

ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK

Taylor Wimpey

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 14,000 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

14,087

homes (including joint ventures) built in 2021

£418m

invested in areas we built in 2021



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 23 regional offices. Each of our regional offices employs people from within its local area.



Our Great Western Park development in Didcot.



Thornbury Green in Eynsham.

Our address and some key facts

Taylor Wimpey
Oxfordshire
Suite J
Windrush Court
Abingdon Business Park
Abingdon
Oxfordshire
OX14 1SY

Affordable homes completed in 2021

104

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

98

Private homes completed in 2021

298



Taylor Wimpey - a national company and local homebuilder



Support and funding for charities

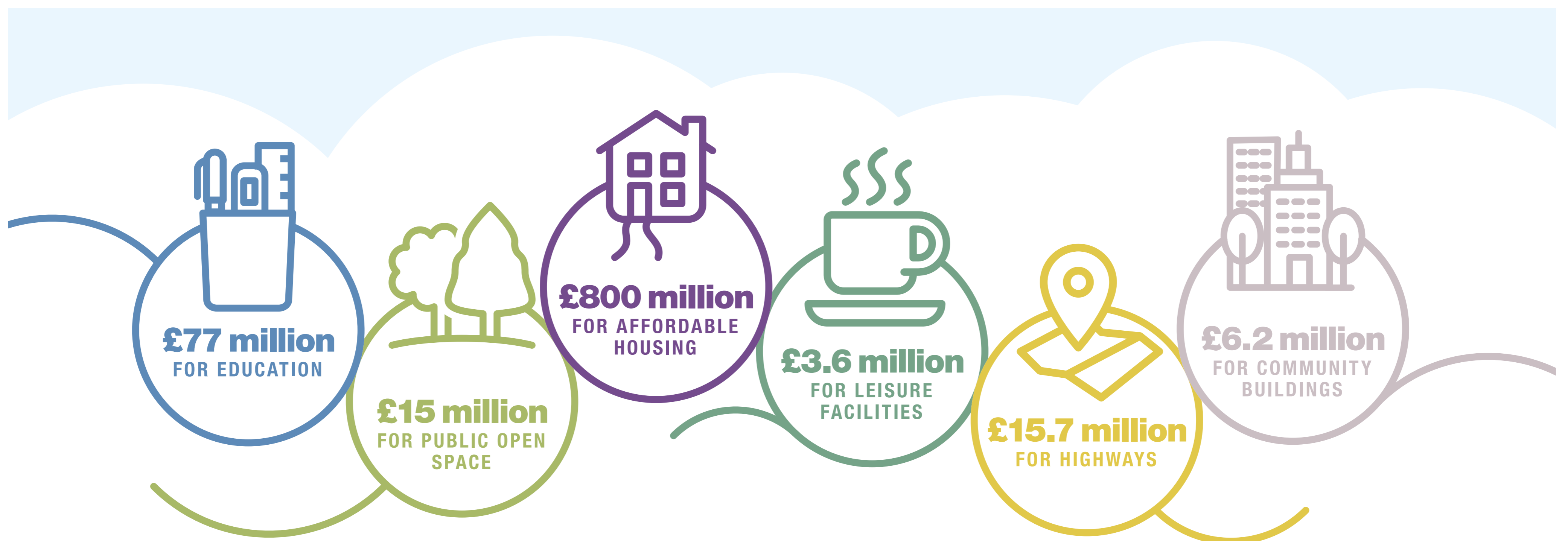
12

employees on apprentice schemes



Educate kids in how to stay safe

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



Wantage Primary School pupils learn about the importance of pollinators.

Creating a buzz on World Bee Day

We marked World Bee Day by partnering with Ridgeway Bees to bring a fun session of local honey tasting and seed bomb making to Wantage school children.

“We’re really grateful to Taylor Wimpey and Ridgeway Bees for the fantastic workshop. The pupils had a great time and learned some important lessons about protecting the environment for future generations.”



We took part in the Bubble Rush for Helen and Douglas House.

Foamy fun for a good cause

We took part in a fantastic day of foamy fun as part of our long-running support of Helen and Douglas House, an Oxfordshire-based children’s hospice.

“A massive thank you to everyone who came along to take part in the event and raise money for our charity. We are also grateful to Taylor Wimpey for showcasing their continuous support by sponsoring us.”



Site Manager Jack Preston shows pupils the Open House.

Pupils learn how homes are made

We gave a group of Shaw-cum-Donnington Primary School pupils a stage-by-stage look at how a new home is built during a tour of the special ‘Open House’ at our Shaw Valley development.

“The children really enjoyed having the opportunity to experience the construction of a new house and having an awareness of sustainability within our local area.”

Taylor Wimpey is preparing a reserved matters planning application for 134 homes at The Woodlands, South Marston, Swindon.

The Woodlands will form part of the New Eastern Villages (NEV) – one of the largest new communities in the region.

Outline planning permission for the first phase of 2,380 homes was granted by Swindon Borough Council in August 2021 and Taylor Wimpey is working as part of a consortium to deliver the development and associated infrastructure.

Today we are showing you proposals for our first phase of housing, known as Skylark at The Woodlands, including 31 affordable homes.

Our designs for Skylark at The Woodlands



Key facts

134
new homes

31
affordable homes

First Taylor Wimpey phase at The Woodlands

2, 3 and 4 bedroom homes

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.

The Design Code for The Woodlands focuses heavily on the natural environment, and includes an aim to foster wildlife and increase biodiversity by creating new habitats and managing flood risk.

The planting for the development follows the guidelines laid out in the Design Code and the landscape includes numerous trees to give a green character to the streets within the development.

The tree species chosen are taken from the palette included in the Design Code.

The existing hedgerows are a defining feature of Old Vicarage Lane, and these will be retained and enhanced with wildflower planting along the base of the hedgerows.

Grass verges within the development will be sown with a species-rich seed mixture to enhance biodiversity and wildlife.

Ornamental planting to front gardens has been carefully selected to provide robust and colourful year-round interest and to attract bees and other insects. Bird boxes will be installed on homes on a 1:1 ratio.

The Design Code also sets out an aim to promote health and wellbeing through accessible, active and attractive open spaces. These will be spread throughout the development, with sports pitches at two locations to provide space for more formal exercise and sports clubs.

All homes will be highly insulated with low-energy lighting and a selection of low-use water fittings. Building materials will be carefully selected and procured in order to reduce their lifecycle impact, including using timber from certified sustainable sources only.



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 Woodlands will include a range of new facilities delivered by the consortium members, meaning that new residents will be able to access many day-to-day essentials by foot and bike.

This includes a new two-form entry primary school, two community buildings, a neighbourhood centre with mixed use retail and employment space, sports pitches and a pavilion, allotments in three locations, green space and 10 play areas.

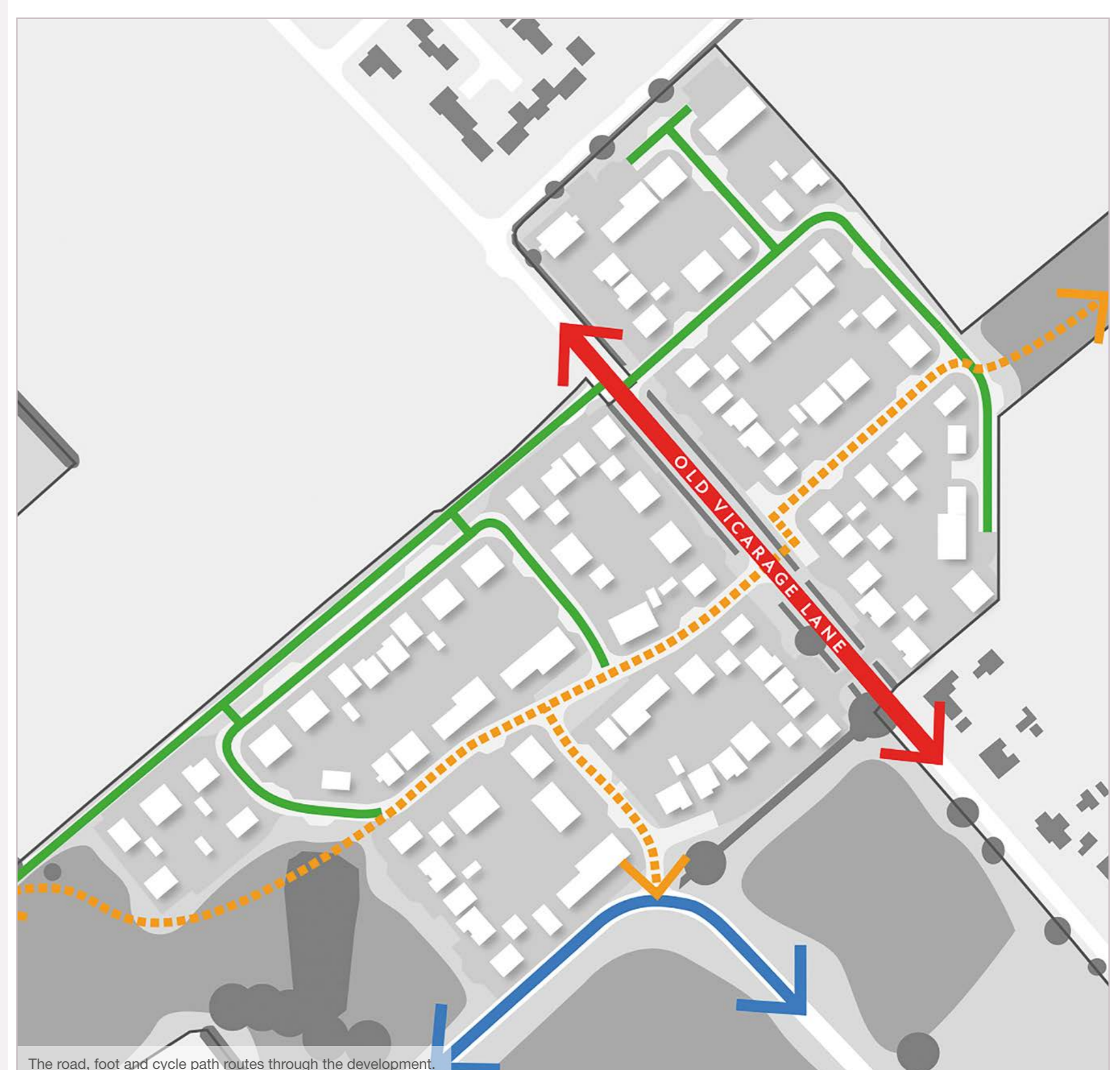
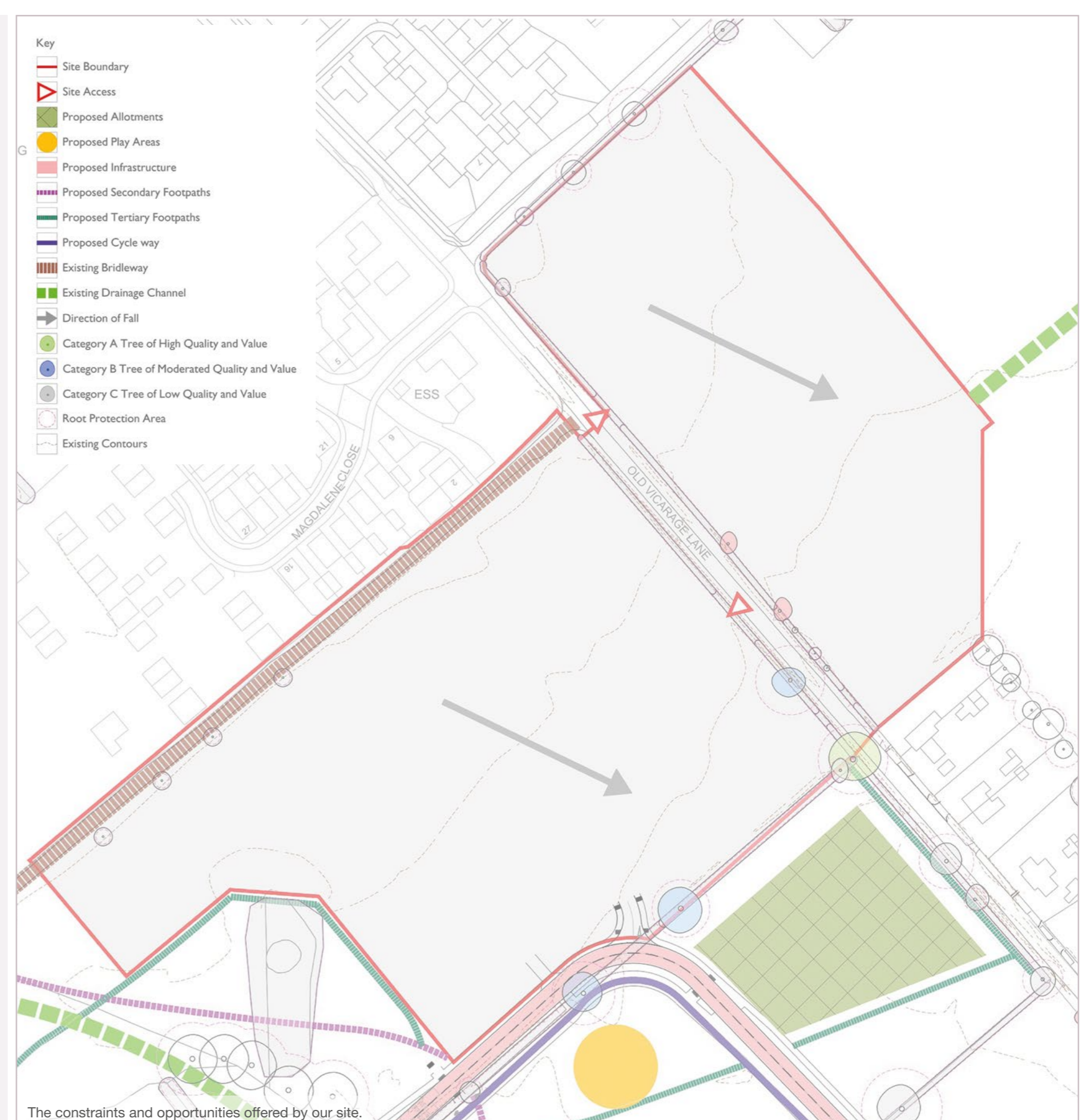
We will put in place a Travel Plan, with a dedicated co-ordinator, to promote sustainable transport measures and educate residents on their benefits.

There will be a network of footpath and cycleway routes integrated throughout the development, including the retention of Public Rights of Way. Some of these routes were identified in the South Marston Neighbourhood Plan.

For those who need to travel further afield, we will design bus-friendly routes through the development. We will also make a total contribution of £2.8m towards bus transport in the local area.

Road access to the wider development will be at three points: the Thornhill Road roundabout, Old Vicarage Lane and the A420. We will make improvements to these junctions, and no vehicular traffic will use Nightingale Lane nor Rowborough Lane.

Roads within the development will be designed to encourage low traffic speeds and parking for vehicles and cycles will be located to discourage unsafe parking manoeuvres.



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 wider site is primarily in agricultural use, providing an opportunity to increase biodiversity by including a range of wildlife habitats in the landscape design.

Our first phase of housing will sit across Old Vicarage Lane, with road access either side. An existing drainage channel sits to the north east of the site, and a new play area and allotments will be to the south east.

The section of this phase to the west of Old Vicarage Lane is bordered by an existing bridleway along the northern boundary, which sits between the new homes and existing properties in Magdalene Close. New homes will be sufficiently far away from existing properties to ensure the privacy of neighbouring residents.

The homes will be designed in accordance with the Design Code for The Woodlands. This document sets out a number of key principles which aim to create a development that is beautiful, sustainable and biodiverse, whilst reflecting its surroundings and local architecture.

This phase includes five distinct character areas, taken from the Design Code, to provide variety and interest. These are Old Vicarage Lane, Primary Street, Parkland Edge, Bridleway Frontage and Core Area. More details on these character areas can be found on our website.

The character areas will create a subtle variety in housing design and material use that reflects homes in the surrounding area. The use of detailing and feature detail is a common theme in the area and will be carried through in the overall design of the buildings.

Homes will primarily be two-storey, with an emphasis on detached and semi-detached properties.



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.



New community facilities will form the heart of The Woodlands development, helping to create a neighbourhood where people can live, work and relax in one place.

A new two-form entry primary school will enable younger children to get their education close to home, and a neighbourhood centre will provide a focal point where people can shop and meet. Two new community buildings will act as hubs for clubs, societies and voluntary organisations, as well as being available to hire for functions and events.

Green spaces and play areas are dotted throughout the site, offering the chance to exercise, play and rest. Sports pitches and a new pavilion will enable residents to stay fit and healthy whilst watching friends and neighbours show off their skills.

Three new allotment sites will provide space for green-fingered residents to grow their own fruit and vegetables.

It's also important to support the wider area, and the consortium, including Taylor Wimpey, will be making contributions totalling over £43m to infrastructure and facilities in and around South Marston.

This includes over £22.5m towards highway improvements, £2.8m to help expand South Marston Church of England Primary School, £576,000 for the creation of a new forest within the development, around £1.3m towards local healthcare and £255,000 towards local library services.

A proportion of affordable housing will be built for shared ownership or rent. In our first phase, this will include 31 properties.

As well as this, Taylor Wimpey will work to support local schools, community organisations and charities throughout the construction and sales phase of the development.

NEXT STEPS

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Taylor
Wimpey

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

Your views are important to help us develop our scheme and are very much appreciated. As we finalise our plans, we will review any comments received.



Once you have had an opportunity to look at the scheme proposal, if you have any questions or wish to comment please fill in one of the feedback forms today or email us. 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 a Reserved Matters planning application to Swindon Borough Council. 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:

thewoodlands@taylorwimpey-pr.co.uk

Alternatively, you can write to us at:

The Woodlands Consultation Feedback
Taylor Wimpey Oxfordshire
Suite J, Windrush Court
Abingdon Business Park
Abingdon
Oxfordshire
OX14 1SY

All feedback should be received by midnight on Sunday 30th October. Thank you for taking part in our consultation. Your views make a real difference.



What is Taylor Wimpey already doing in your area?

4

developments currently on sale

2

NHBC Pride in the Job Quality Awards in 2022

3

developments due to launch in next 12 months