



Your Phase 1 questions answered

Q Is there enough parking for the density of housing proposed?

A Trenport consulted in detail with TMBC planners and listened to comments by residents. Whether Peters Village is categorised as a 'suburban' or 'village/rural' development, our planning team deliberately exceeded the 'ING3' parking guidelines from Kent County Council for both categories by some margin, a point confirmed by TMBC planning officers when advising councillors at the time of the permission.

Q So how many spaces are there for Phase 1?

A We have allocated 313 spaces – including 44 on-street communal or visitors' slots – to serve the 152 Phase 1 homes. The total also includes car ports and parking bays.

Q Are you going to be able to maintain this standard throughout the whole Peters Village development?

A We have said throughout that we want our own project management of the Phase 1 housing to put down a marker on quality – that applies to parking too.

Q Why haven't you included more side-by-side twin parking spaces?

A The parking guidelines do not oblige us to install side-by-side parking spaces on properties, but we have responded to local comments and adjusted the plan to include as many as we can in addition to the normal 'tandem' drive arrangement. We truly believe that Phase 1 and Peters Village overall will set a 'gold standard' for parking on developments of this type, moving debate forward from controversies elsewhere on schemes developed when different standards were applied.

Council go-ahead for Trenport 'quality first' Peters Village homes



Artist's impression of Peters Village main spine road looking south

Detailed plans for the first 152 homes at Peters Village have been approved by Tonbridge & Malling Borough Council (TMBC).

Trenport Director Chris Hall told members of the Council's Area 3 Planning Committee that construction could start in August and: "By late 2015/early 2016, new residents will be able to move in.

"The scheme will eventually deliver 1,000 homes and it is important that this first phase sets a high quality tone. We have listened to the views of the local community in developing these proposals, with detailed matters including building heights and parking."

Keen to create the blueprint for a new community that is visually interesting and characterful, Trenport has opted for a careful and varied mix of properties

comprising 28 2-bed apartments and 124 houses, with the latter breaking down into 16 2-bed, 75 3-bed and 33 4-bed homes. This phase includes an important section of the Medway riverside which, with its waterside walkway and bespoke lighting, is on course to be a showpiece for the entire all-new community.

Mr Hall said after the meeting: "We worked closely with TMBC to ensure Phase 1 sets the right template on design and quality."

■ With Phase 1 now given the green light, Trenport has followed up with a similar application to TMBC for Peters Village: Phase 2, adding 157 more homes and including 65 of the first affordable housing stock, being developed under arrangement with the Guinness Partnership housing association.



Phase 1: Riverside perspective



Local schools and their ‘signs of the times’ finds

Primary schools in Burham, Eccles and Wouldham, have been presented with fascinating reminders of the heritage of the site now being re-developed as the all-new Peters Village community.

They are antique double-sided enamelled signs, with one face representing the former Peters Lime & Cement Works near Wouldham, and the other proclaiming the works’ associated shipping line, Bulloch.

“The works closed in the 1920s and these signs may have lain in the ground for all of that time,” said Bam Nuttall Site Manager Rex Burgess.

“And yet most have cleaned up almost like new; mementoes of what was once a big local industrial operation, employing around a 1,000 people and operating some 80 Thames sailing barges on this site alone.”

More than 20 signs have been found so far and the best will be offered for public display, with three presented to the three primary schools, where pupils are currently



Picture supplied by Mark Peters

■ This period shot shows the same logo as the enamelled signs. We already know much about the Peters Works, but can anyone tell us more about the associated activities of the Bulloch shipping arm?

It could be the subject of a future newsletter article – please send material to shirley.boards@trenport.co.uk.

engaged in an arts project marking the Peters Village area’s natural, human and industrial history (see School arts project update story – page 4).

Trenport Director Chris Hall said: “It seemed a doubly appropriate gesture by ourselves and Bam Nuttall, as all three villages supplied most of the Peters works employees over more than a century of operations, and their descendants are currently researching and re-creating some of that site’s history as part of the ‘Why I Love My Valley’ schools’ art competition.”

Pictured here with the sign for Wouldham Primary School, head teacher Carl Fitter said: “This is just one more thing to energize the children’s art ambitions and timely too, as we are currently celebrating the school’s 150th year.”

His counterpart at Burham, Michelle Grima – who is showing the Bulloch shipping side of her school’s sign - added: “The project is transforming the area, but this is a wonderful reminder of a distant past.”

Bridge update: work advances onto the River Medway itself

Wet weather has failed to prevent progress with the impressive and elegant new Medway River Crossing.

Important embankment piling for the bridge approaches on both east and west banks of the river is all but complete, enabling construction teams to push out over the river itself to sink sheet piling that will allow the creation of two coffer dams

– watertight boxes that will enable workers to build the two bridge supports in safety. Trenport Director Chris Hall said: “Up to now, the bridge work has not been particularly glamorous – sheet piling the banks doesn’t look exciting – but we are now moving out into the waters of the Medway and the outline of the bridge itself will start to appear.

“I must also allay fears expressed in some quarters that this phase will block the Medway and cause flooding – it will not. The coffer dams are designed to allow the Medway to flow cleanly around them and, in any case, the Environment Agency and river authorities would not allow any work that might interfere in the workings of a tidal river.”



Sheet piling for the Medway’s east bank (foreground) with trackway and piling rig stretching out from the west bank, prior to starting work on the coffer dams

Policing role secured for all of 2015

Trenport has helped extend a vital police post covering a patch that includes Peters Village and neighbouring Burham, Eccles and Wouldham.

This cover aims to deter environmental and rural crime across the Medway Gap area – the point where the Kent river cuts through the scarp slope of the North Downs – and has been supplied by Police Community Support Officer (PCSO) Kim Lidbury for the past two years.

Her post is additional to the PCSOs provided through conventional neighbourhood policing and had been funded entirely by members of the successful Securing the Landscape Partnership (STLP) co-ordinated by the Kent Downs Area of Outstanding Natural

Beauty including Trenport, local companies, councils and partnerships and some private donations.

However, the PCSO role was to have been withdrawn at this point but, thanks to fresh donations, PCSO Lidbury will continue in her role at least until the end of 2015.

Trenport Community Liaison Manager Shirley Boards said: “Kim has proven to be a highly effective officer, cracking down on known problems, and being proactive against new crime hotspots as they arose.

“Had her role had not been extended there was a real risk that the types of crime and antisocial behaviour previously experienced, which Kim has helped greatly to reduce, would start to rise.”



PCSO Kim Lidbury (right) with dog handler Jo Kenny and her dog Brynn



Artist Charles Newington with Wouldham Primary School pupils Ophelia (left) and Sami

Traffic Management and Road Closures – Peters Village

As part of ongoing works to Peters Village offsite roads, the following traffic management works and road closures are currently necessary, but while permissions have been granted for sometimes lengthy closures, Trenport contractor Bam Nuttall is striving to keep roads open when work is not actually under way and safety allows.

A prime example is work on Court Road where Trenport and Bam Nuttall worked hard to avoid disruption and inconvenience to a key access route that might have lasted months, trimming it instead to just two weeks.

Court Road, Burham

■ The main works between Bell Lane and Margetts Lane include refurbishment of the existing carriageway plus widening, new kerb lines, white lining etc. Closure of the junction at Rochester Road includes the extension of the footpath across the junction, new kerb lines and top-soiling. The new Court Road alignment will be opened up to allow the junction works, with traffic travelling through the spur road. Rochester Road and Court Road are closed completely until April 13 for resurfacing; local access is permitted through the works but a diversion will assist the works where required. The speed limit has also changed to 30mph.

Pilgrims Way, Aylesford

■ Extending from Hale House to the junction with Rochester Road at Aylesford, this should be complete by May 17. Disruption will be minimised by use of night-time working hours (7pm-6am). Work includes refurbishment of existing carriageway, including new kerb lines, refurbishment of steps between both elevated lanes, white lining and anti-skid works.

Rochester Road, Aylesford

■ This affects the junction with Pilgrims Way and involves refurbishment of the existing carriageway, a new footpath linking the Pilgrims Way, new traffic islands, white lining and anti-skid works. Completion is expected by May 17.

Hall Road, Wouldham

■ Stretching from the bungalows near the Medway Inn to the Peters Village Bam Nuttall site compound (south of nos. 111 and 113 Hall Road) and involves resurfacing the existing carriageway, a new kerb line, plus road widening, white lining and signage. The speed limit is now 30mph and asphaltting of the existing road opposite the houses is expected to last from April 13-21 with footpath works to follow.

For day-to-day updates, use the Construction Helpline: **01634 863092**

School arts project update

Excitement is building at primary schools in Burham, Eccles and Wouldham – this is the final month of The Tri-history Arts Project or ‘Why I Love My Valley’ competition.

Co-sponsored by Peters Village developer Trenport and its site contractor Bam Nuttall, there is £3,500 worth of prize money at stake, comprising voucher prizes for individuals, as well as up to £2,000 in cash for the winning school to spend on a specific project or equipment from the school’s ‘wish list’.

There are also runners-up prizes in both categories.

It was named the ‘Tri-history Arts Project’ to highlight the diverse heritage of the Peters Village site: ancient history including Bronze Age, Ancient British and Roman habitation; rich social/ industrial history from the more recent past, notably the cement industry and the people who worked there; and the diverse natural history that Trenport has worked hard to conserve.

Competition organiser and Trenport Community Liaison Manager Shirley Boards explained: “Individually and collectively, the schoolchildren could choose any of the three themes to show ‘Why I Love My Valley’, but it is noticeable that several have chosen the social/industrial theme as a tribute to forefathers who will have worked or depended on the former Peters Works.

“The children have been mentored by our consultant Kent artist, Charles Newington, during the competition and everything is building nicely towards the judging on April 22, with a prizegiving on April 29 at Burham Community Centre.

“We welcome parents and residents to attend an exhibition of the children’s artworks on 29 April from 3.15 to 6.00 p.m. at the Centre.

“We are already confident that material created by the children will live on by being reproduced or inspiring art work that can be used to enhance the Peters Village development.”

Keeping you informed and how to contact us:

- We are pleased to announce an all-new website for Peters Village at: www.trenport.co.uk. This has been designed to be more user-friendly whether accessed via PC, tablet or smartphone and can be updated quickly. Increasingly, you will be able to answer queries directly by using the site instead of

ringing the site helpline.

- However, the **Construction Helpline 01634 863092** continues, so please call if you have a query about any matter relating to construction of Peters Village and the new Medway crossing. All calls will be logged. Alternatively, try enquiries@trenport.co.uk
- Your Ward and Parish

Councillors, local news publications are also regularly updated with news.

- If you would like a copy of this newsletter in larger print, please contact us via the helpline.
- Enquiries from people considering buying at Peters Village can now be registered on our website.



Homes & Communities Agency