

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 14,500 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



Taylor Wimpey lays the foundations for thriving communities

10,848 completions in 2023

£405m contributed to local communities



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



Taylor Wimpey's The Laurels development in Kirby Cross



Taylor Wimpey's The Laurels development in Kirby Cross

Our 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.

124

Contributions and expenditure made in 2024 through planning agreements for the provision of physical and community infrastructure, facilities and services.

£711,000

Number of private homes completed in 2024.

351

Number of affordable homes completed in 2024.

48



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

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.



We donated £500 towards sports equipment at Great Bentley Primary School

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”



We supported Frinton in Bloom with a £250 donation

Bringing colour to Frinton-on-Sea

We helped Frinton in Bloom in its hopes of winning a Gold award in the Britain in Bloom competition with a £250 donation.

Frinton in Bloom is a volunteer-led community group comprising local businesses, organisations and residents, all working in partnership with the town and district councils to brighten up the town with floral arrangements and installations.

“We are really grateful to Taylor Wimpey for their donation towards our display for this year’s Britain in Bloom competition.”



We are the Wivenhoe Town FC stadium sponsor

Wivenhoe Town FC sponsorship

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.”

DEVELOPMENT PROPOSAL

WWW.TAYLORWIMPEY.CO.UK/ROMAN-ROAD

Taylor Wimpey

Our designs for Roman Road, Mountnessing

We are preparing a full detailed matters planning application for 56 new homes on land off Roman Road, Mountnessing.

Our proposed development will have a mix of high quality one to four-bedroom homes, of which 50% will be affordable housing. The new development will also include areas of green space.

Vehicle access would be via Roman Road.

Key facts



1-4 bedrooms

%

50% affordable homes

56

new homes



Access from Roman Road

ROMAN ROAD, MOUNTNESSING
SITE LAYOUT



PROTECTING AND PRESERVING THE NATURAL ENVIRONMENT

WWW.TAYLORWIMPEY.CO.UK/ROMAN-ROAD

Taylor Wimpey

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 site has formerly been used as paddocks and is now mostly grassland of low ecological value.

Our proposals present an opportunity to achieve a biodiversity net gain for the site. The masterplan includes both formal and informal green spaces sown with a meadow grass mix, with mown pathways.

There will be species-appropriate planting throughout the site. A landscaped border to the east and south of the site will provide acoustic screening from the A12 through native tree planting and fencing.

We install hibernacula piles, beehives, bug hotels, bat and bird bricks as standard across all our sites in order to improve biodiversity, and this will be no exception.

The site is entirely within Flood Zone 1. A flood basin will be installed as part of our sustainable drainage system (SuDS) which will gradually disperse surface water into the local network whilst acting as a further habitat for a variety of species.



Key



Open space



Proposed landscape screening with acoustic fence and mound as required. To include include beehives, hibernacular piles and bug hotels."



SUDS basin

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 and road. Mountnessing offers several pubs and cafés, as well as a church and village hall within walking distance of the site.

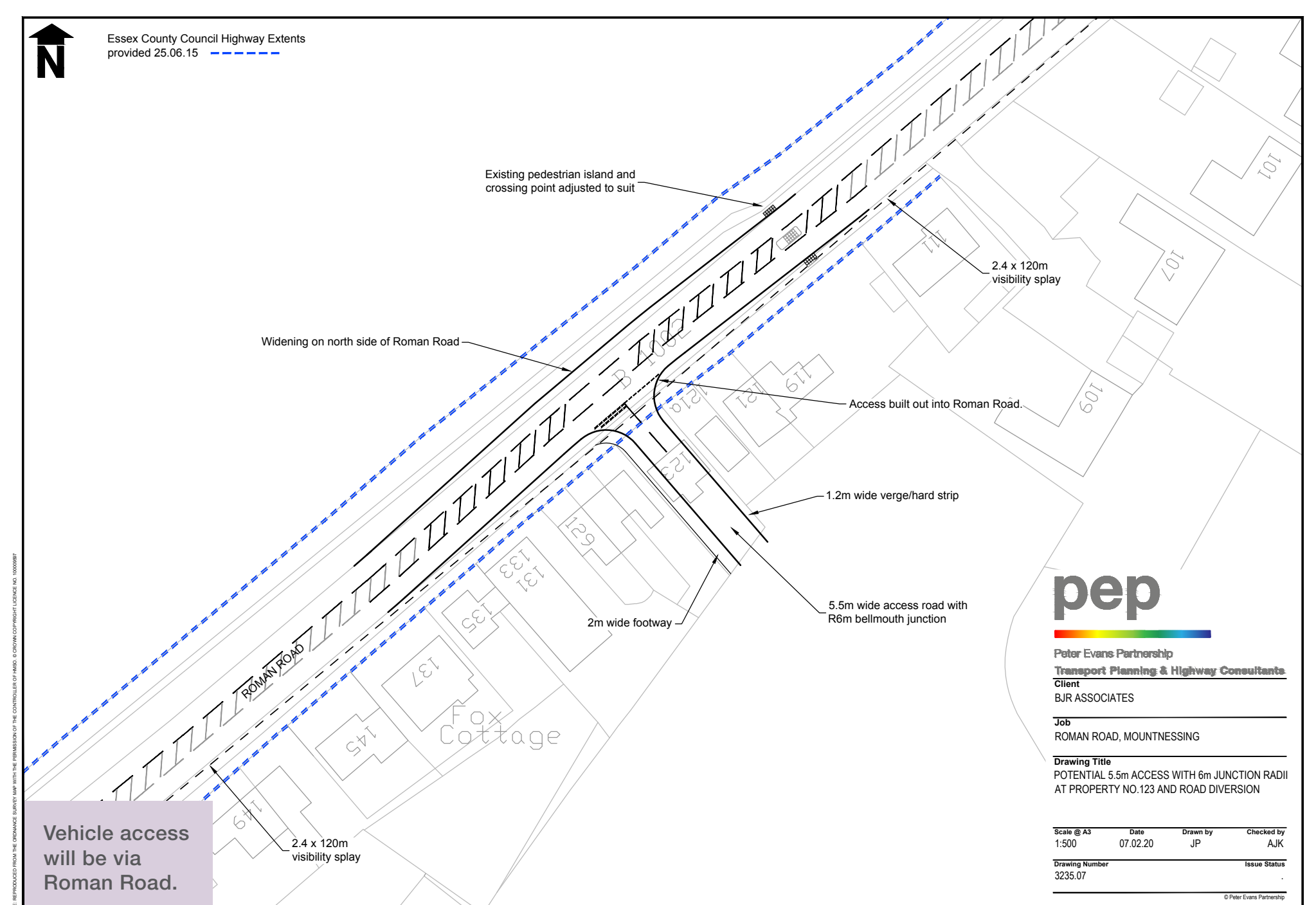
Neighbouring Ingatestone is a short cycle or drive away, with an infant school, a library, High Street shops and eateries and a tennis club.

Roman Road is a designated B road offering quick connections to the A12 for easy travel to Brentwood and Chelmsford. Ingatestone railway station offers regular 30-minute services to London Liverpool Street, as well as trains to Braintree and Clacton-on-Sea.







Vehicle access to the development would be via Roman Road. The principle of the new access, which includes a widening of Roman Road and alterations to the existing pedestrian crossing, has been deemed acceptable by Essex County Council as the Highways Authority.

A Stage 1 Road Safety Audit has also been completed that also concludes a safe access could be provided in this location.

Our proposals include a footpath and cycleway from the site via The Hillway, and we are exploring a potential pedestrian connection to Church Road.



Key

-  Proposed access point
-  Site boundary
-  Primary access roads
-  Secondary access road
-  Pedestrian/cycle path
-  Potential residential development

CHARACTER

WWW.TAYLORWIMPEY.CO.UK/ROMAN-ROAD

Taylor
Wimpey

Local context that influences the design

Whilst it is currently designated as Metropolitan Green Belt, the site is straddled by existing homes to the north and A12 to the south, making it a logical and well-contained urban extension to Mounthessing. We believe that it is a prime example of 'Grey Belt'.

Brentwood District Council's own Green Belt Review in support of its Local Plan concluded that the site (as part of Parcel 95B) makes a Low-Moderate contribution to the Green Belt purposes.

The site is rectangular in shape and contained on all sides by existing local infrastructure. This includes existing residential properties in Roman Road and Hope Close to the north and west respectively, and the A12 to the south.

Land on the Ingatestone side of the A12 is comparable and has been allocated for major new residential development under the Local Plan.

The homes will echo the local character and will predominantly be brickwork with timber clad and rendered features. Boundaries would likely consist of brickwork walls to public facing side gardens, box hedges to front gardens and close boarded timber fencing between properties.

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.

ROMAN ROAD, MOUNTHESSING
ILLUSTRATIVE SITE LAYOUT



The site is straddled by existing homes to the north and A12 to the south

0 5 10 20 30 40 50m
SCALE
1:500



Examples of a Taylor Wimpey home that our designs will echo



Examples of a Taylor Wimpey home that our designs will echo

ECONOMIC BENEFITS

WWW.TAYLORWIMPEY.CO.UK/ROMAN-ROAD

Taylor Wimpey

What will our development bring to the area?

We are proposing a residential development of 56 new homes on land off Roman Road, Mountnessing. The development will include a range of property styles and sizes, and 50% 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



9 jobs

Direct employment

Estimated to create 5 temporary construction jobs per year of build.



5 jobs

Indirect/Induced employment

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



£404,381

Economic output

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

Once people move in



£384,800

First occupation expenditure

Total anticipated spend on goods and services by people as they move in to the new houses, to make them feel like home.



£1,440,421

Total spend by residents

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

Additional local authority income



£86,736

Additional Council Tax revenues per year

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



£465,920

New Homes Bonus payments

A grant paid, over six years, by central government to local councils



NEXT STEPS

WWW.TAYLORWIMPEY.CO.UK/ROMAN-ROAD

Taylor
Wimpey

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 Reserved Matters planning application to Brentwood District Council in March 2025. 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:

mountnessing@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

Mountnessing Consultation Feedback
Taylor Wimpey London
BT Brentwood, 1 London Road,
Brentwood, Essex, CM14 4QP

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



What is Taylor Wimpey 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