

ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK/CHILTON-WOODS

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

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 Kingsbrook Place development in Elmswell, Suffolk



Our address and some key facts

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

Affordable homes completed in 2020.

150

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

250

Apprentices employed.

30

Private homes completed in 2020.

400



Taylor Wimpey - a national company and local homebuilder



Support and funding for charities

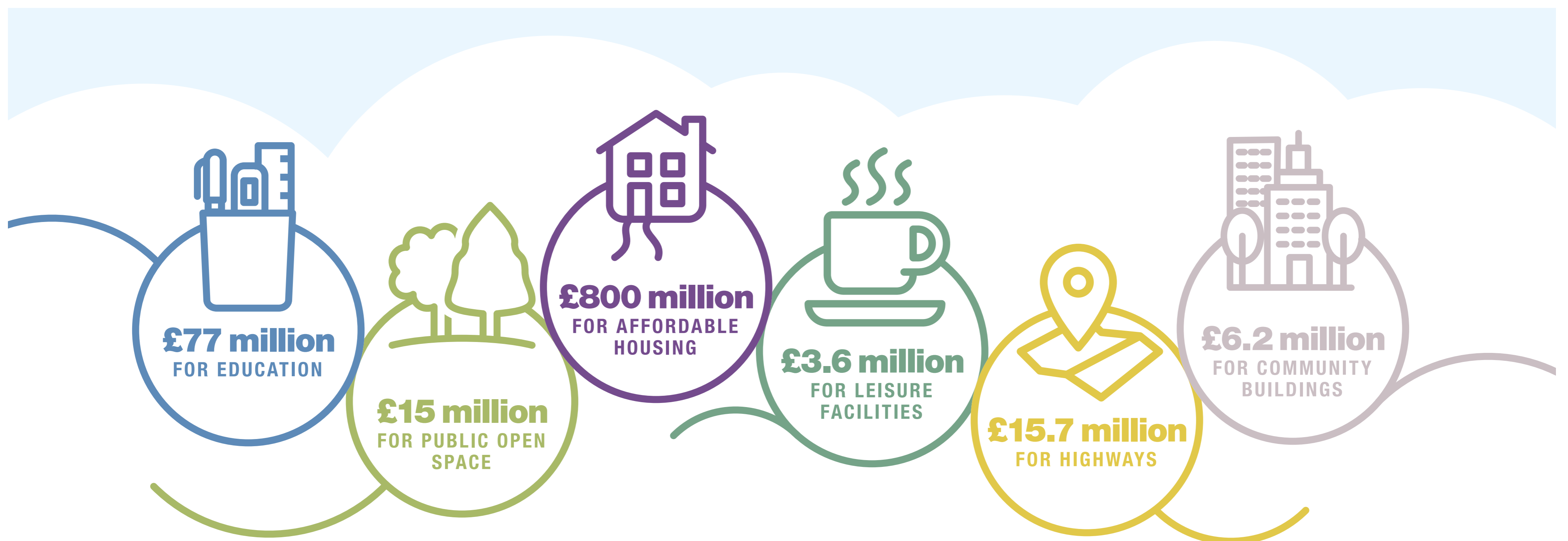
122

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.



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 put £500 towards the forest school project at All Saints Primary School, helping the school to fund a new storage shed for equipment. Pupils have been enjoying a range of activities at the forest school, including den building, woodland crafts, storytelling and cooking, as well as exploring nature and wildlife.

“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.”



We gave book vouchers to schools in support of World Book Day.

Helping school children to read

To show our continuing support for World Book Day, we donated book vouchers to schools across East Anglia in March 2020.

World Book Day is a celebration of reading and aims to encourage children and young adults to come together to explore the pleasure of books.

“Having new books to get stuck into helps to keep up an enthusiasm for reading and we would like to thank Taylor Wimpey for their kind donation”



We donated £2,000 to the East Anglian Air Ambulance.

Donation to air ambulance PPE appeal

We donated £2,000 to the East Anglian Air Ambulance (EAAA) to help protect the crew during the Covid-19 pandemic.

The EAAA aspires to help the seriously ill or injured by dispatching highly skilled doctors and critical care paramedics by air or car.

“We feel so lucky to be part of such a supportive and generous community, who even in these difficult times, are helping to keep us flying and saving lives”

DEVELOPMENT PROPOSAL

TAYLORWIMPEY.CO.UK/CHILTON-WOODS

Taylor
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The second phase of our designs for Chilton Woods

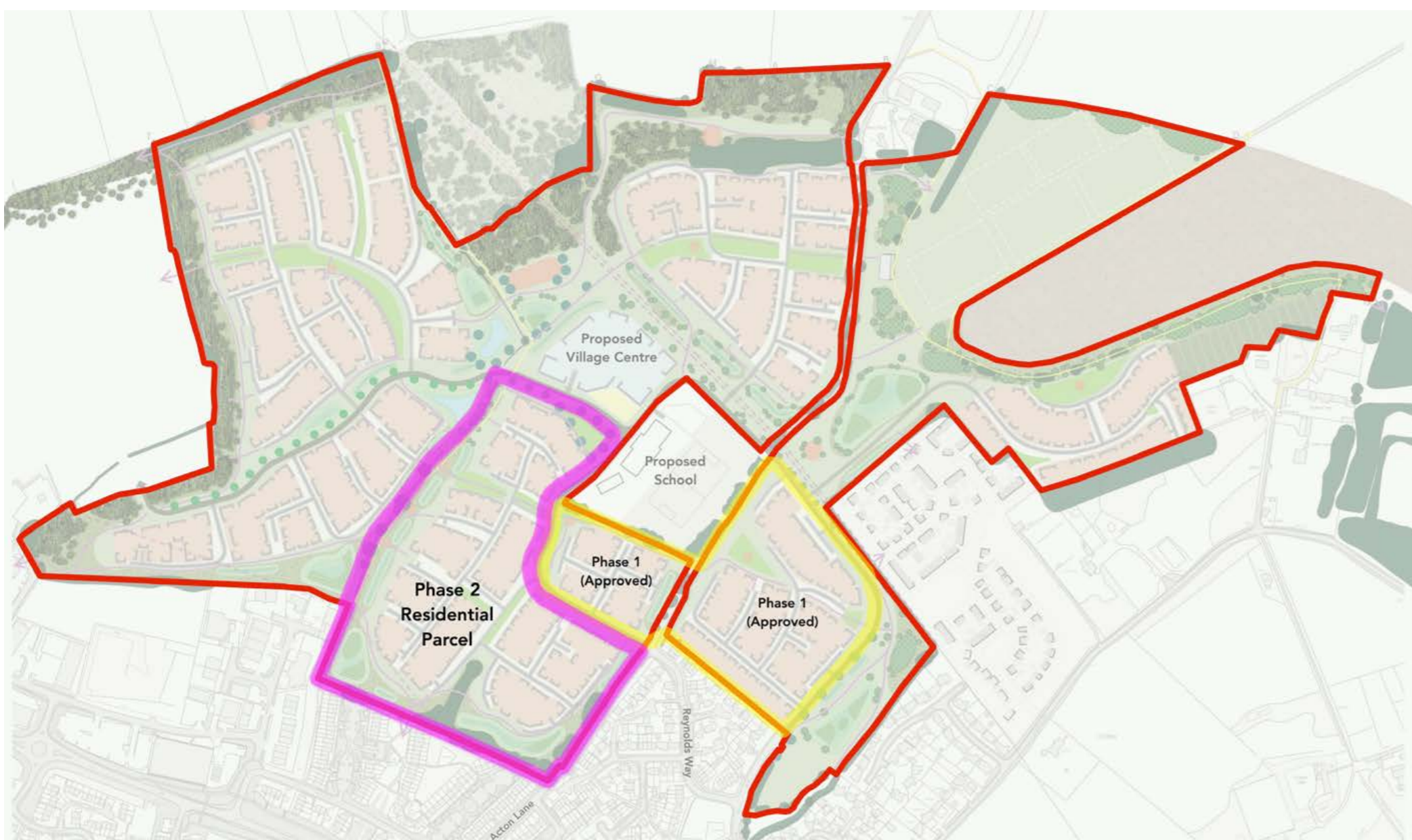
We are preparing a reserved matters planning application for the latest phase of a major mixed-use development north of Sudbury, within the parishes of Chilton, Acton, Long Melford and Sudbury.



The site has been allocated for development in Babergh District Council's Core Strategy. Outline planning permission for the entire site was granted in 2018, and Taylor Wimpey has acquired part of the site.

Our overall proposal includes 1,150 new homes, a quarter of which will be designated as 'affordable', as well as a range of community facilities including a village centre, community hall, sports pitches and large areas of green space, including community woodland.

This consultation covers the second of our reserved matters planning applications for residential development, and comprises 242 homes, of which 30% will be affordable.



Phases 1 and 2 within our overall development proposal.

The proposed layout of our second phase of housing.

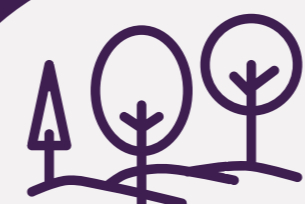
Key facts

242

new homes

30%

affordable homes



Green space linking with wider site



Foot and cycle path connectivity

Protecting and preserving the natural environment

Protecting and preserving the natural environment, including valued landscapes and habitats, is a key priority. The overall Chilton Woods site includes significant areas of green space, including a new community woodland, and this second phase Reserved Matters application includes a number of green areas as set out below.

The Design Code for Chilton Woods set out a vision for a healthy environment to live and work in, set within an extensive network of community woodland and green spaces.

The application will include a number of aspects that align with this vision.

A high-quality landscaped open space will wrap around the southern and western edges of this phase and will include a series of sustainable drainage basins to deal with surface water, as well as areas of grasslands and wildflowers. Numerous routes through and across this space will encourage exercise and relaxation, connecting to the later phases of development.

A linear play space with a series of trim-trail stations will run alongside the western hedgerow, using natural play and exercise features to supplement the other play areas on the development. A small green space is located in the heart of the phase to provide a focus for residents to meet and socialise.

Existing trees and hedgerows will be retained in order to preserve biodiversity, and the planting strategy will seek to use native, locally-grown species where possible.



Access to local facilities and services

New residents should have convenient access to local facilities and services by a range of transport modes. Facilities that we provide on-site will be easy to find and our scheme will integrate with the surrounding community by reinforcing existing connections or creating new ones.

A comprehensive network of pedestrian routes and cycleways is planned for the whole Chilton Woods development. The routes through the site will connect in a logical way with the surrounding area. Safe and attractive routes will encourage walking and cycling throughout.

In this second phase, homes are set back from Acton Lane with new homes fronting onto this space ensuring good surveillance and an attractive frontage.

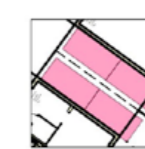






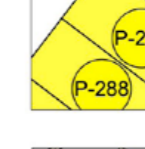

The existing public right of way will be retained along the western edge and new footpath and cycle links will be created, connecting to Aubrey Drive, Reynolds Way and the proposed new school.

A bus route will run along Aubrey Drive and eventually through the rest of the development.

All homes will include cycle parking, and visitor cycle storage will also be provided.

The use of rear parking courts in appropriate locations will minimise the car impact on main streets, evoking a village feel with continuous frontages and terraced houses. This will create a quality streetscape that combines buildings, landscape and car parking together.

KEY

-  Allocated On Plot Parking
-  Garage Parking
-  FOG (coach house) parking in garages under flats
-  Frontage parking
-  Allocated Courtyard parking
-  Non-allocated courtyard Parking
-  Visitor parking (60.5 required to achieve 0.25 for 242 units) **61 achieved**
-  Plot allocation (only shown where clarity required)
-  2 bed homes that have 1 allocated space: shared non-allocated spaces are provided which is a more flexible arrangement



The transport network across the whole development site.



Rear parking courts will minimise the car impact on main streets.

CHARACTER

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Key constraints and opportunities that will influence the design

Before we start designing the 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.

A Design Code has been created for Chilton Woods, and analysis of the site's context has been undertaken as part of this process, including the four parishes of Chilton, Sudbury, Acton and Long Melford.

Six character areas are defined within the Design Code for Chilton Woods, and this second phase includes four of these character areas: Acton Lane, Residential Neighbourhoods, Linear Green Linkages and the Village Green.

CHARACTER AREAS

- Woodland Edge
- Village Centre
- Residential Neighbourhood
- Acton Lane
- Village Green
- Parkside and Linear Green linkages



The overall site will include six distinct character areas.

Other key aspects of design

This first phase will include 242 new homes, of which 30% will be affordable. There will be a wide variety of new homes in order to meet housing need and create a diverse community, from one and two-bedroom apartments in three-storey blocks to four and five-bedroom detached houses.

Three ground floor flats will be provided specifically for wheelchair users.

Maximum building heights for this phase are set at 12m along the frontage of the Village Green and 10.8m for the rest of the parcel. Variation in building heights will create an interesting roofline and taller buildings will be used to mark focal points and key corners.

Village Green

This is an important part of the site with homes looking onto a new village green as well as the bus route and new school. Its proximity to the Village Centre and school makes this an appropriate area for a more contemporary interpretation of traditional forms and materials. The Village Green will have slightly higher densities and taller buildings, such as apartment blocks or 2.5 / three-storey townhouses.

Residential Neighbourhoods

This character area forms the heart of the Chilton Woods scheme. It is set around the main spine road and overlooking the green links, creating a network of active streets which link through to the village centre. It contains a range of densities, housing typologies and small apartment blocks.

Acton Lane

This character area will retain and enhance the semi-rural character and setting of Acton Lane, with sections dedicated to pedestrian and cycle access only. This character area is an extension to the current edge of Sudbury and takes inspiration from the housing typologies and vernacular architecture of the town.

Parkside and Linear Green Linkages

This area forms the interface between the residential parcels and the landscaped spaces. A range of house designs will have longer-range views towards green spaces. The buildings within this character area are particularly important because they will be fronting onto the open spaces, giving opportunities for focal points such as taller buildings, decorated gables, feature windows such as bays or dormers, additional brick detailing or coloured render.



An illustrative view of the Parkside area on Phase 1. Phase 2 dwellings will be similar in character.



An illustrative drawing of the Acton Lane character area.

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.

Our aim is to create a sustainable community that benefits both new residents and those that already live nearby.

In line with the vision for Chilton Woods, the development will include a range of features designed to minimise its impact on the environment. All future Taylor Wimpey phases of the development will be heated by a centralised air-sourced community heat hub that reduces carbon emissions and dependency on fossil fuels.

The intention is to provide electric vehicle charging to all new homes. Parking will be located on plot or close to the plot it serves to ensure electric vehicle charging is deliverable. For apartments, electric charging will be provided in the communal parking courtyard.

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.

A Site Waste Management Plan and Environment Management Plan will reduce waste and limit impacts during construction.

A Section 106 agreement for the site has already been completed. This agreement outlines the financial contributions that Taylor Wimpey must make to support local infrastructure and facilities, including both on and off-site education, healthcare and sports and recreation.



Our vision for Chilton Woods is to create a sustainable community.



Building materials will be carefully selected and procured, including using timber from certified sustainable sources only.



The intention is to provide electric vehicle charging to all new homes.

ECONOMIC BENEFITS

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What will our development bring to the area?

We are proposing a residential development of 242 new homes at Chilton Woods, as part of a wider development of 1,150 new homes. The development will include a range of property styles and sizes and a quarter of the overall development is proposed to 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



324 jobs

Direct employment

Estimated to create 108 temporary construction jobs per year of build.



163 jobs

Indirect/Induced employment

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



£7.7m

Economic output

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

Once people move in



£1.3m

First occupation expenditure

Total anticipated spend on goods and services by people as they move in to the new houses, to make them feel like home.



£6.2m

Total spend by residents

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

Additional local authority income



£321,134

Additional Council Tax revenues per year

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



£1.8m

New Homes Bonus payments

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



NEXT STEPS

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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 a reserved matters planning application to Babergh District 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:

chiltonwoods@taylorwimpey-pr.co.uk

Alternatively, you can write to us at:

Chilton Woods Phase 2 Consultation
Taylor Wimpey East London
Ground Floor East Wing, BT Brentwood
1 London Road
Brentwood, Essex
CM14 4QP

All feedback should be received by midnight on Monday 14th February.



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



What is Taylor Wimpey London doing in your area?

11

developments currently on sale

6

NHBC Pride in the Job Quality Awards in 2021

5

developments launched in 2021