

# About Taylor Wimpey

www.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 14,500 homes each year.*



*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](http://taylorwimpey.co.uk)



*Taylor Wimpey lays the foundations for thriving communities*

**£345m**

*contributed to local communities*



*Improvements to public transport*

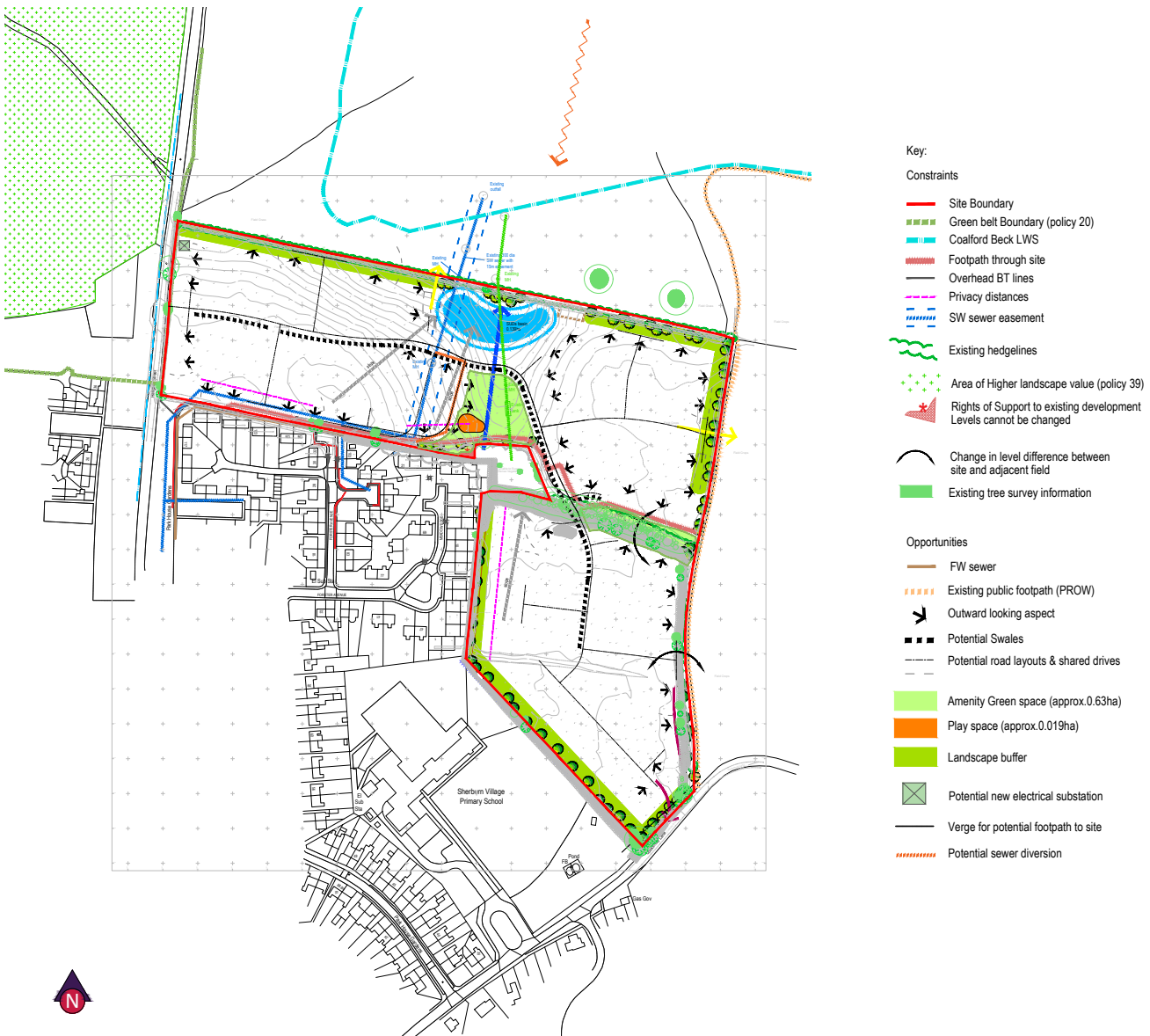


*Landscaping, sports and play areas*

# Site Considerations

*Information about the site we need to take into account*

Before we begin designing a new development, we conduct a thorough assessment of the site and its surrounding area. We document the key features that impact our design. All relevant factors - whether they dictate design constraints or present opportunities to enhance elements are detailed here.



## Things to think about

Access to the site and possible improvements to existing footpath networks

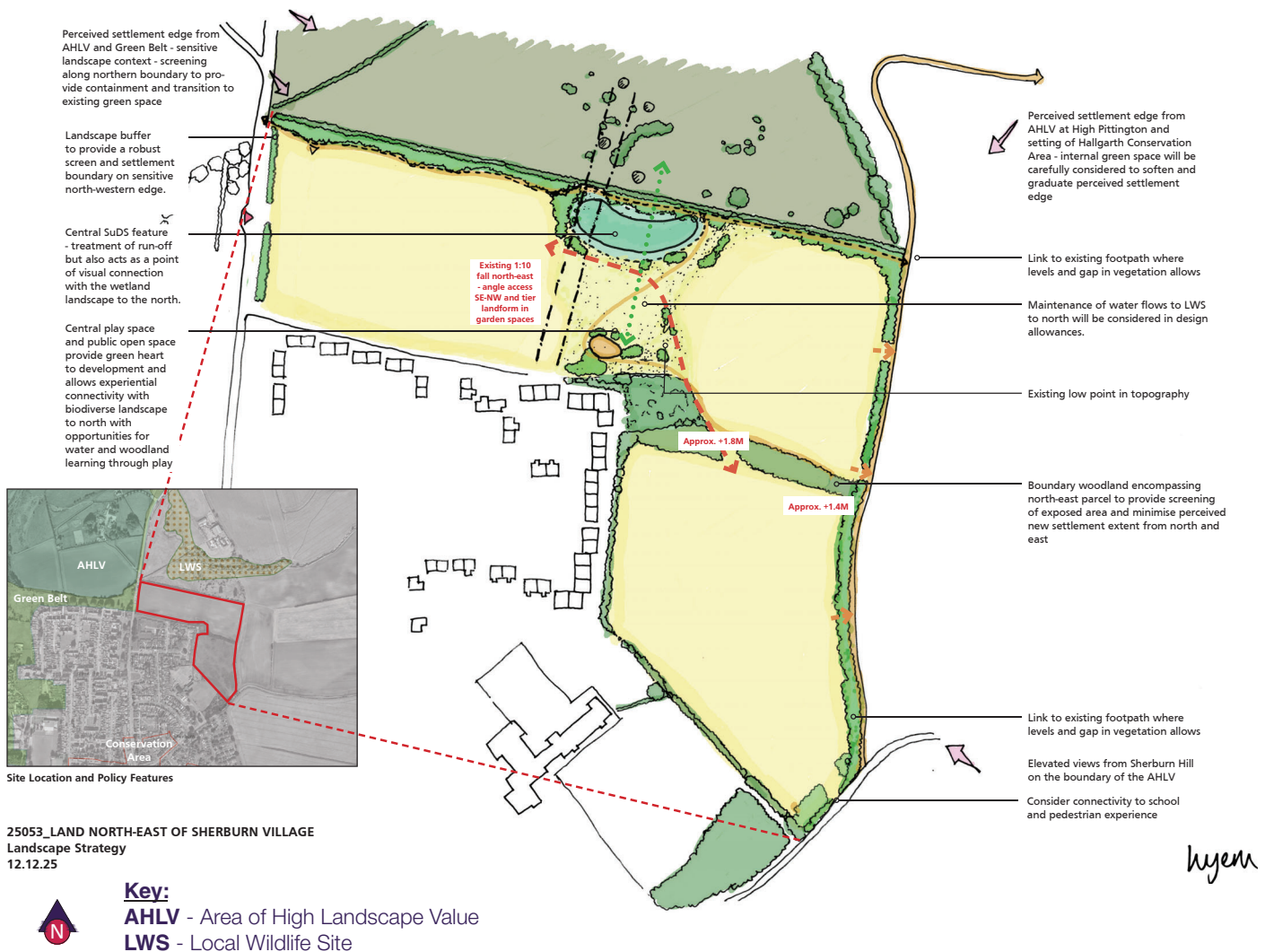
The topography of the site, considering the levels and retention that may be required

Existing vegetation and where we can retain, maintain, and enhance

Are there any utilities and drainage which feed the site. The location of the existing network and how we can tie in.

## How we approach the design of a site

Although in the very early stages, we have begun to develop a plan, illustrating how the technical design could be applied. The proposals are guided by key site features and opportunities such a connectivity and ensuring they reflect the character of the local area.



## What we need to take into consideration

Incorporation of positive drainage via SuDS ponds and swales

Creating a sense of character and community

Retaining and enhancing existing landscaping where possible

Well located and managed open space

Provide connectivity to existing facilities

# Development Proposals



## *Our Proposals for Land North and East of Meadow Edge, Sherburn Village*

Although we are still in the very early stages, our goal remains clear: to create a high-quality living environment that integrates seamlessly with the existing built and natural surroundings. The development will deliver a diverse range of housing options, including affordable homes and larger family homes. By offering variety, we aim to foster a sustainable, inclusive and vibrant mixed community. The Block Plan below shows how the structure of the site could be planned.



### Key Facts for House types

Feature ecological enhancements such as bird boxes, bat boxes and hedgehog highways

Take inspiration from homes around the area, to blend seamlessly with the local character

Use low-waste, eco friendly materials whenever possible

Built with energy efficiency in mind, featuring triple glazed windows, waste water heat recovery and solar panels

Maximise natural light and ventilation for healthier, energy-efficient living spaces

Appeal to a range of customer needs and wants



# Total Delivery

26

Affordable homes

388

New residents

176

New homes in Total



## Operational & Expenditure benefits

30 Jobs

Local supported jobs  
(from increased expenditure in local area)

£4.9m

Resident expenditure  
(within local shops and services p.a.)

£1.3m

First occupation expenditure  
(spending to make a house 'feel like a home')



## Construction benefits

£25.1m

Economic output  
(additional GVA p.a.)

223 Jobs

FTE Construction jobs p.a.

£31.5m

Construction value  
(estimated total construction cost)

125 Jobs

FTE Supply Chain jobs p.a.  
(indirect/induced 'spin-off' jobs supported)



## Local Authority revenue benefits

£295,000 (p.a.)

Council Tax revenue



# Taylor Wimpey delivering economic benefits at Sherburn Village

# Next Steps

Land North and East of Meadow Edge, Sherburn Village

# Taylor Wimpey

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



After reviewing our initial proposals, we encourage you to share your thoughts. Whether you have questions, comments or concerns, we're here to listen. Speak with us directly or complete one of our feedback forms - we appreciate your input.

Following this consultation event, your input will play a key role in refining our layout design and addressing any concerns raised.

You can continue to contribute by submitting further comments through our dedicated email address.



Please complete one of the forms provided or contact us:

Via email: [consultation.twne@taylorwimpey.com](mailto:consultation.twne@taylorwimpey.com)

Via our website: [www.taylorwimpey.co.uk/new-homes/county-durham/sherburn-village](http://www.taylorwimpey.co.uk/new-homes/county-durham/sherburn-village)

Alternatively, you can write to us:

Taylor Wimpey North East  
Rapier House  
Colima Avenue  
Sunderland  
SR5 3XB



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



Organised our first ever charity ball in support of Louie's Trust

Provided hygiene products to Crash Homeless charity

What is Taylor Wimpey North East doing in your area?

Raised in excess of 20,000 for local charities in 2025

Carried out careers fairs at local schools and colleges

Donated over 85kg of food to Sunderland food bank