

ABOUT TAYLOR WIMPEY

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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 14,500 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](https://www.taylorwimpey.co.uk)



Taylor Wimpey lays the foundations for thriving communities

10,735
completions in 2025

£359m
contributed to local communities



Improvements to public transport



Landscaping, sports and play areas

TAYLOR WIMPEY IN YOUR AREA

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**Taylor
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We are a national company, working locally across the UK through our 24 regional offices. Each of our regional offices employs people from within its local area.



Our Fountains Walk development in Ripon



Our Oaklands development in Kirklevington



Our Coatham Gardens development in Eaglescliffe

Our address and some key facts

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

Private homes completed in 2025.

386

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

198

Affordable homes completed in 2025.

120

Apprentices employed.

13

Taylor Wimpey – a national company and local homebuilder



Support and funding for charities

122

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.



Pupils help to welcome new residents to Eaglescliffe

We teamed up with Durham Lane Primary School in Eaglescliffe to create a “Welcome to your new home” card for new residents at our Coatham Meadows and Gardens developments.

We invited pupils to create colourful designs, and the winning entry by Alex Nesbitt, aged 10, has been transformed into a card that will be given to homeowners as they move into their new homes.

Commenting on the children’s participation in the competition, Mrs Gregory, Headteacher at Durham Lane Primary School, said:

“Our pupils were thrilled to take part in this local project and loved putting their creative talents to work designing a ‘Welcome to your new home’ card.”



We support campaign to empower girls by joining careers event

We partnered with Power of Women, a CIC that works with schools, communities and businesses to raise aspirations and broaden horizons for young people, especially girls. Delivering inspirational programmes across the academic year, they connect young people with role models from a wide range of industries.

The Aim High event was successfully hosted at Outwood Academy Bydales in Marske-by-the-Sea, which was attended by 50 Year 9 female pupils, together with women from various Taylor Wimpey North Yorkshire departments.

Sophie McKenna, from Power of Women, said: “Our mission is to empower young people in Tees Valley and beyond, ensuring a brighter future for all. We believe young people deserve the chance to reach their potential, regardless of their gender.

“We were delighted to partner with Taylor Wimpey North Yorkshire and open girls’ eyes to the extensive careers available to them in housebuilding. The event was fun for everyone, but carried some serious messages which we hope will really inspire everyone who attended.”



We award local community group, Ohana, with £1,000

We awarded a local charity, Ohana, after the community fund was named winner of our Community Chest competition.

Residents from Ripon and the surrounding area were encouraged to nominate a charity, organisation or individual who they believe deserved a helping hand.

The local charity is dedicated to providing compassionate support to families and caregivers as they tackle the unique challenges of raising children with Special Educational Needs or Disabilities.

Danielle Hamilton, Project Manager at Ohana, said:

“We aim to build a strong, inclusive community where no family feels alone and believe that every child deserves a chance to reach their full potential, and every family deserves access to the support needed to help their child thrive. We are thankful for this generous donation from Taylor Wimpey, which will strengthen our ability to offer vital support to more families in the Ripon area and make a significant difference.”

DEVELOPMENT PROPOSAL

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Our designs for Romanby Grange

Taylor Wimpey is preparing a detailed planning application for a residential development comprising 180 new homes in Romanby, Northallerton. The proposed site lies to the southern edge of Romanby, approximately 1.5km from Northallerton town centre.

The proposals include the following:

- Convenient access to local amenities, services, and transport links, while retaining a semi-rural setting.
- A single point of vehicular access via Boroughbridge Road.
- Generous areas of Public Open Space, including a looped / perimeter walkway throughout the site to encourage walkability for residents and the wider community.
- Careful layout design with appropriate separation distances between new and existing properties to protect privacy and amenity.
- Provision of 30% affordable housing to support a balanced and inclusive community.
- Inclusion of single-storey bungalow homes alongside two-storey & two and a half storey dwellings to provide housing choice.
- Retention of existing hedgerows where possible to preserve local character and biodiversity.
- Incorporation of Sustainable Drainage Systems (SuDS) to manage surface water and enhance landscape features.
- Landscaped buffers along the southern and western boundaries to soften the transition to the surrounding countryside.
- All homes constructed in accordance with the latest building regulations.
- Sustainable features including electric vehicle charging points and solar PV panels for every dwelling.



The proposed layout of our development

Key facts

Approximately
180
new homes



Mix of bungalows,
two-storey homes
and two and a half
storey homes

30%
affordable homes

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.

Our vision is to create a vibrant, sustainable landscape that not only enhances the beauty of the development but also delivers lasting value for residents and the wider environment.

At the heart of the design is a commitment to supporting local wildlife. We will introduce a range of carefully considered ecological features - including bug hotels, bird boxes, bat boxes, bee bricks, and hedgehog highways - to create a thriving habitat network. These elements are seamlessly integrated into the development, transforming everyday spaces into opportunities for nature to flourish.

Equally important is the experience of the people who will live here. The layout promotes health and wellbeing through safe, attractive, and accessible routes, making it easy for residents to move through the site and enjoy a direct connection Romanby and Northallerton centre. This encourages walking, outdoor activity, and a stronger sense of community.

Sustainability is embedded throughout the design. Innovative Sustainable Urban Drainage Systems (SuDS) will be incorporated to manage surface water naturally, reducing flood risk while creating visually appealing landscape features. These are complemented by thoughtfully selected planting schemes that provide year-round interest, enhance the character of the development, and support pollinators and local ecosystems.

Importantly, this strategy is designed to go beyond expectations by delivering measurable Biodiversity Net Gain. Through a combination of high-quality planting and long-term management, we ensure that the landscape will continue to grow, evolve, and improve over time.



A bug hotel on a Taylor Wimpey development



A footpath in a landscaped area on a Taylor Wimpey development



A SUDS pond on a Taylor Wimpey development

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.

This development has been thoughtfully designed to offer residents a lifestyle that is both convenient and well-connected. From the outset, the layout prioritises ease of movement, with attractive walking and cycling routes woven throughout the scheme - perfect for everyday journeys or simply enjoying the outdoors.

Access to the development is simple and well-planned, with a clearly defined entrance from Boroughbridge Road that creates a welcoming sense of arrival. Inside, the streets are carefully arranged to balance accessibility with privacy, featuring a main route supported by quieter cul-de-sacs - ideal for creating a safe, peaceful environment for families and residents alike.

Just a short 10-minute walk away, regular bus services from Harewood Lane provide frequent connections to Northallerton town centre, as well as to nearby destinations such as Leeming Bar and Bedale. Whether commuting, shopping, or visiting friends, residents will enjoy excellent transport options right on their doorstep. For those who enjoy a more active lifestyle, the nearby National Cycle Route 71 offers fantastic opportunities to explore the surrounding area, linking into a wider network that stretches across the region.

Northallerton is a thriving and attractive market town, offering a strong mix of historic character and modern amenities. The town provides a wide range of shops, services, leisure facilities and employment opportunities, alongside excellent transport connections, including direct national rail services to major destinations such as York, Leeds and London. Its well-established infrastructure, combined with a welcoming community and access to the surrounding countryside, makes Northallerton a highly desirable place to live.



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 site presents an exceptional opportunity to deliver a thoughtfully designed and sustainably located residential development, centred around the characterful existing farmhouse. The proposed layout has been carefully conceived to respect and complement this heritage asset, creating a distinctive and attractive sense of place.

The development will provide a mix of homes ranging from one to five bedrooms, including bungalows and a combination of two and two-and-a-half storey dwellings. This variety will ensure a broad choice of housing, supporting a diverse and inclusive community.

The homes will be constructed using a high-quality palette of traditional red and buff brick, complemented by areas of render at key locations. This approach reflects Northallerton's architectural vernacular, reinforcing local character while creating a cohesive and visually engaging development.

The scheme has been designed to integrate seamlessly with the established properties along Oaktree Drive, which define the settlement's southern edge, while responding sensitively to the surrounding landscape. As a result, the development will form a natural and well-considered extension to Northallerton, enhancing its character, strengthening its identity, and delivering a high-quality living environment.

Boundary treatments will include timber fencing, hedgerows, and brick walls on corner plots, providing privacy while contributing positively to the overall streetscape. A network of open spaces and green corridors will be incorporated throughout the development, supporting ecological connectivity and creating an attractive, green and walkable environment for residents.



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 is designed to create a welcoming, healthy, and inclusive environment where people of all ages and backgrounds can thrive. At its heart is a strong sense of community, supported by thoughtfully designed Public Open Space. These spaces are carefully positioned to be overlooked by surrounding homes, providing natural surveillance that enhances safety while also encouraging everyday interaction between neighbours and fostering a friendly, connected neighbourhood.

A key part of the vision is to deliver a balanced and inclusive community, with 30% of the new homes provided as affordable housing. This will help ensure that a range of people including first-time buyers, young families, and those with local connections all have the opportunity to live within the development, supporting a diverse and vibrant place to live.

The scheme will also contribute directly to the wider area through the Community Infrastructure Levy (CIL), helping to fund improvements to local services and facilities such as schools, transport links, and community amenities. Alongside this, the development is committed to supporting the local economy by using local subcontractors wherever possible and sourcing materials from nearby suppliers, ensuring that investment is retained within the community.



ECONOMIC BENEFITS

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What will our development bring to the area?

We are proposing a residential development of approx. 180 new homes in Romanby Grange, Northallerton. 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



234 jobs

Direct employment
Estimated to create 47 temporary construction jobs per year of build.



31 jobs

Indirect/Induced employment
52 jobs could be supported in the supply chain per year of build.



£6,405,389

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

Once people move in



£1,332,000

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.



£4,986,072

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

Additional local authority income



£300,240

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



£1,562,400

New Homes Bonus payments
A grant paid, over six years, by central government to local councils



NEXT STEPS

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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 a detailed planning application to North Yorkshire Council (Hambleton). 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:

romanby-grange@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

Romanby Grange Consultation Feedback,
Taylor Wimpey North Yorkshire,
Preston Farm Industrial Estate,
Lockheed Close, Stockton-on-Tees, TS18 3SD

All feedback should be received by midnight on Thursday 16th July 2026.



Thank you for taking part in our consultation. Your views make a real difference



What is Taylor Wimpey already doing in your area?

12

developments currently on sale in Taylor Wimpey North Yorkshire

3

NHBC Pride in the Job Quality Awards in 2025