

# Community Consultation Leaflet

## Land east of A167, Great Smeaton, Hambleton

On behalf of the Landowners and Richard Roberts Ltd, we write to inform you of the future development proposals for land east of A167 Northallerton Road, Great Smeaton, Hambleton.

The application site comprises agricultural land on the southern edge of Great Smeaton settlement limit, with access from the A167 which runs alongside the western boundary of the site as identified on the Location Plan below. The land forms a natural extension of the existing settlement.

The development team are preparing to submit an Outline application with all matters reserved, except for access, for a residential development of 5 No. dwellings. Access is to be obtained from A167 at the western boundary of the site.



Location Plan

You are invited to review the indicative site layout (on the overleaf) and provide us with your thoughts, comments and ideas.

The indicative layout illustrates a landscape led proposal of 5 detached dwellings which includes 2 bungalows and a mix of 2No. 3 bed, 2No. 4 bed and 1 No. 5 bed dwellings.

A copy of the site layout 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](http://www.johnsonmowat.co.uk/consultations)

Alternatively, comments can be emailed to:-

[hello@johnsonmowat.co.uk](mailto:hello@johnsonmowat.co.uk)

There will be further opportunity to provide comments to Hambleton District Council once the planning application has been submitted.

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



**JohnsonMowat**  
Planning & Development Consultants

PTO for Site Layout

# Site Layout

