

ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK/ELM-DRIVE-PROPOSED-DEVELOPMENT

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 13,500 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

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

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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.



Situated in Newton Leys, Vale View at Willow Lake is an established community of a range of homes.



Nestled on the edge of Hazeley Woods, Vision at Whitehouse offers a tranquil setting on the fringes of Milton Keynes.

Our address and some key facts

Taylor Wimpey South Midlands
Newton House
2 Sark Drive
Bletchley
Milton Keynes
MK3 5SD

Apprentices employed

6

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

190

Number of private homes completed in 2022.

692

Number of affordable homes completed in 2022.

168



Taylor Wimpey – a national company and local homebuilder

Taylor Wimpey South Midlands has a reputation for delivering quality new homes in the Newton Leys/ Milton Keynes area, including Willow Lake, Vision, The Fairways, Olney & Shenley Park.

WORKING IN YOUR COMMUNITY

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



We have already completed various financial obligations for Newton Leys, including:



Over £5.6m
for education



Over £3m
for public open
space maintenance



Over 300
affordable homes



£125k
for community
buildings



Over £70k
for crematorium &
burial grounds



Over £90k
for district parks



Over £27k
for emergency
services



Over £1.2m
for health facilities



£50k
for inward investment
for businesses



Over £180k
for library



Over £80k
for Newton leys
voluntary projects



Over £200k
for waste
management

Further contributions will be made through the S106 agreement for this application.



Giving back to the community in Newton Leys

Giving back to the community in Newton Leys

We launched our Community Chest initiative earlier this year, with residents from across Milton Keynes invited to nominate local, worthy recipients for the donation and after considering all of the entries, the team proudly selected Connection Support, Milton Keynes Scout Group and MK Social Ping Pong as the winners.

“The Community Chest is a fantastic initiative as it gives locals the chance to have their say and nominate causes close to their hearts.”



Donating plants to Lindens Residential Care Home

Donating plants to Lindens Residential Care Home

The plants, which are from our Vale View at Willow Lake development in Newton Leys, needed to be relocated as the land was due to be built on. We wanted to give the plants a new home at the nearby Lindens Residential Care Home, to help lift the spirits of its residents and encourage them to get outside.

“We recognise how beneficial gardening and spending time outdoors is to people’s physical and mental wellbeing, so we hope the residents and their loved ones will enjoy these new plants for years to come.”



Supporting Newton Leys FC

Supporting Newton Leys FC

As part of our ongoing commitment to supporting local communities, we proudly donated £500 to Newton Leys FC, located in Milton Keynes, to help with running costs and contribute towards training equipment.

“The club is a cornerstone of the community and we are proud to be able to give something back to the areas in which we build.”

DEVELOPMENT PROPOSAL

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Our designs for Elm Drive @ Willow Lake



The proposed layout of our development

Taylor Wimpey is preparing a detailed planning application for up to 113 new homes in the Newton Leys area.

The scheme based at Willow Lake in Newton Leys is to incorporate a further 100+ dwellings across two pieces of land within the larger strategic design.

The proposal offers a mixture of unit tenures and sizes, as well as implementing adaptable and accessible standards.

The scheme has been designed to include a few apartment blocks and various houses available for first time buyers.

113
new homes

Min. 31%
affordable homes


Homes to suit the landscape


Homes for first time buyers

NATURAL ENVIRONMENT

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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.

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 several independent studies including:

- Landscape
- Ecology
- Trees
- Flood and drainage assessments

Our response

Our illustrative plan provides details of key environmental features and green infrastructure within our proposals, this includes:

- Hedgerows
- Trees
- Protected habitats
- Surface water/drainage features
- Sustainable drainage systems (SuDS)
- Public open space
- Green corridors
- Footpaths/cycleway with links to wider network



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Key

Site Boundary

Bat Boxes

- Schwegler 2FF (or similar)
- Schwegler 1FF (or similar)

Bird Boxes

- Seville 26mm Woodstone Nest Box
- Seville 32mm Woodstone Nest Box
- Barcelona Woodstone Open Nest Box
- Woodstone House Sparrow Nest Box
- Woodstone Swift Nest Box

Hedgehog

- ◆ Garden Access - subject to retaining locations
- Hedgehog Routes

Invertebrates

- Bug Hotel - medium
- Bug Hotels - large
- Bee Bricks



CONNECTIVITY

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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 to inform our proposed access points and opportunities to provide safe and convenient pedestrian and cycle links.

Our proposals will be supported by:



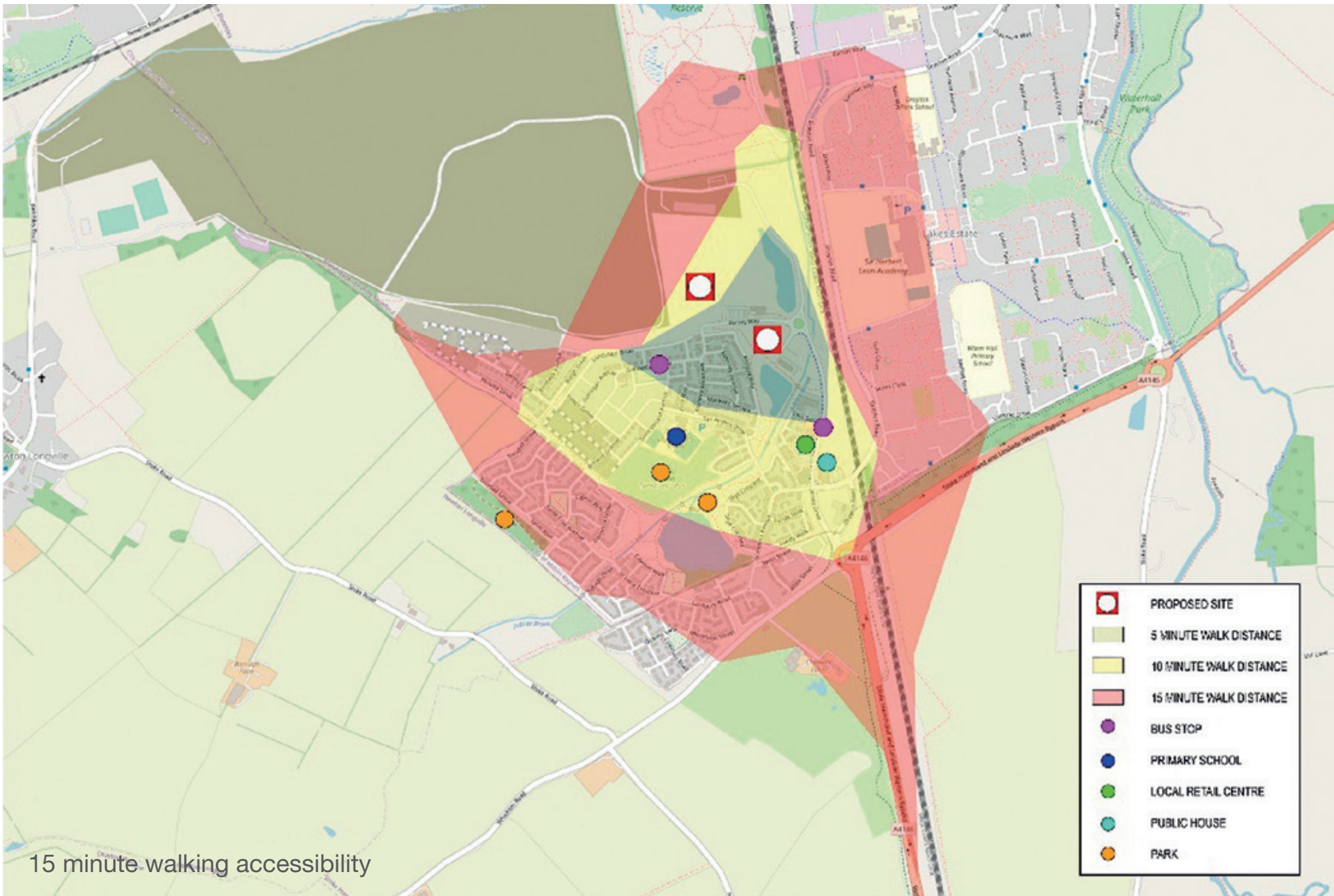
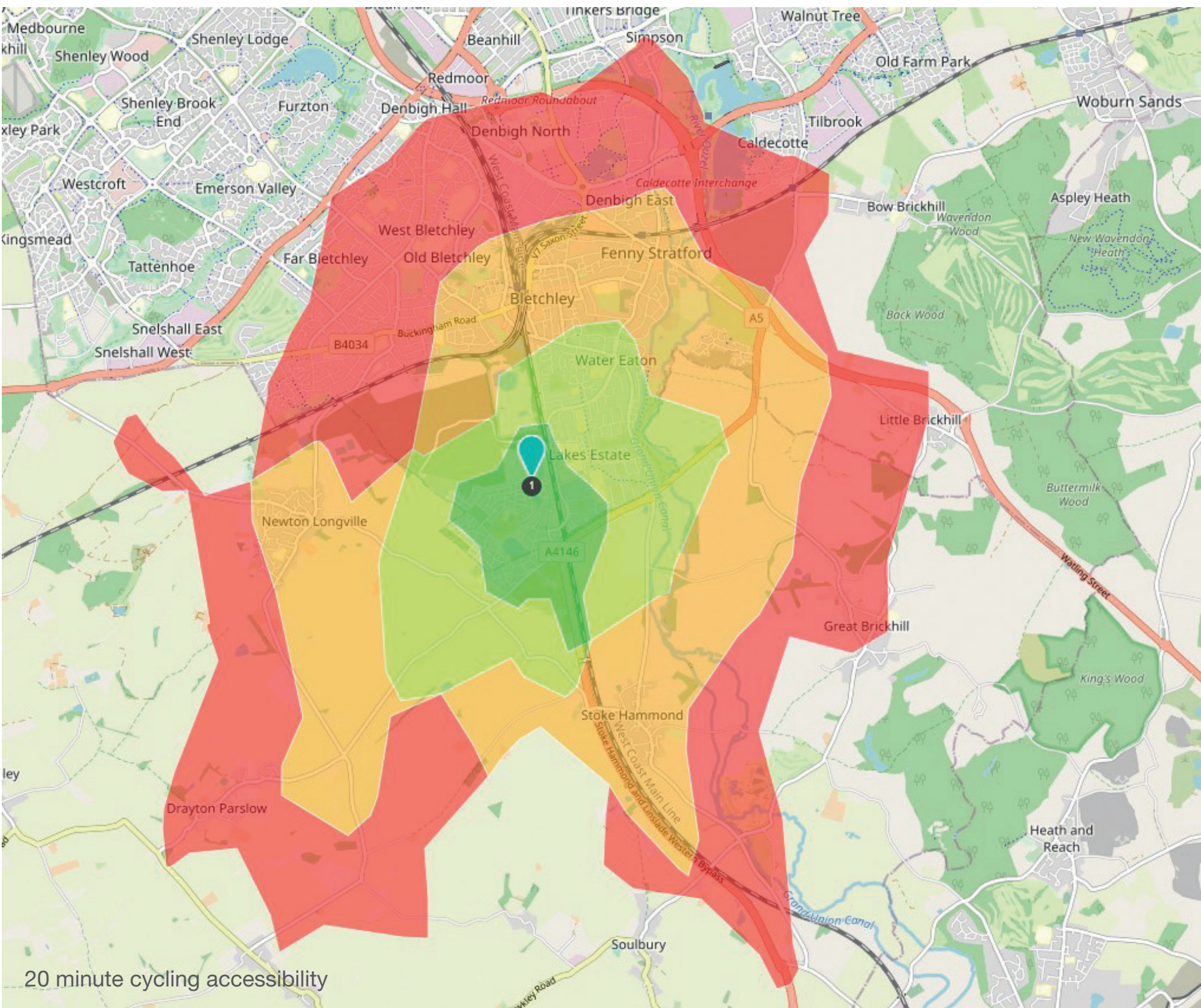
Design and access statement



Transport assessment



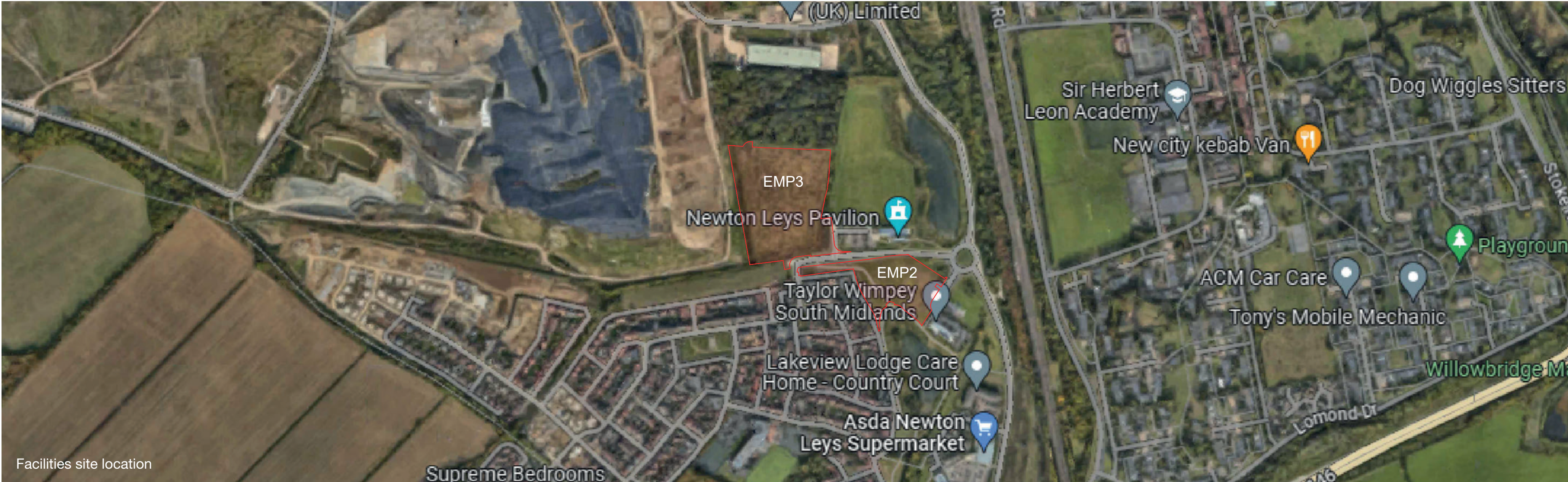
Junction design



Our response

Our site layout shows our initial proposals for the site including highways access, key pedestrian and cycle routes and street hierarchy. Access would be taken off Sark Drive and Galapagos Grove by forming a new junction into the site.

Off-site highway improvements will be informed in consultation with the Community, Local Planning Authority and Highways Authority. Opportunity to connect into the existing footpath/cycle routes that provide key links to Milton Keynes Redway and public rights of way.



CHARACTER

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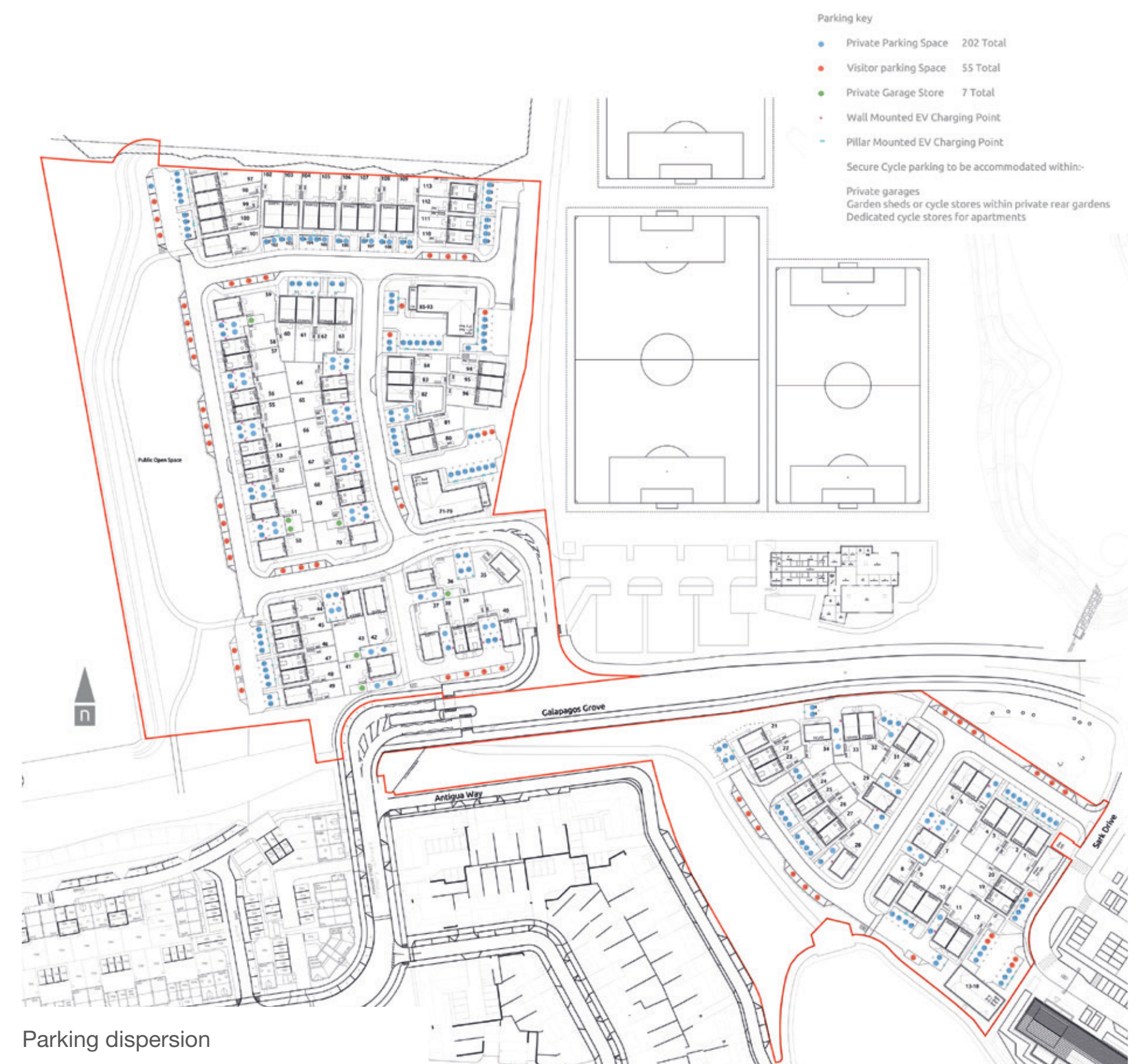
Local context that influences the design

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 understanding local architecture, landscape and other design features that gives Newton Leys its distinctive sense of character and helps us design a scheme that will add to the quality of the area.

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

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 house types designed to respond to the local market.

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



Street scenes

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 our customers and the local community.

Opportunities

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



Our response

- Creation of usable open spaces, cycle and pedestrian routes to encourage physical activity and opportunities for social interaction.
- Providing access to nature and green spaces adding to the biodiversity of the site.
- Our scheme will include a proportion of Affordable Housing to be agreed with the Local Planning Authority.
- The proposal will include a mix of homes designed to meet local needs.
- The development will use our green infrastructure to support water management and reduce flood risk.



NEXT STEPS

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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.



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 planning application to Milton Keynes City 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.



Please complete one of the forms provided or email us at:
newton-leys@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

Planning Department
Taylor Wimpey South Midlands
Newton House
2 Sark Drive
Bletchley
Milton Keynes
MK3 5SD



*All feedback should be received by midnight on 20th October 2023.
Thank you for attending today, your views make a real difference*



What is Taylor Wimpey South Midlands already doing in your area?

860

*homes built
in 2022*

207

*staff employed
by TW
Midlands*