

ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK



This image shows our development in Tarvin.



Planning sustainable communities



More than building homes



Green spaces



Energy efficient homes



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

14,087

homes (including joint ventures) built in 2021

£418m

invested in areas we built in 2021



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.



Waterside at Castle Hill, Ebbsfleet
A development of 2, 3 & 4 bedroom homes.



Church View, Hoo
A development of 2, 3 & 4 bedroom homes.

Our address and some key facts

Taylor Wimpey South East
Weald Court
101–103 Tonbridge Road
Hildenborough
Kent
TN11 9HL

We have a strong track record of delivering housing in Medway over recent years, including at Lower Upnor, Strood (Temple School) and Gillingham (Christmas Street). We are currently developing at Hoo (Church View), where we have delivered approximately half of the 344 homes that we have planning permission for.

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

180

Number of private homes completed in 2021.

579

Number of affordable homes completed in 2021.

157



Taylor Wimpey – a national company and local homebuilder



Support and funding for charities



Educate kids in how to stay safe

THE SITE AND ITS PLANNING CONTEXT

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Our designs for East Hill, Chatham

The land at East Hill has been used for farming up until recently. In February 2022, outline planning consent was granted for up to 800 homes, a primary school, up to 150 square metres of retail space and a community or nursery facility, a link road between North Dane Way and Pear Tree Lane, open space and landscaping.

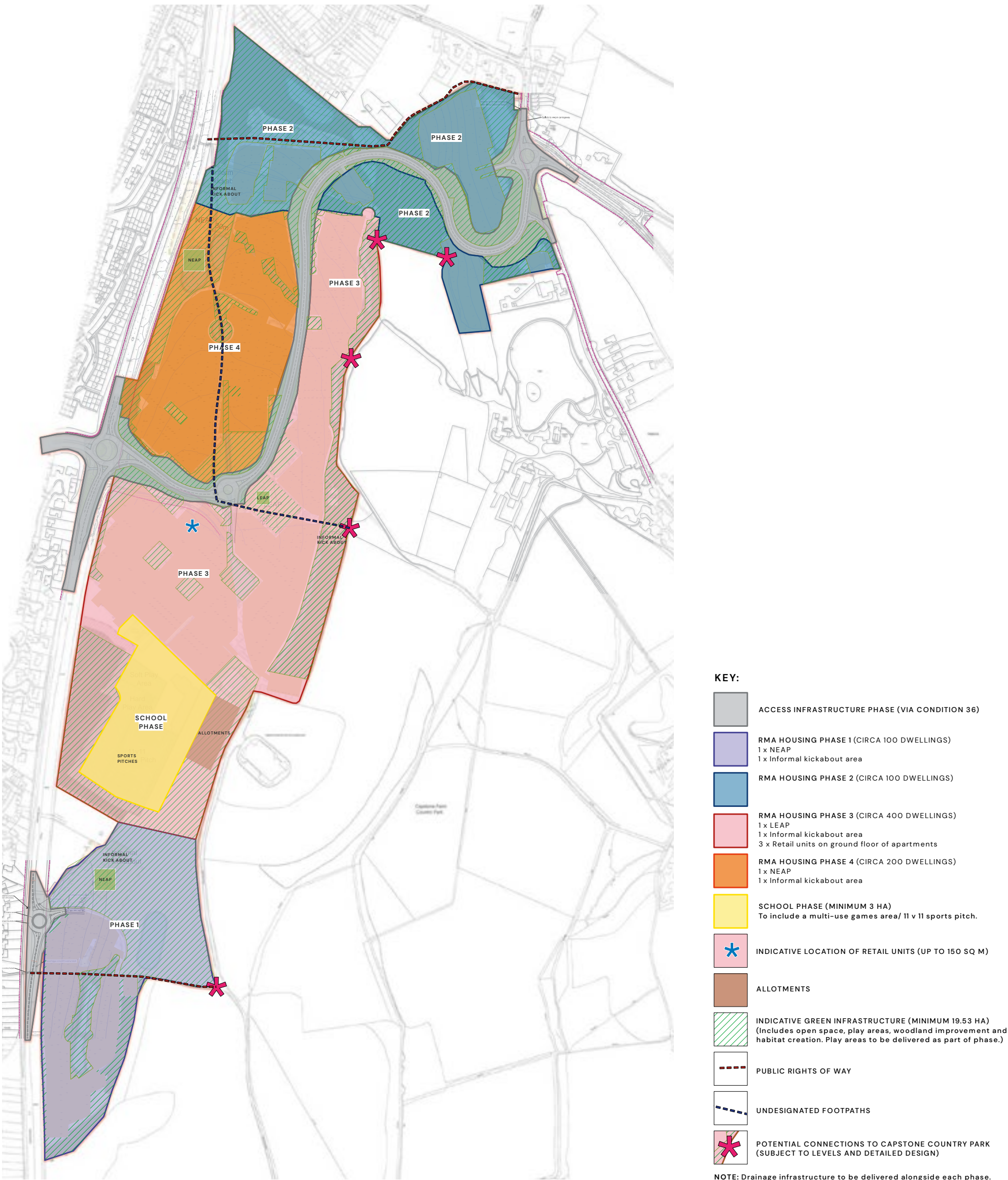
The site will be delivered on a phased basis, with four separate residential phases, an infrastructure phase and future primary school and retail phases. Details of the phasing are found in the plan below. We will be submitting the first reserved matters planning application for the first housing phase, to the far south of the site, in early 2023.



The outline planning consent established a number of principles on which the detailed reserved matters proposals will be based. This granted outline consent with all reserved matters, except access. The outline consent sets basic parameters for development, which future reserved matters consent are to comply with.

Key elements of the outline permission include:

- The Site area (approximately 49.47ha)
- Points of access into the Site
- Limits development in the north-west corner of the Site
- General alignment and arrangement of a link road through the Site
- Extent of off-site highway works



SITE CONSIDERATIONS

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Key constraints and opportunities that will influence the design

Before we start designing a new scheme, we complete an assessment of the site and surrounding area, recording features which we will need to take into account, whether they fix the way our development will be designed or give us a real opportunity to make the most of a particular feature. All of the relevant considerations are shown below.

Landscape

Located in an area of Local Landscape Importance, the important value of the site and its views into the surrounding area, as well as views of the site from the surrounding area, are being carefully considered throughout the development of this scheme.

Our proposals will be carefully designed in order to maintain the views from the site out towards Capstone Country Park and beyond. The proposals will also be designed with views back into the site from the Country Park in mind.

Topography

The site is subject to a relatively steep topography, sloping from the highest point at the west dropping down to the lowest at the east. The scheme has therefore been carefully designed to take account of these challenging levels, and is inspired by the existing topography. This allows for a distinctive design which captures the views out of the site and into the valleys beyond.

Ecology

Preserving and enhancing local wildlife is a key consideration when we plan and build new developments.

The site is an actively managed agricultural field and so the ecology currently present on site is limited. The site does however provide some opportunities for ecological habitats including woodland, hedgerows and tree lines. The proposals have been designed to retain and enhance habitats of ecological value, as well as incorporate new landscape features.

A suite of ecology surveys have been conducted across the site between 2017-2022 to ensure that protected species are considered as part of the emerging proposals. Surveys have recorded dormice, bats, reptiles (in the wider development), skylarks and badgers. Detailed mitigation will be provided for these species to ensure protected species are not impacted during construction and post-development.

Habitat creation throughout the development will help to achieve a biodiversity net gain of 20% across the site as a whole. This will be achieved by the creation of species-rich grassland, meadow planting, new woodland and scrub habitat, creation of tree lines and hedgerows and wetland habitats. Other enhancements will include bird, bat and insect boxes, hedgehog highways and log piles.

Drainage

It is proposed that surface drainage for the development will consist of sustainable drainage systems (SUDs), which are utilised to mimic existing site conditions as much as possible to ensure the development proposals reduce surface water run-off. Permeable paving, deep bore soakaways, swales and a large infiltration pond will be used to create biodiversity on the development. Additionally, we propose planting wildflowers and encouraging wildlife in the development's open spaces.

Initial locations of attenuation ponds and swales are indicated on the proposed plans.



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Development proposals are progressing for Phase 1. Part of this is a detailed assessment of the opportunities and constraints to ensure these are appropriately accounted for.



The need to accommodate and create an attractive setting for Public Right of Way RC9. Improvements are secured to this Public Right of Way as part of the outline planning consent.

- The option to enhance connections with the wider settlement of Chatham and Capstone Country Park to the east, which will benefit both future and existing residents providing ease of access to the services and facilities of the built-up area to the west and the rural country park to the east.
- The integration of the existing public right of way as a key positive site feature.
- The incorporation of key views in the site out towards the east and the wider landscape.
- Enhancing the biodiversity value of the site, through the integration of new varied landscaping features and habitat creation.
- Delivery of new opportunities for play through the provision of open space and equipped play, benefiting the residents of the development as well as the wider community.
- The provision of a much-needed sustainable, affordable market housing.

Connectivity and 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.

Background

The connection this site provides to the rural edge of Medway to the east is acknowledged as part of our proposals. The demand for walking routes across the site and the benefits these bring to existing residents has therefore been a careful consideration as part of our proposals.

A series of existing Public Rights of Way, as well as unofficial paths across the site, which will be maintained.

The Wider Proposals

Connectivity between the application site and the surrounding area is of the utmost importance to these proposals. Legible connections with Capstone Country Park to the east and the wider built-up area of Medway to the north and west will mean that existing and future residents will have ample access to surrounding facilities.

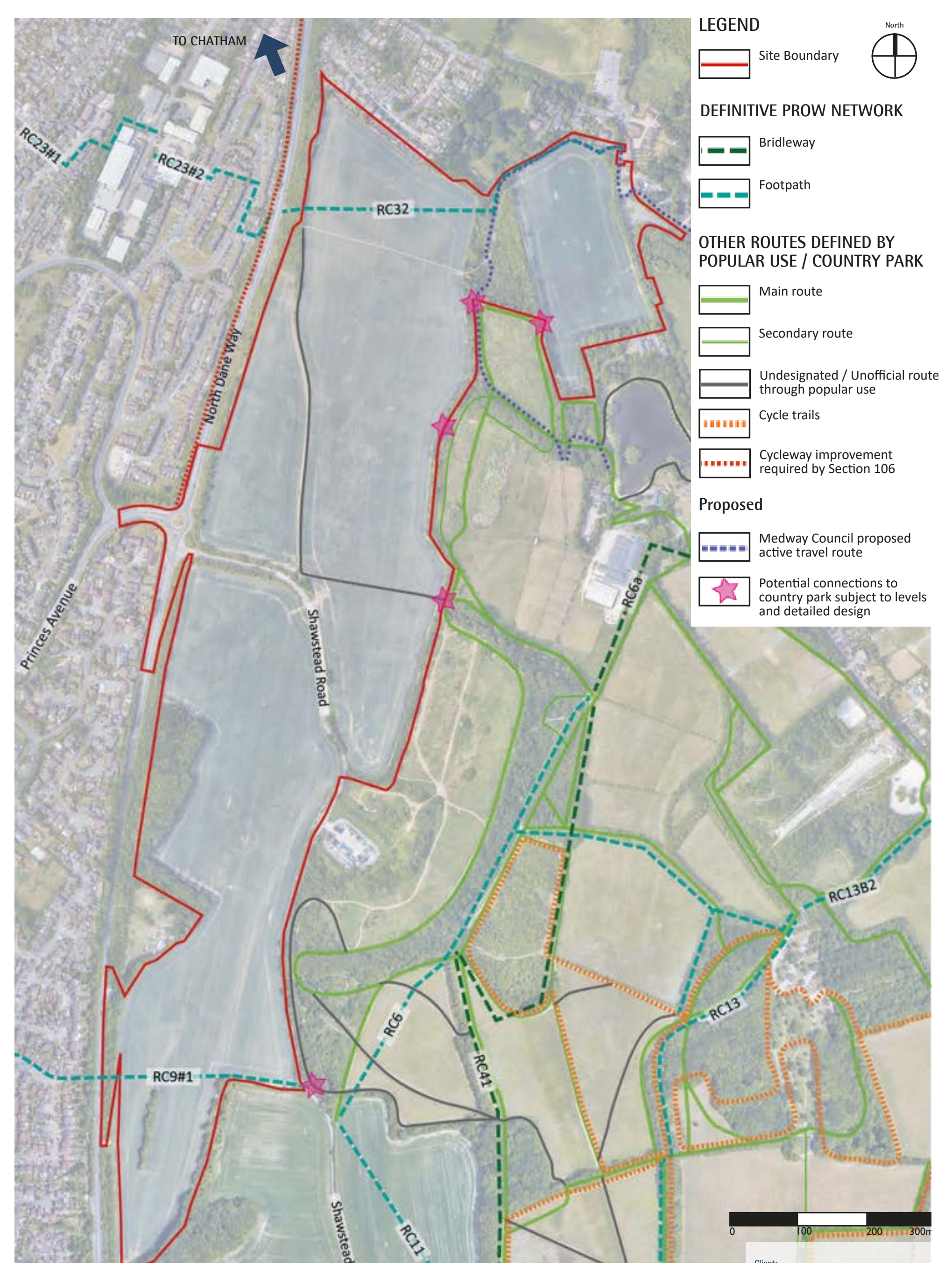
Our connections and movement strategy comprise the following:

- New accesses off North Dane Way and Capstone Road.
- A new link road with a separated footway/cycleway along the development's main spine road.
- Pedestrian and cycleway connections through the development and to the surrounding areas.
- East-west links between North Dane Way and Capstone Country Park along two Public rights of Way (RC9 & RC32) and the maintenance of unregistered paths.
- Potential for five connection points from the site to Capstone Country Park.

Phase 1 Proposals

Phase 1 will contribute to connectivity within the site and wider area through the enhancements, it will retain and enhance the public right of way and provision of new pedestrian/cycle routes to the north through the open space.

The proposals will also deliver a new roundabout entrance off North Dane Way, which will incorporate a footway/cycleway and new crossing facilities to link with the existing provision on the western side of North Dane Way.



Highways (Access)

A full Transport Assessment was carried out for the site in support of the outline planning application. This demonstrated that the surrounding road network has sufficient capacity to accommodate the traffic generated by the development subject to the delivery of a new link road within the development and wider off-site mitigation works.

Access and movement

The outline planning consent allows for a total of three vehicular accesses to be provided to the site. The first of these is via an improved roundabout junction at Capstone Road and Pear Tree Lane to the north-east of the site. The second access will also be formed by an improved roundabout junction on the existing North Dane Way and Princes Avenue roundabout to the west of the site. The last access point will be taken via a new roundabout from North Dane Way, to be provided further south of the existing roundabout at Princes Avenue, serving Phase 1 only. These access points all benefit from full planning approval.

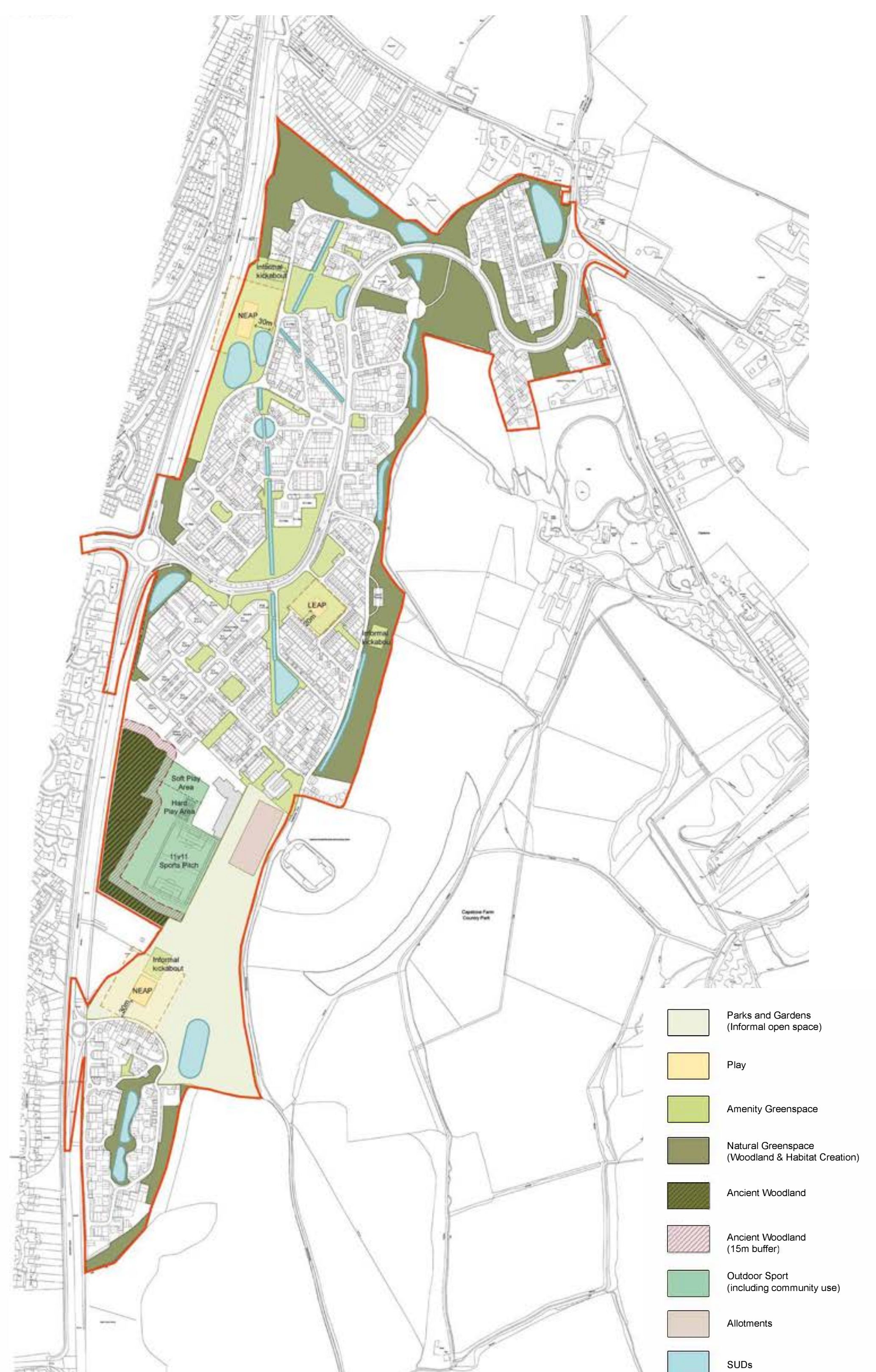
New roundabout arms at North Dane Way and Capstone Road

The two new roundabout arms to the north-east and western boundaries of the site will provide vehicle access to Phase 2, 3, 4, the school and retail area. These will be connected via an internal link road between Capstone Road and North Dane Way. Pedestrian and cycle access will be provided at each of these access points.

Link road

The proposed link road will provide direct vehicle access to most phases of the development, as well as a connection for all road users from North Dane Way to Capstone Road, removing the current need to circumnavigate the site. This would potentially improve bus connectivity and relieve pressure on some of the existing junctions in the surrounding area.

The requirement to deliver this road is conditioned as part of the outline planning consent, and will be delivered prior to occupation of any phase in which the link road is located or in accordance with an agreed timetable (i.e. Phases 2, 3 or 4).



Highways (Access)

A full Transport Assessment was carried out for the site in support of the outline planning application. This demonstrated that the surrounding road network has sufficient capacity to accommodate the traffic generated by the development subject to the delivery of a new link road within the development and wider off-site mitigation works. The proposals deliver up-to-date traffic surveys, and junction capacity assessments, will be undertaken in support of the reserved matters application.

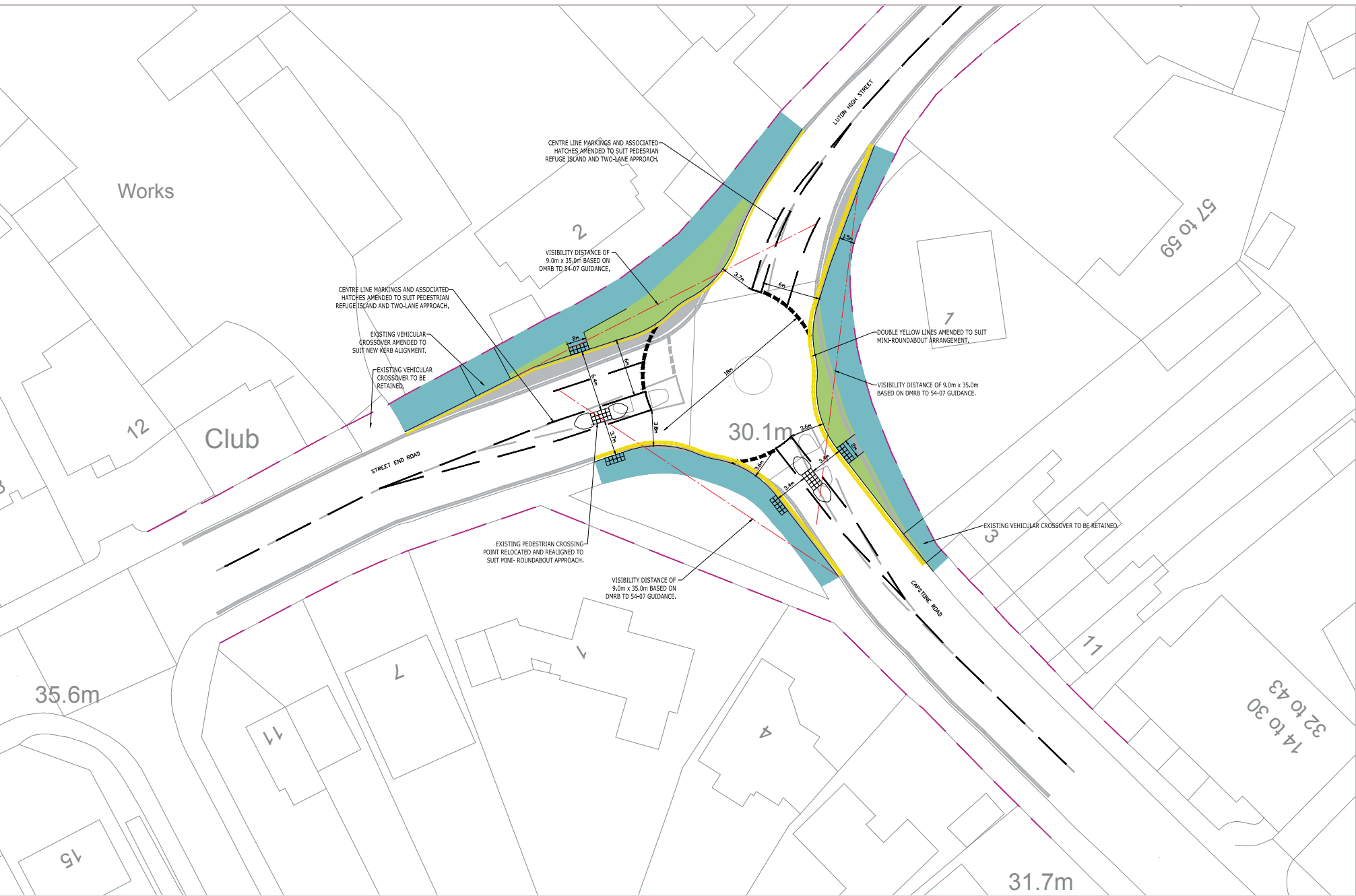
New roundabout to the south from North Dane Way

The new roundabout from North Dane Way to the south of the site will provide vehicle access to Phase 1 of the development only. Pedestrian and cycle access will be provided from this roundabout.

This access will be open and operational prior to any occupation of homes in Phase 1.

Off-site works

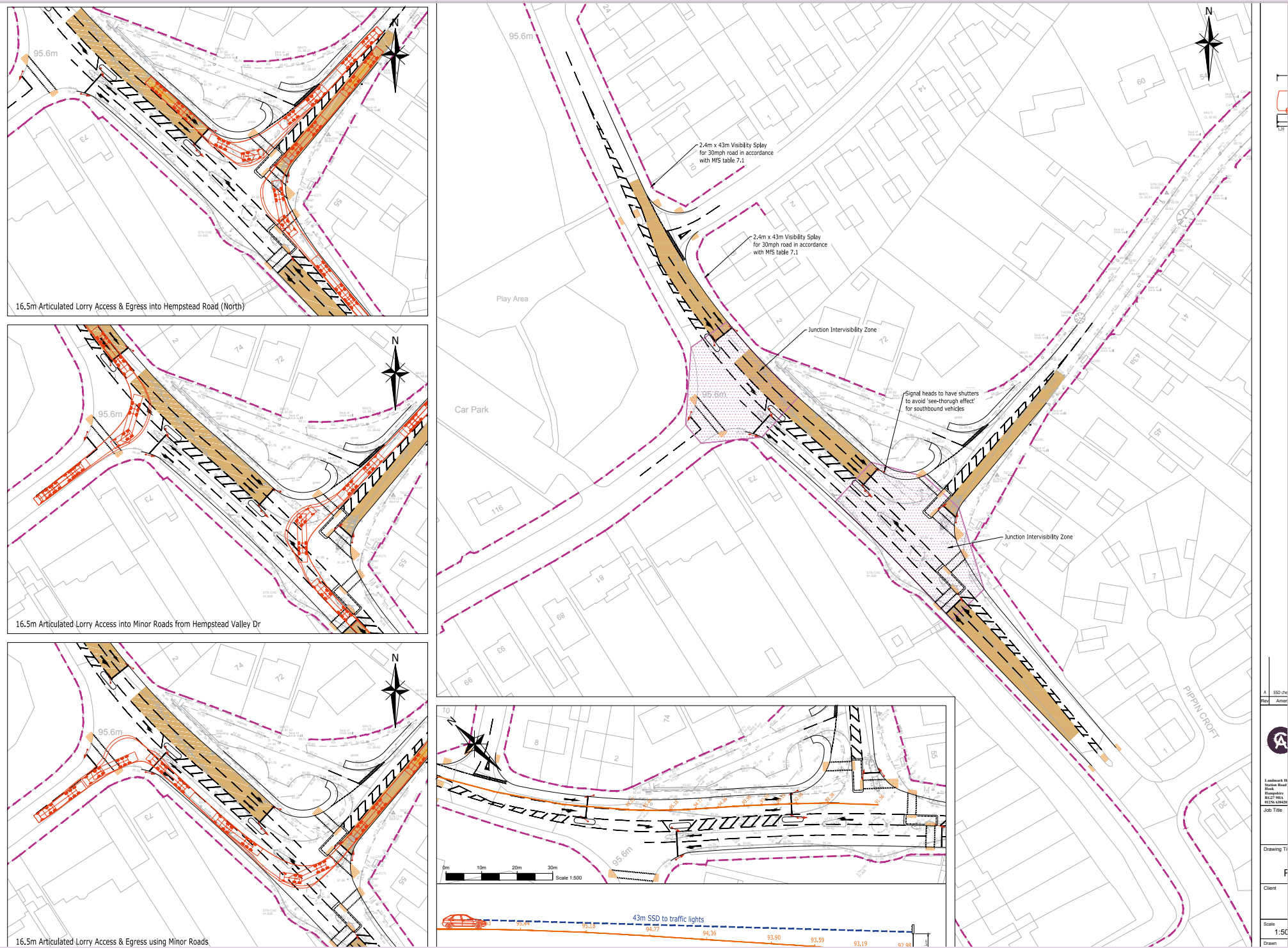
Further off-site highway works are proposed within the vicinity of the site to assist with the capacity of the surrounding road network. These improvements are set out below and will be completed within a timetable to be agreed with Medway.



St End Rd/Capstone Rd/Luton High St Roundabout – Widening of the approach from Street End Road and Luton High Street to facilitate a two lane approach.



Princes Avenue/Prince Charles Avenue Roundabout – Widening of the approach from Prince Charles Avenue to facilitate two lanes of traffic.



Hempstead Road – A new signalised junction will be provided in place of the existing roundabouts at the junction of Hempstead Road and Pear Tree Lane and Hempstead Valley Drive.



Highways (Street hierarchy and movement within the site)

The emerging proposals have been carefully designed in conjunction with the scheme's transport consultants in order to bring forward a development that is accessible for all and provides a usable scheme for both pedestrians and cyclists as well as vehicles.

Within Phase 1, as shown on the plan to the right, the primary internal road creates a tree-lined residential street through this phase. The road splits into two secondary roads, at a higher and lower level, which provide access to each home.

From this primary road, private and shared drives can be accessed, creating more intimate spaces.

The street layout, shared surfaces and materials changes are designed to create interest and form traffic calming measures.

The Phase 1 scheme has been designed to create a well-connected, high-quality development with a distinct sense of place. The street hierarchy together with variations in built form, massing, scale and appearance will be integral to forming distinctive character areas that enhance the site and its locality.



Our designs for East Hill Phase 1

On this board you can see our proposed layout for the development. This layout has been informed by the parameters established at the outline planning stage, and the site-specific constraints and opportunities identified and highlighted on the previous exhibition boards. It also considers feedback received from Medway Council through pre-application discussions.

Mix of homes

We are proposing 2, 3, 4 and 5 bedroom homes in the first phase of development in order to meet local housing needs. This will include private and affordable homes.

The proposed mix of homes is:

- 9 x 2 bedroom homes
- 46 x 3 bedroom homes
- 27 x 4 bedroom homes
- 9 x 5 bedroom homes

A total of 23 (25%) of the proposed new homes on Phase 1 will be allocated as affordable housing, in accordance with the outline planning permission.

All homes will be two or 2.5-storeys in height on Phase 1.

Sustainability

Our homes will be highly energy efficient with a minimum of a 30% reduction in CO2 to that allowed less than 10 years ago.

Our homes will fully comply with the enhanced energy efficiency standards to be introduced by changes to Building Regulations both in 2023 and further enhanced requirements proposed to come into force in 2025 (Future Homes Standards).

Homes will be very well insulated with triple glazed windows to ensure heat is retained. Solar panels will be used on roofs to reduce energy use from the grid during daylight hours with storage of energy outside of daylight hours. Houses will be fitted with energy efficient appliances and low-energy light bulbs with taps fitted with flow restrictors to help reduce water consumption.

Pedestrian and cycle connectivity will be integrated into the design of the development to ensure alternatives to using private cars and the Section 106 Agreement includes significant payments towards public rights of way improvements (£51,000) within 2 kilometres of the site, a new/expanded bus service to serve the development (over £400,000), a £50 bus voucher to all households on the development and improved cycle links along a section of North Dane Way (£113,500).

All houses with on-plot parking will have electric vehicle charging points, and there will also be additional charging points in communal parking spaces for those plots without parking on plot.



Our designs for East Hill

Following an in-depth analysis of the site and its surrounding context, and identifying the development parameters, a series of character areas have been developed. These areas respond to the established design principles.

Character areas

Six key character areas have been identified across the wider site, which were set out as part of the outline planning application:

Hale

Sloped landscape, with a select cluster of detached homes in a prime leisure location, and semi-detached houses running along the contours to act as a backdrop. residential elements of the scheme.

Northern Edge

The landscape remains dominant here, however significant buildings will define key arrival points. Buildings here will be more focal.

Rural Edge

Leisure routes run the entire length of the site on the eastern boundary. This area will be characterised by more contemporary housing.

Hilltop

A contemporary urban location with long views of terraces of townhouses and desirable flats within parkland and contemporary suburban spaces.

Urban Quarter

A mixture of three-storey contemporary townhouses and apartments centred around urban squares, shops and services.

Whites Wood (Phase 1)

Accessed from a new roundabout to the south of North Dane Way, an important edge to the main road and views over the parkland to the north.



CHARACTER

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Our designs for East Hill

Following an in-depth analysis of the site and its surrounding context, and identifying the development parameters, a series of character areas have been developed. These areas respond to the established design principles.

Phase 1 – Layout and appearance

Informed by the thorough site assessment and a review of the site's opportunities and constraints, the Phase 1 proposals have been designed to create a distinctive place with a consistent and high standard quality design.

The layout has been carefully designed with the existing topography of the site. The main access road to this phase has been designed as a gateway into the scheme. This then splits into two smaller access roads, which separates the higher and lower parts of the site. These are split by a central hedgerow and tree belt which is currently present on site. These upper and lower levels are connected by a focal green space which allows for pedestrian and cycle connections between the two.

Homes to the western boundary comprise smaller semi-detached and terraced dwellings, where the topography of the site is less steep. The larger detached properties are mainly confined to the steeper, eastern parts of the site.



The proposed appearance of the homes have a more modern design, with carefully selected materials to create a more rural feel. Details include gable-fronted units, floor-to-ceiling windows and 2.5-storey homes in key locations to assist with variety and interest in the street scene. Materials proposed include black weatherboarding and brown roof tiles.



STREETSCENE A - A



STREETSCENE B - B



Landscape strategy

The open space in Phase 1 will include a central green open space, a neighbourhood play area and informal kickabout area.

Informal Public Open Space

Areas of informal open space are located throughout the site, including a large area to the site's eastern boundary. These will provide a range of experiences and activities. These areas will include swales and attenuation basins, with a dual function surface water attenuation, as well as new diverse and valuable ecological habitat.

A Neighbourhood Equipped Area of Play (NEAP)

This will be located to the north of Phase 1, between the houses in Phase 1 and the future Primary School, aimed at children 8–11 years and older, however there will be play opportunities for younger children as well.

Informal kickabout

An informal kickabout area will be located to the east of the NEAP. This will provide opportunities for children to play recreational sports.



NEXT STEPS

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Your views are important to help us develop our scheme and are very much appreciated. As we finalise our plans, we will review any comments received.



This image shows our development in Kent.

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.

Following consideration and a detailed review of the feedback that we receive, we hope to submit a Reserved Matters planning application to Medway 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:

easthill@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

East Hill, Chatham Consultation Feedback
Taylor Wimpey South East
Weald Court
101–103 Tonbridge Road
Hildenborough
Kent, TN11 9HL



This image shows our development in Ebbsfleet.

All feedback should be received by midnight on Friday 6th January 2023.

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

What is Taylor Wimpey doing in your area?

8

***developments
currently
on sale***

2

***developments
sold out in
2021***

2

***NHBC Pride in the
Job Quality and
Seal of Excellence
Awards in 2021***

**Royal Parade and Legacy Park
highly commended**

in Canterbury Design Awards.

***Seaview Court at Shorncliffe
Heights is shortlisted in this year's
Housebuilder Awards.***