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 11,000 homes each year.

Beyond bricks and mortar, Taylor Wimpey has invested almost £360m into local communities over the past 12 months alone, helping to support local people and improve transport and infrastructure.

Planning sustainable communities

Building energy efficient homes





Creating green public open spaces

Engaging with local people and community initiatives

Embracing diversity and inclusion in all we do

Find out more

"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



What can you expect from us?

Kings Moat Garden Village is a perfect example of Taylor Wimpey's commitment to efficiency and working alongside the local community in Cheshire West and Chester.

The development has been highly praised for its approach to design, which includes generous green infrastructure, quality public open spaces, and a wide range of housing to meet local needs.

DEVELOPMENT PLANS

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Our plans for land off Parkgate Road

Taylor Wimpey is preparing an outline planning application for up to 450 new homes in Chester. The site is located to the south of Parkgate Road and is approximately 24 hectares in area.

Our initial masterplan for a residential development will inform more detailed designs in the future. The proposals, although not detailed at this stage, will include a variety of private homes and affordable housing in line with local planning policy.



Key features

- ***Up to 450 new homes,*** with at least 45% affordable housing
- ***Thoughtful design*** that considers the sites rural setting and green assets
- ***Public open spaces,*** including allotments and play areas
- **10%** ***biodiversity net gain,*** supported by nature-friendly landscaping
- ***new access into the site,*** provided by two new vehicular junctions
- ***Multiple footpath connections,*** encouraging active travel
- ***Sustainable drainage features*** to naturally manage surface water

Taylor Wimpey

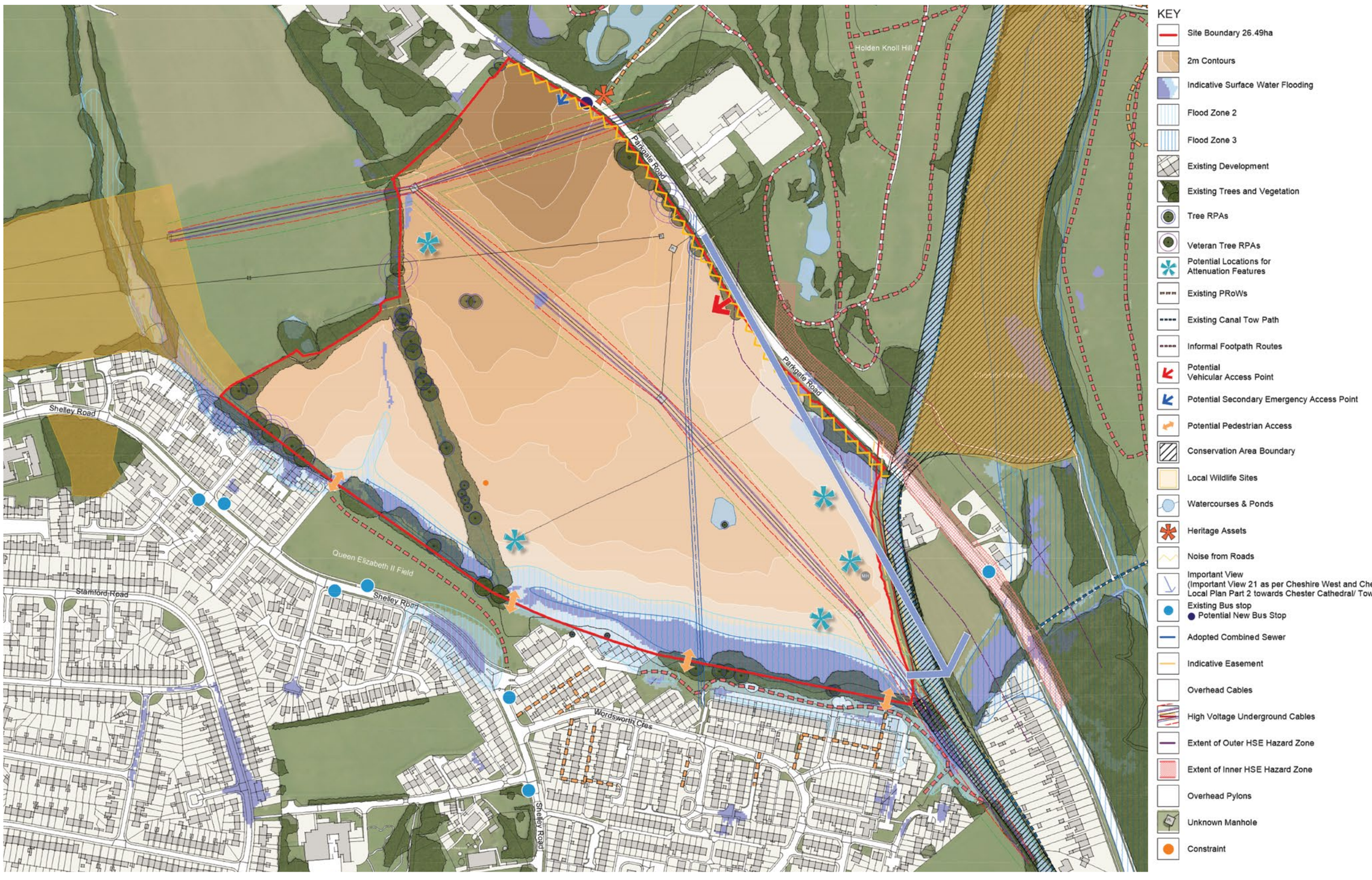
Considering the sites constraints and rural setting

Before we start designing our plans in detail, we assess the site and the surrounding area. This helps us to understand its suitability and find opportunities for local features to influence the design.

Key considerations include:

- Green buffers to maintain an open feel and soften views into the site
- Assessments of nearby heritage assets to preserve their setting
- Keeping important green features like trees and hedgerows where possible
- Strong links to key services and access to local bus and rail networks
- Improved footpath connections to support active lifestyles
- Generous green spaces, including community allotments and play areas
- Nature-friendly landscaping to support wildlife habitats
- Respecting views towards the historic centre of Chester

A network of Sustainable Drainage Systems (SuDS) will also manage surface water across the site. Features include attenuation basins, swales, and landscaped drainage areas, which help to slow down the flow of water and reduce pressure on existing drainage networks.



SUSTAINABLE CONSTRUCTION

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Building for the future

Homes at Parkgate Road will be ‘zero-carbon ready’ - part of our commitment to building to the 2025 Future Homes Standard.

The Future Homes Standard requires us to:

- Redesign homes around low-temperature heating systems
- Integrate renewables as standard
- Invest in skills, supply chain capability and product approvals
- Rethink site-wide infrastructure such as electrical distribution and plot layouts

Find out more

Our new build homes come with a smaller carbon footprint than an equivalent second-hand property.

This is great news for the planet and means lower energy bills for residents at Parkgate Road, who could save an average of more than £420.

We’re always testing the sustainable features used in our homes to make sure performance, cost and customer experience remain a priority. This means you will really notice the difference from features, such as:

- Insulated roofs walls, and windows
- Energy-efficient appliances
- Zoned heating systems and water saving taps



*This Specification will vary by individual home
**The Future Homes Standard is subject to further government consultation in June 2023

NATURAL ENVIRONMENT

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Protecting and preserving the natural environment

Alongside much needed homes, green infrastructure will form a defining feature of the masterplan, helping to retain the site's rural setting while enhancing biodiversity. Generous areas of green space will provide opportunities for recreation, landscaping, active travel and habitat creation.

Key features include:

- An allotment for the wider community to access and benefit from
- Play spaces to support early, outdoor development
- Recreational spaces to encourage everyday social interactions

Increased planting, green buffers and wildlife ponds will strengthen public open spaces across the site and support habitat creation.

To achieve a biodiversity net gain of at least 10%, we are committed to:

- Retaining all existing trees and hedgerows where possible
- Creating new habitats and supporting them to thrive
- Using nature friendly planting and landscaping
- Integrating sustainable drainage features to improve water quality



SITE ACCESS

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Access into the development

We've carefully assessed the surrounding road layout, walking and cycling routes, and the location of key services to help shape access points into the site.

Vehicles will access the site on Parkgate Road, where two entry points will be located towards the north and south of the site. Separating the junctions allows a manageable flow of traffic into the development throughout the day and at peak times.

Our plans will also improve footpath connections into and through the site from Blacon. This will support new and existing residents to:

- Access local services and everyday amenities
- Spend time in surrounding greenspaces
- Improve personal health and well-being

Wider improvements

As part of our plans, we are exploring options for additional bus stops along Parkgate Road to support journeys into Chester city centre and the local area.

To minimise local impact, a transport assessment will be submitted alongside the planning application. This will consider where potential upgrades and contributions to the highway network may be required.



ECONOMIC BENEFITS

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What will our development bring to the area?

New development can bring a number of economic benefits to the local area. We have estimated the following opportunities for Parkgate Road using UK-wide data.

During construction

80 jobs

in construction
on average

Training Spaces

on-site to support
skills development

25 jobs

across the North West,
including 10 within
Cheshire West and Chester

£22.1m

economic boost
across Cheshire West
and Chester

Once people move in

450 new

energy-efficient homes
including around
200 affordable homes

£10.7m

annual retail expenditure
from new residents living on site

£1.2m

Council Tax revenue
collected by Cheshire West
and Chester Council





Image credit: CoMoUK (www.como.org.uk)

To further support healthy lifestyles, we're exploring how a mobility hub could be delivered on site. We'd love your ideas on what services or features this could include.

Mobility hubs can offer a range of features, such as bike storage, EV charging and spaces for local businesses.

NEXT STEPS

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



The consultation period will run from Monday 12th October until midnight on Sunday 1st November 2026.

To find out more about the proposals and have your say, you can:

- Complete our feedback form and hand it back to a team member today
- Visit our website: **taylorwimpey.co.uk/new-homes/chester/land-at-parkgate-road**
- Email us directly: **parkgateroad@social.co.uk**
- Post your comments to:

FAO Parkgate Road consultation
Social
The Express Building,
9 Great Ancoats Street,
Manchester,
M4 5DL



We will carefully review all community feedback to ensure our plans make the best possible contribution to the local area. This forms an important part of our outline planning application, which we intend to Cheshire West and Chester Council this autumn.





What is Taylor Wimpey North West already doing in your area?

503
completions in 2025

168
staff employed

3
NHBC Pride awards in 2026