

Welcome

THANK YOU FOR COMING TODAY

Today's event focuses on the potential development of
North Rackheath.

We are here to listen to your views and gather your comments
on the proposed changes to the masterplan.

*If you would like to learn more, please feel free to come in.
We will be available from 11am-4pm.*

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We will be available from 2pm-8pm.*

ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK



This image shows our development in Tarvin.



Planning sustainable communities



More than building homes



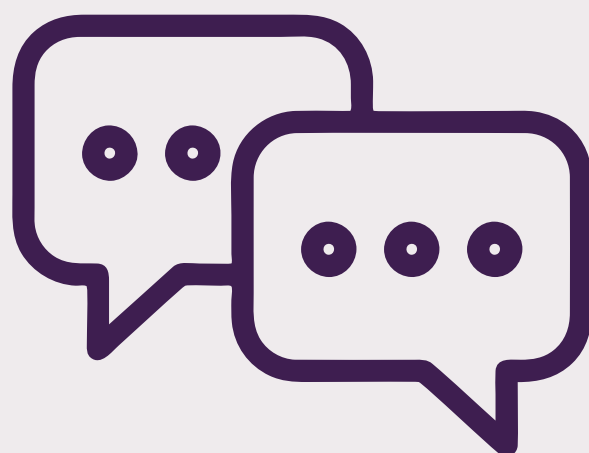
Green spaces



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

13,773

homes built in 2022

£455m

invested in areas in which we built



Improvements to public transport



Landscaping, sports and play areas

TAYLOR WIMPEY IN YOUR AREA

TAYLORWIMPEY.CO.UK

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.



Varsity Grange, Northstowe



Varsity Grange, Northstowe

Our address and some key facts

Taylor Wimpey East Anglia
Castle House
Kempson Way
Bury St Edmunds
Suffolk
IP32 7AR

Number of staff directly employed, including office personnel, site managers, Sales Executive, and various labourers on site.

220

Number of private homes completed in 2022.

768

Contributions and expenditure made in 2022 through planning agreements to support new communities.

£6.9 million



Taylor Wimpey – a national company and local homebuilder



Support and funding for charities

122

employees on apprentice schemes



Educate kids on how to stay safe

WORKING IN YOUR COMMUNITY

TAYLORWIMPEY.CO.UK

Taylor
Wimpey

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



In 2022 Taylor Wimpey contributed...



Henley in Bloom.



Kid's Day at the AEGON.



Diglis Water in Worcester.

Working with the community in Henley in Arden

We have contributed to a number of local projects, including the Christmas lights, Henley in Bloom, the Community Hub, and the local primary school's new canopy.

"Henley in Arden is such a wonderful place we're proud to be able to lend a helping hand."

Making sport more accessible

Taylor Wimpey Midlands and Calthorpe Estates joined forces to sponsor the Kid's Day at the AEGON Classic at Edgbaston Priory Club. The day included tennis clinics, mini-tennis competitions, and a tennis 'freestyle' session.

"Enabling children of all ages and backgrounds to get outdoors and sample tennis with celebrated professionals is a once in a lifetime opportunity!"

Diglis Water marks a ten-year milestone

This development has breathed new life into a derelict riverside industrial site in Worcester's city centre.

"Three-year remediation programme to clean up the site, the river basin and river walls. Completion of flood prevention measures. New relief road and refurbished footbridge."

What's changed?

In November 2018, Natural England introduced new legislation stating that any additional nutrient loading to designated sites in an unfavourable condition would be unlawful.

The issue is that high levels of nitrogen and phosphorus input into the water environment can cause dense mats of green algae to form and then reduce the oxygen content in the water. This makes it difficult for aquatic insects and fish to survive.

A further update on 18 March 2022 declared that North Rackheath is now within a protected habitat, so any additional nutrient loading into watercourses is unacceptable.

To comply with the new legislation, we now need to be able to mitigate the nutrients generated by a new population.

This means treating the nutrients in our surface water and foul water to ensure we don't introduce any additional nutrients into the watercourse beyond what the existing land use does.

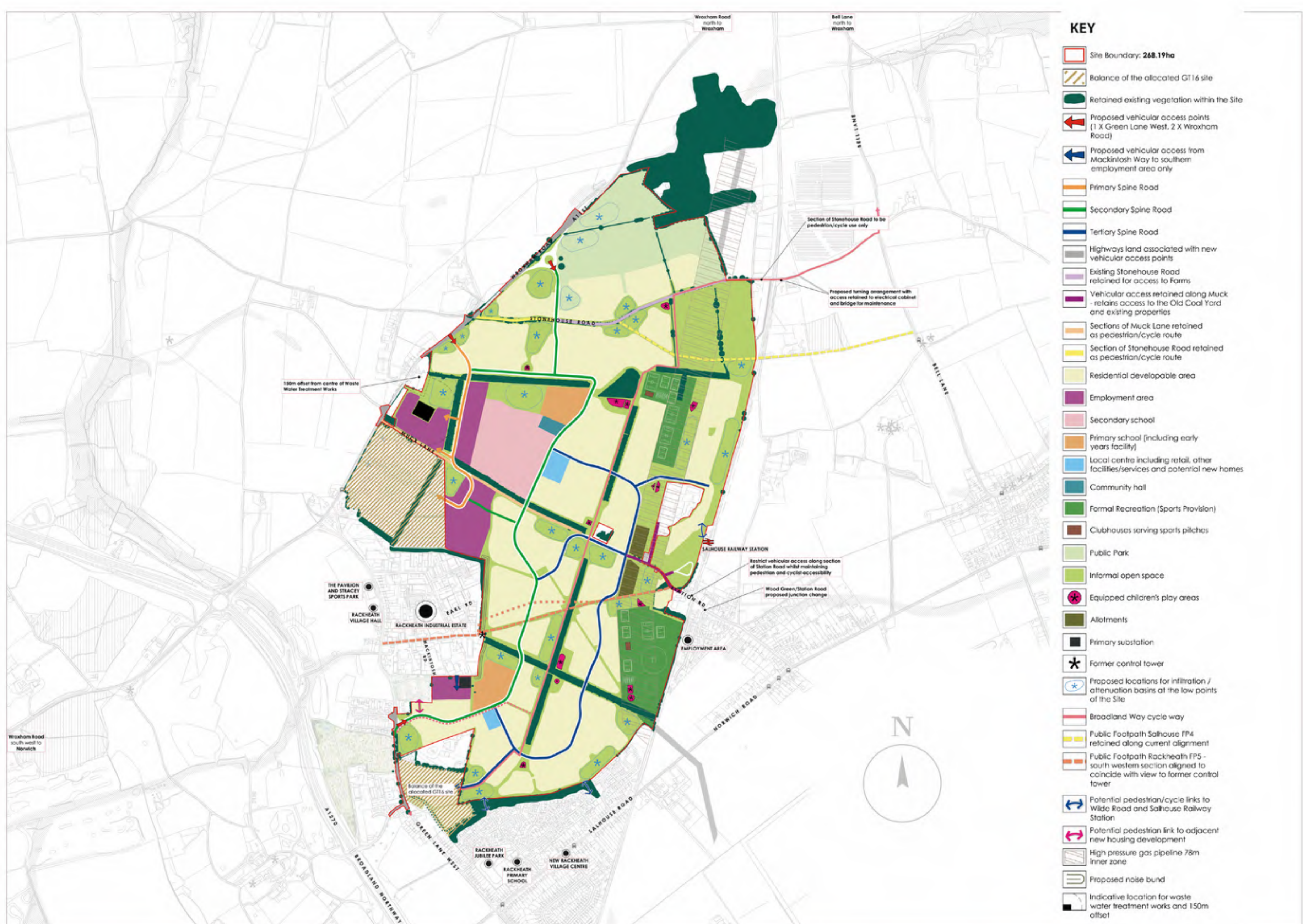
As a result of these mitigation measures, there have been some changes to the development proposals, which the next few boards will take you through...

Our designs for land at North Rackheath

You may recall that in March 2022 an outline planning application to develop this site for housing and other mixed uses was submitted to Broadland District Council.

Taylor Wimpey's outline planning application was made for up to 3,850 dwellings ranging from two to five bedrooms.

Our recent proposals conform with the indicative masterplan submitted in March 2022. However, there have been some changes which we would like your views on today.



Key features



Additional community facilities



Improved pedestrian and cycle access

6

hectares of additional employment land



Easier access to community facilities



Improved movement network



A new 3G Pitch

Sustainable drainage and wastewater treatment

The development will use Sustainable urban Drainage Systems (SuDS) to mitigate flood risk. Our green infrastructure also supports water management and reduces flood risk.

What's Changed?

Due to new legislation regarding nutrients, the surface water drainage strategy has been changed to ensure the development does not add any additional nutrients (phosphates and/or nitrates) into the surrounding watercourses, causing additional pollution.

Surface Water

Our previous surface water drainage strategy consisted of using a combination of Sustainable urban Drainage Systems (SuDS) to direct surface water into attenuation basins using ground infiltration to disperse the water.

Our new proposals use the same principles with some small changes. Our strategy comprises of the following:

- A piped drainage network will direct surface water into attenuation basins where the water will be stored before it infiltrates into the ground.
- Attenuation basins will be designed to store surface water runoff from all rainfall events (up to those from an extreme 1 in 100-year rainfall event), plus a 45% additional uplift to allow for the impacts of climate change.
- Utilising Sustainable Urban Drainage Systems (SUDs) such as permeable paving, bioretention areas, and swales to filter out pollutants and provide a high level of filtration, which will help control discharge rates.

Our sustainable urban drainage systems will form an integral part of the landscape design.

This image shows our development in Bordon.



This image shows our development in Ely.



What's changed?

Foul Water

Our previous proposals demonstrated a piped network foul water from the development into Rackheath or Whitlingham Water Recycling Centre. Due to the restrictions regarding nutrients, we are now proposing to put in a compact and efficient wastewater treatment works (WWTW) on site.

Using innovative technologies, sewage generated from the new homes would be treated to a much higher standard than could be achieved by the existing Water Recycling Centres (WRC) at Whitlingham or Rackheath:

- The on-site WWTW would reduce nutrients in the treated effluent to concentrations that are industry leading. This will reduce nutrient discharges to the environment, helping to deliver nutrient neutrality for the development. The discharge location for the treated effluent is still to be confirmed, but options include the Dobbs Beck (near Rackheath WRC) or the River Bure.
- The on-site WWTW may also be used to treat sewage from existing houses and businesses in Rackheath. This would replace Rackheath WRC, thus reducing the existing nutrient loads discharged from the existing houses, further contributing to the development being nutrient neutral.
- The on-site WWTW would have a very low odour footprint and an appropriate cordon sanitaire (or odour and noise buffer) would be provided between the plant and residential development. This would be agreed with the local planning authority.

The proposed location for the WWTW has been selected to maximise the collection and transport of sewage by gravity. This will reduce the amount of pumping required, which will minimise the energy and carbon impacts for the sewerage scheme.



TRANSPORT AND MOVEMENT

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.

Opportunities

We have looked at the pattern of roads and key pedestrian and cycle routes around the site, together with the location of key services and facilities. This has helped us inform our proposed access points and opportunities to provide safe and convenient pedestrian and cycle links.

North Rackheath will offer a variety of sustainable transport options, including bus and rail, not to mention a connected network of footpaths and cycle links – making walking and cycling the preferred methods of travel into and around the development.

Since our last consultation, we have made some small changes to our designs, ensuring we maximise opportunities for sustainable travel.

Vehicular Access

The application proposes four key access points to maximise permeability and ensure access to key facilities

- Green Lane West: A new priority junction, built for Phase 1.
- Wroxham Road 1: A new priority junction to serve the schools and residential dwellings, connecting with the main spine road.
- Wroxham Road 2: A new northern gateway roundabout to access the northern parcels of the development.
- Central Spine Road: The central spine road has been redesigned to accommodate the changes to the masterplan, with revised geometry to improve bus accessibility and vehicle turning movements.



Access to local facilities and services

Footpaths and Cycle Links

We have extended our footpath and cycle routes further to maximise permeability within the sites wider context and across the development.

Bridleway

Following feedback from earlier consultations, we have created opportunities for a Bridleway to be incorporated within the Site. The bridleway will run along the eastern edge of the development, connecting into existing bridleways at Newmans Road and extending north towards Stonehouse Road.

Key Road Changes

Following the public consultation held in 2022, Norfolk County Council has requested the closure of Muck Lane and Stonehouse Road to motorised vehicles.

Muck Lane

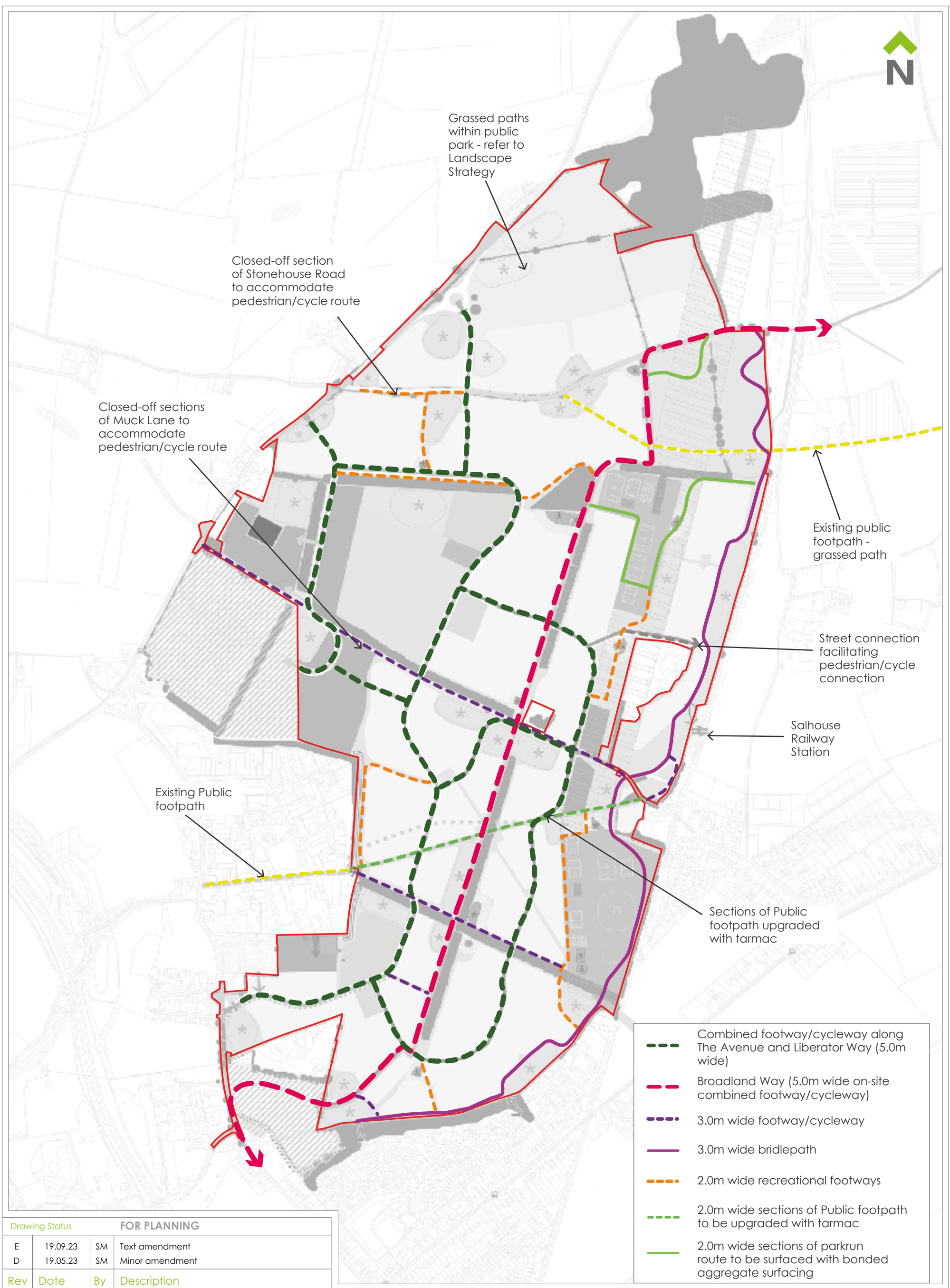
It is proposed to close Muck Lane at the junction with Wroxham Road and at the railway underbridge (enforced by signage and bollards). Pedestrian and cyclist access along Muck Lane remains in place.

Stonehouse Road

It is proposed to close Stonehouse Road at the junction with Wroxham Road and at the railway underbridge (enforced by signage and bollards). Necessary westbound vehicle access on Stonehouse Road will be preserved via the proposed new north-south link road, which will connect to the proposed northern gateway roundabout.

Bus Access

A new bus turning loop is proposed to the west of Salhouse Railway Station to enable bus services (and rail replacement buses) to more easily turn around within the development. This turning loop, and others at locations throughout the development, will be provided with bus stops fitted with real-time passenger information, seating, and shelters, to make bus travel more attractive.



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 new and existing residents.

Opportunities

- New community facilities
- Encouraging health and wellbeing
- Investment in affordable housing
- Planning contributions towards local education, health and infrastructure
- Protecting the environment

Our response

Creation of useable open space for playing sports, to encourage physical activity and social interaction.

Providing access to nature and green spaces through the creation of a large public park and carefully designed landscape corridors.

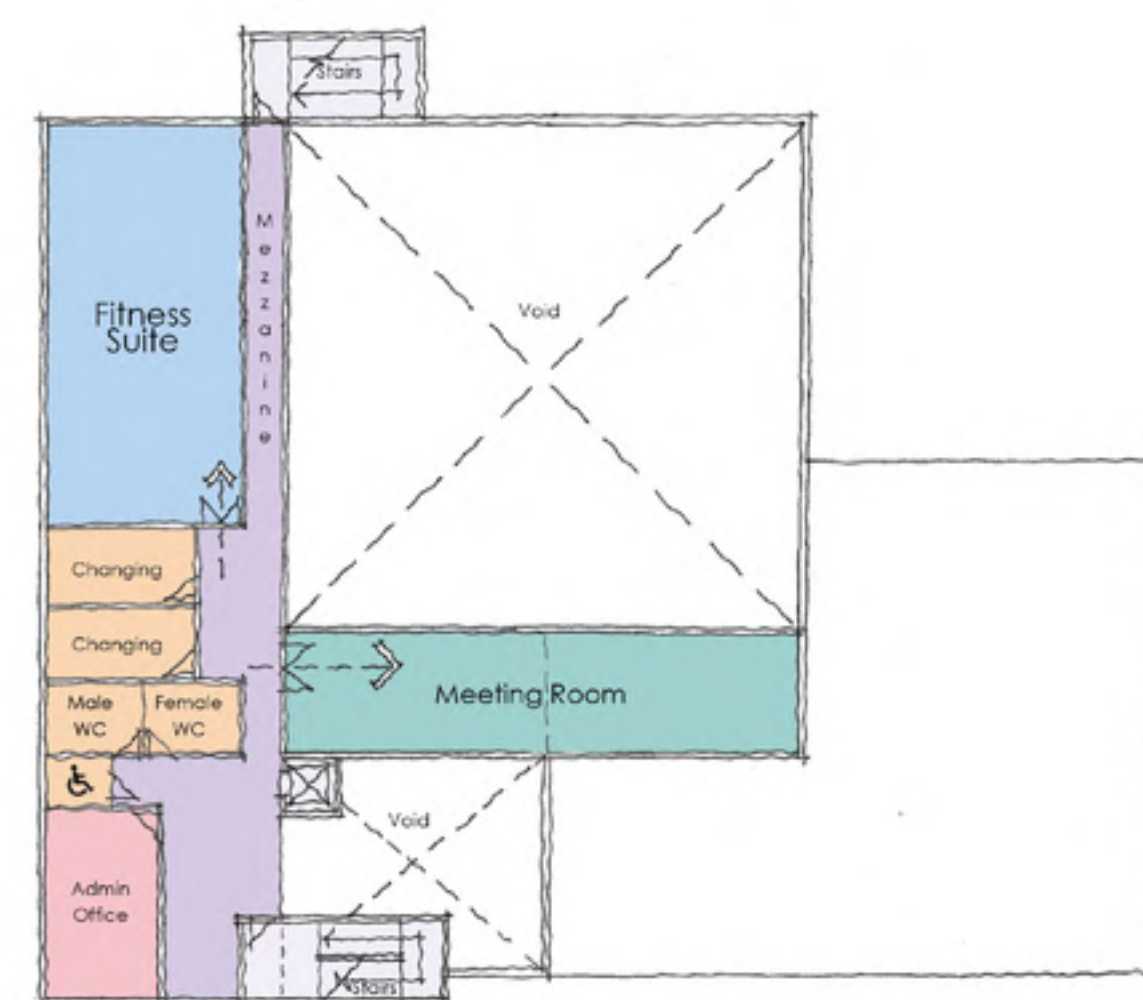
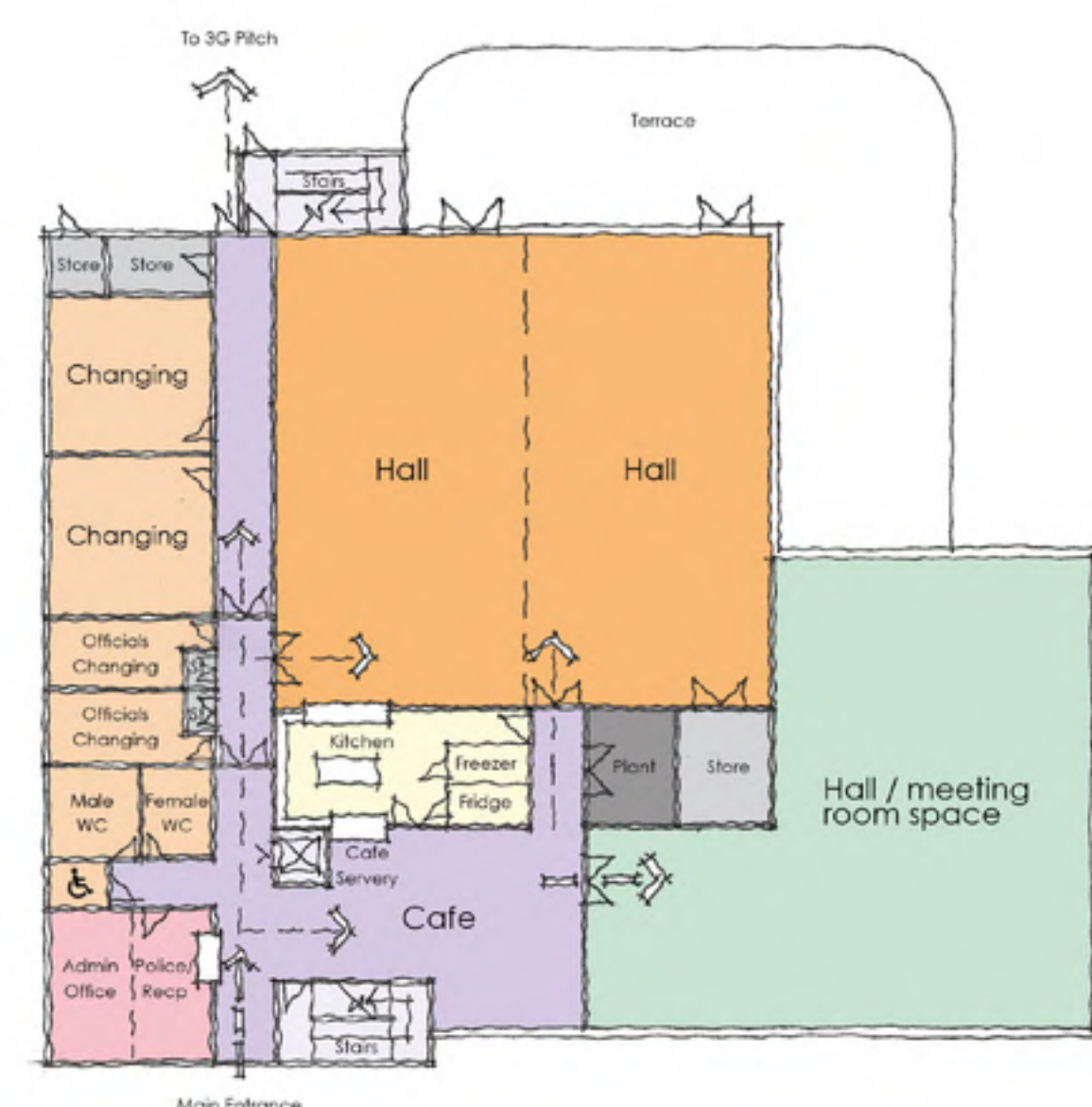
Providing a wide mix of housing types and tenures, alongside a percentage of affordable housing to ensure homes for all.

Encouraging health and wellbeing through the creation of a vast new network of pedestrian and cycle routes.

Recognising and showcasing the strong heritage of the site through design.

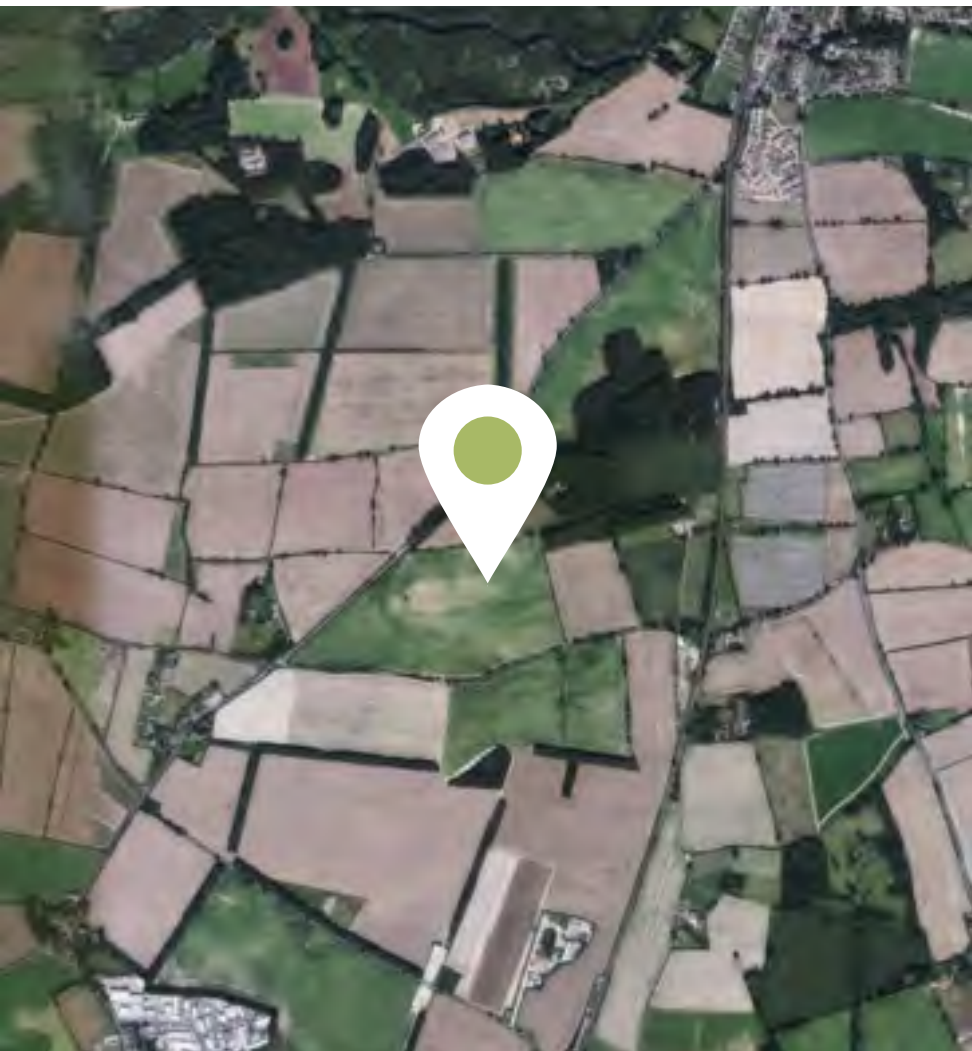
Responding to climate change through a mixture of sustainable building solutions – there is more information about our sustainability targets on our Sustainability Board.

indicative Community centre floorplan



The economic benefits of
Land North of Green Lane West

The proposed development at Green Lane West, Rackheath will provide up to 3,810 new homes and approx. 70,000 sq.m (GEA) of Class E and F employment floorspace. This will stimulate economic growth, assist in meeting Broadland District Council's housing requirements and add to the authority's revenues.



The proposals



3,810 New homes

10% Affordable homes

Other details:
The scheme will also deliver two new primary schools, one secondary school and up to 119 ha of public open space including parks, allotments, formal recreation space and children's play space.

Construction benefits



£609m
Construction value
(total construction cost)



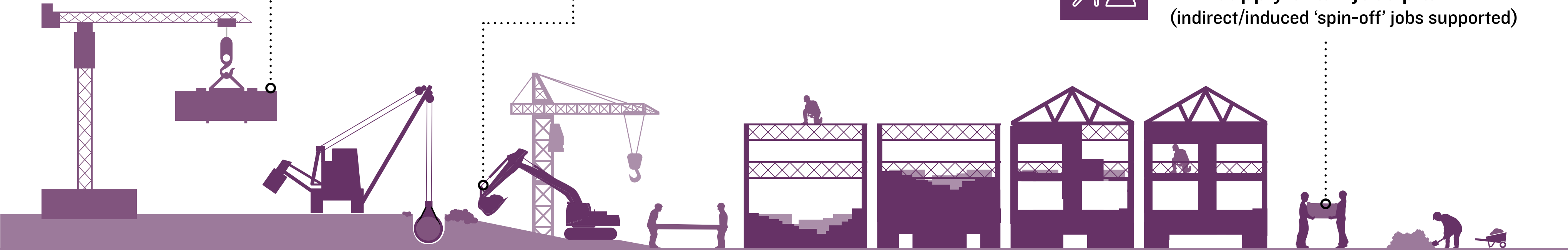
£94.6m
Economic output
(additional GVA p.a.)



463 Jobs
Direct FTE construction jobs p.a.
(temporary jobs over the build period)



570 Jobs
FTE supply chain jobs p.a.
(indirect/induced 'spin-off' jobs supported)



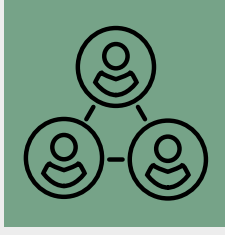
Operational and Expenditure benefits



£20.9m
First occupation expenditure
(spending to make a house 'feel like a home')



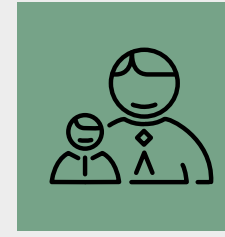
1,986 Direct jobs
(additional jobs from new commercial/community uses)



894 Supply chain jobs
(indirect/induced jobs supported)



£42.6m
Resident expenditure
(within local shops and services p.a.)



398 Supported jobs
(from increased expenditure in local area)



£153.9m
Economic output
(additional GVA p.a.)

Local Authority revenue benefits



£7.4m
Council Tax revenues
(p.a.)



£41.0m
Planning contributions
(S106 and CIL)



£3.4m
Business rate revenues
(p.a.)



We are building a better world

Our Environment Strategy, Building a Better World, is our response to the environmental crisis and the physical and transition risks posed by climate change. It sets out how we will play our part in creating a greener, healthier future for our customers, colleagues, and communities, with ambitious targets up to 2030.

If you want to know more about what we are doing as a business to tackle these key environmental challenges, please talk to one of our members of staff.

Energy & carbon



Net zero carbon ready homes

All our homes will be net zero carbon ready by 2030. Our homes will be future proofed and run without fossil fuels. This will help our customers to reduce their carbon footprint.



Operational carbon emissions

Cutting our carbon footprint. Since 2013, we've reduced our operational emissions intensity by 51% – saving over 12,000 tonnes of carbon. We're now going even further, targeting net zero aligned operational emissions by 2035.



Renewable energy

Renewably powered. Around 70% of the electricity we use is from renewable sources. The reduction in carbon is equivalent to charging over 1.3 billion smartphones.

Nature, health & wellbeing



Space for nature

We will create space for nature on our sites to benefit our customers and the environment. Our approach starts with site design and layout and encompasses the use of green infrastructure, habitat improvements, wildlife enhancements and wildlife-friendly planting. We will help our customers create 20,000 more nature-friendly gardens by 2025 (an area equivalent to over 5,3000 tennis courts).



Healthy places to live

We put health and well-being at the heart of our placemaking approach. Creating walkable, well-designed neighbourhoods where customers can be close to nature and access local amenities supporting their physical and mental health.



Active travel and sustainable transport

Our developments will promote walking, cycling and public transport. 67% of our UK completions were within 500 metres of a public transport node, and 90% were within 1,000 metres in 2022. Low carbon and active transport modes improve local air quality, health and fitness.

Resources & resilience



Cleaner air

All our homes will have the facility to charge an electric vehicle. Supporting the transition to electric vehicles helps reduce tailpipe emissions and improve air quality in communities.



Flood risk

Our developments will be resilient to climate change and reduce the risk of flooding. We integrate green infrastructure and sustainable drainage to reduce flood risk and maximise the benefits of water management, habitat creation and amenity value.



Water efficiency

We're using less water. We're reducing our operational mains water use and expect to save enough water to fill 20 Olympic-sized swimming pools.

Our phasing plan for the proposed development of North Rackheath.

The phasing plan has been updated to ensure early delivery of key community facilities.

Key dates:



Start on Site:
Anticipated end of 2025



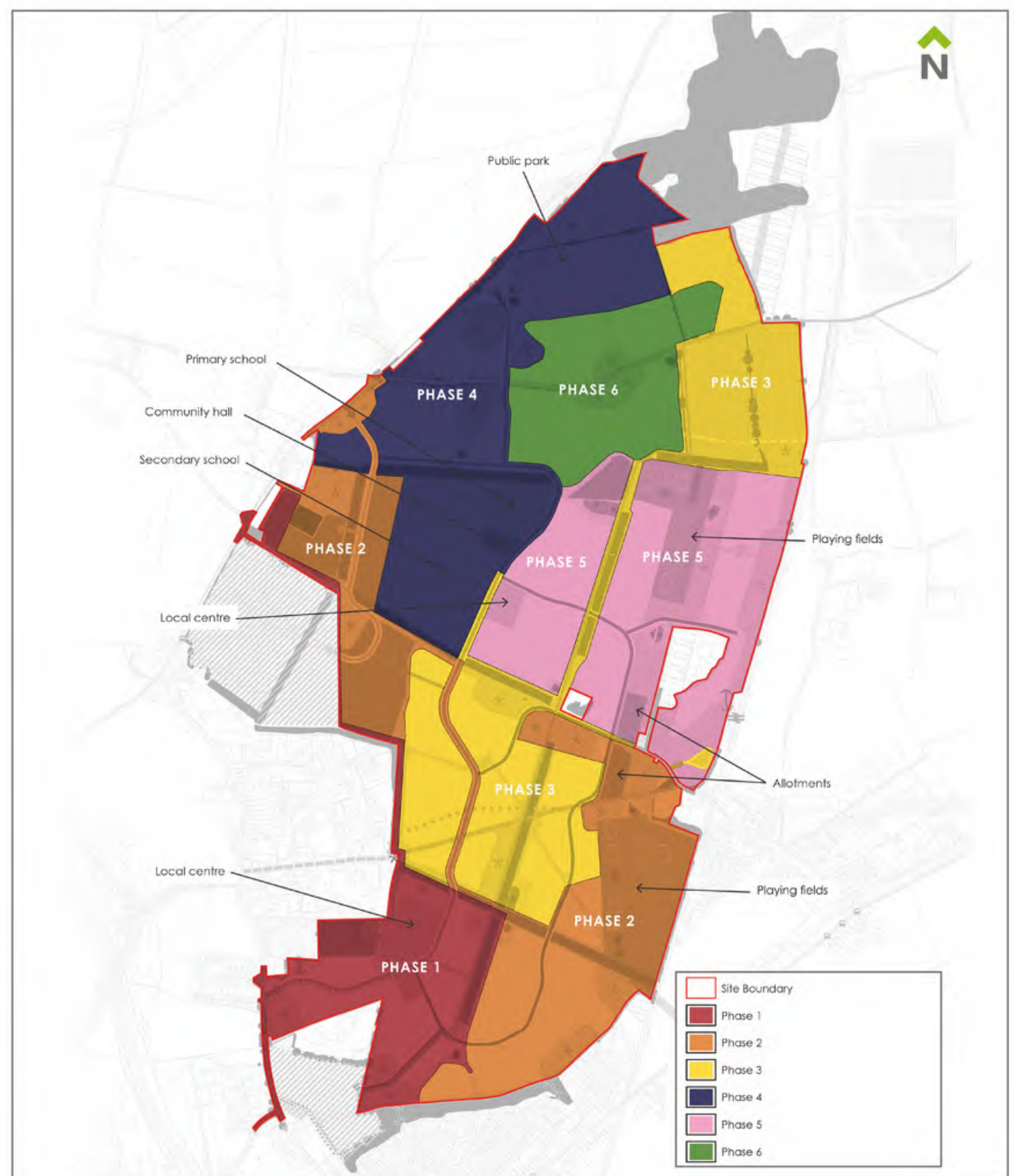
First Residents:
Expected early 2026

Phase 1:

Phase 1 aims to deliver:

- Approximately 400 new homes
- 1 primary school
- 1 local centre
- Recreational amenity open space

This is subject to detailed design and a separate Reserved Matters Application.





Here’s some of the feedback received to date and our responses, including any actions we have taken as a consequence:

Your feedback

Muck Lane and Stonehouse Road are not of sufficient standard to be retained as through routes.

Our response

We are proposing to close Muck Lane at its junction with Station Road. Pedestrian and cycle access will be retained. Stonehouse Road will be closed to the west of the railway line. Pedestrian and cycle access will remain.

The remaining sections will link to new internal roads and improved access will be provided on Wroxham Road.

Your feedback

What can be done to help alleviate the flooding under the Stonehouse and Muck Lane Bridges?

Our response

The drainage strategy will re-direct surface water into a comprehensive system of SUDs and swales to ensure it is properly attenuated. This will greatly reduce the amount of water which reaches the roads.

Your feedback

Are there opportunities to provide multi-functional school, community and leisure facilities in the central part of the site?

Our response

We have looked at this area closely and can see key benefits in making this a more multi-functional space. We are now proposing to locate the primary school to the north of the secondary school. Hard and soft play, grass pitches, tennis courts, and a multi-use games area are being considered. A community hall is proposed between the secondary and primary schools. The northern local centre has been moved to the east of these facilities to promote wider community use and benefits.

Your feedback

What opportunities are there for bridleways to be included?

Our response

We have now included a bridleway on the eastern side of the site.

Your feedback

Does the development provide adequate links to the wider footpath and cycle network?

Our response

We have undertaken a thorough audit of all the off-site connections to ensure there is meaningful connectivity. We are proposing off-site improvements and contributions to ensure connectivity is delivered.

Your feedback

The masterplan is deficient in employment land.

Our response

We have increased the opportunity for employment on-site by allocating 6 additional hectares of land for mixed-use commercial space. The masterplan now includes 12.67 hectares of employment land.

Your feedback

How do the design proposals reflect the Site’s heritage

Our response

Following feedback at the last consultation we have engaged with key stakeholder groups and have now incorporated a heritage trail within the site. This will reflect the Site’s former use, its importance as a US Airbase and highlight how this has influenced the design of the development.

Actions we have taken

Proposed closure of Muck Lane and Stonehouse Road

Redirected water to reduce under bridge flooding

Added 6 hectares of employment land

Revised layout of school and community facilities

Added a bridleway

Ensured meaningful connectivity to footpath and cycle network

NEXT STEPS

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 a look at our scheme proposals, if you have any questions or wish to comment please do talk to us or fill in the feedback form.

Updates to the masterplan and associated information will be submitted to Broadland District Council in November 2023, based on the changes discussed today.

Please complete one of the forms provided or email us at:

tw.northrackheath@taylorwimpey.com

We would be grateful if you could provide your feedback by 21 October 2023, when our formal consultation period ends.

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



The infographic features a dark blue background with a large, light blue question at the top. Below the question are three white, rounded rectangular boxes, each containing a statistic. The first box shows '768' in large red font, followed by 'homes built in 2022' in smaller blue font. The second box shows 'c.220' in large red font, followed by 'staff employed by TW East Anglia' in smaller blue font. The third box shows 'Sponsored canoeist Ryan Sneddon' in blue font.

What is Taylor Wimpey East Anglia already doing in your area?

768
*homes built
in 2022*

c.220
*staff employed
by TW
East Anglia*

*Sponsored
canoeist
Ryan
Sneddon*

*homes built
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