

ABOUT TAYLOR WIMPEY

WWW.TAYLORWIMPEY.CO.UK/STOCKTON-LANE

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.



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

10,848

homes built
in 2023

£405m

invested in
areas in which
we built



Improvements
to public
transport



Landscaping,
sports and
play areas

Meeting the needs of the community

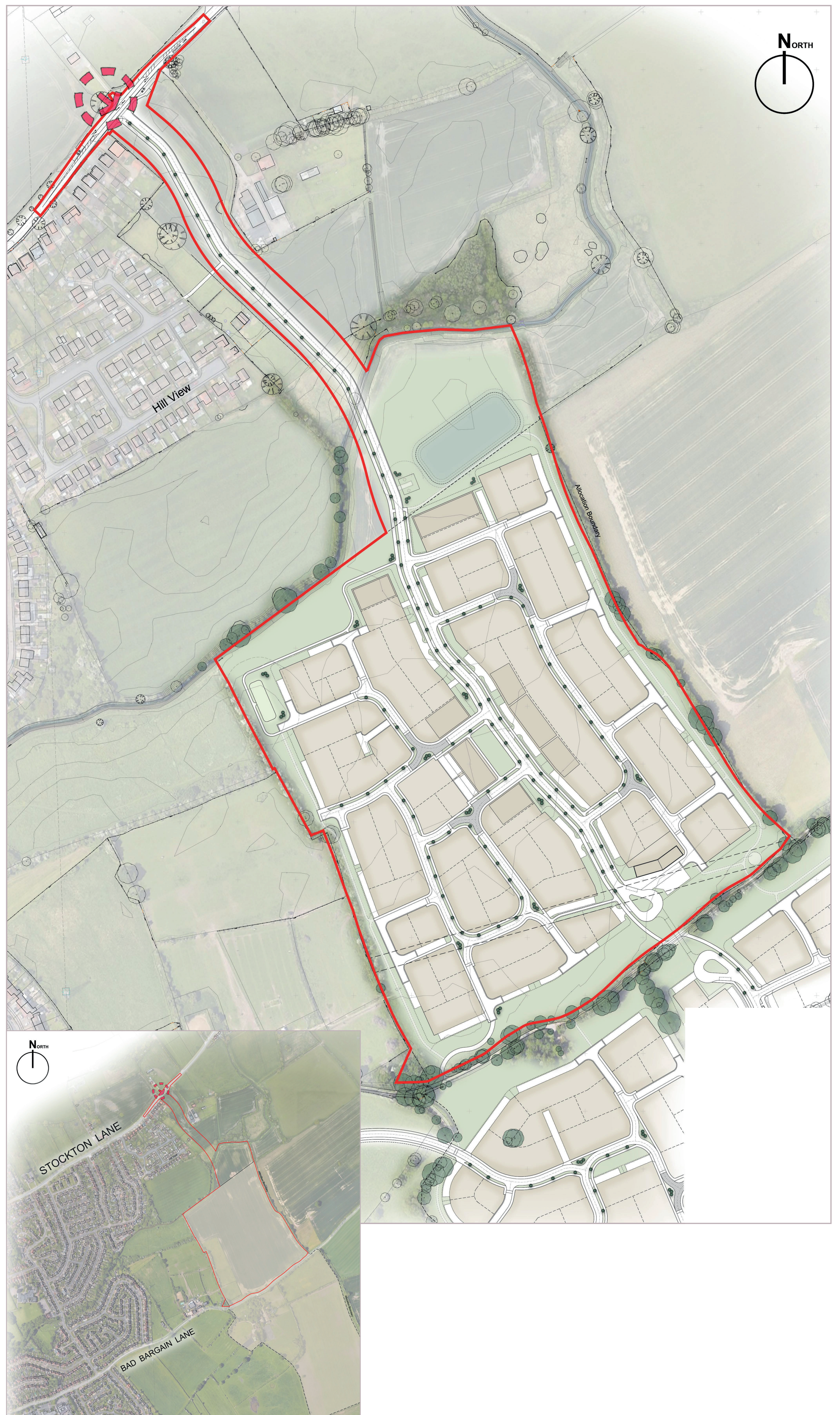
The proposed application site forms the northernmost parcel of the draft housing allocation SS9 which allocates land for approximately 845 dwellings as part of a new garden village within the emerging City of York Local Plan. The Local Plan sets out the Council's housing growth aspirations until 2033.

Located between Stockton Lane to the north and Bad Bargain Lane to the south on the eastern edge of York within the A64 Ring Road, the site consists of a number of existing agricultural fields within the 'Hepworth Without' ward.

Under Policy SS9, the site forms part of a wider allocation of 845 dwellings which aims to create a separate new settlement or 'garden village' on the urban edge of York. The emerging policy establishes a number of key principles including:

- Protecting and, where appropriate, strengthening existing boundary features to create strong and defensible Green Belt boundaries
- Creation of a new local centre providing an appropriate range of shops, services and facilities to meet the needs of future occupiers of the development
- Securing contributions towards education provision, including primary and secondary, highway improvements and other necessary infrastructure
- Appropriately considering and mitigating any highways impact
- Providing vehicular access from Stockton Lane to the north of the site and/or Murton Way to the south of the site
- Delivering high quality, frequent and accessible public transport services through the whole site to provide attractive links to York City Centre
- Optimising pedestrian and cycle integration and connectivity
- Creating new public open space including a 50m green buffer along Bad Bargain Lane
- Preserving existing views to, and the setting of, York Minster

We expect the emerging Local Plan to be adopted by the Council in 2024.



Key constraints and opportunities that will influence 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.

Opportunities

Our assessment includes the local land and topography around the site, the existing architecture and design features of the local area, and other features that give the area its unique characteristics. With this information, we can then design a scheme that is sympathetic to these qualities.

We look to make the most appropriate use of land, balancing the scale and massing of the development with well-defined streets and open spaces and green infrastructure to create a sense of place and community.

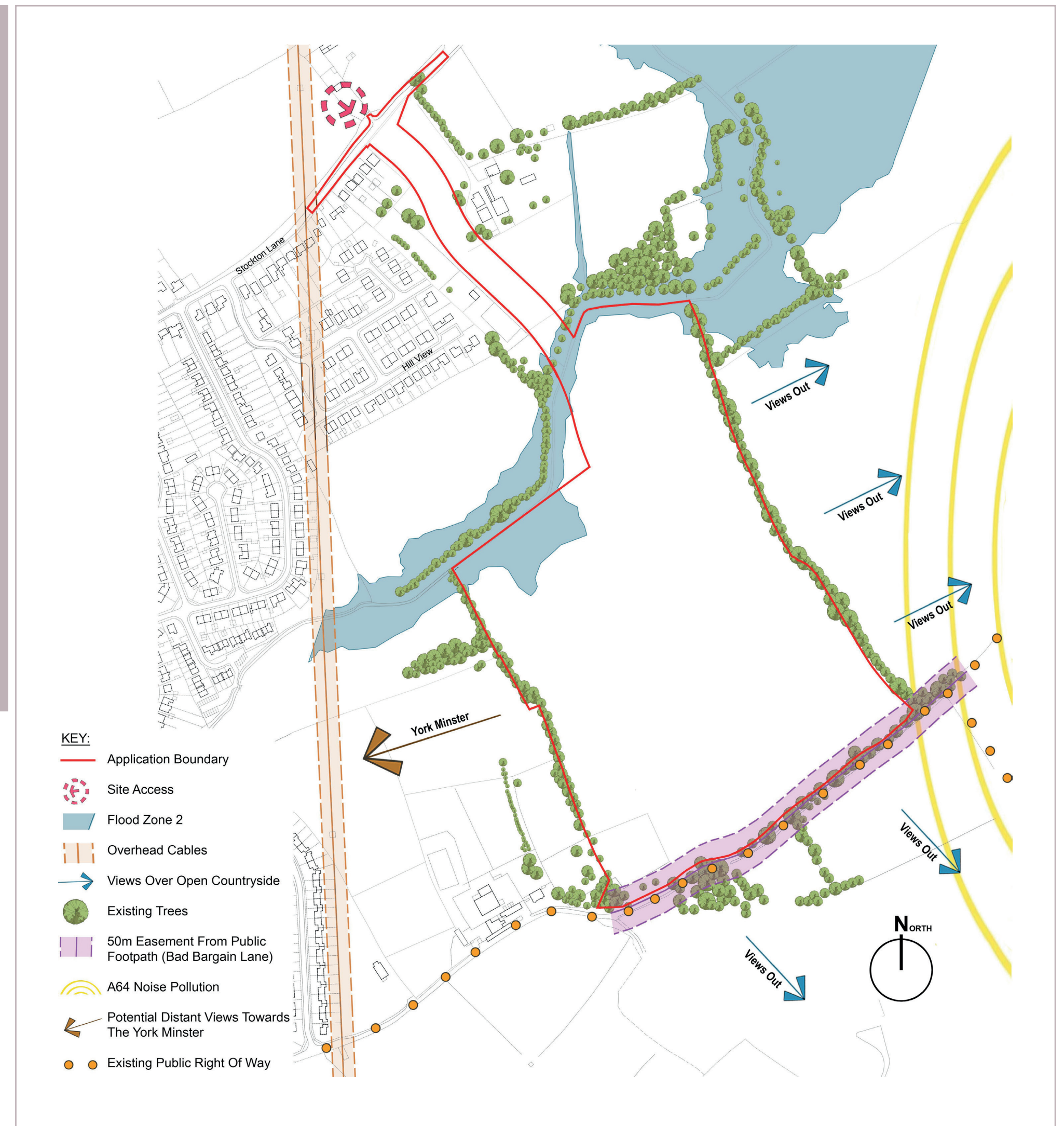
Our response

The starting point for the formulation of our illustrative layout was to ensure the retention of existing landscaping features at the site, followed by identifying the most appropriate locations to deliver biodiversity net gain, publicly accessible green space, and the provision of additional landscaping.

From there, our illustrative layout plan seeks to establish key development parameters including building heights and densities reflecting the character of the site and surroundings, together with the local of key focal buildings to reflect the local character.

Key features that have influenced our initial design include:

- Existing movement network
- Existing landscaping
- Sensitive features requiring buffer areas e.g. existing developments
- Access to key facilities and services
- Densities
- Building heights
- House type mix



DEVELOPMENT PROPOSAL

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Our designs for Stockton Lane, York

Taylor Wimpey Strategic Land is seeking outline planning permission for a new development on land south of Stockton Lane, York. The proposals include 380 new homes, an on-site play park, a local centre, and areas of public open space.

Of the 380 new homes, 30% will be classed as affordable housing in line with local policy requirements, equating to 114 homes.

Primary access to the site will be from Stockton Lane to the north. The plans also include the retention and enhancement of existing field boundaries and green space, which is expected to deliver 10% Biodiversity Net Gain.

Feedback from this consultation will shape our outline planning application, which we intend to submit to the City of York Council at the end of 2024.

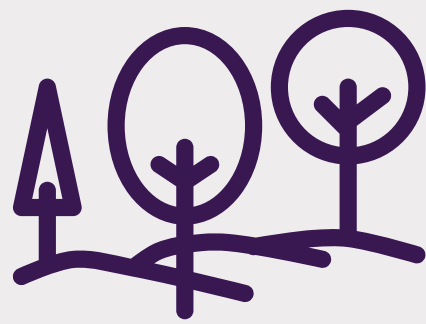
Key facts



C. 380 new homes

30%

Affordable housing



Onsite play area and public open space



Expected mix of 2-5 bed properties to meet local needs



10% Biodiversity Net Gain



An estimated £7m contribution towards local infrastructure



Protecting and preserving the natural environment

Opportunities

We look to incorporate key environmental features within our design and promote opportunities to improve access to the wider natural environment where possible. This is important to preserve or add to the site’s biodiversity and promote healthy living.

Our analysis of the site has involved a number of independent studies including:

- Landscape
- Ecology
- Trees
- Topography
- Flood and drainage assessments

Ecology

BSG Ecology have prepared an ecological report for the site of the proposed development. We have summarised the key findings of the report below:

- The site is mainly arable land, supporting barley and grassland. The land is used for grazing by cattle and horses, but is considered to be of little to no ecological value.
- The hedgerows and mature trees that line the site are moderately suitable to house bats, and the wider site is of value to farmland birds, and potentially barn owls.
- As all mature trees and hedgerows are located on the site boundaries, they will not be removed or disturbed; they will only be enhanced.
- We will be taking measures to increase and enhance biodiversity across the development including retaining and enhancing existing hedgerow field boundaries, planting wildflower meadows to attract local wildlife and pollinators, providing on site public open space and installing bird and bat boxes, bug hotels, bee bricks and hedgehog highways to achieved 10% Biodiversity Net Gain.

Drainage

We are preparing a flood risk assessment and surface water drainage strategy to ensure that an appropriate plan is put in place to avoid the risk of flooding on the site and elsewhere.

It is expected that attenuation storage will be provided onsite for rainfall events up to 1 in 100 years plus climate

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.

change. Surface water runoff will discharge via gravity to an attenuation area in the northern portion of the site before being pumped to Old Foss Beck with highway drainage to be processed through a network of swales before also discharging into the beck.

Foul water will drain by gravity to the site low point before being pumped to a public foul sewer located in Stockton Lane / Galtres Road, as stipulated by Yorkshire Water. Both the surface water and foul water drainage systems will be offered for adoption to Yorkshire Water.



ECONOMIC BENEFITS

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What will our development bring to the area?

We are proposing a residential development of up to 380 new homes in York. The development will include a range of property styles and sizes and 30% are proposed to be affordable homes. New developments can bring a number of economic benefits to the local area and we have estimated these using UK-wide statistical data.

Building the homes



62 jobs

Direct employment
Estimated to create 62 temporary construction jobs per year of build.



92 jobs

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



£10.7m

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

Once people move in



£2.1m

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.



£9.8m

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

Additional local authority income



£505,000

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



£2.82m

New Homes Bonus payments
A grant paid, over six years, by central government to local councils for increasing the amount of homes in their area.



Sustainable Construction

Taylor Wimpey is committed to Sustainable Construction and has implemented a comprehensive sustainability strategy designed to reduce carbon dioxide emissions and make efficient use of resources to deliver high quality, sustainable new homes.

Building Sustainably

We are committed to building sustainable communities by incorporating energy efficient features into each home we build, such as high quality insulated roofs, walls, and windows, through to energy efficient appliances, zoned heating systems and water saving taps.

We intend to embed the highest standards of sustainability at every stage of the development, and we will create sustainable, balanced communities through a range of housing.

Since 2013, we've also cut our carbon emissions by 51%, and we're making excellent progress on our commitment to reaching net zero by 2045, ahead of the UK's national target.

Future Homes Standard

The homes at Stockton Lane are expected to meet the 2025 Future Homes Standard (FHS) which targets a 75-80% reduction in carbon emissions than homes built under the previous Building Regulations and will be 'zero-carbon ready'. This means that they won't use fossil fuels for heating or cooking and, once the UK's electricity grid reaches zero carbon in 2035, in line with the Government's projected target, they will produce zero carbon emissions.

To achieve this, we will use low-carbon heating systems like heat pumps, enhance energy efficiency, and improve insulation to minimise heat loss, creating environmentally friendly, well-sealed structures that align with FHS goals.

Waste

Our Towards Zero Waste strategy outlines a three-year plan to reduce waste across all development stages and various waste streams, including soils, demolition, embodied materials, packaging, and construction waste.

In 2023, 98% of construction waste was recycled, with the overall volume of waste produced in 2023 being 28% lower than in 2019.

Materials

Taylor Wimpey partners with select subcontractors to ensure high-quality homes built safely, efficiently, and with minimal environmental impact.

Currently, 95% of our timber comes from responsibly managed forests certified by schemes like FSC or PEFC. The remaining 5% contains a mix of wood from both certifications so does not meet the thresholds for full certification under either scheme.

Construction Standards

We have the highest average NHBC Construction Quality Review score of any major housebuilder, a true testament to the quality of the homes we build. With checks at 38 stages of build, you can be assured our new homes will be finished to the very best standard.

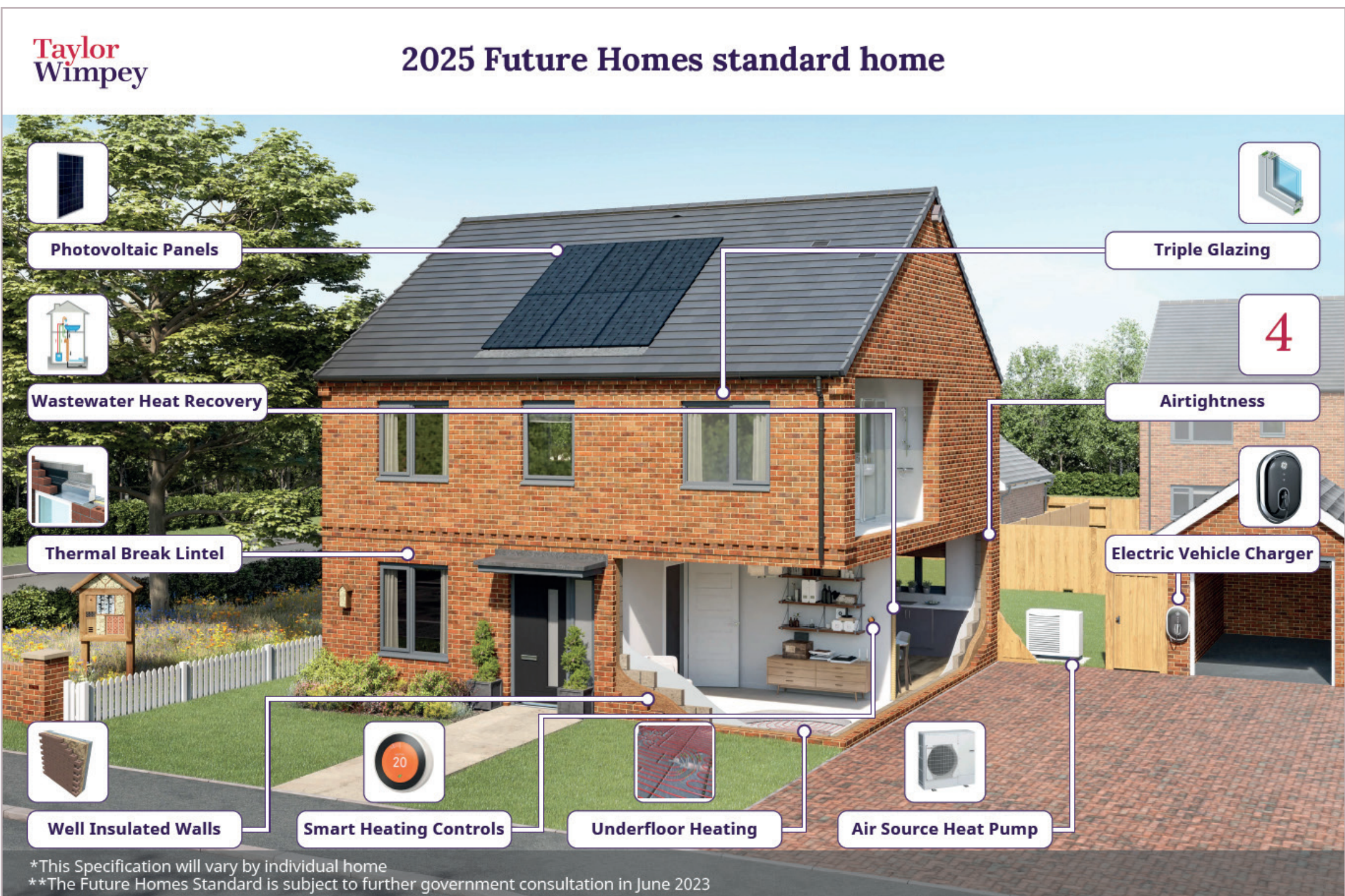
Reflecting the quality of our work, in 2024, 62 of our site managers received NHBC Pride in the Job awards in recognition of their dedication to building homes of the highest standards.

In a recent survey of new homebuyers, over 90% of customers would recommend us to a friend.

Benefits of Buying a New Home

Data from the Home Builders Federation (HBF) has found that buyers of a new build house will save on average over £2,400 a year in energy bills, with new build houses using 67% less energy than older houses.

Thanks to flow restrictive taps and water saving appliances, all our homes use, on average, 30% less water than older properties, saving customers on average £54 annually on their water bills.



NEXT STEPS

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Taylor
Wimpey

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 an opportunity to look at the scheme proposal, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

Following consideration and a detailed review of the feedback that we receive, we hope to submit an outline planning application to the City of York Council by the end of 2024.

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.

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

stocktonlane@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

Stockton Lane Consultation
Taylor Wimpey Strategic Land
Lockheed Court
Preston Farm Industrial Estate
Stockton on Tees
TS18 3SH



Lee Dewing
Oaklands
site manager
and Regional
Winner



What is Taylor Wimpey North Yorkshire already doing in the area?

207

staff employed
by TW North
Yorkshire



Six NHBC
Pride in the Job
Quality Awards
in 2024

453

homes built
in 2023