

ABOUT TAYLOR WIMPEY

WWW.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 10,500 homes each year.



This image shows our development in Tarvin.



Planning sustainable communities



More than building homes



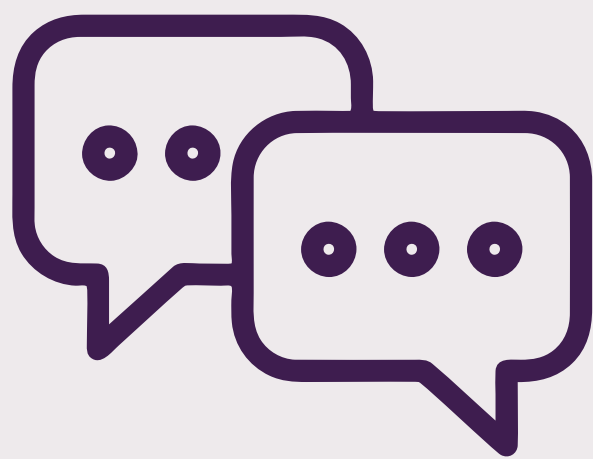
Green spaces



Energy efficient homes



We embrace diversity and inclusion in our policies and practices



Engaging with local people



“Our purpose is to build great homes and create thriving communities. Achieving our purpose means building homes and places that enhance people’s quality of life, foster local community relationships and bring economic growth and skilled employment.”

For more information, visit: [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)



Taylor Wimpey lays the foundations for thriving communities

10,593 completions in 2024

£345m to local communities across UK in 2024



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.



Boundary Moor Gardens, Salford



Hayford Grange, Lawley



Titan Wharf, Stourbridge

Our address and some key facts

**Taylor Wimpey
North Midlands**
2 Trinity Court,
Broadlands,
Wolverhampton
WV10 6UH

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

154

Number of private homes completed in 2024.

330

Number of affordable homes completed in 2024.

59

*Number of apprentices employed.**

1

**Figures correct as of October 2024*



Taylor Wimpey – a national company and local homebuilder



Support and funding for charities

122

employees on apprentice schemes



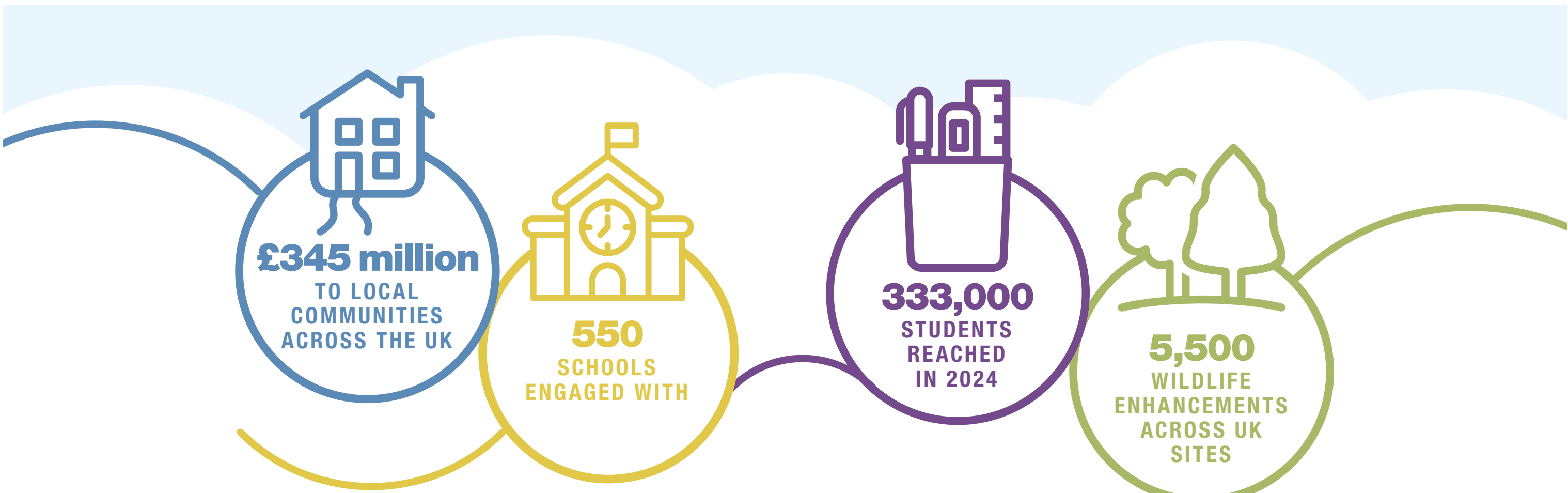
Educate kids in how to stay safe

WORKING IN YOUR COMMUNITY

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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.



Taylor Wimpey, Coventry Peace Orchard and Cardinal Newman Catholic School commemorate the new seven year cycle of the community project



Taylor Wimpey and Himley Hall Sailing Club officially open the new bench to its members, Himley residents and visitors



Bulkington Christmas Light Switch-on Organisers celebrate Taylor Wimpey North Midlands' support



Taylor Wimpey North Midlands presents its 2024 charity partner, The Haven, with a £5000 cheque and a variety of brand new toys

Taylor Wimpey establishes a tree-rific local partnership with a community orchard

Taylor Wimpey North Midlands and Taylor Wimpey Midlands have combined forces to pledge £1500 toward the upcoming new seven year cycle of the Coventry Peace Orchard project.

The donation funded seven new apple trees for the next cycle, which were planted by pupils from Cardinal Newman Catholic School.

Located on the outskirts of Coventry, the Coventry Peace Orchard project was set up by World War II veteran Dennis Davison and is a legacy to the apple orchards of Normandy, where he and many others successfully fought for peace in 1944.

The orchard is entirely self-funded and is reliant on volunteers from the local community to maintain it.

“The Peace Orchard is a regular coffee and picnic stop for many and holds a special place in the hearts of the Coventry community. We are extremely grateful to both Taylor Wimpey and Cardinal Newman for the support they’ve given us with this particular project.”

Taylor Wimpey deliver helping hand to Himley Hall Sailing Club

Himley Hall Sailing Club has received a boost from Taylor Wimpey North Midlands as it looks to rebuild months on from an arson attack.

The housebuilder has donated a new bench to replace the original seating space which, alongside the club’s hut and decking, was destroyed in a fire in December 2023.

In addition to replacing the bench, Taylor Wimpey also funded a new commemorative plaque to replace the original sign which was dedicated to the memory of David and Mary Harris, two longstanding members of the sailing club.

“It’s been a tough few months after being forced to start from near enough scratch, but their contribution has enabled us to take one step closer to reopening the hut again for our members. On behalf of everyone at the club, I’d like to thank them for their kind support.”

Taylor Wimpey helps rescue Bulkington Christmas light switch-on

Taylor Wimpey North Midlands recently committed a £1,000 sponsorship to Bulkington’s Christmas Light Switch-on, which helped to save the much loved annual event.

Organised by Bulkington volunteers, the Christmas event welcomed over 1,000 visitors from Bulkington and beyond, highlighting the significance of the yearly community get together.

With this year’s budget withdrawn, Taylor Wimpey’s welcome contribution offered both relief and reassurance for the local community in Bulkington, with the four figure donation going a long way towards achieving their fundraising target.

Richard Smith, Member of Bulkington Volunteers, said:

“Bulkington’s Christmas Light Switch-on is such an important occasion in our community and we’re grateful to Taylor Wimpey for the support they have shown us.”

Taylor Wimpey leads local business initiative which delivers toy-tastic Christmas boost to Wolverhampton charity

The Taylor Wimpey North Midlands team and a number of its suppliers joined forces to deliver a seasonal surprise to The Haven, a Wolverhampton-based charity that supports women and children fleeing domestic abuse.

A donation of £5000 was made, with Taylor Wimpey employees also gifting a number of brand new toys to the charity through its specially organised ‘big give’ scheme. The Haven, which has been selected by Taylor Wimpey North Midlands to be its local charity partner throughout 2024, provides practical and emotional support to those under its care, including a 24/7 helpline, safe accommodation, specialist programmes, counselling and therapy and children’s services.

“We’re absolutely blown away with the kindness shown by employees at Taylor Wimpey North Midlands and its suppliers. Through the donation we have received from Taylor Wimpey, we can help ensure the women and children we support still get to have some special memories.”

DEVELOPMENT PROPOSAL

DRAKELOW PARK - WWW.TAYLORWIMPEY.CO.UK/STONEWOOD-PARK

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Our designs for land at Drakelow Park, Burton-on-Trent

Taylor Wimpey is preparing proposals for approximately 203 homes on land at Stonewood Park, Drakelow, Burton-on-Trent.

The proposed site is part of the Drakelow Park allocation in the adopted South Derbyshire Local Plan. Outline consent exists for the whole of the allocation and the proposed site sits within phase three of the wider development

The provisional plans include a variety of two, three and four bedroom homes which will sit within the already approved Dracan Village development (planning ref: 9/2009/0341). Within Dracan Village there is a retirement village, employment park, local centres, public open space and a primary school.

No changes are proposed to the already existing road layout, the new access onto Walton Road, the number of retained trees and public open space that were approved through the previous reserved matters application.

The proposed house types will have similar elevation treatments and retain similar features to the already permitted house types.

Feedback from this consultation will shape our planning application, which we intend to submit to South Derbyshire District Council in April 2025.



Key facts



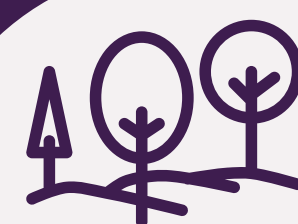
*Approximately
203 new homes*



*Range of 2,3 & 4
bedroom homes
to meet local
need*



*The development
is to be accessed
from Walton
Road*



*Homes to
suit to the
landscape*



*Integrated with
existing & proposed
pedestrian
networks*

NATURAL ENVIRONMENT

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Protecting and preserving the natural environment

The design approach has already been through a rigorous assessment process and approved by the local authority.

The existing consent in which Taylor Wimpey will form a part of protects and preserves the natural environment, including valued landscapes and habitats, as a key priority.

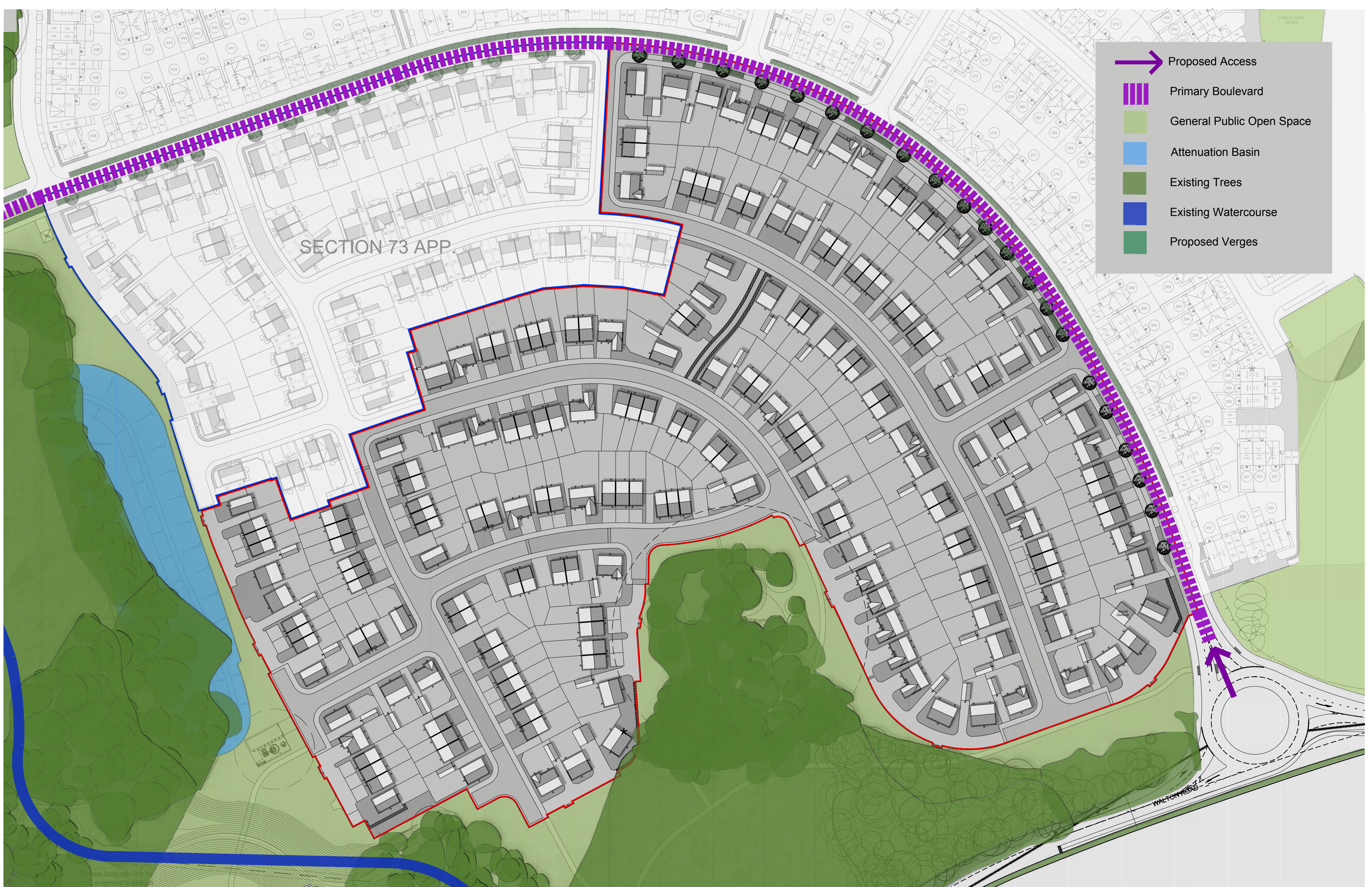
The wider development will deliver a well-designed, accessible and inclusive public area of open space, providing residents with a space to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices.

A number of surveys have already been carried out to assess the wildlife and habitats already present at the site. The existing Drakelow Park development has been designed to protect and enhance these habitats and species whilst creating a green and

pleasant environment for people and Taylor Wimpey will be aligning themselves with the principles of the existing consent

Existing trees and hedgerows will be retained where possible, and there will be additional planting.

Additional surveys for the presence of bats and badgers have been completed, and as part of Taylor Wimpey's environmental strategy, we will be installing bird and bat boxes, bug hotels, bee bricks and hedgehog highways.



CONNECTIVITY

DRAKELOW PARK - WWW.TAYLORWIMPEY.CO.UK/STONEWOOD-PARK

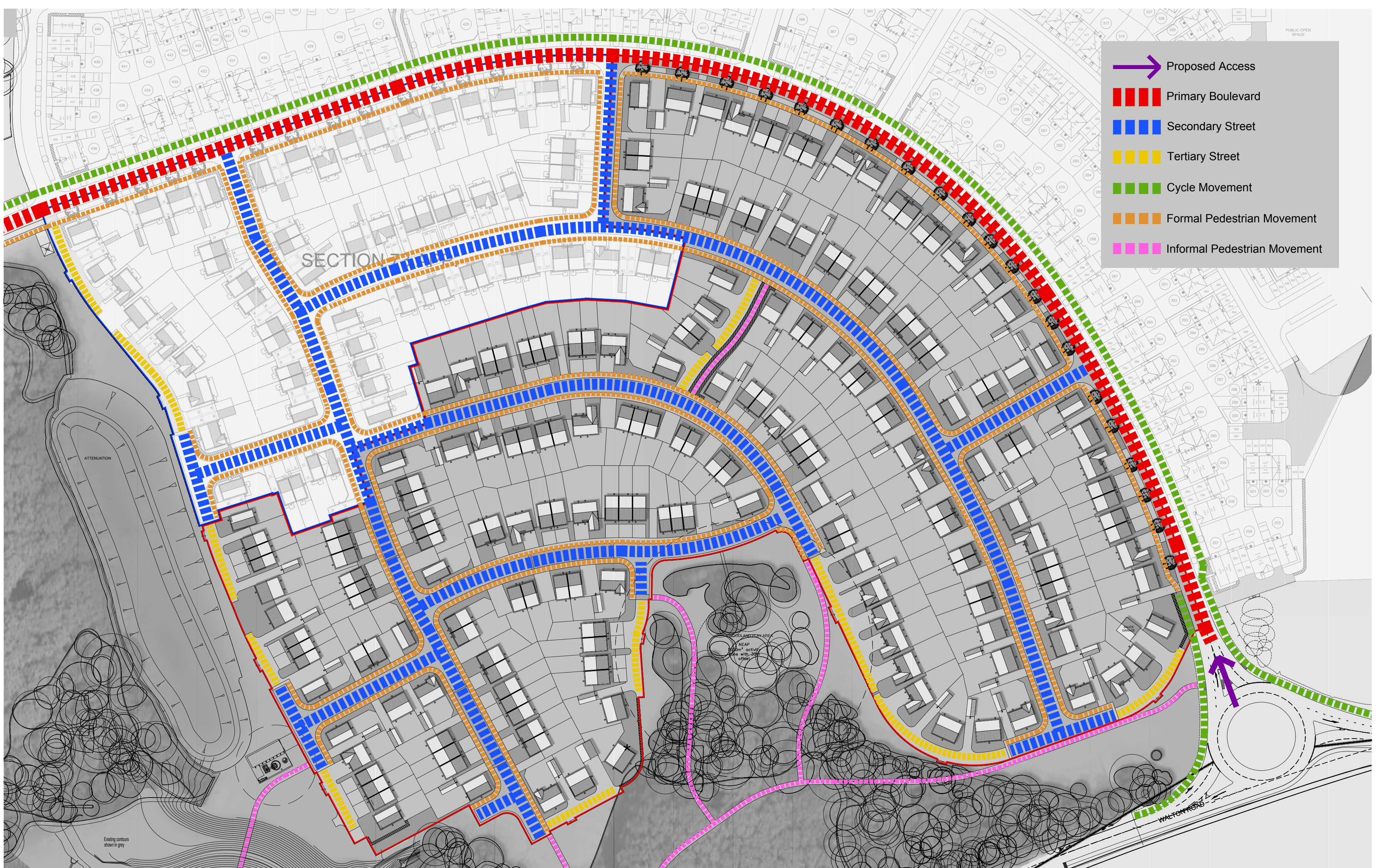
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Access to local facilities and services

Our residents 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 proposal will integrate with the surrounding community by reinforcing existing connections or creating new ones.

We understand the importance of our proposed new development seamlessly integrating itself into the existing community. The site is well located in terms of access to the local facilities in Burton-on-Trent, including schooling options and job and retail opportunities.

Pedestrian facilities have already been approved on the wider scheme surrounding the development, including a comprehensive network of footpaths, cycleways and woodland walks around the site which will connect new and existing routes to wider strategic networks, encouraging walking and cycling in the community.



The Connectivity Plan demonstrates the site's connectivity to services

CHARACTER AND DESIGN

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How we design our homes

The character and design of the proposed phase will reflect the surrounding area, with community safety and a commitment to sustainability being two of our key priorities.



How the new homes could look



Character areas are a useful way of helping assimilate the design proposals within its surroundings, whilst providing a continuity of themes across the development and helping to generate a sense of place.

The character of the proposed development incorporates individual design components which reflect the local area, including built form principles, changes in building height, building setback, landscape treatments, architectural detailing and materials.

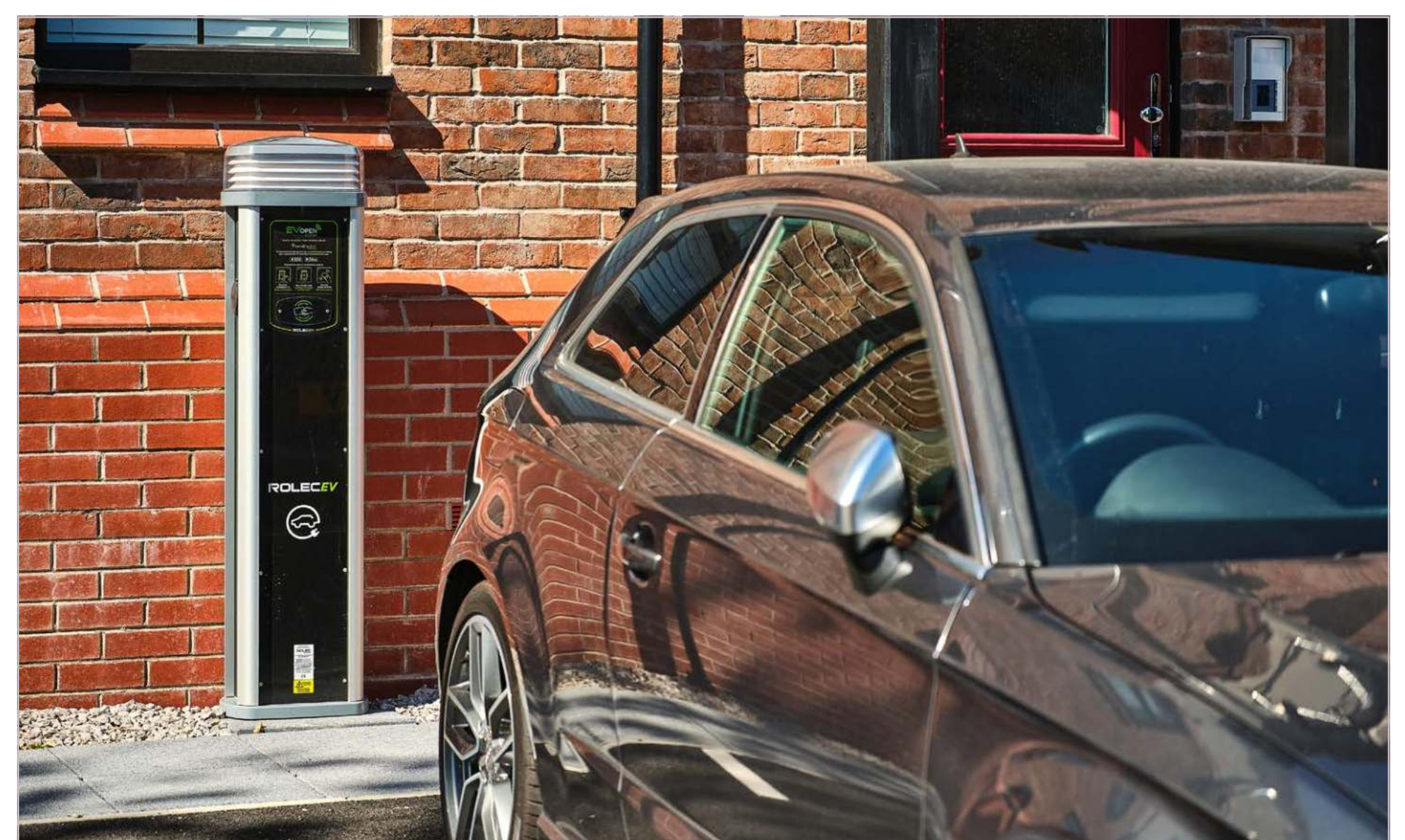
Streets will be designed with natural surveillance in mind and will integrate with the approved public open space.

All of the homes will be designed with energy efficiency in mind. Each of the properties will be thermally efficient, having been created through sustainable construction methods that meet the current building regulations, and all new homes will include access to an electric charging point. Car parking will be in line with the requirements of the relevant Stafford Borough Highways, with the provision of a garage dependent on the house type.

All homes will have private outdoor space, and rear gardens will comply with the council's existing requirements.

All of the new homes will be up to two storeys in height, in keeping with the existing surrounding properties. They will be arranged into detached, semi-detached and terraced groups.

Each of the proposed new homes will include a range of features in keeping with the locality and character of the area, such as recessed front doors, traditional pitch porches, brick and render, eaves with simple brick detailing and contemporary styling.



All new homes will include access to an electric charging point

ECONOMIC BENEFITS

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What will our development bring to the area?

We are proposing a residential development of approximately 203 new homes in Burton-on-Trent. The development will include a range of property styles and sizes.

We have used UK-wide statistical data to demonstrate that the proposed development can bring a number of economic benefits to the local area.

Building the homes



282 jobs

Direct employment

Estimated to create 63 temporary construction jobs per year of build.



70 jobs

Indirect/Induced employment

Over 60 jobs could be supported in the supply chain per year of build.



£14,038,611

Economic output

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

Once people move in



£1,502,200

First occupation expenditure

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



£5,623,181

Total spend by residents

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

Additional local authority income



£338,604

Additional Council Tax revenues per year

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



£1,676,780

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 fill in one of the feedback forms and either return it to us today or post it using the details below. You can also email us or visit 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 full planning application to South Derbyshire District Council in April 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:

drakelowpark@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

FAO Drakelow Park Consultation,
Taylor Wimpey North Midlands,
2 Trinity Court, Broadlands,
Wolverhampton, WV10 6UH

***All feedback should be received by midnight on
Friday 20th March 2025.***

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



Boundary Moor Gardens Site Manager and NHBC Pride in the Job winner Dan Grey
with Sales Executive Marianne Horsley

*What is Taylor Wimpey North Midlands
doing in your area?*

9

*developments
currently on
sale*

2

*NHBC Pride in
the Job Quality
Awards in
2024*

3

*developments
sold out in
2024*