

ABOUT TAYLOR WIMPEY

WWW.TAYLORWIMPEY.CO.UK/NEW-HOMES/BRENTWOOD/1-LONDON-ROAD



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 10,000 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

10,593
completions
in 2024

£345m
contributed
to local
communities


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



Our Aspyre development in Chelmsford



Our Chobham Manor development in Stratford

Our regional address and some key facts

Taylor Wimpey London
Ground Floor East Wing,
BT Brentwood,
1 London Road,
Brentwood, Essex,
CM14 4QP

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

170

Number of private homes completed in 2024.

343

Number of Affordable homes completed in 2024.

130



Taylor Wimpey - a national company and local homebuilder



Support and funding for charities

18

TW London apprentices employed



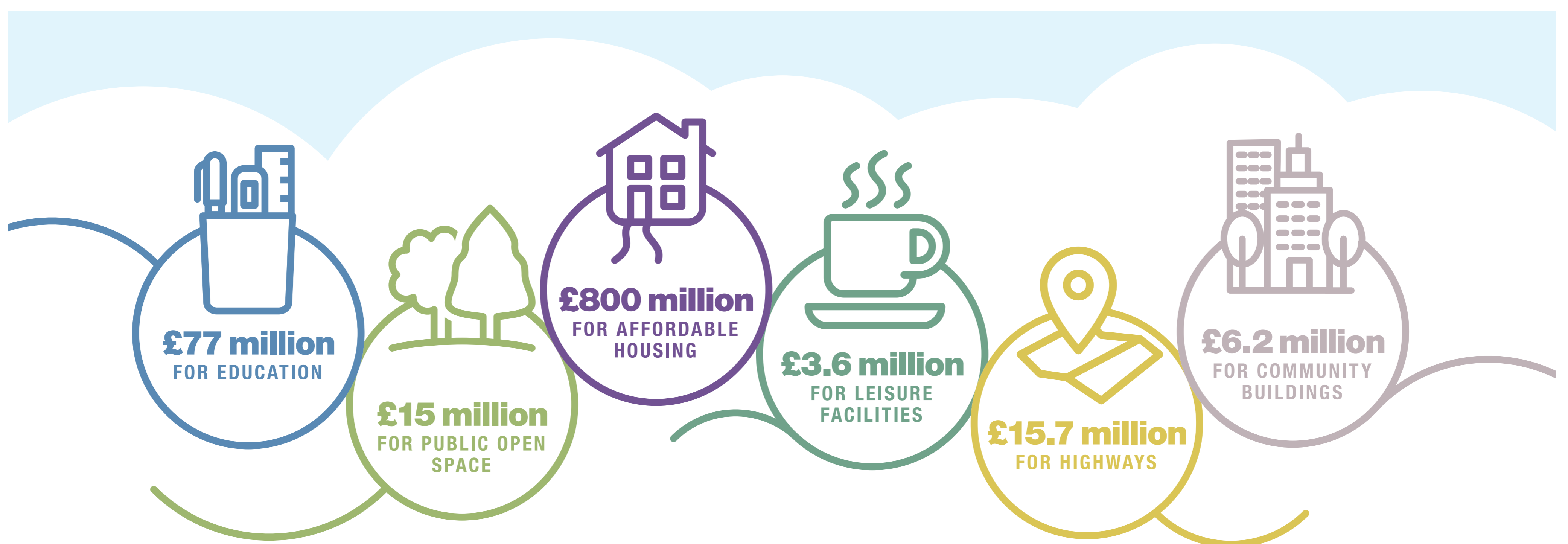
Educate kids in how to stay safe

WORKING IN YOUR COMMUNITY

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**Taylor
Wimpey**

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



Helping primary pupils get sporty

We donated £500 to Great Bentley Primary School to fund new sports equipment such as tennis rackets and balls, footballs and goals, and mini hurdles. This followed a visit by our land, production and sales teams for a talk on sustainability.

“The generous donation made by Taylor Wimpey towards our school not only enriches our sports facilities but also significantly boosts our ability to provide a well-rounded education to the students.”



Sponsoring Wivenhoe Town FC

We agreed a major sponsorship deal with Wivenhoe Town FC to tie in with the launch of our Wyvern Place development. We are the non-league club's stadium sponsor in a new two-year deal, and also sponsor their away kit.

“Taylor Wimpey’s continued support will help us to support all of our teams and staff, and hopefully help propel us as a club far into the future. We’d like to thank Taylor Wimpey again for their generous support.”



Connecting generations in Wivenhoe

We worked with a Wivenhoe resident to create a poignant memorial on the site of our Wyvern Place development. The memorial comprises 55 trees that represent the men of Wivenhoe who fell in WWI and WWII and whose names appear on the town war memorial. Two steel screens with 75 poppies cut out were also installed.

“Taylor Wimpey’s involvement in this project has been invaluable and nothing could have been done without their help and support.”

DEVELOPMENT PROPOSAL

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Wimpey

Taylor Wimpey is preparing a detailed planning application for approximately 320 residential homes and 12,000sqft of commercial space on land at 1 London Road, Brentwood.

Our proposed development will have a mix of high quality one to three bedroom apartments and three to five bedroom homes. The plans also include enhancements to the green belt within the site, opening it up to public use as well as protecting the employment use of the site through new purpose built office floorspace.

Our designs for London Road, Brentwood



Key facts



Approximately
320 residential
homes



Approximately
12,000sqft of
commercial
space



Opening up
greenbelt
park land
for public
use



Providing
34% family
homes



High-quality
landscape-led
proposal

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 proposals are landscape-led, which means that the design of the development is led by the form and function of the landscape and the features that are already naturally present.

The tree belt along the southern boundary and the parkland area to the north of the site are to be retained. The levels of the site will be worked with to ensure minimal disruption to the environment.

We will install hibernacula piles, beehives, bug hotels, bat and bird bricks, in order to improve biodiversity. There will also be species-appropriate planting throughout the site and we will be seeking to exceed policy requirements for biodiversity net gain.

The parkland area will be opened to public use and connections made through the site to St Faith's Country Park and beyond.



Our development will include bee hives

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 site is well connected to local facilities by foot, cycle, rail and road and as a result the site is in a particularly sustainable location. Brentwood town centre is 350m to the east with a vast selection of retail, leisure and other amenities. The site is also well connected, with Brentwood train station only 700m north of the site, whilst there are bus stops immediately adjacent to the site and the A12 and M25 are only 1.5 miles to the west.

Vehicular access to the site will be via a single access point from the existing access point on London Road. There will be additional pedestrian access points introduced to ensure a permeable site fully integrated into its surroundings and connecting it better with St Faith's Country Park.

The site benefits from a well-connected footpath and cycle network along its western edge, linking residents to nearby green spaces like St Faith's Country Park. These routes promote healthier, more active lifestyles and easy access to nature. Improving connectivity through safe, direct paths—especially away from London Road—will strengthen links to local amenities, recreational areas, and public transport. This approach encourages sustainable travel and supports low-impact, active living.



The proposed connectivity plan for the development - linking to existing local facilities and services

LEGEND

- Built Form
- Private Green Space
- Planted Edge
- Communal Open Space
- Arrival Space
- Connection to Green Belt

CHARACTER

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Local context that influences the design

Before we started designing our scheme we completed 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 proposals are based on four pillars: **historic value, healthy community, nature and open space, and 21st century Brentwood.** Designed with respect to Brentwood's history and context, the plan reconnects London Road to the green belt and St Faith's Country Park, transitioning smoothly from urban to suburban settings.

The development includes mid-rise flats (3–7 storeys) and three to five bedroom houses, designed to enhance the streetscape and maintain views of the green belt. Architectural styles reflect Brentwood's character, with a mix of detached, semi-detached, and terraced homes featuring varied ridge heights, pitched gables, and dual-fronted layouts for better engagement with public spaces.

The architectural character will consider the historic and local context looking at urban and suburban typologies in the apartment blocks and the house types. We will be developing street elevations with distinctive character types and a variety of homes, detached, semi-detached and terraced houses with gables that define a clear rhythm along public edges and streets. Homes are also arranged facing outward creating a positive aspect onto the greenbelt open space to the north, but frequently dual fronted. Varying ridge heights have been used across the scheme inspired by the historic and local context with pitched gables and principal frontages.

A rich palette of materials will create a cohesive and contemporary architecture that resonates with Brentwood and forms a unique identity for this new community. New open spaces within the development will provide areas to play and space to relax, creating a green route through the development that connects to the wider open space to the north.



ECONOMIC BENEFITS

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What will our development bring to the area?

We are proposing a new development of approximately 320 residential units in Brentwood. The development will include a range of property styles and sizes, along with new commercial office space. 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



50 jobs

Direct employment

Estimated to create 50 temporary construction jobs per year of build.



30 jobs

Indirect/Induced employment

30 jobs could be supported in the supply chain per year of build.



£25,200,000

Economic output

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

Once people move in



£2,440,000

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.



£9,100,000

Total spend by residents

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

Additional local authority income



£500,000

Additional Council Tax revenues per year

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



£2,500,000

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 full planning application to Brentwood District 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:

btbrentwood@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

BT Brentwood consultation feedback
Taylor Wimpey London
Ground Floor East Wing
BT Brentwood
1 London Road, Brentwood, Essex
CM14 4QP

All feedback should be received by midnight on Wednesday 28th May 2025.

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



*What is Taylor Wimpey London
already doing in your area?*

8

*developments
currently
on sale*

1

*NHBC Pride in
the Job Quality
Award in 2024*

4

*developments
sold out
in 2024*