

Taylor Wimpey

Brightwell Lakes – BT presentation

8th November 2023

- 1) Whats Proposed
- 2) What's approved
- 3) What's Built
- 4) Developing the site
- 5) Next Applications
- 6) Key Dates
- 7) Building a community
- 8) Open Spaces
- 9) Biodiversity
- 10) Energy Efficient Homes



- 2000 New Homes (Ranging from 1 to 5 bedroom homes)
- Primary Local Centre, including Community Hub, New Shops for food and retail, Café.
- Secondary Local Centre, Including New Shops, and a community led Early Learning Centre.
- New Upper, Lower, and Early Years Schools
- Formal Recreation area including new sports pitches, pavilion, and changing facilities.
- Extensive areas of Public Open Space, Including the existing pond, which will be enhanced to include a beach area & a platform. Play Areas, Walking and Cycling Routes, and a new Heritage Park which retains and enhances the Historical Assets within the site.
- Public Transport Connections to Ipswich Train Station and surrounding areas.
- New Vehicular Access from A12, Ipswich Road, and Adastral Park
- Light Industrial / Employment Area off Ipswich Road.

What been approved so far



Approved Applications

- E1:**
 122 dwellings in total
 36 Affordable
 Site Start - June 2023
 Show Home Opening - November 2023
 First Legal Completion - May 2024
- W1:**
 195 dwellings in total
 80 Affordable
 Site Start - November 2023
 Show Home Opening - March 2024
 First Legal Completion - November 2024

- Site Entrance & Main Boulevard:**
 Including:
 A12 Access
 Ipswich Rd East & West Accesses
 Site Start - January 2023
 Works Complete - September 2023

- Pumping Station**
 Site Start - May 2023

Live Applications

- Main SANG Area**
 Amendments to:
 Basin, Pump Station, Play Equipment.
 Resubmission date: May 2023.
 Determination : July 2023.
 Implementation : 2025



2024 – 2028

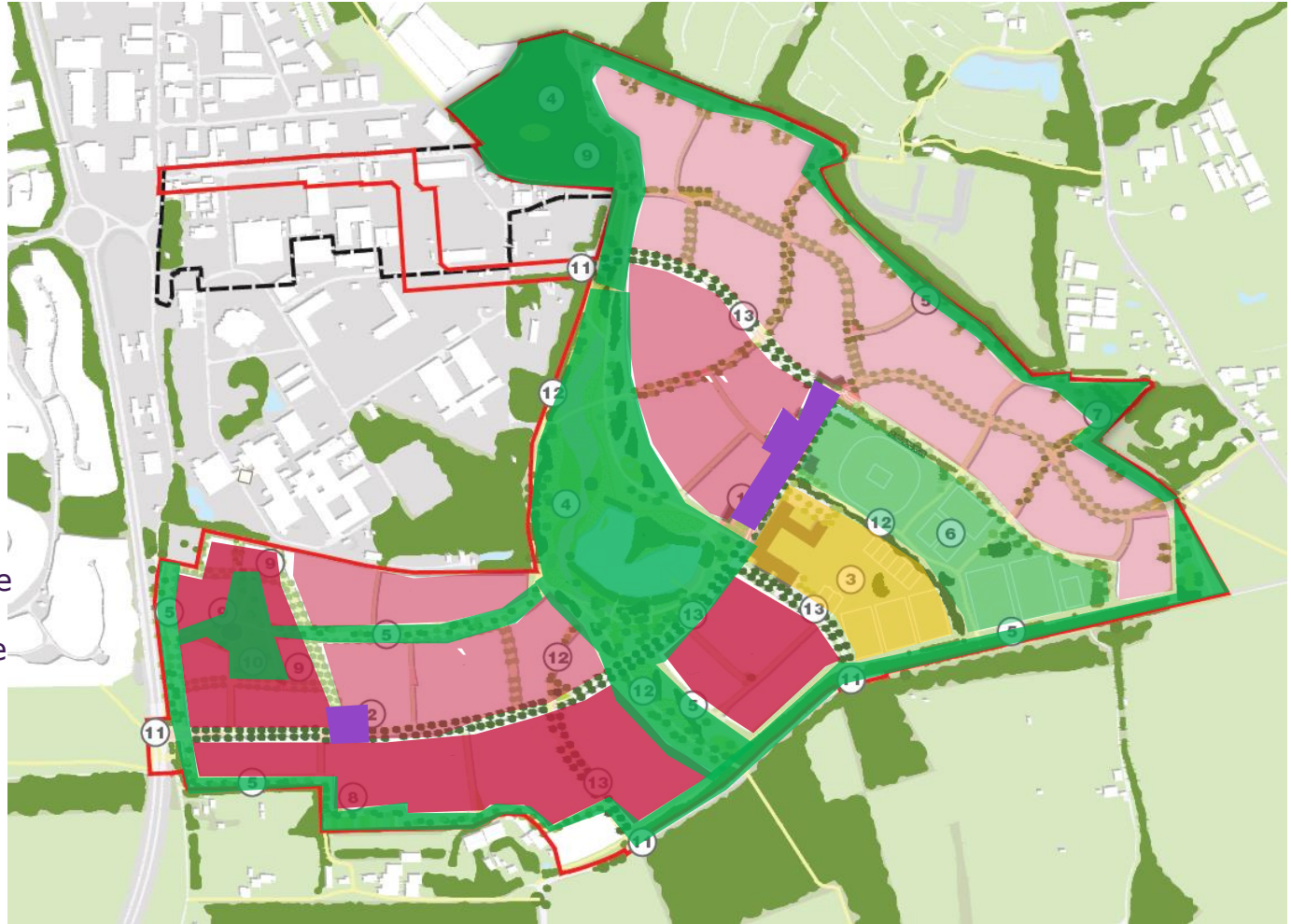
- 600 new homes
- Public Open Space
- School Opening
- Sports Pitches

2029 – 2033

- 650 new homes
- Public Open Space
- Primary Local Centre
- Second Local Centre

2034 – 2040




- 750 new homes




Next Planning Applications



Next Infrastructure Application

-  **Blue Green Corridor**
Pre App Discussions - May 2023
Target Submission - September 2023
Target Determination - February 2024
Works commence on site - August 2024
-  **South East Corner**
Pre App Discussions - July 2023
Target Submission - October 2023
Target Determination - March 2024
Works commence on site - 2025
-  **Main Boulevard Phase 2**
Pre App Discussions - Jan 2024
Target Submission - May 2024
Target Determination - September

Next Housing Applications

-  **W6:**
Approx 80 dwellings
Pre App Discussions - Feb 2024
Target Submission - May 2024
Target Determination - July 2024

- 1) Main SANG - 2027
- 2) School- 2027
- 3) Sports Pitches - 2028
- 4) Heritage Park- 2028
- 5) Local Centre- 2030
- 6) Woodland - 2032
- 7) Local Centre- 2030
- 8) Allotments- 2026
- 9) Allotments- 2035



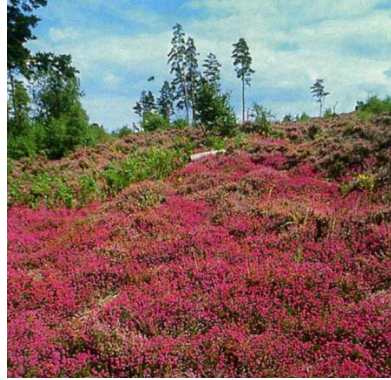
Building a Community



GROUNDWORK AROUND THE LAKE WILL OPEN UP VIEWS. A BEACH AREA AND BOARDWALK WILL BE PROVIDED. THE LAKE WILL BE OVERLOOKED BY A NEW CAFÉ.



HEATHLAND MOSAIC PLANTING



APPROX 19KM OF WALKING/CYCLING ROUTES



NATURAL PLAY EQUIPMENT WILL BE PROVIDED THROUGHOUT THE OPEN SPACES, FORMING A 'TRIM TRAIL' AROUND THE NETWORK OF FOOTPATHS & CYCLEWAYS.



HERITAGE PARK



RAISED COMMUNITY ALLOTMENTS WILL BE AVAILABLE



Energy Efficient Homes



Biodiversity - The variety of life on earth

