

# ABOUT TAYLOR WIMPEY

WWW.TAYLORWIMPEY.CO.UK/CAMPFIELD-ROAD

# 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*



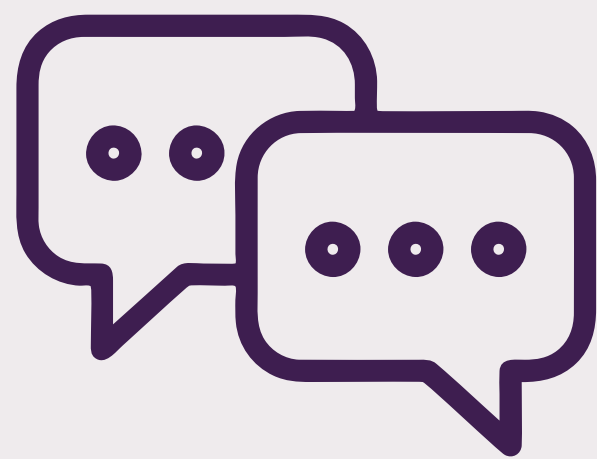
*Green spaces*



*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](http://taylorwimpey.co.uk)



*Taylor Wimpey lays the foundations for thriving communities*

**14,947**  
homes built in 2018

**£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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# Taylor Wimpey

*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 recent Staunton Gate development in Alresford.



Our recent Staunton Gate development in Alresford.

## *Our address and some key facts*

**Taylor Wimpey London**  
BT Brentwood,  
1 London Road,  
Brentwood,  
Essex,  
CM14 4QP

*Staff directly employed including office personnel, site managers, sales executives and various labourers on site.*

**250**

*Affordable homes completed in 2020.*

**150**

*Private homes completed in 2020.*

**400**



*Taylor Wimpey - a national company and local homebuilder*



*Support and funding for charities*

**122**

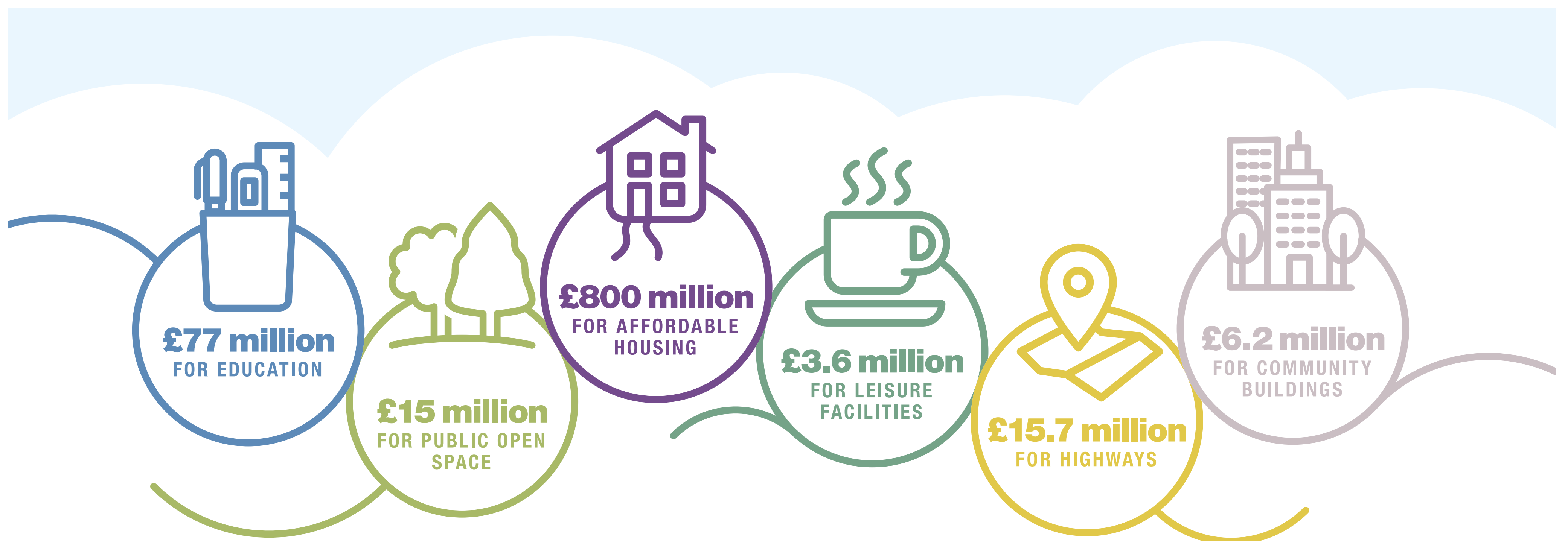
*employees on apprentice schemes*



*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.*



Kirby Athletic Youth FC players in their new kit.

## *We kit out Kirby Cross footballers*

Young Kirby Cross footballers are playing with an extra sense of pride after we donated £1,200 to Kirby Athletic Youth FC to provide their two under-8s teams with new kits.

*“Having a good quality kit really helps the players to feel like they are part of a team, and we are really grateful to Taylor Wimpey for getting on board with Kirby Athletic Youth FC as our under-8s sponsor.”*



The talking bench at Alresford Railway Station.

## *Bringing Alresford community closer together*

We helped to connect the Alresford community with its railway station and nature by putting £500 towards a ‘talking bench’ in the station garden.

*“One of our key objectives is to engage with local communities around railway stations, and the talking bench really achieves that.”*



Pupils at All Saints Primary School with the new shed for their forest school.

## *Bringing outdoor learning to pupils*

Pupils at a Maldon primary school are enjoying outdoor learning thanks in part to a donation from our team at the Handley Gardens development in Essex.

*“We are very grateful to Taylor Wimpey. The pupils are really enjoying the outdoor activities and having the shed to store a wide range of equipment is invaluable.”*



# DEVELOPMENT PROPOSAL

WWW.TAYLORWIMPEY.CO.UK/CAMPFIELD-ROAD

**Taylor**  
Wimpey

## *Our designs for Campfield Road*

We are preparing a full detailed planning application for 72 new homes on land off Campfield Road, Shoeburyness, Southend-on-Sea.

The site is currently in industrial use, and we hope to create a new community of high quality homes for a range of buyers. The scheme will provide a mix of properties from one-bedroom flats up to five-bedroom houses.



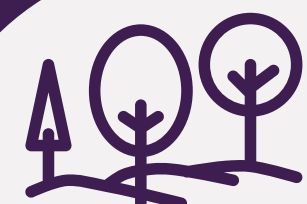
### *Key facts*

**72**

New homes

**30%**

Affordable homes



Design respects nearby conservation areas



Regeneration of industrial site



# NEXT STEPS

TAYLORWIMPEY.CO.UK/SITENAME

**Taylor**  
Wimpey

*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 Reserved Matters planning application to Southend-on-Sea 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.



**You can email your comments to:**

[campfieldroad@taylorwimpey-pr.co.uk](mailto:campfieldroad@taylorwimpey-pr.co.uk)

**Alternatively, you can write to us:**

Campfield Road Consultation Feedback  
Taylor Wimpey London  
Ground Floor East Wing, BT Brentwood,  
1 London Road, Brentwood,  
Essex, CM14 4QP

**All feedback should be received by midnight on 16th May 2022.**

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



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

**9**

*developments currently on sale*

**6**

*NHBC Pride in the Job Quality Awards in 2021*

**5**

*developments launched in 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.

We are carrying out ecological surveys in order to understand the site's value to a range of plants and animals.

Our designs will include measures to mitigate any disturbance to existing wildlife and encourage new species to make their homes at the development. The design team is investigating measures that can improve biodiversity on the site, including the installation of beehives.

We are putting together a detailed drainage strategy and flood risk assessment for the development. Foul water will drain to an existing point in Campfield Road. This will require a pumping station due to the elevation change of the site, which can be seen towards the south of the plan to the right.

Surface water will drain to a connection point in New Garrison Road / Chapel Road. Our surface water drainage strategy will include the provision of an attenuation basin at the south of the site, which can also be seen in the plan to the right.

The purpose of this basin is to collect water in the event of heavy rainfall or a storm. The basin can then release the water gradually into the sewerage system. This avoids overwhelming the network during storm events. The basin will also provide a range of habitats for wildlife.

Where possible, additional measures such as permeable paving will also be incorporated.



We are investigating the use of beehives at the development.



An attenuation basin at the south of the site will hold rainwater.



An example of an attenuation basin, which provides numerous wildlife habitats.



## 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.

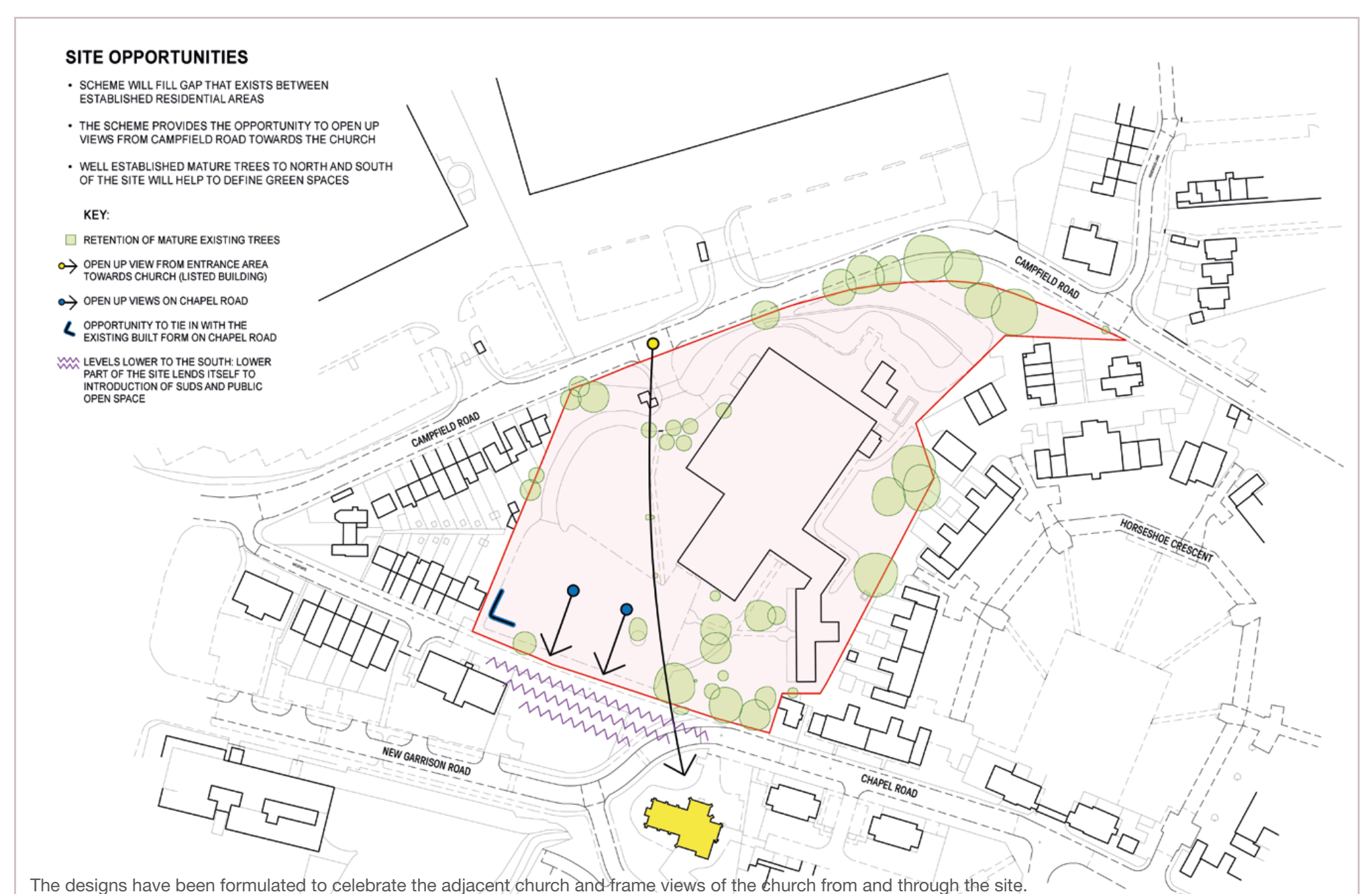
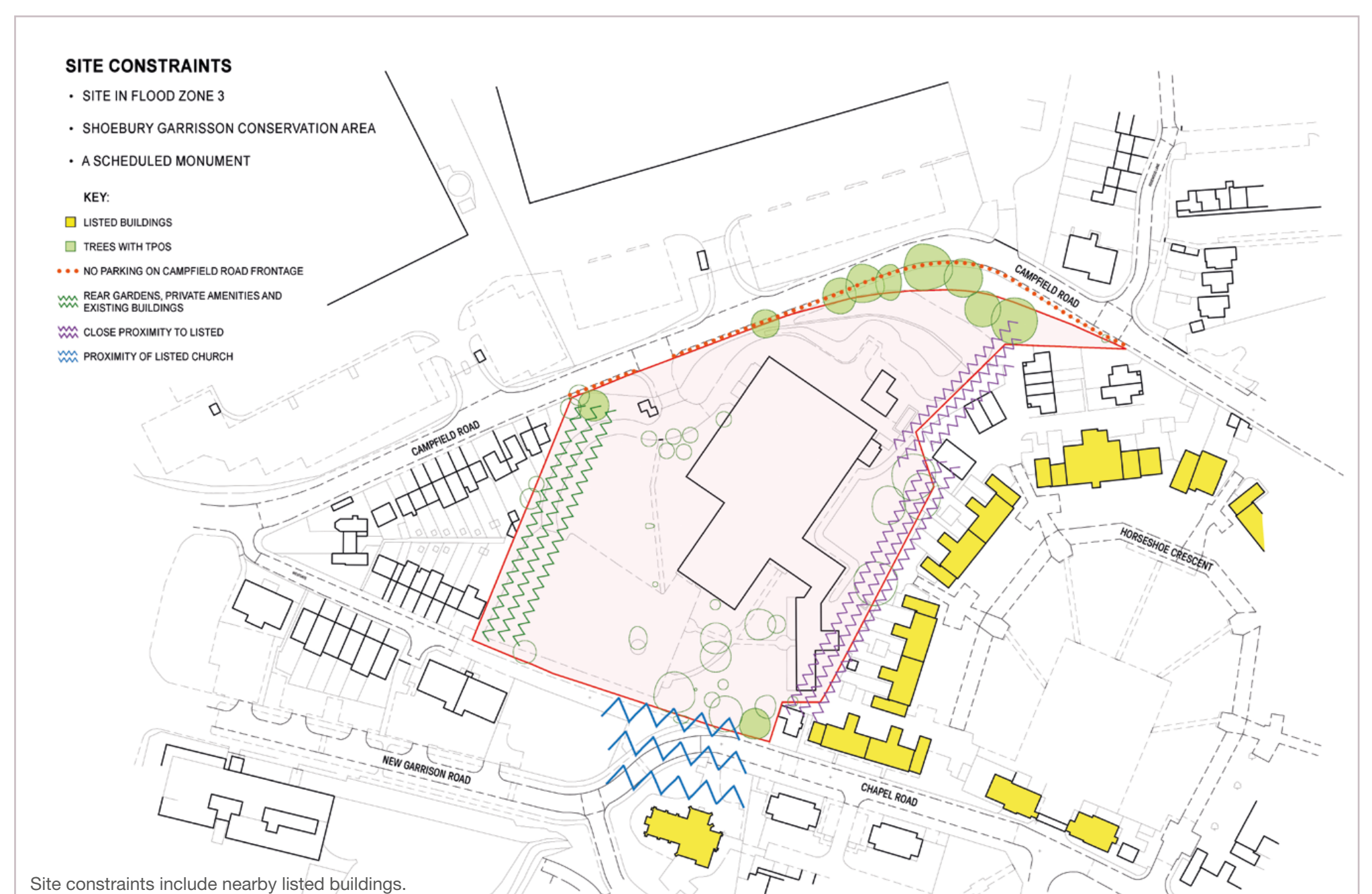
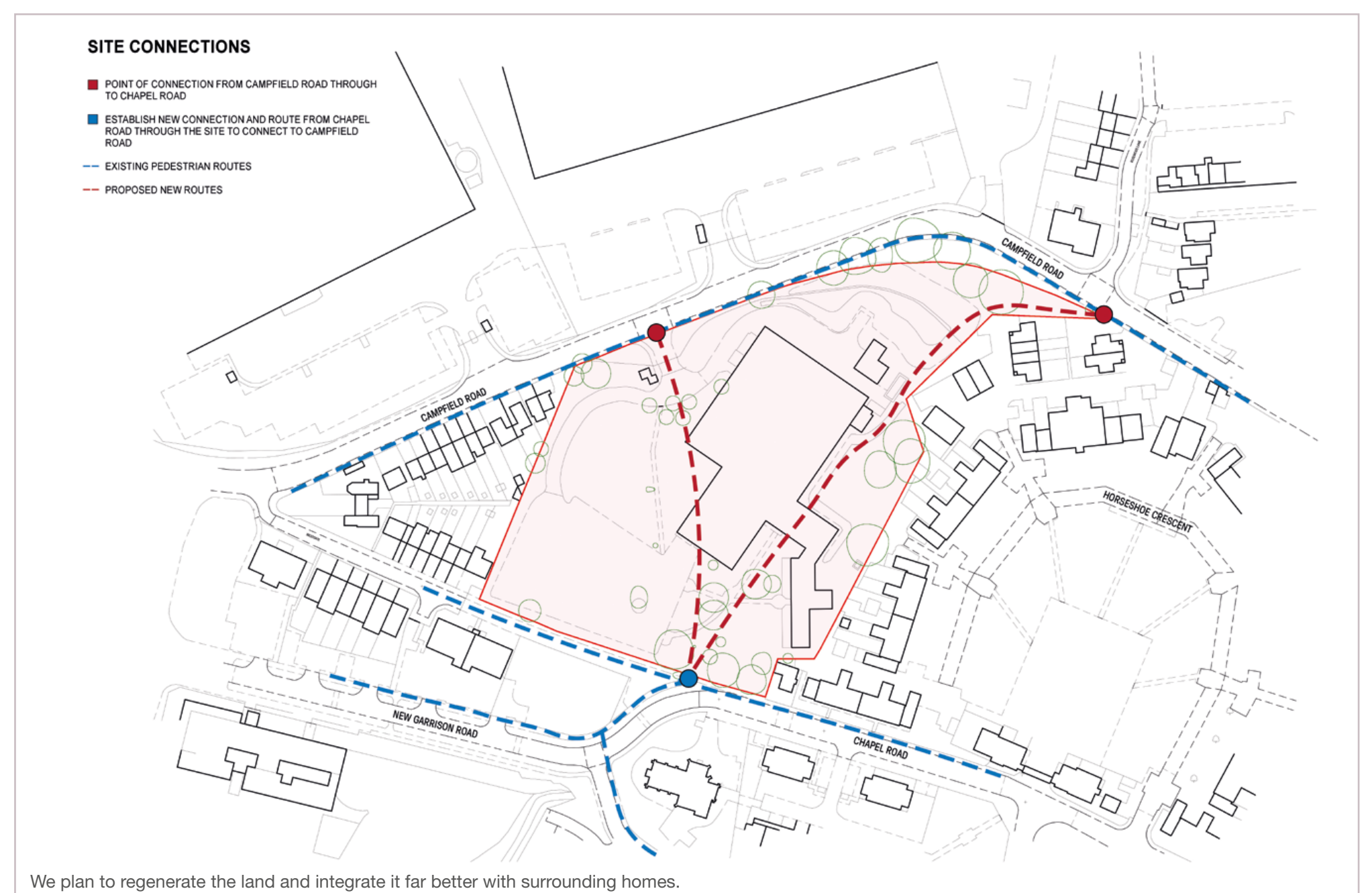
We are aiming to create a new community that will integrate with surrounding homes far better than the existing industrial usage.

The site is currently very closed off to its neighbours, with high security fencing along the entirety of its perimeter, as the image to the right demonstrates. Our proposals will greatly improve views and connectivity around and through the site.

We are particularly cognisant of the surrounding listed buildings, including the former Church of St Peter & St Paul immediately to the south of the site. The site also adjoins the Garrison Conservation Area which is a key consideration in preparing our designs.

The existing vehicular access point will be retained as the only road access to the development. We will create new access points for pedestrians and cyclists along Campfield Road to the west and Chapel Road to the south, in order to encourage residents to leave their cars at home.

We believe the regeneration of this site for housing will significantly improve the site's contribution to the wider townscape and setting of heritage assets. In particular the designs have been formulated to celebrate the adjacent church and frame views of the church from and through the site.





## *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.

The Shoeburyness area has a rich history with strong military connections, examples of which can be seen throughout the community. We intend to respect and enhance this heritage with our designs.

The site in its current form offers nothing positive to the setting of the listed buildings and conservation area. As a mid 20th century warehouse building surrounded by a chain link security fence, it in fact has a detrimental impact on these heritage assets.

We are proposing a mix of 72 high quality new homes, including 22 Affordable homes, designed to suit a range of different buyers.

Our design includes a varied mix of properties, from one-bedroom flats up to five bedroom houses. Of the 72 homes, 12 will be flats and 60 will be houses. This mix has been designed to reflect the local market demand along with the opportunities and constraints of the site.



Our design includes a varied mix of properties to reflect local market demand.



Of the 72 homes, 12 will be flats and 60 will be houses.



We intend to respect and enhance local heritage with our designs.



*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.

The regeneration of this brownfield site to provide much-needed new family homes would bring a number of important economic benefits from the associated investment, including greater footfall for local businesses and facilities, as well as jobs and trade for the local construction industry.

As part of any planning permission we will agree to a number of financial contributions towards local facilities and infrastructure, such as schools, health facilities and roads.

We will also commit to paying £25.62 per square metre of new floor space to Southend-on-Sea City Council under its adopted Community Infrastructure Levy (CIL), which the council will use to fund needed new/improved local infrastructure projects.

The site will include an area of high quality public open space in close proximity to the church, as depicted by the current layout drawings and artist's impressions.

We hope that new and existing residents will enjoy using this space for exercise and relaxation.



Our proposals will bring a fenced off site back into public use.



The development will create new construction jobs in the local area.



Our designs include a new public open space close to the church.