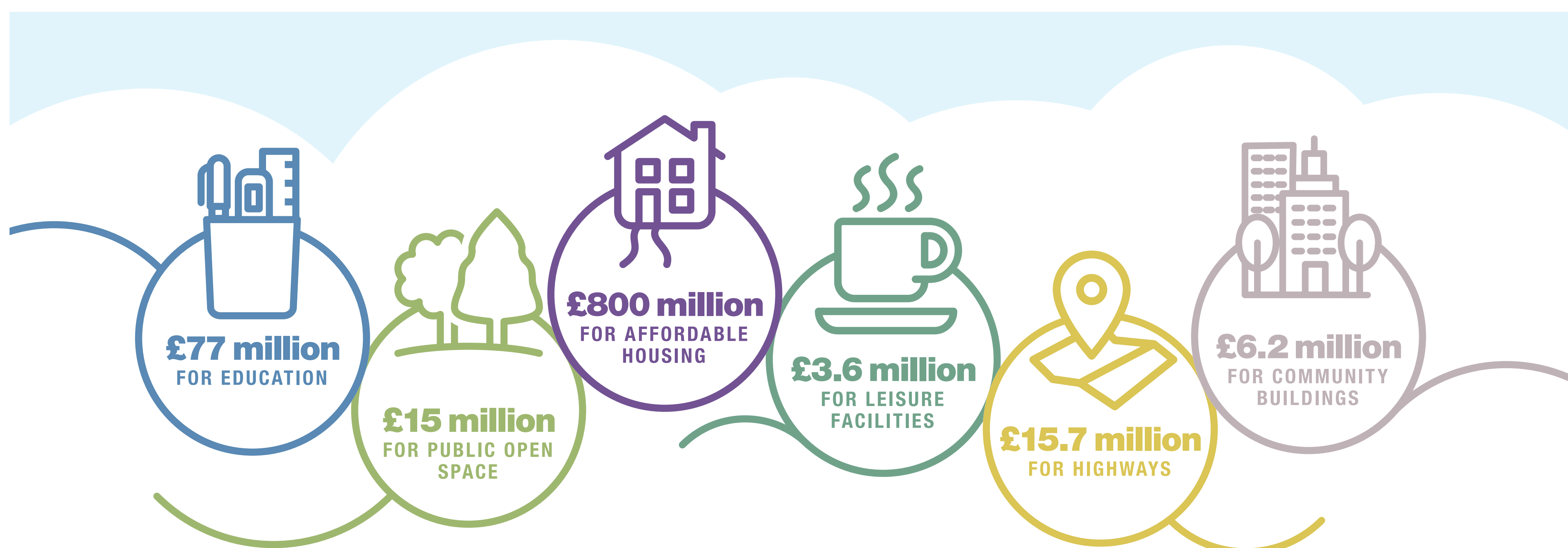
Educate kids
in how to
stay safe

WORKING IN YOUR COMMUNITY

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We do much more than build homes.
As a considerate, responsible developer,
we have a commitment to local communities.



Holy Trinity Rosehill CofE pupils with the donated lights

Helping Stockton-on-Tees school stay safe during Road Safety Week

We donated a colourful collection of clip-on lights to Holy Trinity Rosehill Church of England School as part of Road Safety Week.

The lights, which can be fastened onto bags or bikes, were donated by Taylor Wimpey North Yorkshire to help students be seen by drivers when out and about in the local community and when travelling to and from school. Mrs A. Swift, Headteacher at Holy Trinity Rosehill Church of England School said:

"The safety of our children is our priority, so we would like to say a huge thank you to Taylor Wimpey North Yorkshire for the clip-on lights. We encourage our pupils to spend time outside and with these clip-on lights they'll be able to safely enjoy the outdoors."



Pupils from Kirklevington Primary with their winning designs

We celebrate the hedgehog friendly community in Kirklevington

Pupils from Kirklevington Primary School were invited to design a poster to mark the hedgehog highway that has been installed at our Oaklands development, to help the prickly creatures to travel round more safely. Samuel James Davies, winner of the competition said:

"The competition was really fun to take part in and it taught me a lot about hedgehogs. It was great to have won and I can't wait to see my poster on the development!"



I'm George's Mate being presented with their donation

Mental health charity wins our Community Chest competition

Our community chest competition invited Darlington residents to nominate local causes, with I'm George's Mate chosen for funding. Volunteer Jenny Baxter said:

"We hope to turn a horrific situation into something positive, helping young people support their mental health."

DEVELOPMENT PROPOSAL

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LAND-EAST-OF-EASBY-LANE

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Our designs for Easby Lane, Great Ayton

Taylor Wimpey is preparing a detailed planning application for a residential development comprising 79 new homes in Great Ayton. The proposed site lies to the east of Easby Lane and extends across approximately 11.8 acres.

The proposals include the following:

- A single point of vehicular access will be provided via Easby Lane
- Direct pedestrian connection to the existing Public Right of Way
- Generous areas of Public Open Space, including an equipped Play Area for use by residents and the wider community
- Thoughtful offset distances maintained between new and existing properties to preserve privacy and amenity
- Provision of 30% affordable housing, supporting a balanced and inclusive community
- Inclusion of single-storey bungalow homes to offer housing variety and meet diverse needs
- Retention of existing hedgerows where possible to preserve local character and biodiversity
- Sustainable Drainage System (SuDS) basins incorporated to manage surface water and enhance landscape quality
- Open space on the eastern edge affords scenic views toward Roseberry Topping and the Captain Cook monument
- Landscaped buffers introduced along the southern and western boundaries to soften the transition to the surrounding countryside
- All homes will be constructed in accordance with the latest building regulations
- Sustainable features to include electric vehicle charging points and solar PV panels for every dwelling



The proposed layout of our development

Key facts



79 new homes



A range of
bungalows and
2 storey homes

30%

Affordable
homes



On-site play
area and public
open space

NATURAL ENVIRONMENT

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Protecting and preserving the natural environment

Protecting and preserving the natural environment including valued landscapes and habitats is a key priority. Our design process involves an evaluation of the site and how it relates to the surrounding area in terms of its character and setting

We will be putting together a detailed landscaping plan that incorporates a wide range of ecological and sustainable features.

These include additions to dwellings such as bug hotels, bird boxes, bat boxes, bee bricks, and hedgehog highways, all aimed at supporting local wildlife.

The plan also prioritises promoting health and wellbeing for residents and ensuring easy access to the public right of way, which provides a direct route to the centre of Great Ayton.

Sustainable urban drainage solutions will be integrated alongside carefully selected planting schemes to manage surface water and enhance the visual appeal. Furthermore, the landscape strategy is designed to promote Biodiversity Net Gain through appropriate planting and ongoing landscape management.



CONNECTIVITY

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Access to local facilities and services

Our customers should have convenient access to local facilities and services by a range of transport modes. Facilities that we provide on-site should be easy to find and our scheme should integrate with the surrounding community by reinforcing existing connections or creating new ones.

The proposed layout has been carefully designed to foster connectivity and respond sensitively to the surrounding environment by encouraging pedestrian and cycle access, as well as facilitating links to sustainable transport options. Vehicular access to the development is accessed at a single entry point from Easby Lane, and the internal road structure is organised as a hierarchy comprising main access roads with smaller cul-de-sacs branching off. A dedicated footpath connection is also provided to the public right of way along the eastern boundary, offering a direct route into the centre of Great Ayton.

The development is ideally located within walking distance of a wide array of local services and amenities in Great Ayton, such as a butchers,

bakery, hairdressers, a delicatessen, post office, dentist, health centre, and a primary school, along with various other retail opportunities. Multiple nearby bus stops offer regular services to destinations including Middlesbrough, Stokesley (and its secondary school), Guisborough, Redcar, Marske-by-the-Sea, Nunthorpe, and other surrounding settlements. In addition, Great Ayton Train Station, situated approximately 2.7 miles from the site, provides direct services to Whitby and Middlesbrough. These connections underscore the site's strong sustainability credentials. The development also enjoys convenient direct access to the local cricket and football club, further supporting community engagement and healthy lifestyles.



CHARACTER

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Local context that influences 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.

The development has been thoughtfully designed to reflect the local vernacular and respect the area's rich heritage and views, drawing inspiration from the traditional architecture of Great Ayton while introducing modern elements that complement the surroundings. Buildings will range in height between one and two storeys to ensure a sensitive relationship with adjacent properties, and the overall density has been carefully considered to strike a balance between efficient land use and spacious, attractive living environments.

The scale and massing of homes vary across the site, with a combination of detached, semi-detached, and terraced properties creating visual variety and interest throughout the street scenes. The architectural approach uses red brick with render on key corner plots, red and grey tiled roofs, and anthracite detailing to provide a contemporary edge. The layout promotes permeability and cohesion, incorporating a welcoming gateway

feature at the Easby Lane entrance defined by landscaped SuDS ponds that sets a strong first impression. A well-integrated mix of 1 to 5 bedroom homes, including a 30% provision for affordable housing, ensures a diverse tenure and accommodates a wide demographic. Parking has been sensitively designed with a variety of typologies on-plot, garages and visitor bays, paired with provisions for cycle parking to encourage sustainable travel.

Boundary treatments include timber fencing, hedgerows, and brick walls on corner plots, reinforcing a sense of privacy while contributing to the site's character. Open spaces and green corridors are woven throughout the scheme, enhancing ecological connectivity and offering residents a green, walkable environment that links seamlessly with surrounding paths, play areas, and the adjacent public right of way.



COMMUNITY

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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.

The development aspires to create a healthy, inclusive, and safe environment that fosters a strong sense of community and wellbeing. Central to this vision is the incorporation of Public Open Space and a Play Area designed for use by all residents, which are positioned to be overlooked by surrounding properties. This layout not only enhances safety through natural surveillance but also encourages regular social interaction among neighbours.

The scheme will also be subject to a Community Infrastructure Levy (CIL), a charge levied by local planning authorities on new developments to contribute to essential infrastructure, services, and facilities such as schools, transport improvements, and community resources that supports the evolving needs of residents and businesses. In addition, there is a strong emphasis on supporting the local economy by employing local subcontractors wherever possible and sourcing materials from nearby suppliers, reinforcing the project's commitment to sustainability and community investment.



The development will include a play area



The development will foster a strong sense of community and wellbeing

ECONOMIC BENEFITS

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What will our development bring to the area?

We are proposing a residential development of 79 new homes in Great Ayton. The development will include a range of property styles and sizes, and a proportion of the new homes will be affordable housing. 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



89 jobs

Direct employment
Estimated construction jobs per year of build.



50 jobs

Indirect/Induced employment
Could be supported in the supply chain per year of build.



£9.92m

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

Once people move in



£2,188,332

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



£584,600

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

Additional local authority income



£131,772

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



£686,140

New Homes Bonus payments
A grant paid, over six years, by central Government to Local Councils.



NEXT STEPS

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LAND-EAST-OF-EASBY-LANE

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What we would like from you, and what you can expect from us



Once you have had an opportunity to look at the scheme proposal, if you have any questions or wish to comment please email us or fill in one of the feedback forms using the 'Have your say' button on our website. Your views are very important to help us shape and develop the proposed scheme.

Following consideration and detailed review of the feedback that we receive, we hope to submit an outline planning application to North Yorkshire Council (Hambleton Area). 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.



You can email your comments to:

easby-lane@taylorwimpey-pr.co.uk

Alternatively, you can write to us at:

Easby Lane Consultation Feedback
Taylor Wimpey North Yorkshire
Preston Farm Industrial Estate
Lockheed Close
Stockton-on-Tees
TS18 3SH

**All feedback should be received by midnight
on Wednesday 23rd July 2025**



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



What is Taylor Wimpey doing in your area?

12

developments
currently on sale
in Taylor Wimpey
North Yorkshire

6

NHBC
Pride in the Job
Quality Awards
in 2024