



Frognal Place, Teynham

Teynham Parish Council Presentation

20 June 2023





About Us



About Us

Chartway Partnerships Group

Chartway Partnerships Group is a land led developer based in the South-East, creating new homes and neighbourhoods in partnership with leading Housing Associations including Moat, Hyde, Optivo and Clarion. The Group has 15 years' experience working with key partners delivering over 6,500 new homes in partnership and developing assets to create social impact.

Examples of recently completed and on-going developments with our key partners below:



Conningbrook Lakes
Working with Clarion we are delivering 300 waterside homes set within Conningbrook Lakes Country Park.



Alkerden Gateway
Working under our private sale Westerhill Homes brand and our affordable partner (Moat) we are nearing completion on the construction of 67 new custom build new homes.



Spring Acres
Working with Hyde we are constructing a new community of new homes, community facilities and strategic open space.



Forstal Mead
Working with Optivo we have successfully built a new community of 210 homes set in landscaped open space.



Whitstable Heights
Working with Hyde we are developing 400 new homes, allotments and extension to a local nature reserve.



Pebblegate Place
Working with Town & Country Housing Group and our Westerhill Homes, we have developed 56 homes for private sale and affordable housing.

Moat Homes

Moat Homes is a leading housing association, owned and managing over 21,000 homes in the South East, of which over 1,000 properties are located in Swale Borough. Since being founded in 1966, their purpose has remained to provide secure, affordable homes for rent and shared ownership to those in housing need.

As a not-for-profit organisation, Moat reinvests any surplus income they make into maintaining and improving existing homes and building new ones where they are most needed. Their long development history is an important part of their DNA, taking pride in the great homes and communities that they have helped build, with thousands more in their pipeline. Moat has identified Teynham as a key location to deliver much-needed affordable homes and will take forward the housing association homes for rent and shared ownership.



Our vision is to create a cohesive and sustainable new development in Teynham by:

- Providing new community led facilities for use by the existing and future community within Teynham.
- Landscape-led development that seeks to integrate the proposals within the surrounding landscape in a sensitive manner.
- Introducing opportunities for social activities that promote health and well-being such as walking, cycling and play.
- Providing high-quality energy efficient new homes for the community through a range of types, sizes and tenures to meet the housing needs of the area.



Deliver new community facilities, integrated in a sustainable and sensitive manner with the existing village infrastructure



A dedicated access to the development for vehicles set away from the centre of the village



Improve pedestrian and cycle permeability around the site, with connectivity between the new development and the existing village for direct use by existing residents



Provision of extensive areas of new public open space carefully designed within the existing landscape



Dedicated new sports facilities adjacent to Teynham Primary School and Teynham Village Hall, including a new sports pavilion



High quality new homes providing accommodation for a range of occupants and to meet local housing needs



Retention of existing trees and hedgerows around the edges of the site and extensive new planting to improve ecological benefits including a new community orchard



New buildings delivered to a high standard of design, seeking to reflect the character and influences found in and around Teynham



Allotments that allow residents to grow and eat their own food, inspire a sense of community and encourage exercise and mental health benefits to local community



Lower Road

Site Boundary

London Road

Frognal Lane

Frognal Gardens
London Road

Donald Moor Avenue

Orchard View

Station Road

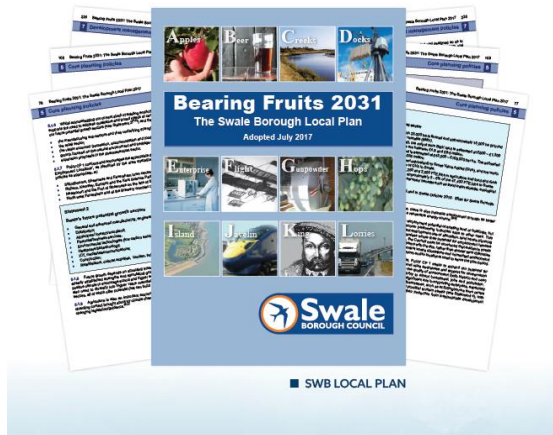



Site Context



Planning Context

- Site allocated in Swale Local Plan (2017) as strategic mixed-use allocation (residential & commercial development)
- Trenport obtained Outline planning permission in 2021 (16/507689/OUT) – establishing the **principle** for 300 homes, employment development, open space and landscaping.
- Key outline parameter plans establish areas for residential, commercial, open space and landscape buffers
- Outline permission includes **detailed planning permission** for new highway works – incl. new A2 roundabout & spine access road, Lower Road/Frognal Lane and Co-Op works).
- S106 contributions totalling **£4.2m** to contribute to local services upgrading – incl. education, highways, health and social care, library and play areas
- Now required to obtain **Reserved Matters** (appearance, landscaping, layout and scale) planning approval for the residential, community facilities and open space areas – anticipated planning submission Summer 23.
- Discharge of relevant outline planning conditions prior to commencement





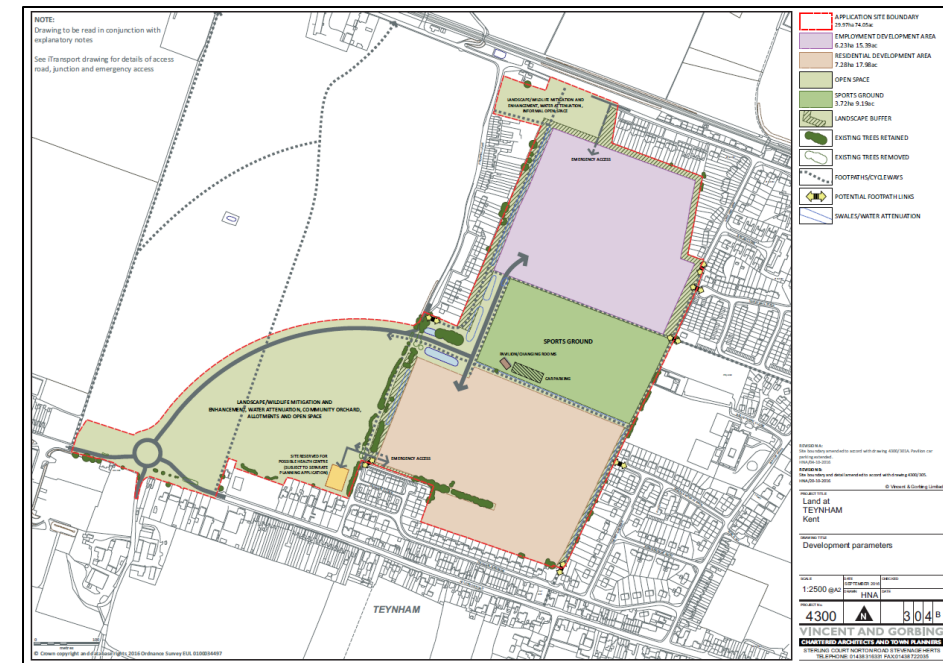
The Trenport Teynham Partnership
 C/O Vincent And Goring
 Starling Court
 Norton Road
 Sleevage
 SO1 2JY

23 June 2021

PLANNING DECISION NOTICE

APPLICANT:	The Trenport Teynham Partnership
DEVELOPMENT TYPE:	Large Maj Dwellings
APPLICATION REFERENCE:	16/507689/OUT
PROPOSAL:	Outline Application (with all matters reserved other than access into the site) for mixed use development including up to 300 dwellings; employment area (Use Classes B1(a), B1(b) and B1(c)) (offices, research and development, and light industrial) (up to 26,848sqm); sports ground (including pavilion/changing rooms); open space (including allotments and community orchard); access, including new link road and roundabout on A2; other vehicular/pedestrian / cycle accesses (including alterations to Frognal Lane); reserve site for health centre; and associated parking and servicing areas, landscaping, wildlife areas, swales and other drainage; surface water storage areas, and related development
ADDRESS:	Land Between Frognal Lane And Orchard View, Lower Road, Teynham, Kent, ME9 9TU

MPKS - Working in Partnership with: Swale Borough Council
 Please Note: All planning related correspondence for SDC should be sent to:
 Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 5JQ
 Email: planning@midkent.gov.uk
 Access planning services online at: www.swale.gov.uk or submit an application via www.planningportal.co.uk

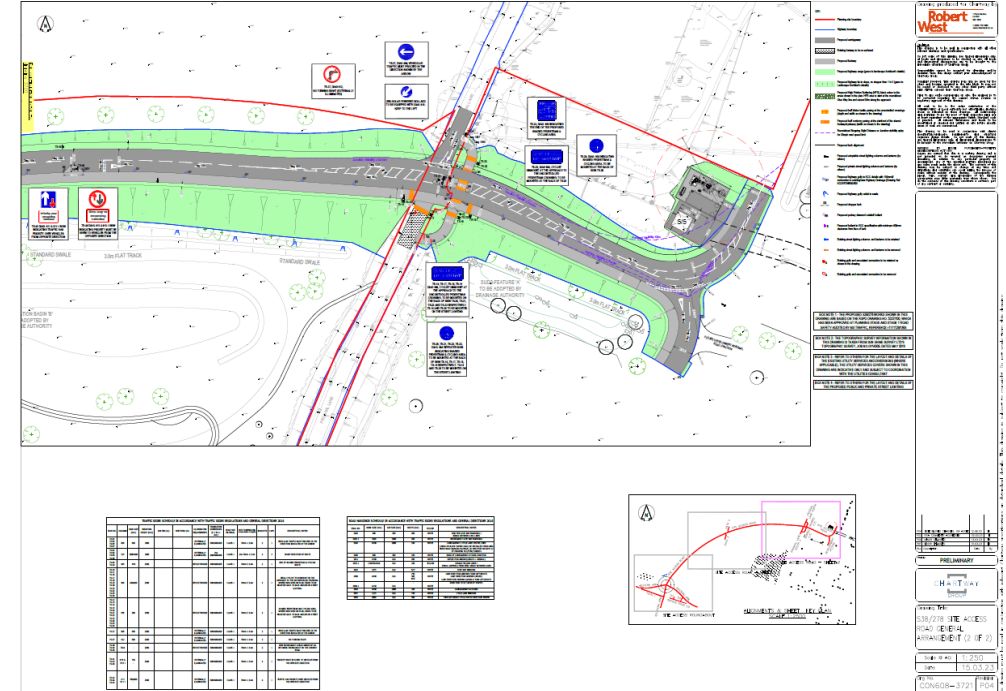
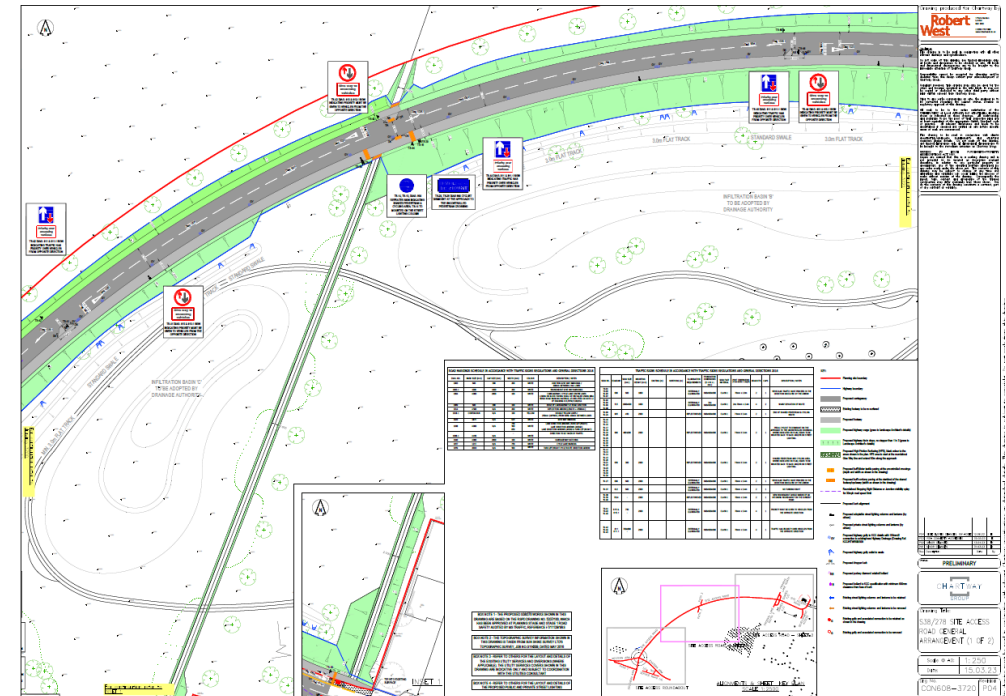
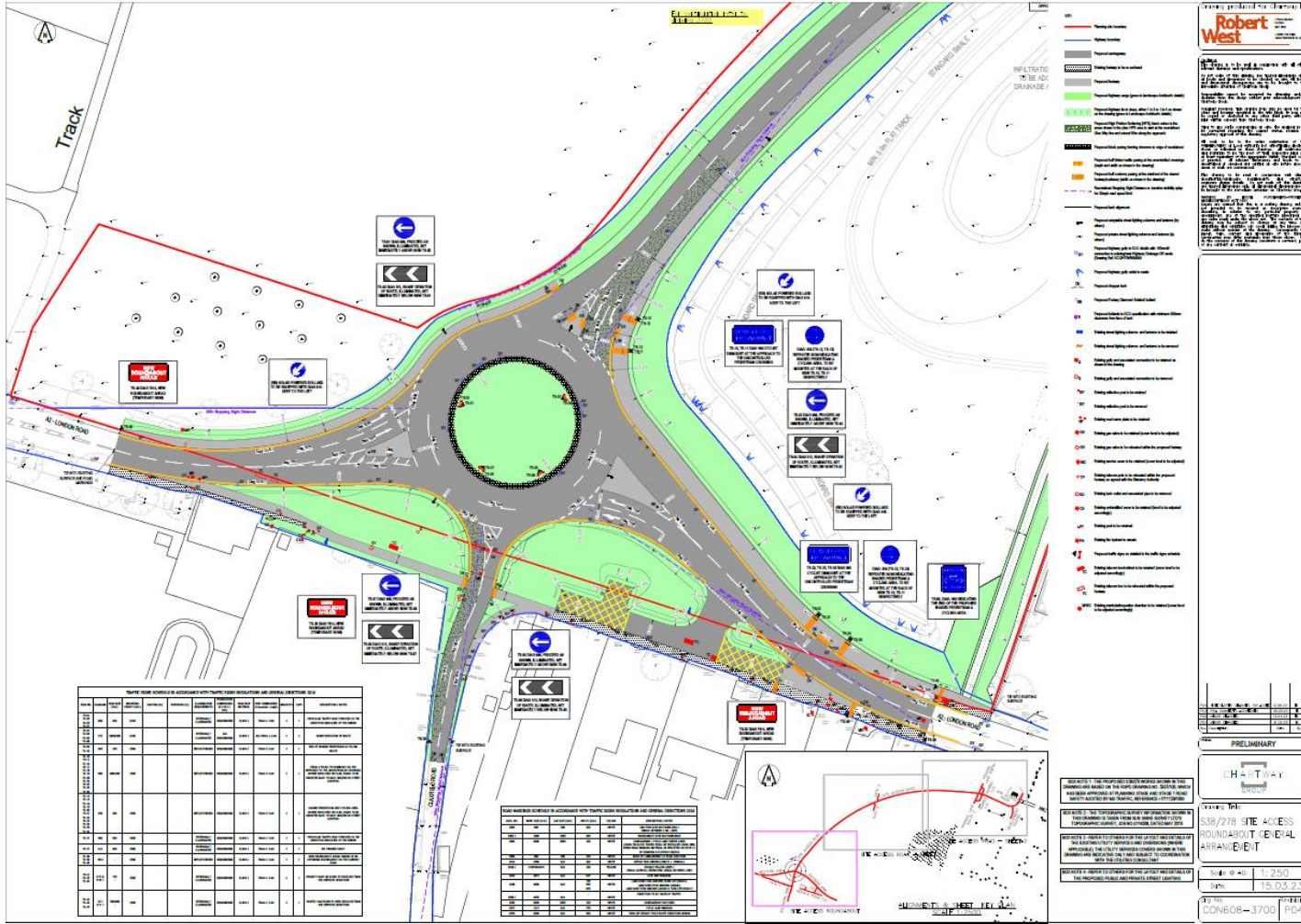


Enabling Works

- Site acquired December 2022 – our purchase relates to **residential** and **open space** areas, **not** commercial land
- Early-stage site enabling works underway within the scope of our planning permission, incl.
 - Site security fencing, set up and welfare facilities
 - Archaeology investigations (2nd stage investigations)
 - Ecology works
 - Ground investigations
- s38/s278 highway works – submitted to KCC Highways for Technical Approval.

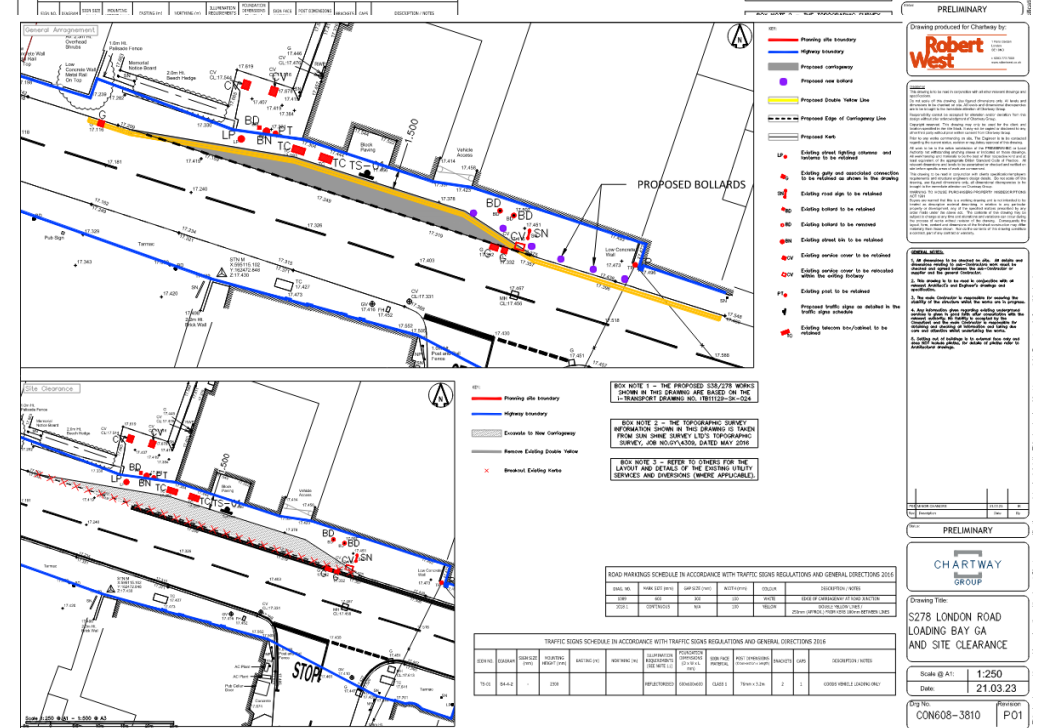
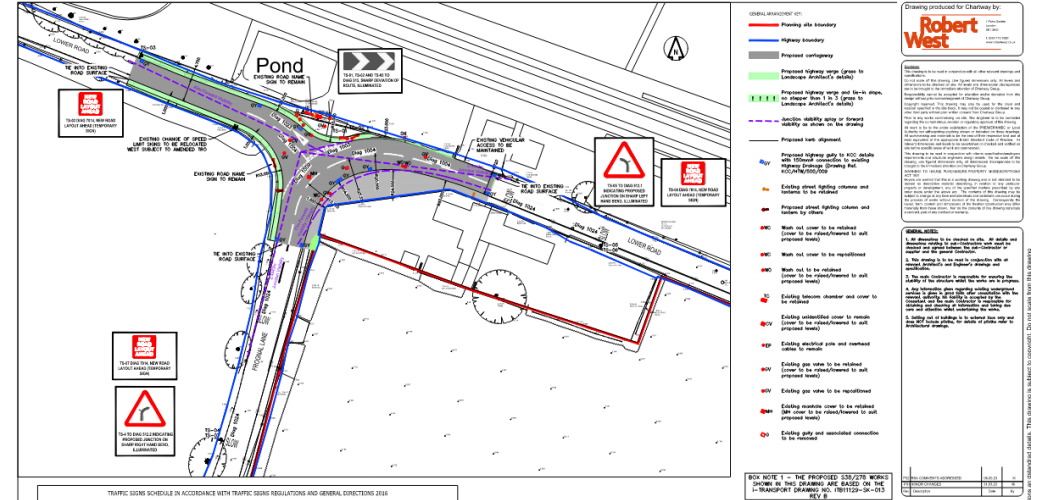
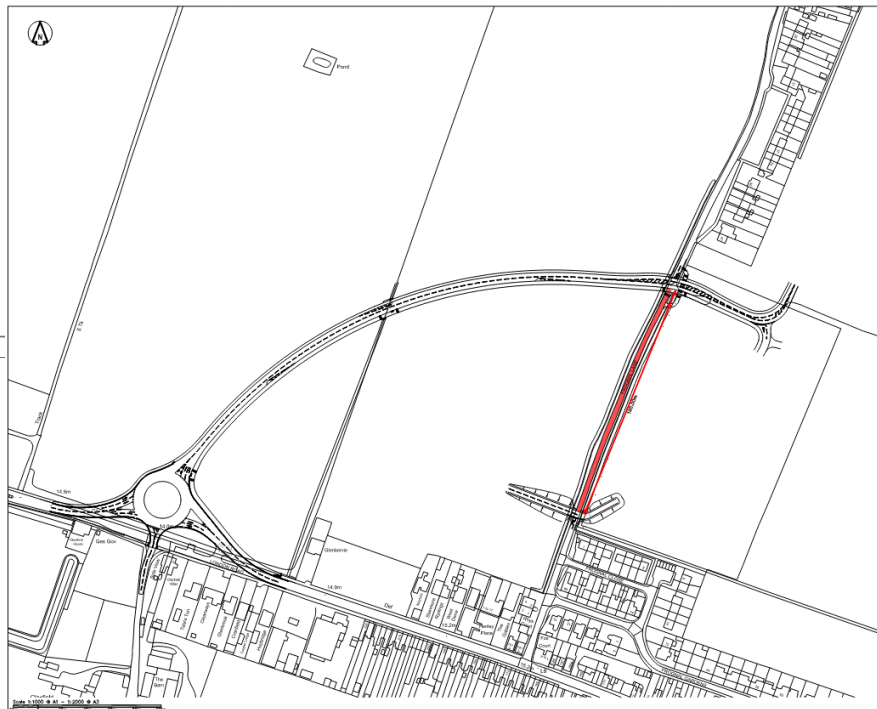
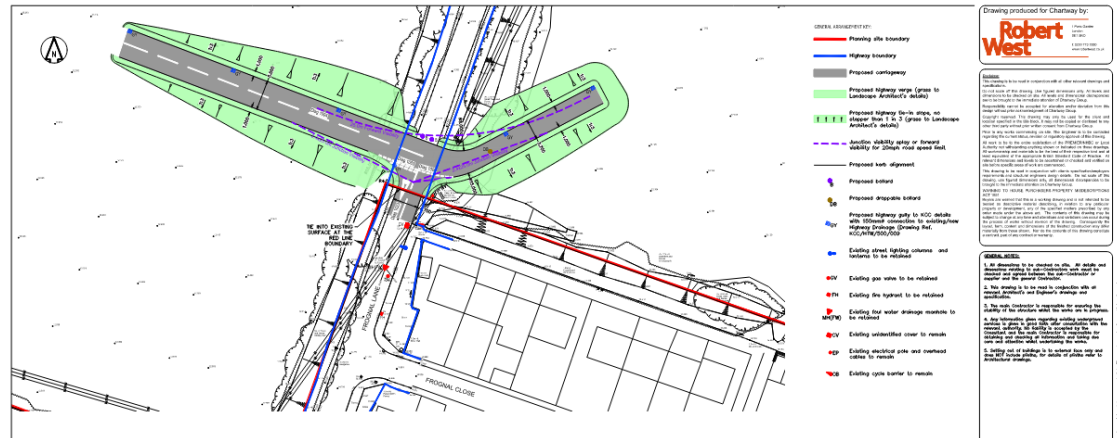


Planning Approved Highway Works



Approved in detail at Outline Planning stage (2021)
 Submitted for Technical Approval to KCC Highways – May 23

Planning Approved Highway Works cont'd



Approved in detail at Outline Planning stage (2021)
 Submitted for Technical Approval to KCC Highways – May 23

Robert West

PRELIMINARY

CHARTWAY GROUP

Drawing Title: S278 EXTENT OF FROGMAL LANE TO BE CLOSED TO VEHICULAR TRAFFIC

Scale @ A1: 1:1000

Date: Apr 2023

CITY No: CON608-3780

Revision: POO

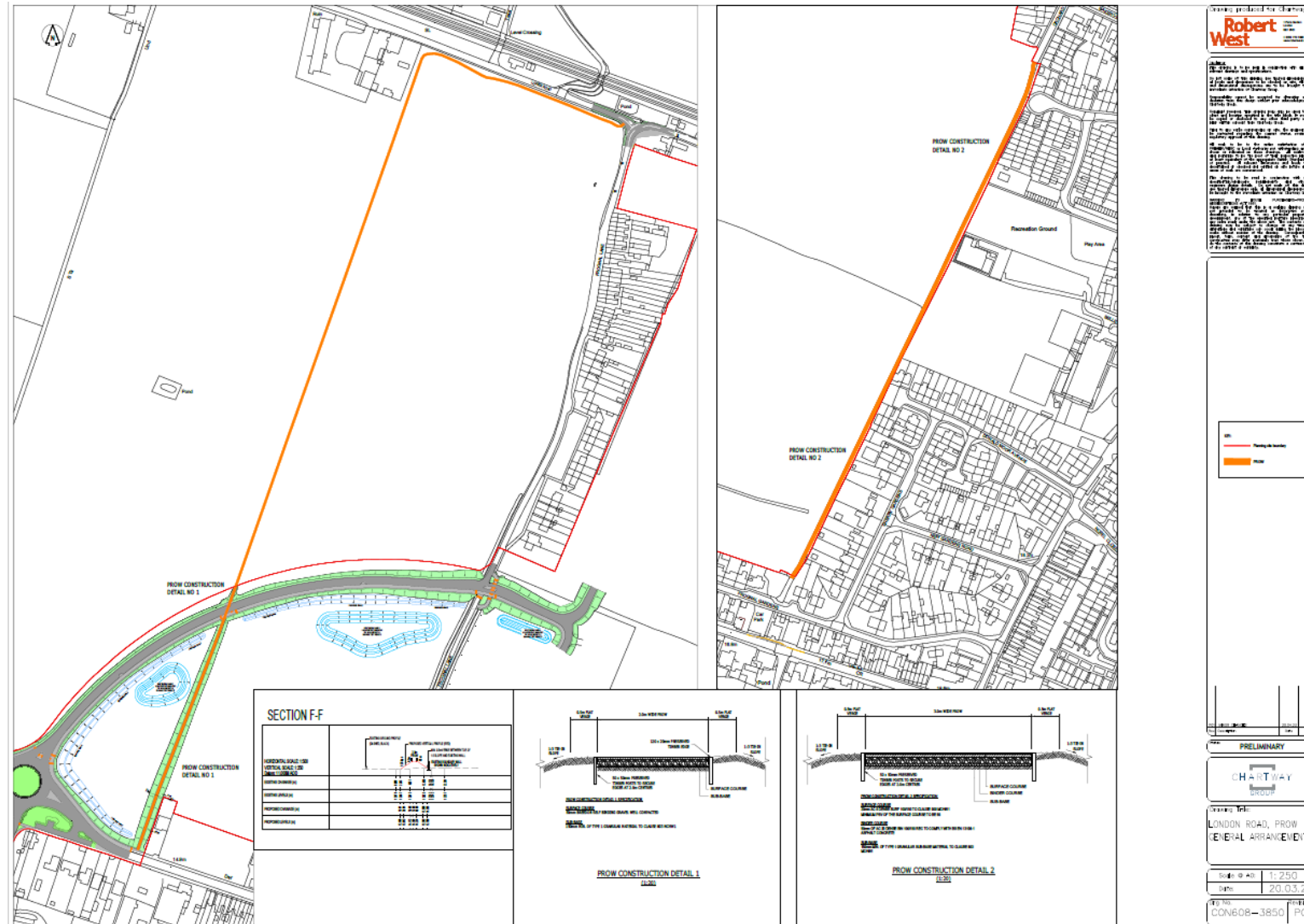
Scale @ A1: 1:250

Date: 21.03.23

CITY No: CON608-3810

Revision: PO1

PROW Upgrading Works – ZR247 (East) & ZR256 (West)



PROW upgrading agreed in principle as part of Outline Planning stage (2021)
Submitted to Swale Planning/KCC PROW for detailed approval – June 23



Pre-Planning
Engagement



Pre-Planning Engagement

Local Authority & Statutory Consultees

- Key pre-app meetings to inform RM design process with –
 - Swale BC
 - KCC Highways
 - KCC LLFA

Local Community

- Public exhibition held April 23 –
 - Good local attendance, key issues focussing on:
 - Lack of GP provision, Primary School places
 - ‘Rat-running’ in Frognal Lane
 - Proximity to boundaries
 - Drainage / sewerage capacity
 - Highway capacity & traffic generation
- Swale Borough Elections (4 May)
 - Post election Cllr updates / engagement
- Local resident letter drop – enabling works commencement
- Continued development updates as works progress

FROGNAL PLACE, TEYNHAM

Welcome

Outline planning permission was granted in 2021 (16/507689/OUT) for the principle of a 300-home mixed-use development at the site.

Our proposals will develop the detail of the homes and community use aspects of this outline scheme, which we intend to submit to the Council for approval later this year.

The scheme has been carefully designed to introduce a balanced and sustainable addition to Teynham providing new housing, community and sporting facilities.

We have a series of exhibition boards showing our proposals, and members of the project team are on-hand to answer any questions.

We also have a feedback form which we would kindly ask you to fill in so that we can understand and seek to address your comments as we progress with our design work.

Chartway Partnerships Group and Moat Homes welcome you to our Public Exhibition on proposals for a residential/community led development at Frognal Place.

- 300 homes - including range of 1, 2, 3 and 4 bedroom houses and apartments, together with affordable homes available for rent and shared ownership.
- Dedicated site access via new roundabout and link road from the A2 London Road.
- Provision of new sports pitches, pavilion and associated parking.
- Creation of allotments and community orchard.
- Dedicated car parking for the development.
- New open space and landscaping.
- Upgrade to surrounding Public Rights of Way.

Scan to find out more

Swale BOROUGH COUNCIL

Mrs Victoria Lucas
Chartway Partnership Group
Orchard House,
Westmill Road,
Maidstone,
Kent
ME17 4DH

26 May 2023

Dear Ms Lucas

PRE-APPLICATION ADVICE: RESPONSE

Reference: 23/501413/PAMEET

Proposal: Reserved matters planning application pursuant to outline permission 16/507689/OUT

Location: Land Between Frognal Lane and Orchard View, Lower Road, Teynham, Kent, ME9 9TU

I refer to your request for pre-application advice regarding the above location and proposal. Your proposals have been considered and this letter sets out the Council's initial advice.

As has been discussed with you, the Council will have engaged an Urban Design and Landscape specialist in early June. As such further pre-application engagement with that officer is necessary before the reserved matters application is submitted. The aim being for a separate advice note to be issued to you following that engagement (to inform the submission).

CONTEXT

Site description

The application site is located at Teynham, which is a village located approximately mid-way between Sittingbourne and Faversham. The site lies immediately to the north of the village centre, which is located on the A2 London Road, and to the south of the North Kent railway line between Sittingbourne and Faversham. At its closest it is approximately 300m from the railway station.

MKPS - Working in Partnership with: Swale Borough Council
Please Note: All planning related correspondence for SBC should be sent to:
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Email: planning.support@midkent.gov.uk
Access planning services online at: www.swale.gov.uk or submit an application via www.planningportal.co.uk

March 2023

Pre-application Document

Land Off London Road,
Teynham, Kent

Moat

CHARTWAY PARTNERSHIPS GROUP



Reserved Matters
Planning Preparation



Residential Layout Design



Above: Approved Development Parameters Plan – forms key backbone of Outline Planning permission (2021)



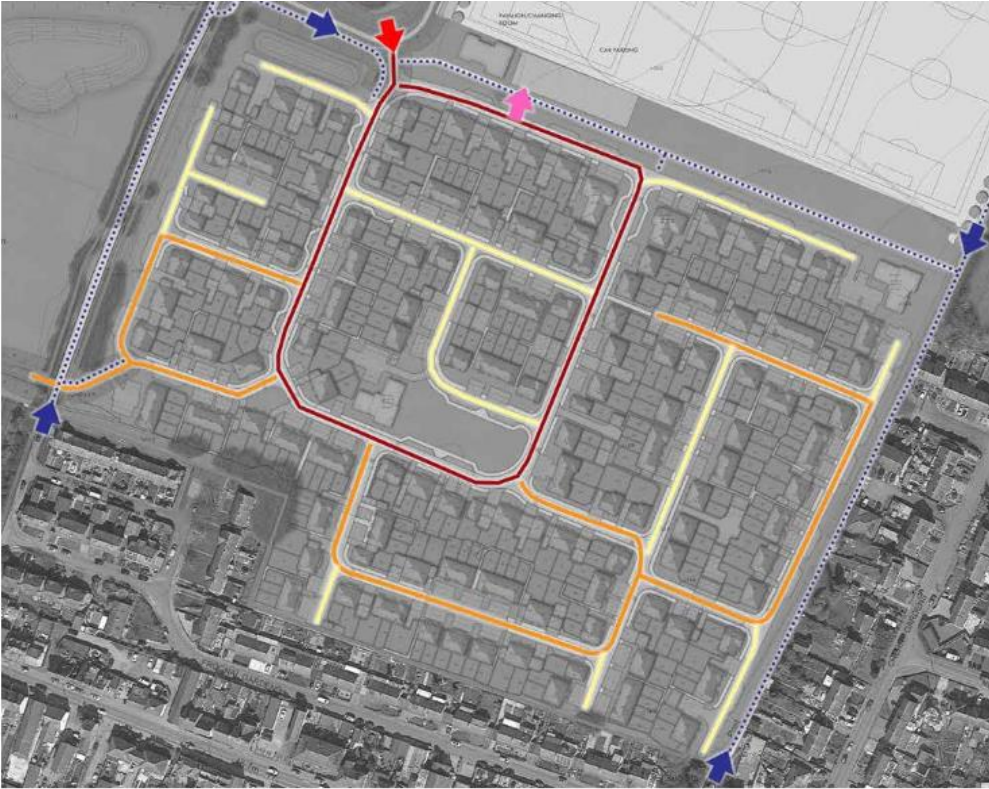
Above: Design development – layout options

Residential Development Layout

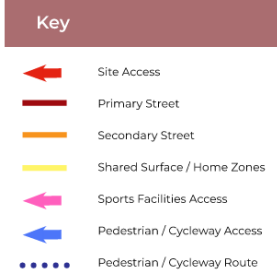


- 300 homes, mix of flats & houses (1-4 bedrooms)
- **100 affordable homes**, mix of affordable rent and shared ownership tenures – **increase from outline permission (55 homes)**
- 2 storey houses and 2.5 storey flat blocks (4 no.)
- All vehicle access to/from development via new approved link road
- Emergency only (vehicle) access to Frogmal Lane
- Pedestrian and cycle connectivity to adjoining upgraded PROW network & Frogmal Lane
- Parking in accordance with Swale BC locally-set standards

Design Approach – road structure, building scale & house type arrangements



Access & Movement



Storey Heights Plan



Housing Types Plan

Indicative Elevations

External Streetscene



Internal Streetscene



Design Vision



Design Vision

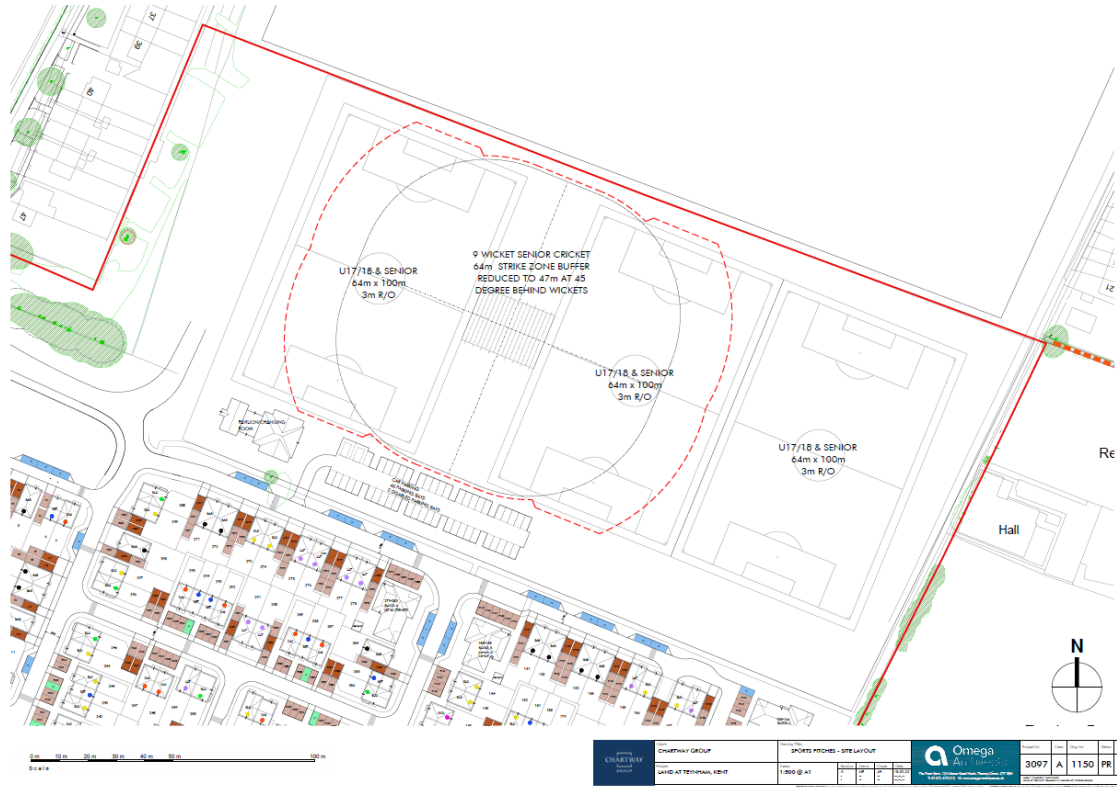


Open Space Masterplan



- Creation of 6+ha of new semi-natural open space area to be retained in perpetuity – land to west of Frogнал Lane
- SUDS attenuation basins – drainage and ecology benefits
- Creation of new fruit tree orchard
- Accessible pathways throughout open space – open to local community post development
- 20 no. allotments (250m² each) with associated car parking, access and fencing
- Upgraded PROW (ZR247) runs through open space on existing north/south alignment – opportunity to maximise local pedestrian connectivity into new open space areas

Sports Facilities



Coka Homes Land at Teynton, Kent	
Sports Pavilion Plan and Section (Detail B)	
1:100 @ A1	
3097	A 3510 PL B

- 3.72ha overall sports facilities – provided in accordance with Outline Parameter Plan & s106 Agreement
- 3 no. grassed football pitches & cricket wicket
- Pavilion building – includes design requirements set in s106 agreement, changing/WC/storage facilities
- Dedicated sports facilities car park – 46 parking bays + 2 disabled spaces
- Provided to Parish, 25-year lease peppercorn rent by 150th home occupation, as per s106

Allotments



- 20 no. “10 Rod” allotments of 250m² each, set within open space area
- Allotment area to be fenced, include water supply and 10 car parking spaces – all in accordance with s106 requirements
- Provided to Parish, 25-year lease peppercorn rent by 150th home occupation, as per s106



Continued Local
Engagement



ESG and Community Engagement

- Our Vision is to deliver '*Homes for Everyone*' and we believe that '*Together We are Stronger*' ..both Moat and ourselves are passionate about our ESG commitment and ensuring that our operations align with the highest standards of environmental sustainability, social responsibility and effective governance.
- Social Value – Duty of Care to ensure that wherever we build homes we also enhance the opportunities that we bring to the local area and existing community.
- Communication is key
- Community sign boards – install in key locations to inform the local community with development progress information and anything else that we think they may find interesting.
- Main site signage – is going up shortly to identify the site as a Chartway Partnerships and Moat Homes ~Coming Soon Project. This will have contact details so that enquiries and questions can be sent through to us.
- We will engage with the local press and media so that can keep the local community informed on progress. We are happy to engage via social media platforms should residents wish us to .
- We will have continual engagement with local stakeholders as development progresses – e.g., update presentations to Parish Council.
- Resident engagement evenings will be planned throughout the development process.
- Engagement with local healthcare provider (Medway & Swale NHS Integrated Care Partnership)
- SEN college / local education providers – opportunity to host site tour and talk with students looking into construction careers
- Engagement and sponsorship opportunities with the local Teynham Football Club
- Feedback received from the public consultation is being monitored and responded to according to nature of questions (enquiries received to hello@chartwaygroup.co.uk)

Next Steps / Timescales

- Feedback from public consultation event and pre-application engagement – being considered as part of RM planning design
- Chartway/Moat commitment to continued engagement with local community and stakeholders – throughout Planning and Construction stages
- Work with Parish on provision of new local community facilities (sports pitches, pavilion and allotments) by 150th home occupation, in accordance with s106
- Site enabling works continue – Summer/Autumn 23
- RM planning submission Summer 23
- Highway works commencement – October 23
- Completion of works – August 28 (anticipated)

Questions?

