

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

9,600
homes completed in 2020

£287m
invested in local communities in 2020


Improvements to public transport


Landscaping, sports and play areas

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.



Our Great Western Park development in Didcot



Thornbury Green in Eynsham

Our address and some key facts

Taylor Wimpey Oxfordshire

Suite J, Windrush Court,
Abingdon Business Park,
Abingdon, Oxfordshire,
OX14 1SY

*Affordable homes
completed in 2020
(Taylor Wimpey
Oxfordshire)*

109

*Private homes
completed in 2020
(Taylor Wimpey
Oxfordshire)*

222

*Staff directly employed
including office personnel,
site managers, sales executives
and various labourers on site
(Taylor Wimpey Oxfordshire,
June 2021)*

134



*Taylor Wimpey - a national company
and local homebuilder*



*Support and
funding for
charities*

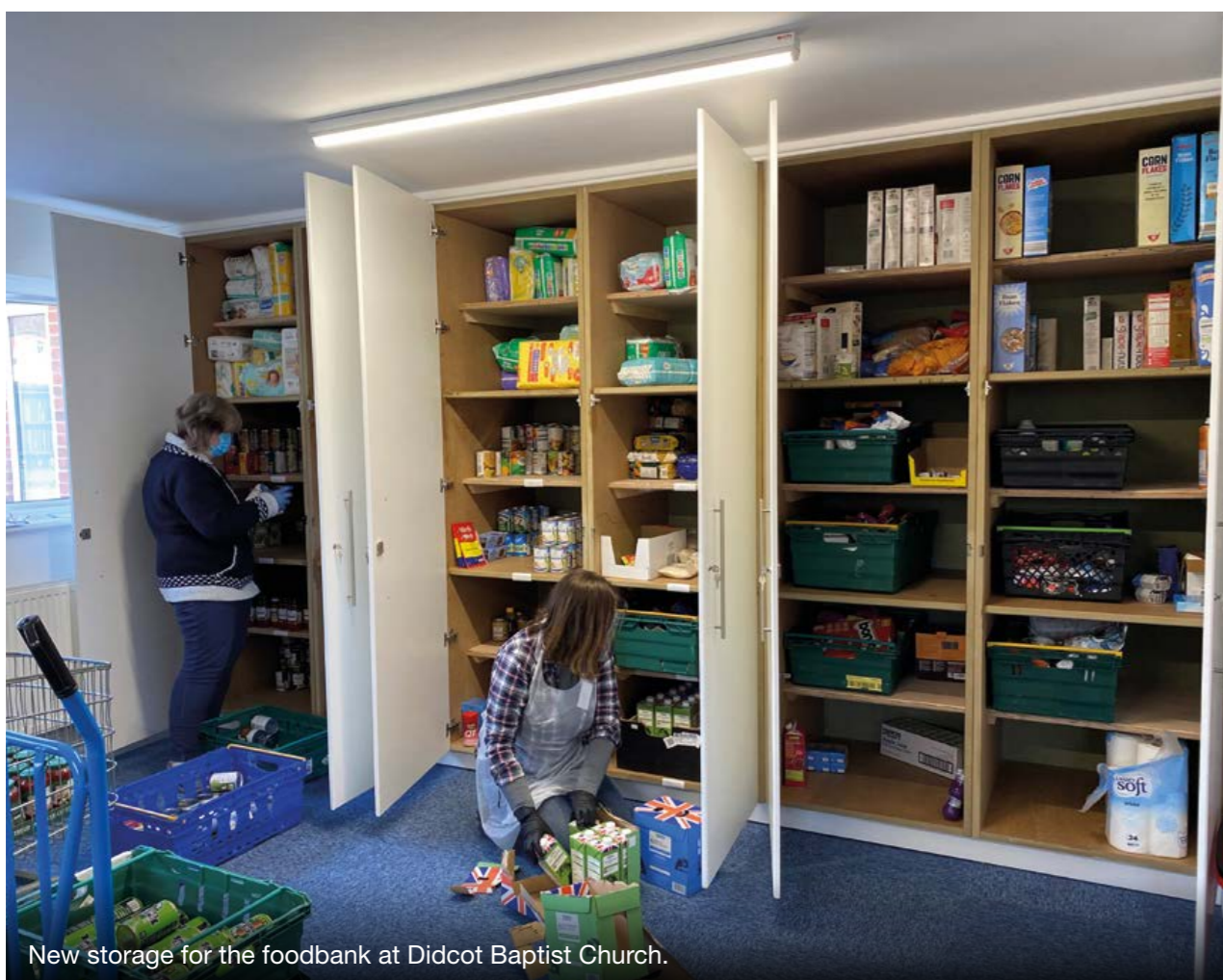
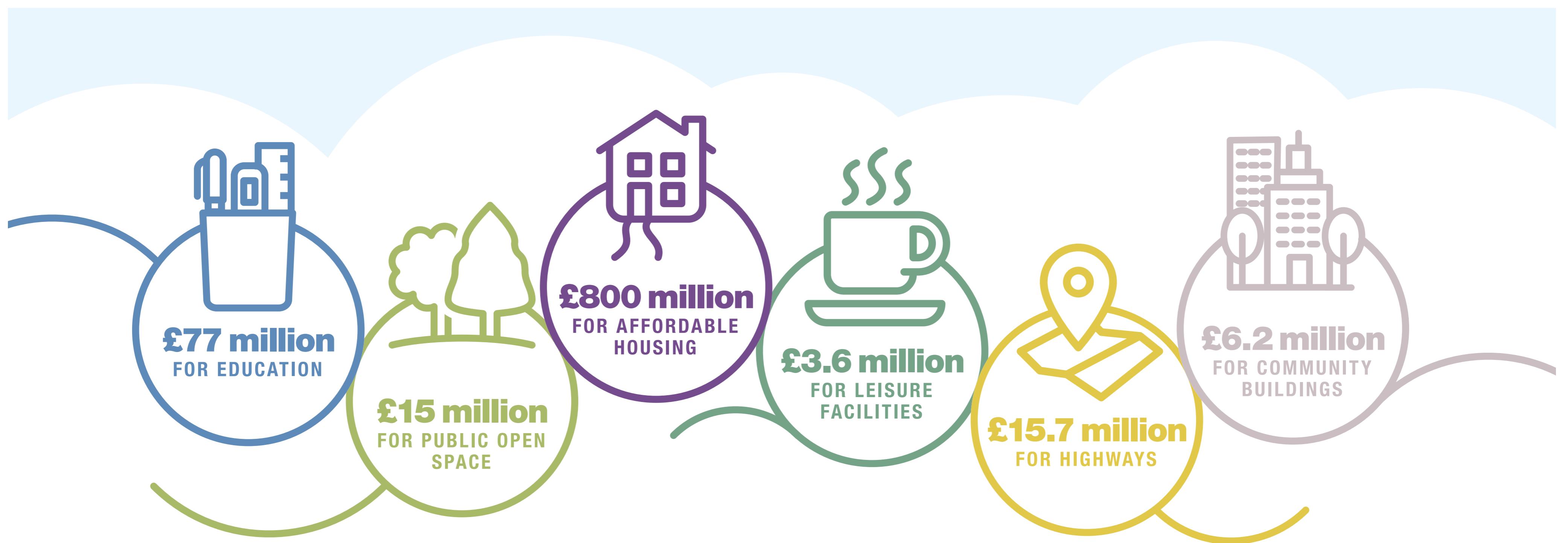
623

*employees on
apprentice
schemes*



*Educate kids
in how to
stay safe*

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



New storage for the foodbank at Didcot Baptist Church.

Coming together to help foodbank

We helped a Didcot foodbank continue its support for vulnerable people in the community by building and fitting out a new storage cabin.

Our Great Western Park team, including apprentices and contractors Agetur UK, worked together to create the new space for Didcot Baptist Church.

“Taylor Wimpey’s kind offer to help with the necessary groundworks as well as the installation of our new cabin has been hugely impactful and we’re already making use of the new storage facilities.”



Apple trees are planted at Thornbury Green.

Bringing nature into our developments

We welcomed Green TEA (Transition Eynsham Area) to our Thornbury Green development in Eynsham for a tree planting event.

Eynsham was a famous apple growing area between the 1920s to 1950s. Green TEA has already planted around 30 apple trees around the village, and asked us if they could plant some trees at Thornbury Green to reflect the village’s history and enable new residents to enjoy the trees as they grow.

“What better way of welcoming and introducing ourselves to the new residents of Thornbury Green than by planting some Eynsham varieties of apple.”



The Corona Cobra is installed at Bampton Meadows.

Remembering community spirit

We worked with Bampton residents to create a permanent reminder of their community spirit during the Covid-19 pandemic.

Villagers continued their ‘Bampton Rocks’ project during lockdown by creating a ‘Corona Cobra’ out of painted rocks. The rocks were then gathered and placed in concrete at Bampton Meadows, and the Corona Cobra is now on permanent display for all to see.

“We are so thrilled that Bampton now has its own historical reminder of these extraordinary times, in which we still found a way to create something very special together and for future generations to see.”

DEVELOPMENT PROPOSAL

TAYLORWIMPEY.CO.UK/NEW-HOMES/DIDCOT/VALLEY-PARK

Taylor
Wimpey

Taylor Wimpey is preparing a reserved matters planning application for 246 new homes at Valley Park, a new development south of the A4130 and west of Great Western Park.

Valley Park will comprise up to 4,254 new homes – including 1,489 affordable homes – plus community facilities, including two new primary schools, a Special Education Needs school, shops, sports facilities, playing fields, allotments and open spaces. A Resolution to grant outline planning permission for Valley Park was granted by Planning Committee members of Vale of White Horse District Council in July 2021.

Today we are showing you our proposals for the first phase of housing, known as Primrose at Valley Park. Of the 246 homes in this phase, 86 will be classed as affordable housing.

Our designs for Primrose at Valley Park



Key facts

246

new homes

86

affordable homes



Connected to
Great Western
Park



Outline planning
permission
granted in
July 2021

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.

As part of the outline planning process for Valley Park, we appointed specialist ecologists to study the whole site in detail. They prepared a full Environmental Impact Assessment, which is the most thorough examination a planning application can have. We also employed qualified landscape consultants and archaeologists to assess the site and its surroundings.

All our consultants' reports have been reviewed and approved as part of the outline application. Our proposals for the whole Valley Park development are designed to protect existing wildlife and enhance their habitats to allow a variety of species to flourish alongside new residents.

In particular we identified a colony of water voles in one of the streams crossing the site. Water voles are a priority species in the UK, and our development will include measures to enhance sections of watercourses on site to help them thrive at Valley Park.

Green space and wildlife corridors will cross the site. We will retain as many trees and hedges as possible across the site and plant new native species of trees, shrubs and wildflowers, including species of benefit to pollinating insects.

As part of our national Environment Strategy, we are committed to including bug hotels and bee bricks on all suitable sites, and this includes Primrose at Valley Park.

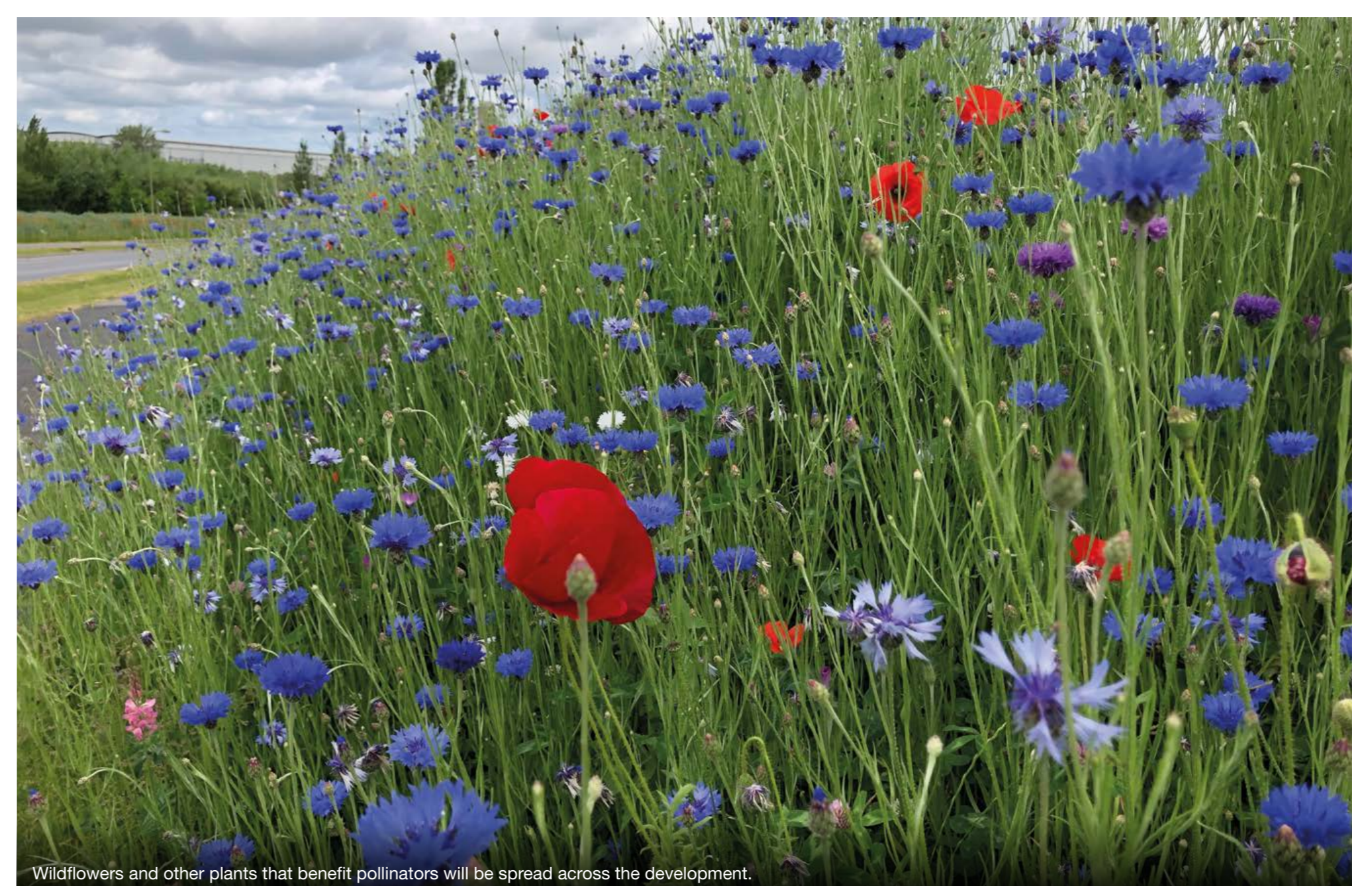
We will introduce gaps at the base of garden fences to enable species such as hedgehogs to move around the development along 'hedgehog highways'. Bat and bird boxes will be installed on walls and buildings, and within the retained hedgerow and trees throughout Valley Park.



Green space and wildlife corridors will cross the site.



The development will include bug hotels, bee bricks and Bat/bird boxes.



Wildflowers and other plants that benefit pollinators will be spread across the development.

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.

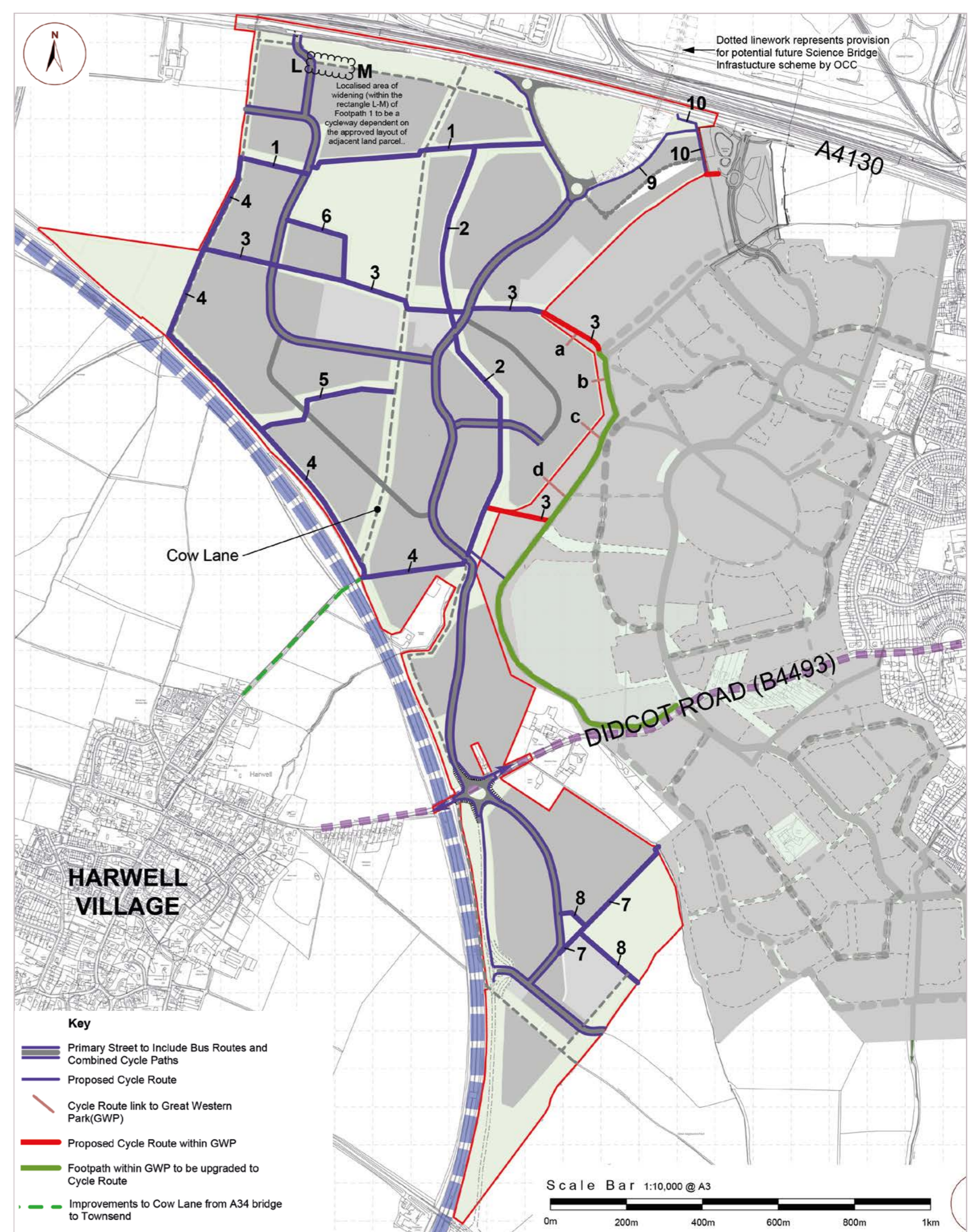
Valley Park was chosen as a site for new development because of its sustainable location, with connections to Didcot, Harwell, the Science Vale and the wider area by foot, bicycle, road and rail. The development will allow new residents to integrate seamlessly with existing communities in Didcot and the surrounding villages.

We will design cycling and pedestrian routes throughout Valley Park to provide attractive, safe and direct links around the development, as well as with the surrounding area. Residential roads will be designed to reduce vehicle speeds, and local bus routes will be extended to serve the new homes.

A range of new facilities are planned for Valley Park, as outlined in more detail on the 'Community' board, and Primrose, our first phase of development, will benefit from the connections to these facilities that will in time form future phases of the wider scheme.

Outside the development Great Western Park, with its multitude of shops, schools, parks and other facilities, is right on the doorstep. Newly-surfaced pedestrian and cycle routes will smooth the journey to Harwell via Cow Lane and to UTC Oxfordshire, whilst Didcot railway station is a short cycle ride away.

The development forms part of the Oxfordshire Housing and Growth Deal and will receive some of the £218 million Housing Infrastructure Fund for off-site infrastructure including widening of the A4130 from single to dual carriageway and a new Science Bridge over the A4130 & Railway. Valley Park will be the largest contributor to the district's housing land supply, which allows the council to retain their up-to-date Local Plan and defend against proposals in less sustainable and unplanned locations.



A range of pedestrian and cycle routes will provide attractive, safe and direct links around Valley Park.



The development will connect with existing cycle routes, such as this one at Great Western Park.

CHARACTER

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Taylor Wimpey

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.

Primrose sits along the northern edge of Valley Park and will be the first phase of the new neighbourhood. Our vision for Primrose draws on that set out in the outline permission; to create a vibrant, exciting, high quality, residential-led development delivering the highest quality homes and open spaces.

The majority of the Valley Park site is a relatively flat cluster of fields, divided by hedgerows, streams and drainage ditches. Cow Lane runs centrally through the northern half of the site, the B4493 crosses the site roughly in the middle and the 'Driftway' track crosses the site in its southern section.

The site is west of Didcot, adjacent to Great Western Park, with the beautiful countryside of the North Wessex Downs Area of Outstanding Natural Beauty further to the south.

Our designs for Valley Park reflect the local area and the surrounding landscape, both protecting the Wessex Downs and resulting in an attractive place to live and work.

We are proposing different character areas across the development. The north, including Primrose, will have a more urban character. This first phase will comprise a mix of 246 1-4 bedroom homes, including 86 affordable homes, in a range of styles and materials. Residents will enjoy spacious gardens, tree-lined streets and a new play area.

The south character area, facing out towards the countryside, will have a more rural feel. Green space and wildlife corridors will cross the site, linking each character area.



LEGEND		
Application Boundary	Railings with Brick Piers	Proposed Service Margins
Affordable - Rented Housing	0.5m Timber Knee Rail	Block Paving
Affordable - Shared Ownership	Hedge	Visitor Parking Space
Affordable - Rented M4(3) Wheelchair	External Private Bins Store (rear garden)	Visitor Cycle Parking
Indicative Cable Window Locations	External Private Bins Store (front of plot)	Unallocated Parking Space
Indicative Sales Area	Bin Collection Point	Indicative Landscaping
Fence 1.8 Closeboard	Bin Collection Point	
Fence 1.8 Panel	Demarcation Strip - 80x80 Tegula Cobbles Permanent Grey	
1.8m Brick Screen Wall	Front access & part M Access	
Low Brick Wall with Brick Piers	Plot Numbers	
Low Brick Wall (600mm Max. Height)	Timber Bollard	
	1m Single Pedestrian Gate	

The layout of Primrose at Valley Park.



STREET SCENE A-A



STREET SCENE B-B



STREET SCENE C-C



STREET SCENE D-D

The homes at Primrose will have a more urban character.

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.

Valley Park will include a wide range of new facilities to ensure that residents have everything that they need right on their doorstep.

Local centres with shops and facilities are proposed in both the north and south, echoing the local centres at Great Western Park. These will act as focal points for the new community.

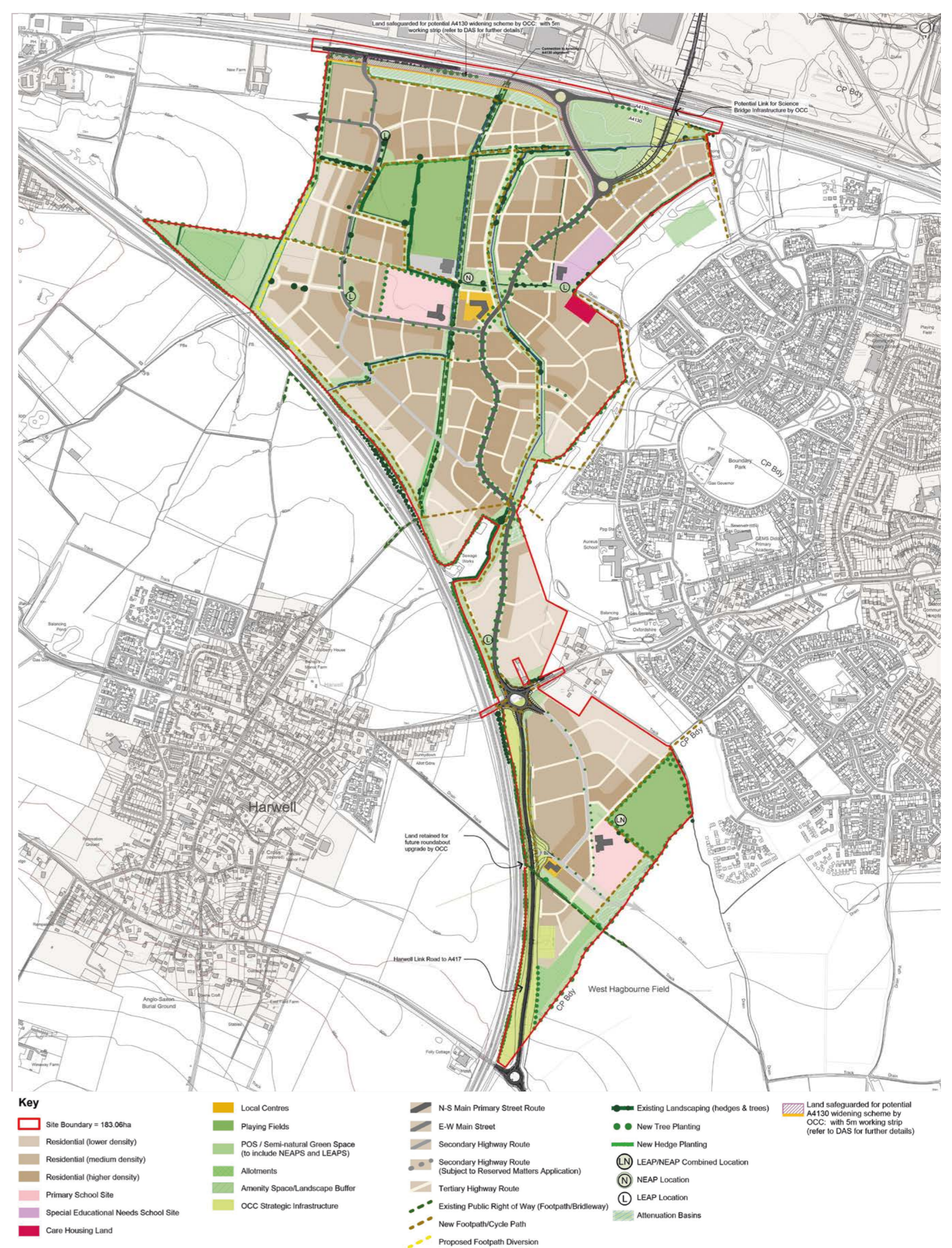
Two primary schools are proposed, one in the north and one in the south, within walking distance of all of the new homes. Secondary school pupils will be able to attend Aureus School at Great Western Park, which was designed to cater for Valley Park residents.

Vale of White Horse District Council has asked us to provide a location for a special educational needs school in Valley Park, and this will be close to an area of open space in the north.

The development will have two separate sports areas. Common Park in the north will provide four football pitches, an artificial pitch, six tennis courts and a sports pavilion/community building. In the south, Alma Park will include a cricket pitch, a sports pavilion and two football pitches.

Play areas will be dotted around the site with a floodlit play area at Common Park. The development will also include allotments and a community orchard.

All homes will be highly insulated with low-energy lighting and a selection of low-use water fittings. Building materials will be carefully selected and procured in order to reduce their life cycle impact, including using timber from certified sustainable sources only.



The Valley Park masterplan, showing the range of facilities and open space.



Secondary school pupils will be able to attend Aureus School at Great Western Park.

ECONOMIC BENEFITS

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What will our development bring to the area?

Primrose at Valley Park will include a range of property styles and sizes, and 86 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



428 jobs

Direct employment

Estimated to create 122 temporary construction jobs per year of build.



185 jobs

Indirect/Induced employment

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



£8,728,575

Economic output

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

Once people move in



£1,353,000

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.



£6,347,390

Total spend by residents

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

Additional local authority income



£326,442

Additional Council Tax revenues per year

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



£1,842,400

New Homes Bonus payments

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



NEXT STEPS

TAYLORWIMPEY.CO.UK/NEW-HOMES/DIDCOT/VALLEY-PARK



Taylor
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*What we would like from you,
and what you can expect from us*



This image shows our Great Western Park development in Didcot.

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.

We hope to submit a Reserved Matters planning application to Vale of White Horse District Council in January 2022. All comments received following this exhibition and during the statutory consultation period will be taken into account as we finalise our proposals prior to a decision being made by the council.

You can email your comments to:

Community.Engagement@Taylorwimpey.com

Alternatively, you can write to us at:

Primrose at Valley Park Consultation Feedback
Taylor Wimpey Oxfordshire
Suite J, Windrush Court
Abingdon Business Park
Abingdon, Oxfordshire
OX14 1SY

***All feedback should be received by midnight
on 3rd December 2021.***



This image shows our Great Western Park development in Didcot.

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



*What is Taylor Wimpey doing
in your area?*

Developments
around Oxfordshire,
Wiltshire,
Berkshire and
Northamptonshire

2

NHBC Pride in
the Job Quality
Awards in 2021

2

developments
launched
in 2021