



Great Ayton

Creating much needed family homes in Great Ayton



We want to share with you our initial plans for a development of up to 130 new family homes, as well as give you the opportunity to provide feedback and ask any questions that you may have. Our proposals hope to bring forward a development that supports the recognised need for new family homes in the area. It also offers the opportunity to deliver new benefits for your local community, local economy and local environment. Some of the benefits include; new affordable housing, upgraded footpaths, improved connectivity from our development and electric vehicle charging points at every home.

Getting you involved

We would like to invite you to one of our consultation events to find out more about our proposals at Great Ayton. This will be an opportunity for you to meet and speak with the project team directly, share your views and suggest ideas that could be delivered as part of the project. If you are unable to attend our consultation events, please contact us using the details on the back of this newsletter, so that we can make arrangements to speak with you at a mutually convenient time.

Project information will also be available on our website:
www.banksgroup.co.uk/greatayton

Local Consultation Events

You are invited to attend one of our two consultation events. To book a place, please email us or call on the number provided.

The face-to-face events will be held on the following dates:

Tuesday 23rd June 2026, 16:00 - 19:30

GREAT AYTON VILLAGE HALL

83 High Street, Great Ayton, TS9 6NF

Tuesday 30th June 2026, 11:00 - 15:30

GREAT AYTON VILLAGE HALL

83 High Street, Great Ayton, TS9 6NF

What we're about

Banks Property is part of The Banks Group. We're an established family business with a track record which shows a clear commitment to building positive community relationships and delivering tangible benefits to the communities in which we work.

Development with care is at the heart of our way of working and it's proven in every one of our projects by actions, more so than words. Respect and consideration for your environment, your community and our customers, employees and suppliers are at the centre of everything we do. We pride ourselves on working closely with local communities and community leaders to deliver a range of social, environmental and economic benefits to ensure people living close to our development share the benefits.

Your personal contact



Jamilah Hassan

COMMUNITY RELATIONS MANAGER

Jamilah is your community relations manager for the Great Ayton proposal and is keen to know your community better and find out how you think it could benefit from our proposals.

If you can't make it to the consultation events, but would like to ask any questions and share your views, you can write to or email Jamilah using the details on the back of this newsletter.

We'd love to hear from you.



Aerial image showing red line boundary of the site

Our development at Station Road, Methley



OUR VALUES:

- Caring for people and the environment
- Listening to understand
- Finding solutions together
- Supporting each other
- Developing best practice
- Honouring commitments

Why Great Ayton?

- Provide new, high-quality family homes, including affordable housing, giving local people a chance to remain in the village.
- Offer a range of property types to meet diverse community needs, from first-time buyers to families.
- Support local shops, schools, and services through increased spending from new residents.
- Help address housing shortages that otherwise push people to relocate away from their community.

Let us know your views

We are interested to hear your thoughts and ideas on our Great Ayton proposals. Please share these with us by filling out the feedback form on our website (see below) or by emailing the project team.

Online
banksgroup.co.uk/greatayton

Phone
0191 378 6100

Email
greatayton@banksgroup.co.uk



Our proposal

Progress so far

Although the project is at an early stage, work has started to allow us to understand what we need to do to prepare our planning application. Looking at ecology, archaeology, landscape and design has enabled us to get to this point.

Potential timeline

- **September 2025**
Pre app submitted

- **Summer 2026**
Community consultation

- **Autumn 2026**
Outline planning application

- **Spring 2027**
Planning determination

- **Autumn/Winter 2027**
Reserved Matters application

- **Spring/Summer 2028**
Reserved Matters approval

- **Autumn/Winter 2028**
Construction to begin

Key project facts

- Delivery of approximately 130 energy efficient homes with a good sustainability rating

- New open spaces and green corridors within the site

- Provision of 30% affordable housing on site

- Site area approx. 6.5 hectares



Technical information

- Access to the site will be taken from the A173 for both vehicles and pedestrians. Pedestrian access will be on the eastern boundary of the site to ensure a short, direct route to the village amenities.
- The site will be well connected to the public transport network with bus stops within an approximate 5-minute walk of the site, with additional bus stops looking to be delivered along the site frontage. Great Ayton railway station can also be accessed within an approximate 30-minute walk.
- Shops, health centre, and infant/primary schools are also within a short walk of the development, ensuring the site is not car dependent.
- A Residential Travel Plan with initiatives to encourage sustainable travel will be provided to new residents upon their move into the site.

Drainage Information

- A sustainable drainage system (SuDS) is being designed to manage rainfall across the site in a safe and controlled way.
- A single attenuation basin will be located in the western corner of the site. This will temporarily store rainwater during heavy storms and release it slowly.
- The basin and surrounding areas will be designed to blend into the landscape, providing potential for green space and wildlife habitats.

Key project benefits

ENVIRONMENTAL



Houses to be built to Future Homes Standard (more energy efficient)



Electric vehicle charging points to all homes



Provision of green infrastructure and on-site open space



10% Minimum Biodiversity Net Gain

SOCIAL



Provision of a mix of house types, including 30% affordable housing



Improved footpath links



Contributions to improve local healthcare and educational facilities via Section 106

ECONOMIC



Employment opportunities to the local construction sector and local supply chains



Increased Council tax revenue for North Yorkshire Council



Increase in local spending



Benefiting your community

Case Study: supporting Whitley & Eggborough School

New green spaces everyone can enjoy



We believe that the communities that host our projects should share in the benefits. The Great Ayton development would bring a wide range of social, economic and environmental benefits.

We have a grassroots community fund currently available for local community groups and organisations within the Great Ayton area, with priority given to those closest to our development.

Grants of up to £2,000 can be applied for and we would welcome your applications or recommendations for worthy projects that could benefit from this funding.

Our consultation events are an ideal opportunity for you to tell us what kind of projects you'd like to see supported and what benefits you'd like to see delivered as part of the Great Ayton development. We look forward to hearing your views on what these could be.

If you are unable to attend either of the consultation events and have a project in mind, or know of a group we could help, please contact Jamilah directly on the details provided to discuss in more detail.

Get involved

We would love to hear your ideas on how the Great Ayton development could benefit your community. We look forward to meeting you at one of our consultation events very soon.

If you are unable to attend one of our events, contact us using the details below so we can make arrangements to speak with you at a mutually convenient time. You can also scan the QR code below to find out more about the project and book an appointment at one of our consultation events.

PLEASE NOTE: Comments made are not representations to the planning authority and if an application is submitted there will be an opportunity to make representations on that application to the planning authority

BANKSProperty

development with care

📞 0191 378 6100

🌐 banksgroup.co.uk/GreatAyton

📘 The Banks Group

📧 @The_Banks_Group

✉️ greatayton@banksgroup.co.uk

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