

# ABOUT TAYLOR WIMPEY

WWW.TAYLORWIMPEY.CO.UK/NEW-HOMES/HAWKWELL/LAND-WEST-OF-MAIN-ROAD



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](https://www.taylorwimpey.co.uk)



Taylor Wimpey lays the foundations for thriving communities

10,593  
completions  
in 2024

£345m  
contributed  
to local  
communities



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 22 regional offices. Each of our regional offices employs people from within its local area.*



Taylor Wimpey's Artillery Mews development in Shoeburyness  
A mixed use development comprising of 24, 1 & 2 bedroom apartments.



Water's Edge in Great Woking  
A new development providing 52 homes, including 1, 2 & 3 bedroom apartments and 2 & 3 bedroom homes.

## Our regional address and some key facts

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

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

170

*Number of private homes completed in 2024.*

343

*Number of Affordable homes completed in 2024.*

130



*Taylor Wimpey – a national company and local homebuilder*



*Support and funding for charities*

18

*TW London employees on apprentice schemes*



*Educate kids in how to stay safe*



# WORKING IN YOUR COMMUNITY

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**Taylor**  
Wimpey

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



## Helping primary pupils get sporty

We donated £500 to Great Bentley Primary School to fund new sports equipment such as tennis rackets and balls, footballs and goals, and mini hurdles. This followed a visit by our land, production and sales teams for a talk on sustainability.

*“The generous donation made by Taylor Wimpey towards our school not only enriches our sports facilities but also significantly boosts our ability to provide a well-rounded education to the students.”*



## Connecting generations in Wivenhoe

We worked with a Wivenhoe resident to create a poignant memorial on the site of our Wyvern Place development in Wivenhoe. The memorial comprises of 55 trees that represent the men of Wivenhoe who fell in WWI and WWII and whose names appear on the town war memorial. Two steel screens with 75 poppies cut out were also installed.

*“Taylor Wimpey’s involvement in the project has been invaluable and nothing could have been done without their help and support.”*



## Sponsoring Wivenhoe Town FC

We agreed a major sponsorship deal with Wivenhoe Town FC to tie in with the launch of our Wyvern Place development. We are the non-league club’s stadium sponsor in a new two-year deal, and also sponsor their away kit.

*“Taylor Wimpey’s continued support will help us to support all of our teams and staff, and hopefully help propel us as a club far into the future. We’d like to thank Taylor Wimpey again for their generous support.”*



# DEVELOPMENT PROPOSAL

MAIN ROAD, HAWKWELL

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Taylor Wimpey

## Our proposals for Main Road, Hawkwell

We are preparing an outline planning application for up to 350 new homes on land off Main Road, Hawkwell.

Our proposed development will have a mix of high quality one to five-bedroom homes, of which 50% will be Affordable Housing.

The plans will include enhancements to the green space surrounding the new homes, connecting new and existing housing with the countryside.

The new development will also include a new facility for children with special educational needs and disabilities (SEND), in partnership with Zenith Multi Academy Trust. This will enable SEND pupils from local schools to get hands on with nature through practical experiences.

It is proposed that the facility could provide space to be used by the local community, when not in use by the trust.



### Key facts



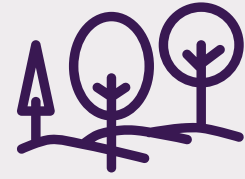
Up to 350 new homes



New SEND facility

50%

Affordable homes



Over 11 hectares of accessible, high quality, landscaped, public open space



Improved routes and connections to surrounding green spaces



# NATURAL ENVIRONMENT

MAIN ROAD, HAWKWELL  
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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.

Our proposals are landscape-led, which means that the design of the development is heavily influenced by landscape forms and features that exist within the site, as well as those that can be found throughout the wider Hawkwell area. The proposal integrates into the fabric of its surroundings by respecting and enhancing existing boundaries inspired by the natural landscape and existing ecosystems.

The proposal consists of a high quality public open space with a central green spine that acts as the unifying feature across the site and a proposed community park at the west of the site.

Drainage swales will wind through the space and ponds along the eastern boundary of the site and will help to manage surface water, ensuring sustainable drainage solutions are achieved.

Retained trees and hedgerows and new, strategic planting along the perimeter of the site provide a robust buffer to adjacent properties in an effort to preserve privacy, whilst also safe-guarding the openness of the wider Green Belt.

A well-connected network of internal and external foot and cycle paths provide links to Hockley Wood, Cherry Orchard Jubilee Country Park, and the wider Upper Roach Valley. The existing well-used east-west walking route across the site will be maintained to provide continued accessibility from Main Road to the wider countryside and Public Right of Way to the west.

We will install hibernacula piles, solitary bee hives, bug hotels and bat and bird bricks in order to improve biodiversity. There will be species-appropriate planting throughout the site, and we will be seeking to exceed policy requirements for biodiversity net gain.





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.

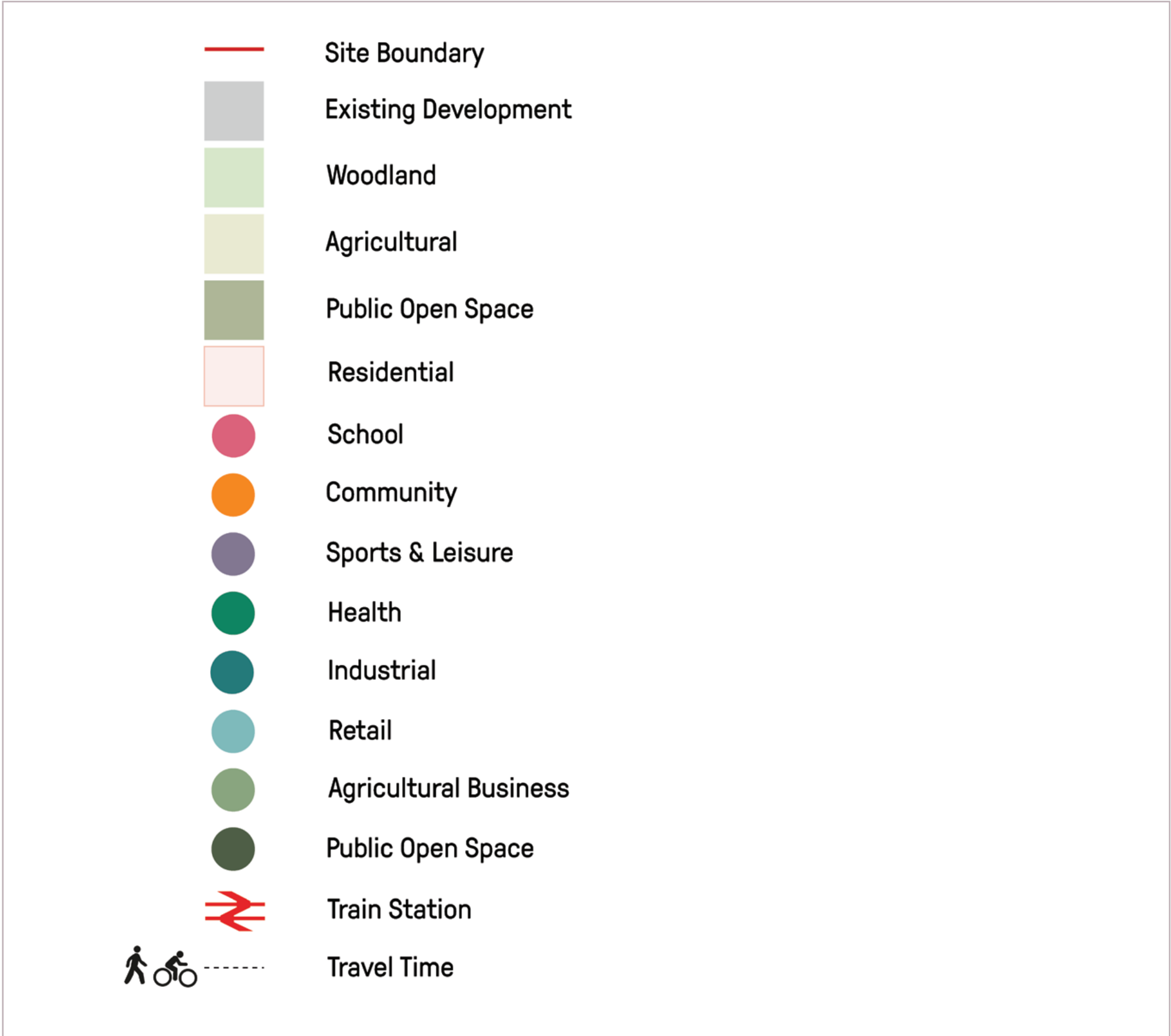
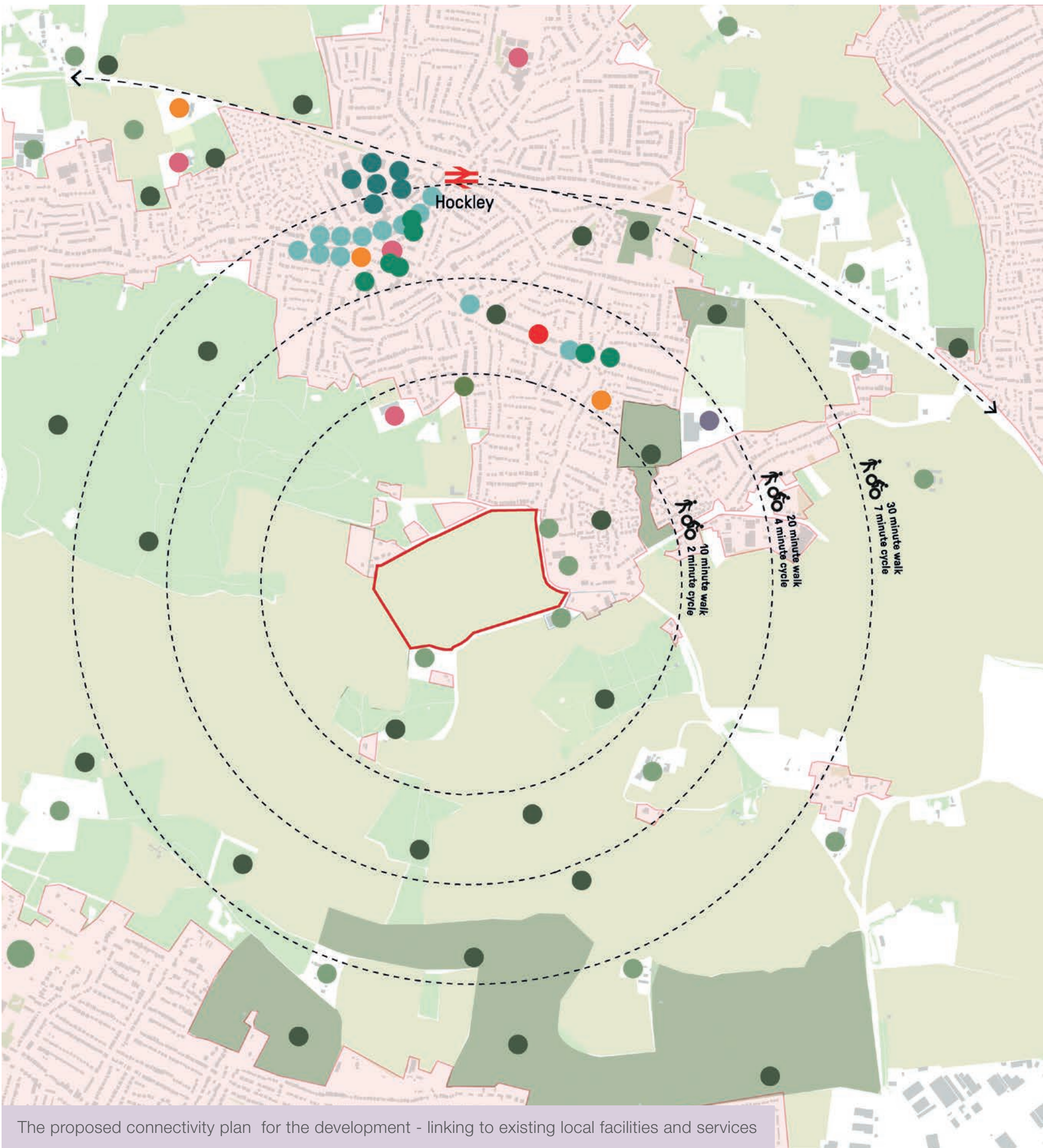
The site is well connected to local facilities by foot, cycle and road. Hawkwell and Hockley offer several amenities within walking distance of the site. A garden centre and tea room, village hall, leisure centre are a short walk away. Slightly further afield are a range of pubs, restaurants, shops and a main line railway station, with regular services to London Liverpool Street and Southend Victoria.

Vehicular access to the site will be via a single access point on Main Road. This will likely also include enhancements to the immediate junction setting. The access is designed to provide a safe location, including for pedestrians, who will benefit from a new crossing point.

An additional pedestrian and cyclist connection is also created to Main Road, towards the north of the development (and close to existing bus stops).

There will be a clear road hierarchy within the site as well as pedestrian routes, especially along the green finger in the proposed development.

The proposals also include the provision of a new SEND facility with the potential for the space to be used by the local community, alongside play facilities and a community park.





# 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.

As this is an outline application, with all detailed matters reserved except for access, we are not yet providing details of the design of the new homes.

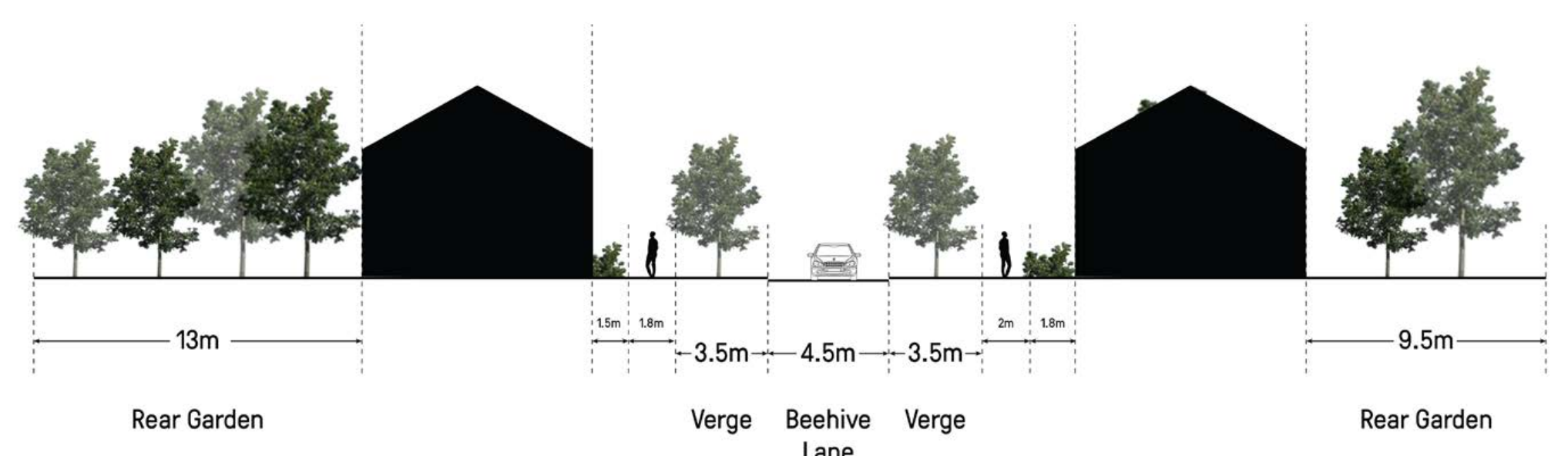
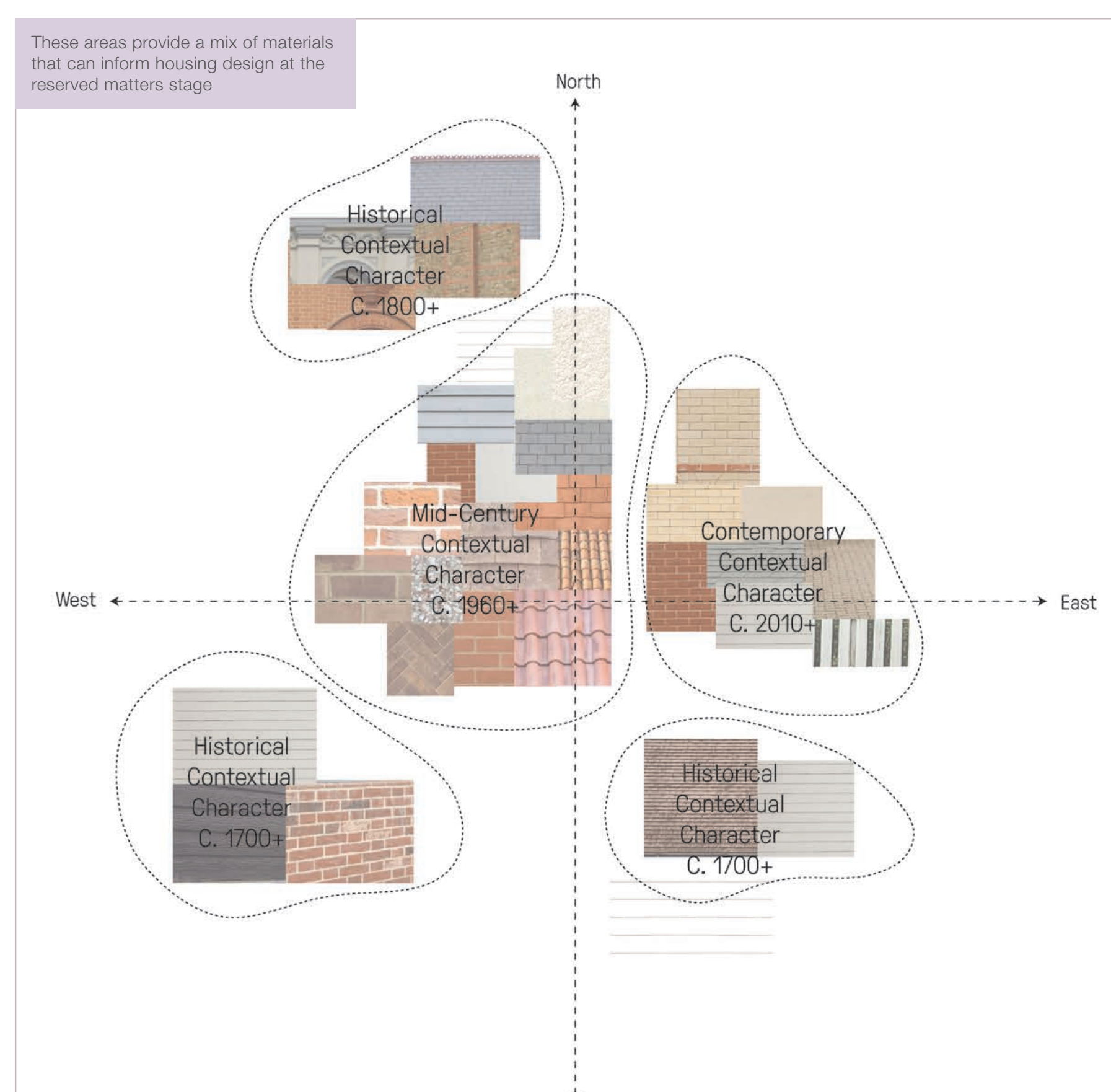
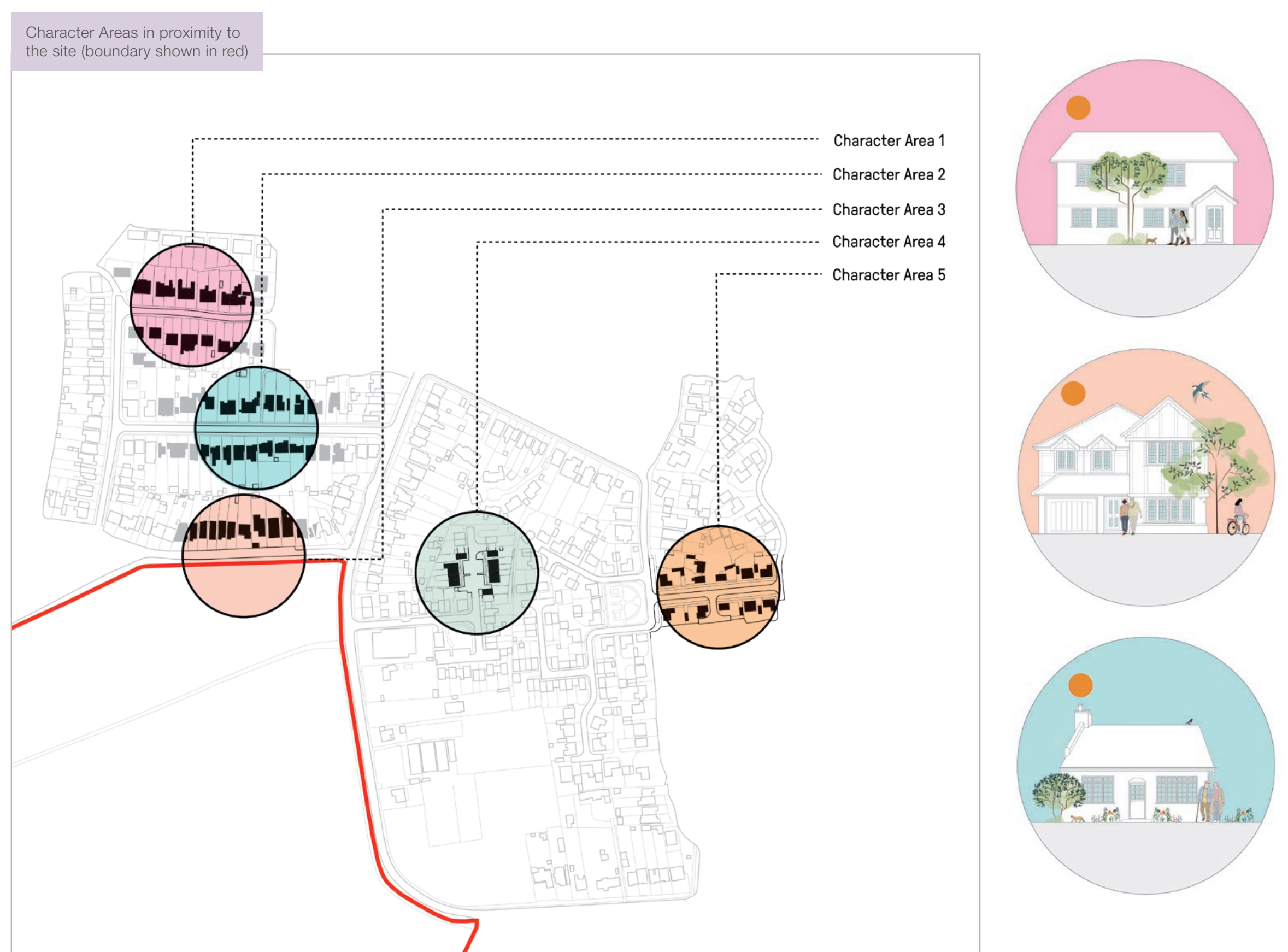
However, we have assessed the local character and taken particular inspiration from five local residential areas with distinct characteristics, which can later inform a reserved matters application. These are:

- Elmwood Avenue
- Poplars Avenue
- Mount Bovers Lane
- Highwell Gardens
- Beehive Lane

These areas include a mix of homes and densities, including terraced, semi-detached and detached homes, with some bungalows. Property ages range from the 1940s through to recent modern developments.

A mix of materials have been used across these homes, including brickwork in a variety of colours and patterns, white and blue weatherboarding, render / pebbledash, and several different colours and styles of roof.

The vast majority of these homes include gardens, and Beehive Lane provides a compact but well-maintained landscaped public square.





## *Benefits of the scheme for the existing local community and new residents*

We aim to work closely with communities to help ensure our schemes deliver long term benefits for the local community.

Our aim is for the new development to be fully integrated within the existing community and seen as a benefit to the village as a whole. The proposals will deliver half of all homes as Affordable, allowing a range of people the opportunity to live in new homes in Hawkwell.

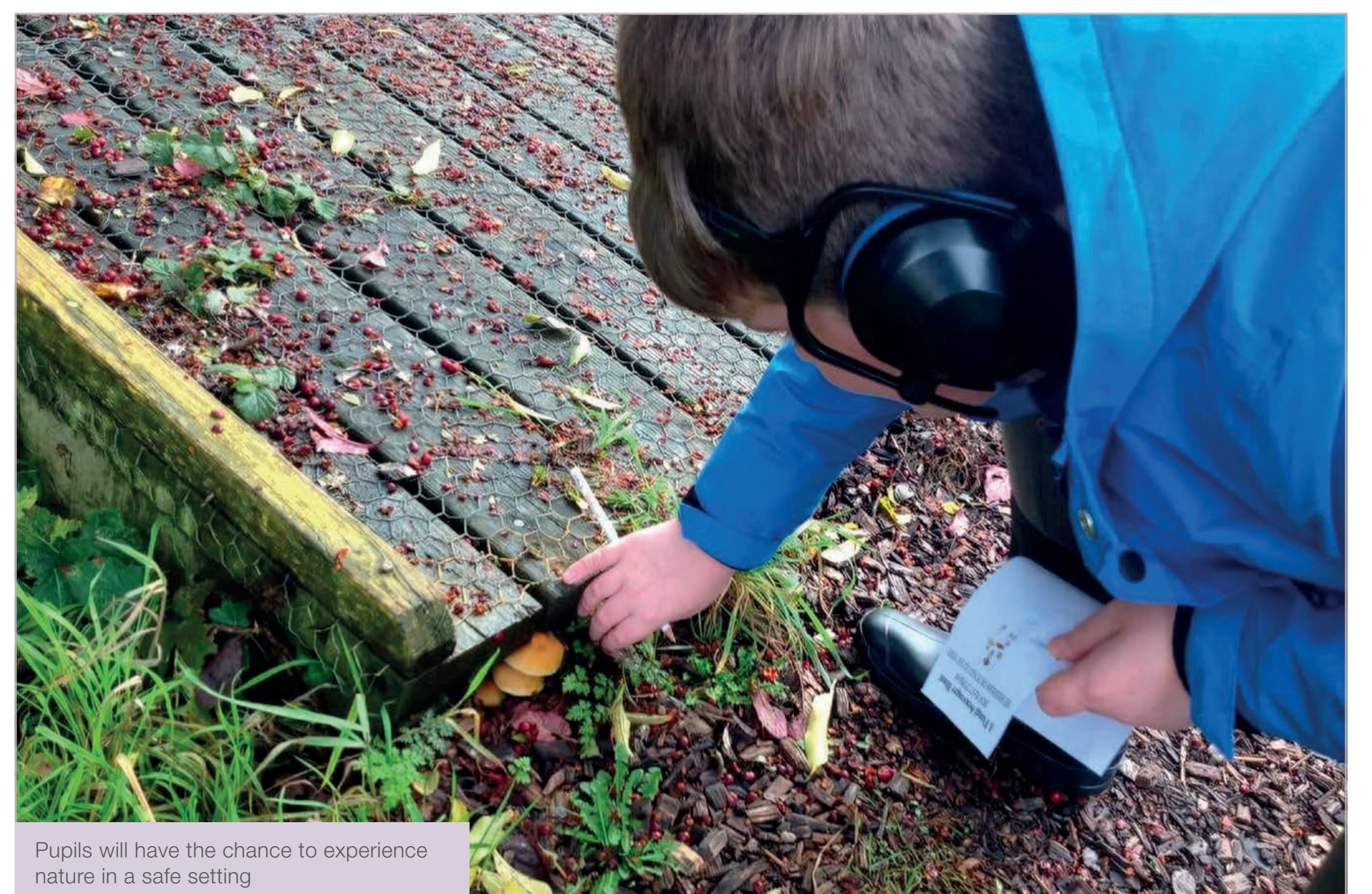
Should we receive planning permission, our partnership with the Zenith Multi Academy Trust will deliver a specialist SEND facility that will give youngsters the chance to experience lessons in nature, horticulture, growing of fruit and vegetables, and wildlife, in a safe and specially-designed setting.

Our proposed scheme will also include the following features:

- Up to 350 new homes, including Affordable family sized homes, in a sustainable location
- Delivery of +11Ha of publicly accessible space, including play space and a community park
- Improved site permeability, including potentially re-instated historic PRow
- Enhanced planting and landscaping contributing to at least 10% biodiversity net gain



Our partnership with Zenith Multi Academy Trust seeks to deliver a specialist SEND facility



Pupils will have the chance to experience nature in a safe setting



# ECONOMIC BENEFITS

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## What will our development bring to the area?

The proposed development, including up to 350 new homes and a SEND facility, will bring a number of economic benefits to the local area. We have estimated these benefits using UK-wide statistical data.

### Building the homes



50 jobs

**Direct employment**  
Estimated to create 30 temporary construction jobs per year of build.



30 jobs

**Indirect/Induced employment**  
30 jobs could be supported in the supply chain per year of build.



£2,500,000

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

### Once people move in



£2,600,000

**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.



£9,550,000

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

### Additional local authority income



£580,000

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



£3,150,000

**New Homes Bonus payments**  
A grant paid, over six years, by the Government to local councils.





## NEXT STEPS

MAIN ROAD, HAWKWELL

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*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 an outline planning application to Rochford District Council in the summer of 2025.

***You can email your comments to:***

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

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

Hawkwell 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 11th May 2025. Thank you for taking part in our consultation.



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



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

**8**

*developments  
currently  
on sale*

**1**

*NHBC Pride in  
the Job Quality  
Award in 2024*

**4**

*developments  
sold out  
in 2024*