

**Taylor Wimpey Strategic Land:
Representations to South Warwickshire Local
Plan Issues and Options
Land east of Hockley Heath**

March 2023

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Client
Taylor Wimpey Midlands

Our reference
TAYQ3030

06 Mar 2023

1. Introduction

- 1.1 Turley is instructed by Taylor Wimpey Strategic Land (Taylor Wimpey) to represent its interests in relation to the South Warwickshire Local Plan (SWLP) and to formally respond to the consultation on the Issues & Options dated January 2023.
- 1.2 Taylor Wimpey is promoting approximately 14 hectares of land east of Hockley Heath, which represents a new sustainable and deliverable residential neighbourhood.
- 1.3 The site was submitted via the Call for Sites exercise in June 2021 and identified by the following site reference 154. Additionally, Taylor Wimpey submitted representations to the Scoping Paper in June 2021.
- 1.4 These representations should be read in conjunction with the supporting Vision Document.
- 1.5 Section 2 of this statement provides a summary of the site and the opportunity that the neighbourhood presents for South Warwickshire. Section 3 sets out Taylor Wimpey's representations in response to each relevant issue, including:
 - Issue S4: Growth of existing settlements
 - Issue S7: Refined Spatial Growth Options
 - Issue S9: Settlement Boundaries and Infill Development
 - Issue H1: Providing the right number of new homes
 - Issue H2: Providing the right tenure and type of homes
 - Issue H3: Providing the right size of homes
 - Issue H4: Accommodating housing needs arising from outside of South Warwickshire
 - Issues C3: Carbon sequestration
 - Issue C9: Mitigating biodiversity loss
 - Issue W4: Public open space for leisure and informal recreation
 - Issue T1: 20-minute neighbourhoods
- 1.6 Section 4 of this statement summarises and concludes the representations.

2. The site and the opportunity

- 2.1 This section describes the opportunity of the site in terms of its geography and its prospects for delivering a new neighbourhood at Hockley Heath.

Description of the site

- 2.2 The site is situated south of Aylesbury Road (B4101) on the eastern edge of Hockley Heath. The site offers an area of approximately 14.4ha of agricultural land comprising of three fields, currently designated as part of the Green Belt. The site is bound by public footpaths, a drainage network, woodlands and shrub planting.
- 2.3 The site has a gradually falls from a high point located in the north-west corner of the site at approximately 141m (AOD) falling toward the south-eastern corner at 125m (AOD).
- 2.4 Directly to the north of the site, the former Aylesbury Country House Hotel and grounds (Grade II listed) is being converted and grounds redeveloped to provide 17 residential dwellings.
- 2.5 The western edge of the site forms the administrative boundary of Solihull Metropolitan Borough Council (SMBC) with the site falling wholly within the administrative control of Warwick District Council (WDC).

The opportunity

- 2.6 The site has the capacity to deliver circa 300 new homes based on a density of 35 dwellings per hectare on an 8.9 hectare developable area. The site will comprise a mix of different types, tenures and sizes – including market and affordable homes. This approach will create a balanced and sustainable neighbourhood that meets the identified needs of the south Warwickshire area.
- 2.7 The non-developable area will comprise access routes, a hierarchy of streets to facilitate safe pedestrian and cycling movement and be knitted together by a central parkland (1.7ha) and surrounding green infrastructure, woodland and open space (3.97ha)
- 2.8 The connectivity potential of the site to the centre of Hockley Heath; the wider area of south Warwickshire and Solihull; along with its proximity to the HS2 Interchange Station, presents a real benefit for future residents. Such connectivity will allow future residents to travel sustainably to a variety of employment and recreational opportunities.
- 2.9 In planning terms, the site is deliverable for new homes subject to its removal from the Green Belt. This is based on the following:

Available

- 2.10 The site is available for residential development based on the following:

- There are no legal or ownership impediments to development.
- The land is in dual ownership.
- The land is subject to an option with an intent to develop.
- Taylor Wimpey has an excellent delivery record in South Warwickshire.
- The site is not subject to a history of unimplemented permissions.

Suitability

2.11 The site is suitable for residential development because of the following factors:

- It is not subject to any technical constraints which cannot be avoided or mitigated.
- There are no international and/or national environmental designations.
- Its neighbouring use is also residential.
- The market attractiveness of the geography is high.

Achievability

2.12 The site is achievable for residential development because:

- New homes can start to be delivered within five years following permission.
- It is currently economically viable subject to planning obligations.
- Taylor Wimpey has the capacity to complete and sell new homes early in the plan period.

2.13 The full constraints and opportunities are described in the accompanying Vision Document (**Appendix 1**) and an illustrated development framework is provided to visually express how the new neighbourhood will be a place for living and playing.

3. Representations to Issues and Options

- 3.1 This section provides Taylor Wimpey's responses to the relevant issues and options set out in the consultation.

Issue S4: Growth of existing settlements

Question S4.1: Do you think that growth of some of our existing settlements should be part of the overall strategy?

- 3.2 Yes, growth of settlements within and adjoining the South Warwickshire area boundary should be part of the overall strategy.
- 3.3 The Issues & Option states the following:
- "... in deciding upon the best distribution strategy for new development within South Warwickshire it is important for the Local Plan to consider the potential for growth around the edges of the existing settlements, potentially alongside and in combination with other options such as new settlements"*
- 3.4 The growth of some existing settlements offers the realistic prospect of meeting local housing needs and achieving the delivery of sustainable development.
- 3.5 Although the settlement boundary of Hockley Heath lies within a different administrative area (i.e. Solihull metropolitan borough), *"the edges of the existing settlement"* to its east represent the boundary between SMBC and WDC.
- 3.6 In line with the Issues & Options it is prudent for the SWLP and its evidence base to explore the potential for growth around the eastern edge of Hockley Heath as it is this land that lies within South Warwickshire.
- 3.7 Hockley Heath is such an existing settlement that is or can be made capable of accommodating housing growth to support the local housing needs of South Warwickshire and those unmet local housing needs from the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) over the respective plan periods of 2050 and 2040. This is evident by Hockley Heath being identified as an existing settlement in the emerging Solihull Local Plan (which is currently subject to examination) for proposed housing growth over a plan period to 2036/37.
- 3.8 The administrative boundary should not be considered as a constraint to development nor should it act as a barrier to consider sustainable growth options on land within South Warwickshire but abuts existing settlements in neighbouring authorities. At paragraph 660 of the Solihull Local Plan Draft Submission Plan (October 2020), SMBC recognises the administrative limits of growth at Hockley Heath:

"Due to the proximity to the Borough boundary, future expansion of the settlement within Solihull Borough is limited and largely restricted to the north and west of the village."

- 3.9 The exploration of spatial growth options on land around existing settlements in neighbouring authorities is not unique. There are many Local Plans across the country which has allocated housing development on administrative boundaries, most notably including WDC on land adjoining Coventry City; Bromsgrove District Council on land adjoining Redditch; and Lichfield District Council on land adjoining Tamworth.
- 3.10 Whilst Hockley Heath is not assessed in the majority of technical assessments undertaken to date, it is assessed in the Bus Accessibility Mapping as being within 15-30 minutes bus travel time of major and minor towns, employment centres, GPs, dentists and pharmacies, and secondary schools and colleges.
- 3.11 In turn, it is recommended Hockley Heath is assessed via the sustainability appraisal process and addendums are produced to include the settlement in the Settlement Design Analysis (January 2023) and Heritage and Settlement Sensitivity Assessment (September 2023). It should be assessed in all new commissioned technical assessment from hereon in during the plan-making process.

Question S4.2: Please add any comments you wish to make about the settlement analysis, indicating clearly which element of the assessment and which settlement(s) you are commenting on

- 3.12 As described and explained in our response to Question S4.1, Hockley Heath is currently omitted from the settlement analysis. However, it should be included to understand the spatial growth option of new housing on land to the east of Hockley Heath, which lies within South Warwickshire.
- 3.13 In high level terms, using the methodology in the settlement analysis, land east of Hockley Heath, if included, would perform as follows:
- Connectivity: Grade B
 - Landform: Slight and outside Flood Zone 2 and 3
 - Accessibility: Total number of categories – 4
- 3.14 This high-level assessment supports the consideration of a spatial growth option to direct new housing to Hockley Heath to address the local housing needs and unmet housing needs of South Warwickshire and the GBBCHMA respectively.

Issue S7: Refined Spatial Growth Options

Question S7.2: For each growth option, please indicate whether you feel it is an appropriate strategy for South Warwickshire:

- **Option 1: Rail Corridors (Appropriate strategy | Neutral | Inappropriate strategy)**
- **Option 2: Sustainable Travel (Appropriate strategy | Neutral | Inappropriate strategy)**
- **Option 3: Economy (Appropriate strategy | Neutral | Inappropriate strategy)**

- **Option 4: Sustainable Travel and Economy (Appropriate strategy | Neutral | Inappropriate strategy)**
- **Option 5: Dispersed (Appropriate strategy | Neutral | Inappropriate strategy)**

3.15 Hockley Heath is not identified or assessed within any refined spatial growth option which is limiting the selection of an appropriate strategy for South Warwickshire. This omission needs to be addressed in new and/or updated evidence on the spatial distribution of growth.

3.16 Nevertheless, Taylor Wimpey deems a blended approach of all five growth options to be an appropriate strategy for distributing new homes across South Warwickshire and on its administrative borders.

3.17 In the context of a blended approach, Table 1 sets out how Hockley Heath as an existing settlement would perform in relation to the objectives of the Sustainability Appraisal:

Table 3.1: Hockley Heath settlement score

Objective	Impact score
SA1 Climate Change	Minor adverse
SA2 Flood Risk	Negligible
SA3 Biodiversity	Minor adverse
SA4 Landscape	Minor adverse
SA5 Cultural Heritage	Minor adverse
SA6 Environmental Pollution	Minor adverse
SA7 Natural Resources	Major adverse
SA8 Waste	Minor adverse
SA9 Housing	Major positive
SA10 Health	Minor adverse
SA11 Accessibility	Minor adverse
SA12 Education	Minor adverse
SA13 Economy	Minor positive

3.18 The sustainability performance of Hockley Heath is comparable to most of the identified small settlements in the Sustainability Appraisal.

Issue S9: Settlement Boundaries and Infill Development

Question S9: Please select the option which is most appropriate for South Warwickshire

- **Option S9a: Save all existing settlement boundaries where these are already defined within the Core Strategy, Local Plan, emerging SAP or an NDP.**

- **Option S9b: Within this Part 1 Plan, review which settlements have boundaries defined and which do not, as well as the extent of any such boundaries.**

- 3.19 Option S9b is the most appropriate option for South Warwickshire as there will undoubtedly be a need to review and alter some existing settlement boundaries to accommodate the housing requirement up to 2050 on land adjoining existing sustainable settlements, including Hockley Heath.
- 3.20 Option S9b is consistent with paragraph 73 of the NPPF in that it will allow for the supply of large numbers of new homes to be delivered by significant extensions to existing villages and towns *“provided there are well located and designed, and supported by the necessary infrastructure and facilities”*.
- 3.21 Option S9a will preclude the SWLP from being positively prepared and consistent with national policy as existing settlement boundaries were formed on out-of-date evidence on development need and sustainable patterns of growth. This is inconsistent with paragraph 31 of the NPPF.

Issue H1: Providing the right number of new homes

Question H1.1: The HEDNA is proposing that we move away from an approach where future household needs are based on the 2014-based household projections towards a trend-based approach. Do you think that the HEDNA evidence provides a reasonable basis for identifying future levels of housing need across South Warwickshire? Yes | No | Don't Know

- 3.22 Taylor Wimpey generally support the proposed trend-based approach using the 2021 census data, which has resulted in an increase of 440 homes per year in comparison with the 2014-based projections.
- 3.23 It will be important that the CWHMA authorities provide the adequate evidence and justification to support deviating from the current, and potentially future, standard method for calculating local housing need.

Issue H2: Providing the right tenure and type of homes

Question H2.1: What is the best way to significantly increase the supply of affordable housing across South Warwickshire?

- 3.24 Taylor Wimpey considers that there is an opportunity to increase the overall housing requirement for the plan period to help deliver a higher amount of affordable housing.
- 3.25 Table 8.45 of the HEDNA states that WDC and SDC have a combined affordable annual need of 1,386 dwellings per year, this is a significant need and would justify a higher overall housing requirement to ensure that sufficient affordable homes are being provided throughout the plan period.
- 3.26 It is also relevant to note that constraints on the release of land for residential development, and in turn the provision of houses on that land (for sale or as affordable provision), can lead to increased house prices in an area. The SWLP should therefore be focused on creating a policy environment that does not place undue constraints on sites that are allocated, thereby maintaining a supply that will in turn address issues of affordability.

Issue H3: Providing the right size of homes

Question H3: Please select all options which are appropriate for South Warwickshire

- **Option H3a: Do not seek to include minimum space standards in a policy in the SWLP**
- **Option H3b: Apply Nationally Described Space Standards to developments across South Warwickshire based on locally derived evidence**
- **Option H3c: Include a requirement to meet optional Building Regulations M4(2)/M4(3) as standard. These are focussed upon ensuring appropriate accessibility standards**
- **Option H3d: None of these**

3.27 The provision of minimum space standards for housing should be a standard requirement for new development in South Warwickshire.

3.28 However, in this instance, Option H3a is the most appropriate option for the SWLP as minimum space standards is not a strategic priority which warrants to be included in SWLP Part 1.

3.29 The requirement for minimum space standards for housing is a development management matter which can be included in SWLP Part 2 unless it is centrally prescribed by in national development management policies as proposed by the Levelling Up and Regeneration Bill (LURB).

Issue H4: Accommodating housing needs arising from outside of South Warwickshire

Question H4.2: Please add any comments you wish to make about the scale of the shortfall from the Birmingham and Black Country HMA that South Warwickshire should accommodate within the South Warwickshire Local Plan

3.30 WDC and SOADC should accommodate an appropriate proportion of the emerging GBCHMA housing shortfall to 2040 and, once established, also accommodate an appropriate proportion of the emerging CWHMA housing shortfall.

3.31 Taylor Wimpey considers that the approach to the previous CWHMA shortfall up to 2031 was dealt with successfully through the preparation of a Memorandum of Understanding (MoU) agreed upon by each of the authorities. The MoU agreed the housing need for each authority between 2011 and 2031 and that an unmet need of 17,800 homes arose from Coventry. The MoU agreed how this unmet need was to be split between the seven authorities based on functional relationships, commuting patterns and the balance of jobs. This approach enabled all the LPAs within the CWHMA to progress their Local Plans, with the last plan adopted in June 2019.

3.32 In comparison, the approach to date by the GBCHMA authorities has resulted in a substantial amount of Birmingham City Council's shortfall identified in the 2017 Birmingham Development Plan (BDP) up to 2031, amounting to circa 6,000 homes

remaining unaccounted for¹. Indeed, the current approach has impacted timescales for plan making elsewhere in the GBBCHMA. Since Birmingham's Local Plan was adopted in 2017 only one authority within the GBBCHMA has adopted a plan identifying any housing to meet Birmingham's unmet needs – North Warwickshire in September 2021. The certainty provided by a strategy agreed early on by all authorities will therefore ensure that plan making can continue without delay across the GBBCHMA.

- 3.33 This also needs to be considered in the context of unmet needs from other GBBCHMA authorities, including the Black Country. Although the Black Country Plan has now been abandoned, the most recent version of that plan established a shortfall of circa 28,000 homes up to 2039, this shortfall is robustly evidenced through the four councils' Urban Capacity Study Update (December 2019) and tested through the West Midlands Combined Authority Brownfield Land Study. This shortfall is based on brownfield delivery and includes Green Belt release. If there were to be no Green Belt release, the unmet need would total circa 39,000 homes.
- 3.34 At this stage, Taylor Wimpey do not intend to propose a model for how any unmet needs should be distributed, this is for the SWLP and HMA authorities (both CWHMA and GBBCHMA) to determine in due course, following a number of matters being resolved in the first instance. The Association of Black Country Authorities (ABCA) letter to the wider GBBCHMA authorities on 26 April 2022 sets out a very useful starting point for the GBBCHMA authorities in order to commence preparing a SoCG and it is considered that this approach would be suitable for the CWHMA too:
- **Review the extent of the HMA** in order to understand if it represents the most appropriate geography for considering unmet needs – this is pertinent given plans from outside the HMA (i.e., Shropshire and Stafford Borough) are offering contributions to the GBBCHMA's unmet needs.
 - **Confirm the scale of the housing shortfall across the entire HMA over a period of at least 15 years** to inform the approach to be taken. This needs to consider the **remaining unmet needs** from other authorities, such as the Black Country, as it may be some of the unmet need has already been met by other GBBCHMA Councils.
 - **Review the 2018 Growth Study** to understand if it remains appropriate and if there are new growth areas. This is likely to require a new study.
 - **Review of governance arrangements** between the GBBCHMA authorities in order to prepare a SoCG (an initial draft of which has been published as part of papers to Bromsgrove's Full Council).
- 3.35 Whilst reviewing the 2018 Growth Study would be a useful part of any SoCG evidence base, this must be a fresh study that goes beyond the scope of the previous report and, similarly to the CWHMA and Leicester & Leicestershire HMA's approaches, consider a model for distributing the unmet needs that goes beyond identifying growth areas. This

1

https://www.birmingham.gov.uk/downloads/file/21347/gbbchma_position_statement_addendum_2019_to_2020_17_december_2021

must include detailed analysis and consideration of other models used by other HMA geographies for distributing unmet needs.

Question H4.3: If we are required to meet housing shortfalls from outside of South Warwickshire, how best and where should we accommodate such shortfalls?

- 3.36 The overall contribution to any shortfall should be based on functional relationships, for example between Warwick district and Coventry, and between Stratford district and Birmingham.
- 3.37 Once this principle has been determined, growth should be distributed to the most sustainable locations within South Warwickshire. It is considered that by virtue of the functional relationships that exist at a strategic level, all key settlements and sustainable growth options will have strong links to the source of this shortfall.

Issue C3: Carbon sequestration

Question C3.3: Please add any comments you wish to make about renewable energy generation or carbon sequestration in South Warwickshire

- 3.38 Climate change adaptation and climate change mitigation are core threads of the NPPF via the delivery of sustainable development.
- 3.39 In this context, the five overarching principles of the SWLP are welcomed and supported, in particular those that relate to climate resilience, net zero, biodiversity and environmental resilience in South Warwickshire.
- 3.40 Taylor Wimpey published its Environment Strategy (**Appendix 2**) in 2021 which established objectives and targets for climate change, nature, resource consumption and waste generation up to 2030 on new developments.
- 3.41 The Environmental Strategy aligns with the emerging vision, objectives and principles for the SWLP and in summary Taylor Wimpey is committed to the following targets:
- (i) Reduce operational carbon emissions intensity by 36% by 2025 from a 2019 baseline.
 - (ii) Reduce carbon emissions intensity from its supply chain and customer homes by 24% by 2030 from a 2019 baseline.
 - (iii) Increase natural habitat by 10% on new sites from 2023 and include priority wildlife enhancements from 2021.
 - (iv) Cut waste intensity by 15% by 2025 and use more recycled materials.
- 3.42 Taylor Wimpey has formed several partnerships with nature organisations including Hedgehog Street and Buglife to protect and enhance natural habitats in new neighbourhoods.
- 3.43 It is recommended that the site selection process is informed by those strategic sites which can provide climate change adaptation and climate change mitigation as

referred to in National Planning Practice Guidance (PPG) [Paragraph 003 Reference ID: 6-003-20140612 and Paragraph 007 Reference ID: 6-007-20140306].

Issue C9: Mitigating biodiversity loss

Question C9.1: Please select the option which is most appropriate for South Warwickshire

- **Option C9.1a: Include a policy requiring new development and changes to existing buildings to incorporate measures to increase biodiversity**
- **Option C9.1b: Do not include a policy requiring new development and changes to existing buildings to incorporate measures to increase biodiversity**
- **Option C9.1c: None of these**

3.44 Option C9.1a is the most appropriate option for South Warwickshire and is in accordance with paragraphs 177d and 182b of the NPPF which seek to secure biodiversity net gain via plan-making.

3.45 However, any planning policy requiring new development to incorporate measures to increase biodiversity should be flexible and adhere to the PPG [Paragraph 022 Reference ID: 8-022-20190721] which states, “*biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures*”.

3.46 It is recommended WDC and SOADC work with Warwickshire County Council (WCC) to identify ‘habitat banks’ i.e. areas of enhanced or created habitats which generate biodiversity credits. This will support strategic sites that are unable to deliver net gain wholly on site.

Issue W4: Public open space for leisure and informal recreation

Q-W4: Please add any comments you wish to make about a healthy, safe and inclusive South Warwickshire

3.47 As explained in the Issues & Options, it is agreed that public open space is not a strategic priority to address in the SWLP Part 1.

3.48 Taylor Wimpey welcome further engagement on the “further evidence” to be collated to determine the level of public open space need in South Warwickshire.

3.49 Finally, it is agreed that public open space requirements will change over time and it is important for any non-strategic policy to be flexible to reflect any such changes to need.

Issue T1: 20-minute neighbourhoods

Question T1: Please select all options which are appropriate for South Warwickshire:

- **Option T1a: Include no policy on the principles of the 20-minute neighbourhood for new development.**

- **Option T1b: Include reference to the principles of a 20-minute neighbourhood or other similar design approach (e.g. Building for a Healthy Life) within a broader overarching policy.**
- **Option T1c: Include a bespoke policy requiring the principles of 20-minute neighbourhoods to be included within development proposals.**

3.50 Taylor Wimpey is generally supportive of the inclusion of guidance in respect of 20-minute neighbourhood principles in the SWLP. Such principles will guide proposals for a new neighbourhood at Hockley Heath. However, this should not be a policy requirement as the composition and functionality of a neighbourhood is in constant flux.

3.51 Taylor Wimpey therefore support Option T1b, but these must refer to and reflect the principles that are already established in the NPPF, PPG, the National Design Guide, which should inform and guide the SWLP.

3.52 Whilst the NPPF does not refer directly to 20-minute neighbourhoods, the SWLP will need to be consistent with national policy to enable the delivery of sustainable development – therefore by virtue of the test of soundness, the SWLP will embed the principles of 20-minute neighbourhoods in its strategic and non-strategic policies.

4. Summary and Conclusion

- 4.1 This section summarises and concludes the representations made by Taylor Wimpey in relation to land east of Hockley Heath and the issues which need to be addressed to deliver sustainable development in South Warwickshire.

Summary of representations

- 4.2 Most crucially, Hockley Heath, as an existing settlement, should be assessed for its capacity to accommodate new homes on its eastern edge which lies within South Warwickshire. This is a significant gap in the SWLP and its evidence base, which needs to be addressed.
- 4.3 To deliver sustainable development, the SWLP should pursue the following options:
- (i) Allocate new homes on land around existing settlements such as Hockley Heath.
 - (ii) The spatial distribution of new homes should be guided by a blend of the five growth options.
 - (iii) Existing settlement boundaries should be reviewed and altered in cooperation with neighbouring authorities to allocate new homes, including at Hockley Heath.
 - (iv) Utilise a trend-based approach using the 2021 census data for calculating local housing need.
 - (v) Accommodate an appropriate proportion of the emerging GBBCHMA and CWHMA housing shortfalls.
 - (vi) Increase the housing requirement to ensure that sufficient affordable homes will be delivered.
 - (vii) Select strategic sites which can provide climate change adaptation and climate change mitigation.
 - (viii) Afford flexibility on biodiversity net gain so it can be achieved on-site, off-site or through a combination of on-site and off-site measures.
 - (ix) Include reference to the principles of a 20-minute neighbourhood within a broader overarching policy.

Next steps

- 4.4 Taylor Wimpey trusts these representations and the supporting Vision Document will be analysed to inform the SWLP Preferred Options.
- 4.5 Taylor Wimpey welcomes a meeting with WDC and SOADC to discuss the refinement of the growth options and the spatial distribution of housing growth to Hockley Heath.

Appendix 1: Vision Document

Taylor
Wimpey

Aylesbury Road Hockley Heath

Vision Document

March 2023



Taylor Wimpey

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Turley

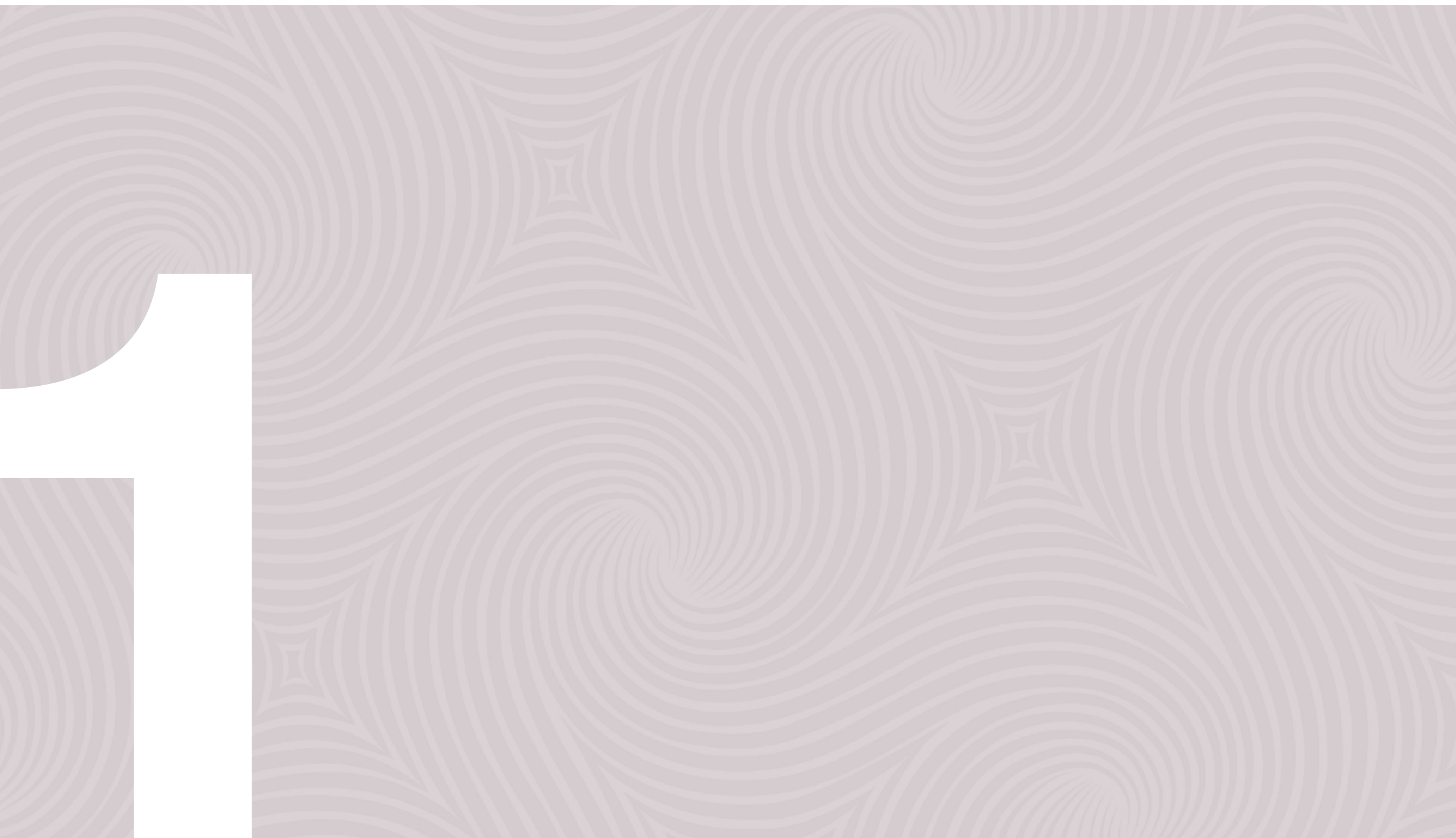


THE
ENVIRONMENT
PARTNERSHIP



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1.0

Introduction










Figure 1: Site Location Plan



1.0 Introduction

Land east of Hockley Heath (the site) is a sustainable and deliverable opportunity for a new neighbourhood comprising homes of different sizes, types and tenures on the boundary between Solihull and South Warwickshire.

Key:

-  Site Boundary (approx. 14.41ha / 35.60 acres)
-  County / District Council Boundary Line (Solihull District / Warwick District)
-  Existing Public Footpaths (PROWS) (Source: GIS Data)
-  Millennium Way, Long Distance Walk (Source: GIS Data)
-  Existing Watercourses (Source: GIS Data)
-  Stratford-Upon-Avon Canal
-  Hockley Heath Canal Wharf
-  Public Footbridge
-  Residential Development (Under Construction) Warwick DC Planning Application Ref: W/16/1169



The opportunity will be promoted, developed and marketed by Taylor Wimpey. Taylor Wimpey is one of the UK's leading housebuilders responsible for the delivery of over 13,000 new homes annually.

Taylor Wimpey has an excellent reputation in South Warwickshire and has a proven track record of securing deliverable allocations and delivering viable planning permissions in Warwick district and Stratford-on-Avon district.

This vision explores the following::

- **The site and its surrounding context.**
- **The development framework for a new neighbourhood.**
- **The alignment with the five principles of the Local Plan.**
- **The site's performance against the five purposes of the Green Belt.**
- **The deliverability of the site for new homes.**

The vision will continue to evolve during the plan-making process and will be agile to adapt to the five principles of the South Warwickshire Local Plan and any changes to national planning policy and guidance.

Taylor Wimpey welcome feedback from Warwick District Council (WDC), Stratford-on-Avon District Council (SOADC) and the local community on the vision.

Taylor Wimpey is committed to delivering a new neighbourhood which fully aligns with the five pillars of the Local Plan. The neighbourhood will be climate resilient; well-designed and beautiful; healthy, safe and inclusive; well-connected; and biodiverse and environmentally resilient.



2.0

Site and Surrounding Context



Figure 2: Existing Site and Context Plan



2.0 Site and Surrounding Context

Key:



Locational context

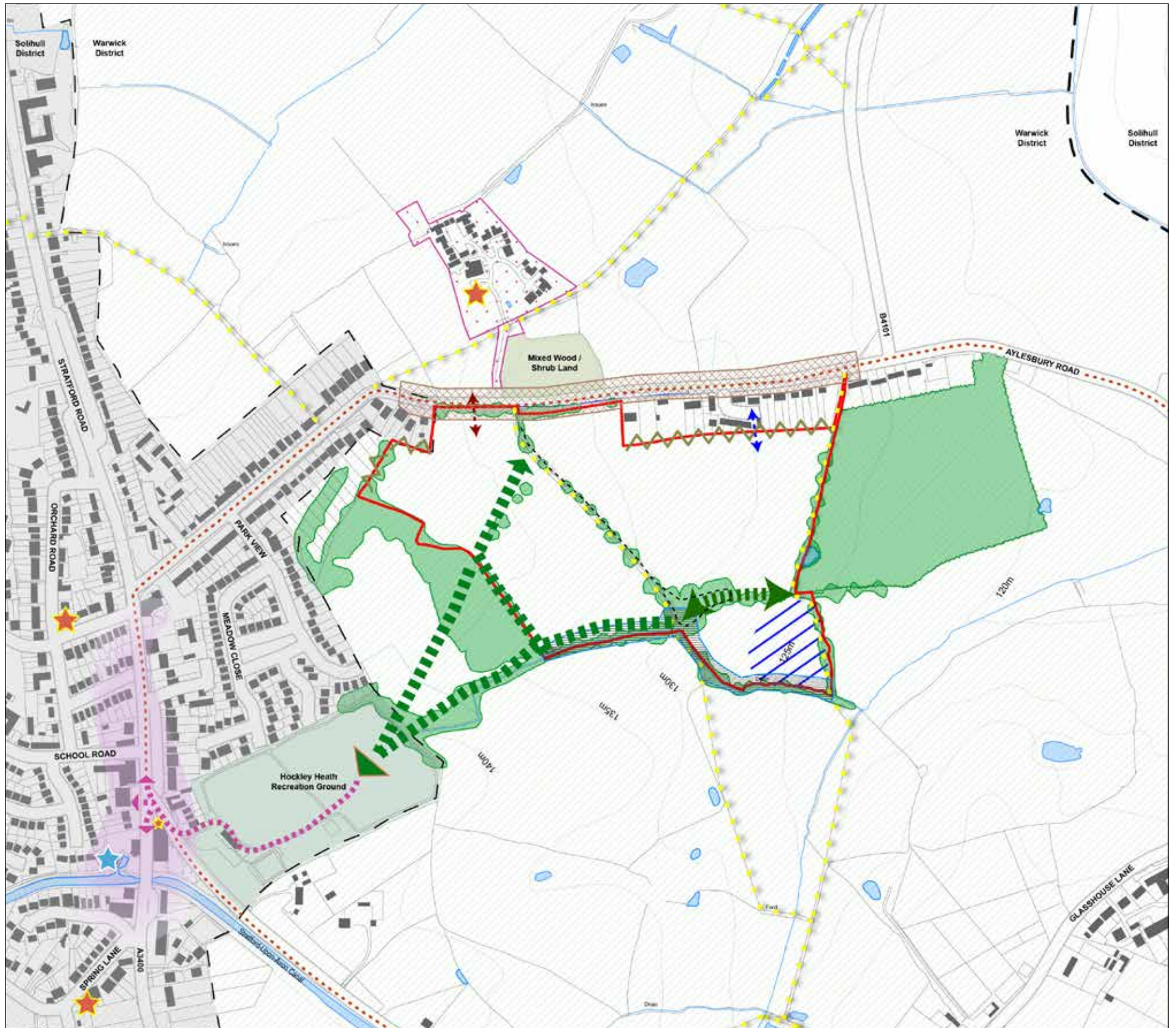
The c.14 hectare site lies on the eastern edge of Hockley Heath and is entirely within the administrative boundary Warwick district – forming part of the wider South Warwickshire plan area.

It currently comprises three agricultural fields, varying in size and shape. The land is currently used for arable uses. Each of the field parcels are divided by well-established hedgerows and individual mature trees.

Aylesbury Road forms the northern boundary and facilitates access to other existing settlements and business parks in close proximity, including Dorridge and Blythe Valley Park respectively. The former offers rail connections between Birmingham and London whilst the latter is an economic hub.

Hockley Heath is mostly an inter and post-war ribbon development along the A43 (Stratford Road) and is semi-rural in nature despite being on the edges of the Birmingham conurbation and within close proximity to the M42 and M40.

Figure 3: Opportunities and Constraints Plan



Key:

Site characteristics

There are no physical characteristics that constrain the delivery of new homes.

The following characteristics have been explored:

Arboriculture

There are belts of woodland around the site perimeter and through its centre in a north-south direction. Tracts of woodland delineate the separate fields whilst there is a pocket of shrub along the northern boundary of the existing southern field.

Built heritage

The site does not include any listed buildings (or any other built heritage) nor does it lie within a Conservation Area. However, north of the site, beyond Aylesbury Road, lies the Grade II listed Aylesbury Hotel House. Aylesbury House Hotel was allocated for the development of 20 new homes within the grounds of the existing heritage asset (site allocation H18) through the adopted WDC Local Plan (2017). These homes have now been delivered and have therefore altered the immediate setting of Aylesbury House Hotel. In this context, it is considered that development to the north of Aylesbury Road would not impact the setting of Aylesbury House Hotel.

Landscape and visual impact

There is a gradual downward slope in the topography of the site from the north-west to the south east whilst the site is enclosed by belts of woodland, hedgerows and shrub. A PROW runs through the centre of the site in a north-south direction. It is characterised by the ribbon development along Aylesbury Road and to the west lies residential use and a recreation ground. The PROW and existing homes form sensitive receptors.

Hydrology

The site falls from its highest point in the north-west to its lowest point in the south-east which comprises an existing watercourse – this watercourse traverses the southern boundary of the site. An existing pond lies on the eastern boundary. The site is wholly within Flood Zone 1 (i.e. there is less than 0.1% chance of flooding in any year).

Utilities

Existing underground utilities run along the northern boundary of the site with no evidence of underground or overground utilities within the site boundary.

The site characteristics have informed and shaped the opportunities of the site.



3.0

The Development Framework

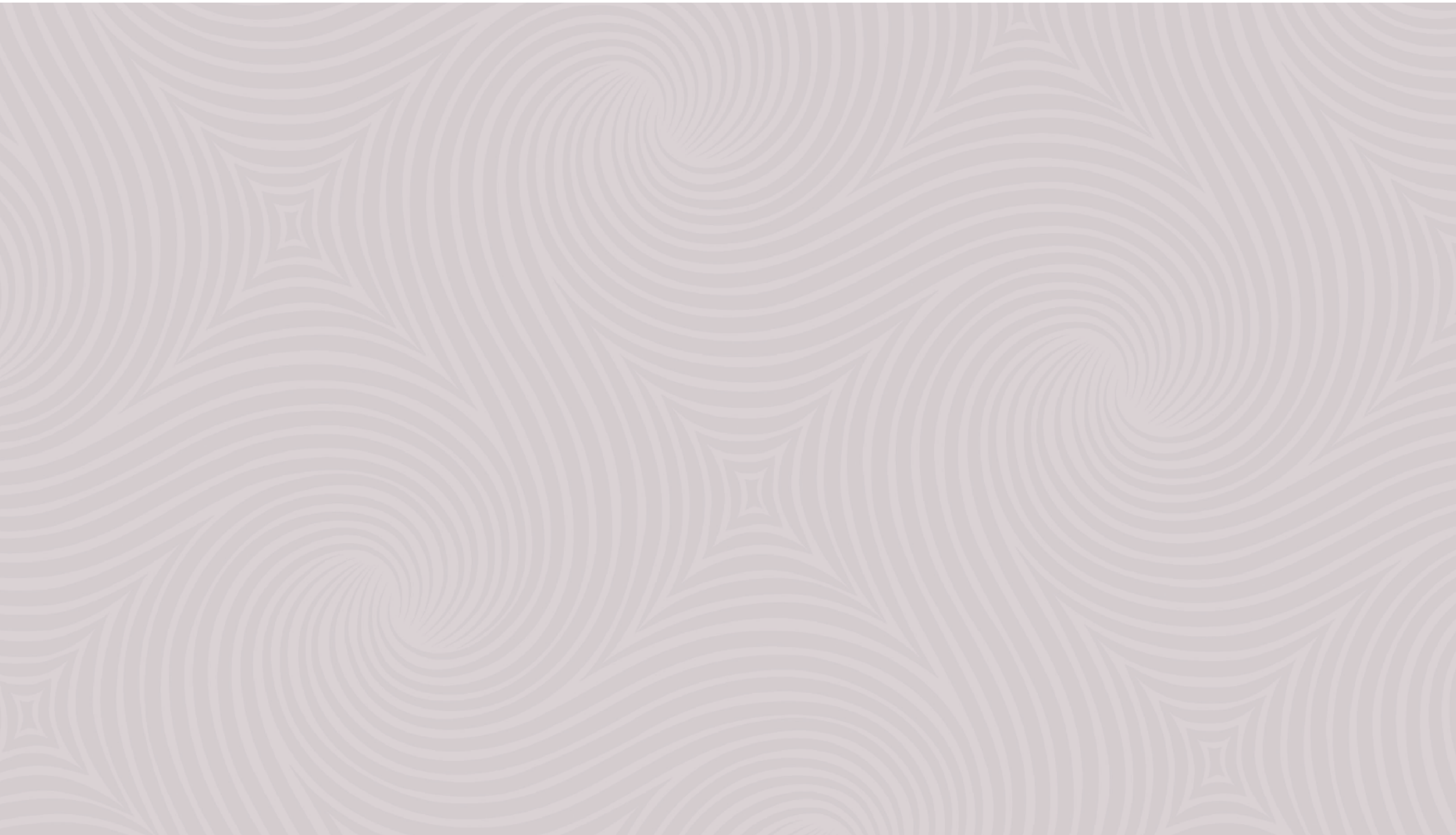

















Figure 4: Indicative Land Use Plan



3.0 The Development Framework

Key:

	Site Boundary (approx. 14.40ha / 35.58 ac)
	Existing Built Environment
	Indicative Residential Developable Area (8.41ha / 20.78 ac)
	Indicative Development Parcels - Hockley Green (East) - Hockley Woodside (South) - Hockley Park (West)
	Indicative Road Infrastructure (0.32ha / 0.79 ac)
	Central Parkland (1.70ha / 4.2ac)
	Indicative Green Space within Street Network (Included within indicative developable area)
	Surrounding Greenspace and Woodland (3.97ha / 9.81ac)
	Indicative Children's Play Locations
	Indicative Footpath network and PRoW
	Dense Existing Woodland Coverage and Ditch Network
	Approximate Location of SUDS Features
	Potential Conveyance Swale / Blue + Green Corridor Utilising Existing Ditch Network
	Existing Unnamed Watercourse
	Existing Woodland / Trees to be retained



Land Use and Character

The site has been divided into three distinct character areas:

- Hockley Park (west)
- Hockley Woodside (South)
- Hockley Green (East)

Five Overarching Principles of the Local Plan

Taylor Wimpey is committed to delivering a new neighbourhood which is climate resilient; well-designed and beautiful; healthy, safe and inclusive; well-connected; and biodiverse and environmentally resilient (the five overarching principles of the Local Plan). The development framework has been developed to align with the five overarching principles.

Figure 5: Character Areas Plan



Key:

Hockley Park

Hockley Park offers a broad mix of dwellings arranged around a central loop road network with small, characterful open space provisions at its core. The cluster of dwellings about the existing settlement edge of Hockley Heath, however separation is maintained by existing tree planting and a 10m buffer between current garden boundaries and proposed dwellings. The character of the northern edge of Hockley Park is informed by the existing linear arrangement of dwellings fronting onto Aylesbury Road. As such, existing green space has been incorporated into the design to set the dwellings back from the main road. This creates a more distinctive arrival point into the development.

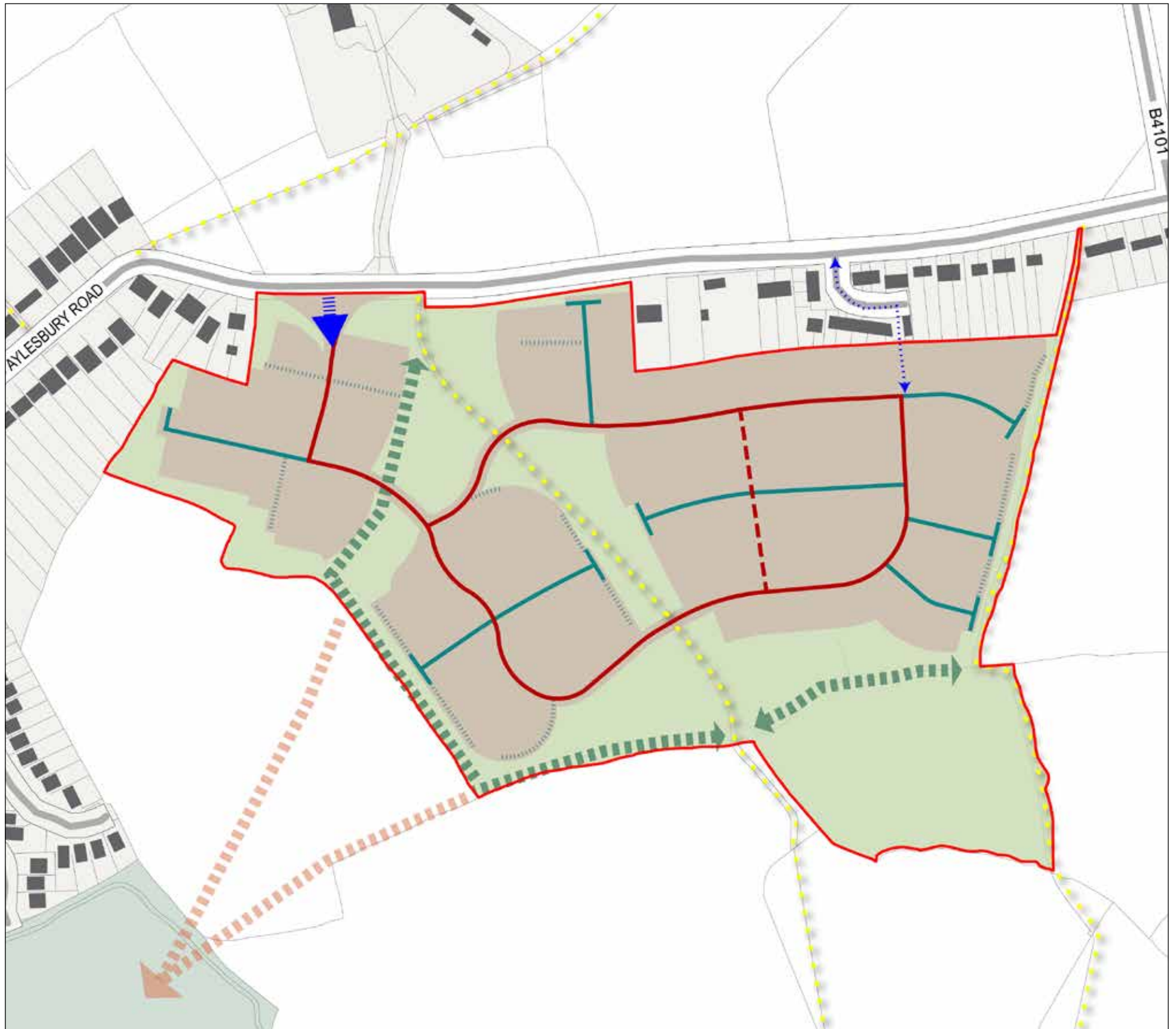
Hockley Woodside

Hockley Woodside offers a settlement with rural characteristics, surrounded by dense woodland and open green space. It is envisaged that dwellings within this area will be orientated to maximize frontage and outlook onto the adjacent woodland. The central spine of the character area incorporates a large open 'village green' maximising the perception of rural living, with pleasant green swathes and attractive landscaping sculpted the undulating loop road.

Hockley Green

Hockley Green is the largest developable parcel within the site, benefitting from a diversity of urban arrangements including detached dwellings with extensive outlooks onto the surrounding countryside, a network of familiar linear streets, intimate mews arrangements and centrally located green squares providing open play facilities and spatial landmarks. Dwellings to the north of Hockley Green maintain the existing linear arrangement with individual drive access along Aylesbury Road, creating a visual gateway from the main vehicular access point, suitably framing the central park feature at the heart of the site.

Figure 6: Movement Diagram



Key:

Movement and Access

The site is accessed via a new junction from Aylesbury Road, offset from the entrance of the former Aylesbury Hotel to the North. The site is served by a loop road with a network of secondary neighbourhood streets and lane access diverging from the primary loop.

Secondary pedestrian and cycle access is also incorporated further east along Aylesbury road via a small lane currently providing rear drive and garage access to existing dwellings. This connection opens onto a central square within Hockley Green, creating both a sense of arrival and security with a dense arrangement of dwellings encircling the secondary pedestrian entrance.

The extensive network of existing public footpaths that transect the site are fully maintained and enhanced through the inclusion of the central park at the heart of the site. It is also envisaged that a new short woodland walk could connect both existing footpaths routes along the southern boundary edge and continue through the dense woodland to provide foot / cycle access to Hockley Heath Recreation Ground in the future (approx. 400m walking distance). Beyond the recreation ground, this route could also provide shortened and safer walking distances to the centre of Hockley Heath Village and its local amenities including a school, public houses and shops. All routes through the site connect back into the Millennium Walk Long Distance Route along Aylesbury Road.

Local bus services towards Solihull are within a 450m walking distance from the centre of the site.

Figure 7: Green Infrastructures Diagram



Key:**Green Infrastructure**

The site's distinctive existing landscape features have informed the development proposals. Along existing public walkways, tree lines and hedgerows are maintained. The central park corridor provides a landscape buffer between residential parcels, which is centrally located and easily accessible to all residents. Throughout the central park, existing mature trees are maintained and enhanced through new plantings providing a resource for biodiversity and natural habitat creation.

Land to the south of the site has been fully maintained as open and natural green space, thus retaining a distinctive settlement edge and providing ample room for sustainable drainage solutions including water catchments and a swale directed towards existing drainage networks at the lowest point (AOD) on site.

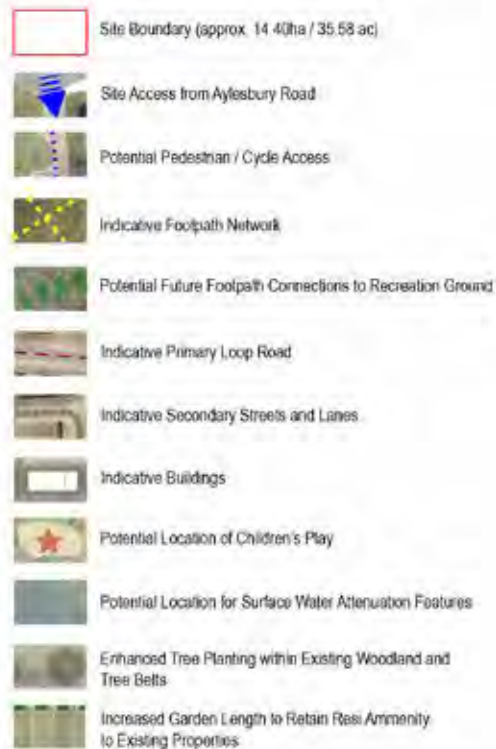
Due to the close proximity of Hockley Heath Recreation Ground and the ample provision of informal green space and woodland both within and surrounding the site, designated playing pitches have been omitted from the masterplan. However, ample children's play facilities can be delivered across the site offering variety of well-overlooked, child-friendly environments within close proximity to dwellings (approx. 1.8 ha in total).

Figure 8: Illustrative Masterplan



Key:

Total developable area: 8.41ha including 295 units at 35dph



Masterplan Proposal

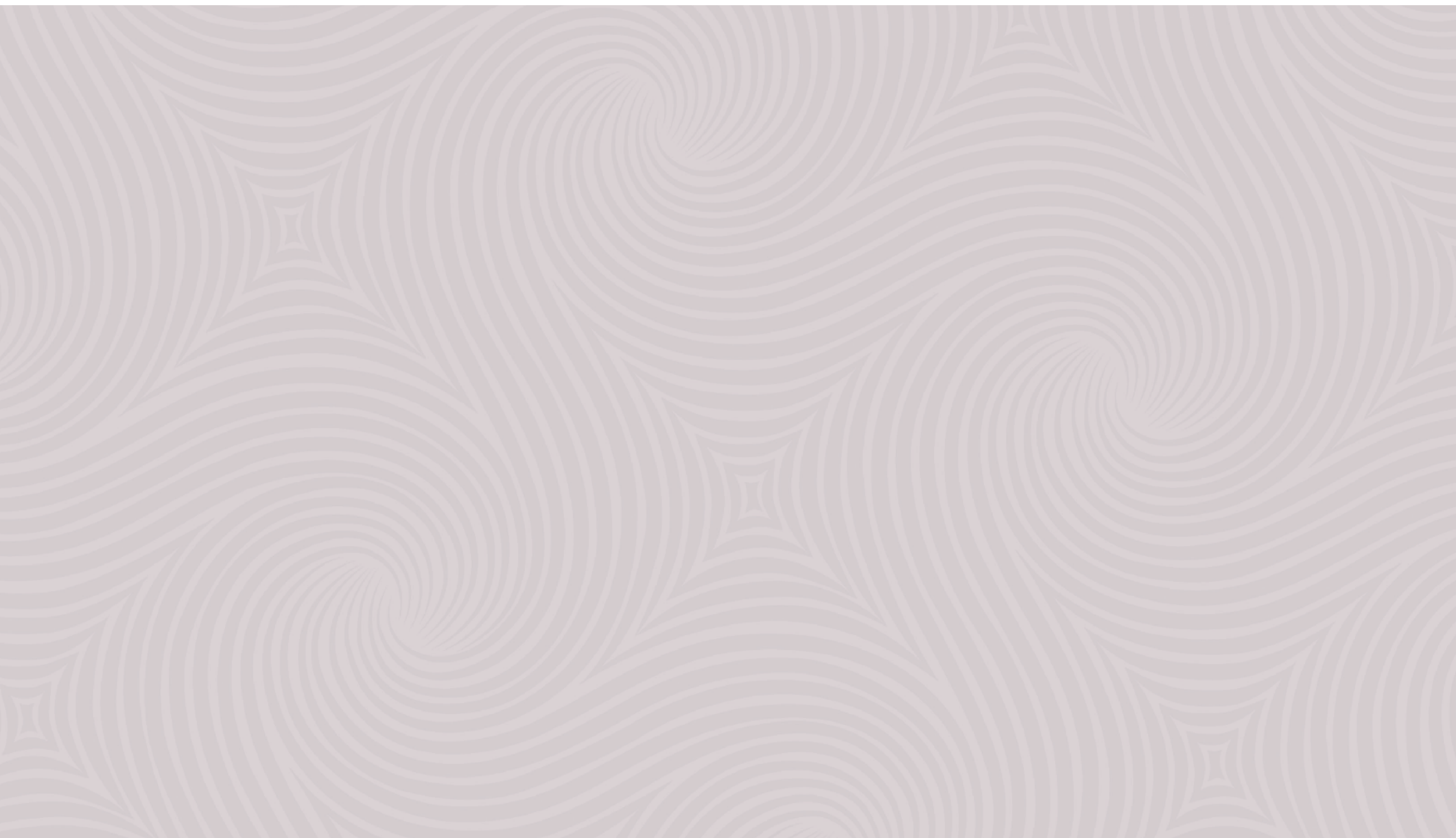
The illustrative masterplan has been structured around the site's existing landscape features and comprises of three distinct character areas as described above. The total extent of developable area (net) within the site boundary equates to 8.9 ha which is the equivalent of 61.7% of the total site area. The remaining area is retained for a network of multi-functional open spaces, sustainable drainage solutions, woodland enhancements and children's play space.

It is envisaged that the total number of dwellings suitably accommodated within the site is approximately 300 units at 35 (dph). This enables a comprehensive mix of housing types in accordance the emerging SWLP requirements.



4

4.0 Sustainability







Climate Change

Protect our planet and our future by playing our part in the global fight to stop climate change.



Nature

Improve access to and enable enjoyment of nature for customers and communities by regenerating the natural environment on our developments.



Resources and Waste

Protect the environment and improve efficiency for our business and our customers by using fewer and more sustainable resources.

4.0 Sustainability

Taylor Wimpey is committed to delivering a new neighbourhood which is climate resilient; well-designed and beautiful; health, safe and inclusive; well-connected; and biodiverse and environmentally resilient.



Taylor Wimpey published its Environment Strategy in 2021 which establishes objectives and targets for climate change, nature, resource consumption and waste generation up to 2030 on new developments.

The Environmental Strategy aligns with the principles for the Local Plan and in summary Taylor Wimpey is committed to the following targets:

- Reduce operational carbon emissions intensity by 36% by 2025 from a 2019 baseline.
- Reduce carbon emissions intensity from its supply chain and customer homes by 24% by 2030 from a 2019 baseline.
- Increase natural habitat by 10% on new sites from 2023 and include priority wildlife enhancements from 2021.
- Cut waste intensity by 15% by 2025 and use more recycled materials.

Taylor Wimpey has formed several partnerships with nature organisations including Hedgehog Street and Buglife to protect and enhance natural habitats in new neighbourhoods and is willing to explore such partnerships in South Warwickshire.

The delivery of Aylesbury Road, Hockley Heath as a sustainable residential led development will be dependent on creating a developable and market facing masterplan. Sustainability will be at the heart of the development in terms of how the dwellings are to be constructed and how these will respond to the ever increasing and rigorous environmental and sustainability requirements being introduced by Government and implemented through Building Regulations.



Taylor Wimpey **2021 Building Regulations compliant home**

Photovoltaic Panels

Thermal Break Lintel

Wastewater Heat Recovery

Well Insulated Walls

Triple Glazing

Airtightness 4

Electric Vehicle Charger

Gas Boiler with Flue Gas Heat Recovery

* This specification is based on our working assumptions from November 2021 and is subject to change.
 ** Individual home specification may vary and could include some or all of these measures.
 *** The Future Homes Standard is subject to further government consultation in 2023.

Taylor Wimpey **2025 Future Homes standard home**

Photovoltaic Panels

Wastewater Heat Recovery

Thermal Break Lintel

Well Insulated Walls

Smart Heating Controls

Underfloor Heating

Air Source Heat Pump

Triple Glazing

Airtightness 4

Electric Vehicle Charger

* This specification is based on our working assumptions from November 2021 and is subject to change.
 ** Individual home specification may vary and could include some or all of these measures.
 *** The Future Homes Standard is subject to further government consultation in 2023.

TW are at the forefront of this and have been actively looking at how they can respond to the challenges posed by climate change by creating a greener, healthier future for their customers, colleagues and communities. As part of this, TW are committed to cutting down their own environmental footprint, reducing emissions and waste, conserving precious resources and regenerating the natural environment on their developments. Furthermore, as a company they are seeking a science-based carbon reduction target that will ensure they align our progress with the international Paris Climate Agreement.

TW will engage their supply chain, influencing positive change beyond the business and reducing the significant environmental impacts associated with the goods and services that it buys. Purchasers are wanting to live more sustainably so they are seeking to make the changes to their homes and developments that will enable their customers to achieve their aspiration of a greener and healthier lifestyle.

Notwithstanding the overall objective of addressing climate change and developing even more sustainable houses, TW are looking ahead to how it can achieve the 2025 Future Homes Standard which new dwellings here will need to achieve.

The graphic opposite highlights the key design measures and technologies that TW will seek to incorporate within the fabric of their dwellings in order to achieve the Future Homes Standard.



5.0

Green Belt

Assessment





5.0 Green Belt Assessment

The site is defined by clear and defensible boundaries to the west and east in the form of the existing settlement and large swathes of mature woodland.

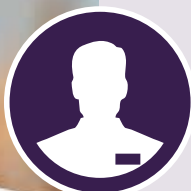
The table opposite sets out a high level assessment of the performance of the site against the five purposes of the Green Belt which are defined at paragraph 138 of the National Planning Policy Framework (July 2021):

Purpose	Assessment of Performance
To check the unrestricted sprawl of large built-up areas	The site is detached from the conurbation of Birmingham and is not located within close distance of Warwick and/or Leamington and/or Stratford-upon-Avon. It makes a limited contribution to restricting sprawl of a 'large built up area'. Hampton Magna is defined as a 'village' rather than a 'large built up area'.
To prevent neighbouring towns merging into one another	The site adjoins the edge of Hockley Heath only and does not adjoin any other settlement, therefore development of the site would not lead to the merging of existing settlements. There are significant gaps between the site and any neighbouring towns.
To assist in safeguarding the countryside from encroachment	The site does assist in safeguarding the countryside from encroachment despite the presence of built form on countryside neighbouring the site.
To preserve the setting and special character of historic towns	The site does not contribute to the preservation of the setting or special character of historic towns, as by virtue of topography and intervening infrastructure.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land	The site does not assist in urban regeneration by encouraging the recycling of derelict and other urban land, which is very limited in South Warwickshire (and Solihull as an adjoining borough).



6.0 Deliverability





Economic Benefits Summary

The assessment is informed by the Homes and Communities Agency (HCA) Additionality Guide (4th edition)¹, and draws on published statistical data sources.

The evaluation considers the quantifiable impacts of the Proposed Development during both its construction and operational lifetime. Economic impact estimates are presented as net figures, accounting for leakage, displacement and multipliers.

Construction Phase Impacts

- **£35.75 million** construction value;
- **50 gross** construction jobs supported on site on average during the 4.5-year construction period;
- **35 direct net** additional FTE construction jobs, including 20 for residents of Warwick;
- **20 indirect/induced net** additional FTE construction jobs, including 5 for residents of Warwick;
- **55 total net** additional FTE construction jobs, including 25 for residents of Warwick; and
- **£32.7 million gross GVA** accrued during the 4.5-year construction phase, including £29.3 million concentrated in Warwick.

Operational Phase Impacts

- **£770,000** uplift in annual Council Tax payments to Warwick District Council;
- **745 residents** accommodated in new homes, of whom 385 will be in employment;
- **£11.2 million** gross annual income will be earned by the site's residents;
- **£8.8 million** annual combined retail and leisure expenditure generated by the site's residents, a significant proportion of which will be spent on goods and services in the local area;
- **90 jobs** in the retail and leisure sectors will be supported by this resident expenditure; and
- **£1.8 million** resident expenditure upon first occupation 'to make a house feel like a home'.

¹. Homes and Communities Agency (2014) Additionality Guide 4th Ed. Latest available data shown.

6.0 Deliverability

Subject to the site's removal from the Green Belt, it is a deliverable opportunity for new homes in South Warwickshire:



Available

The site is available for residential development based on the following:

- There are no legal or ownership impediments to development.
- The land is in single ownership.
- The land is subject to an option with an intent to develop.
- Taylor Wimpey has an excellent delivery record in South Warwickshire.
- The site is not subject to a history of unimplemented permissions.

Suitability

The site is suitable for residential development because of the following factors:

- It is not subject to any technical constraints which cannot be avoided or mitigated.
- There are no international and/or national environmental designations.
- Its neighbouring use is also residential.
- The market attractiveness of the geography is high.

Achievability

The site is achievable for residential development because:

- New homes can start to be delivered within five years following permission.
- It is currently economically viable subject to planning obligations.
- Taylor Wimpey has the capacity to complete and sell new homes early in the plan period.



7.0 Conclusion





7.0 Conclusion

In summary, the vision can be brought forward through an allocation and a subsequent planning permission to create a new neighbourhood, which is:

- Adaptable to the effects of climate change and mitigates its causes.
- Desirable for its liveability, sense of place and functionality.
- Safe and lends towards activity to support physical and mental wellness.
- Accessible by sustainable means and digitally connected.
- Supported by usable, resilient and functional green and blue infrastructure.





8.0

About Us



8.0 About Us

Taylor Wimpey is one of the leading national housebuilders operating across the UK and is responsible for building and selling over 13,000 houses in 2022 alone. Taylor Wimpey has extensive experience across the Midlands, with a strong track record of delivering high quality, sustainable developments across the region.

Taylor Wimpey is a dedicated FTSE 100 developer and homebuilder with over 125 years of experience and an unparalleled record in our industry. We aim to be the homebuilder and developer of choice for our customers, employees, partners, shareholders and the communities in which we operate.

We have expertise in strategic land, land acquisition, home and community design, urban regeneration and supporting infrastructure which focus on the customer's quality of life and adds value to their homes and community. We draw upon our expertise as an established house builder to innovate and adapt to changing customer requirements, to provide homes of the highest quality, meeting and exceeding the expectations of the purchaser, whilst setting new high standards of customer care in the industry.

The HBF 5 star award is awarded to housebuilders that achieve at least 90% by customers who would recommend their developer 8 weeks after they have legally completed on the purchase of their new home. At Taylor Wimpey we are always looking at how we can improve the service that we provide to our customer, we send a HBF customer satisfaction survey to all of our customers and request feedback on our performance and customer service at 8 weeks and 9 months.

We then use this information to look for trends in feedback and then work with the wider business unit to deliver an improvement plan. Our Year To Date performance for these metrics (95.5% for 8 weeks and 86.6% for 9 months) see us rated as a 5 star build by the NHBC.

Our 24 regional businesses across the UK give our operations significant scale and a truly national coverage, combining the strengths of a national developer with the focus of a smaller local business. We operate under a framework of local and national knowledge, supported by the financial strength and highest standards of corporate governance of a major PLC. We have a strong business culture of doing the right thing which underpins our purpose and strategy.

We deliver homes and communities across all market segments tailored to local needs. We provide high quality places to live with appropriate facilities and infrastructure, an attractive environment and sense of place. Each of our regional businesses develop sites of varied scale and character and build a range of homes, from one-bedroom apartments and starter homes to large, detached family homes. We are committed to creating places, delivering homes for the open market alongside supporting infrastructure and providing affordable housing, in partnership with local authorities, Registered Providers and a variety of Government bodies, such as Homes England.

We seek to add social, economic and environmental value to wider communities. Our experience and heritage in collaboration and engagement with all stakeholders ensures we deliver to local requirements with a sustainable mix of housing types and tenures. Public and stakeholder engagement underpin our approach.

With unrivalled experience of building homes and communities, Taylor Wimpey is at the forefront of the industry in placemaking, design, build quality, health and safety, customer service and satisfaction. This is underpinned by our financial strength and funding capability.



Taylor
Wimpey

Aylesbury
Road
Hockley
Heath

Vision Document
March 2023

Published by Taylor Wimpey UK Limited

Appendix 2: Taylor Wimpey Environment Strategy 2021

Building a better world

Environment Strategy 2021



From our CEO

At Taylor Wimpey we aim to build great homes and thriving communities.

We're proud to create places that will be enjoyed by generations of people for decades and even centuries to come. Yet today we recognise that future generations face an uncertain future – our planet is in trouble.

A crisis we can't ignore

From climate change to biodiversity loss, the scale of the environmental crisis has never been more apparent. Global temperatures are rising, ecosystems are breaking down and our wild places are littered with plastic waste. We are seeing these changes happen in front of our eyes and the science tells us that we all need to act and to act quickly.

We want to be part of the solution.

Building a better world

With the launch of our environmental strategy we will play our part in creating a greener, healthier future for our customers, colleagues and communities.

We will join the global fight to stop climate change, improve access to and enjoyment of nature for our customers, and use fewer and more sustainable resources. We are committing to challenging targets and to working together with others to bring about change.

What we will do

We will cut our own environmental footprint, reducing emissions and waste, conserving precious resources and regenerating the natural environment on our developments. Our ambitious science-based carbon reduction target will ensure we align our progress with the international Paris Climate Agreement.

We will engage our supply chain, influencing positive change beyond our business and reducing the significant environmental impacts associated with the goods and services we buy.

We know that people today want to live more sustainably but that this isn't always easy to do. Through the changes we make to our homes and developments, we will enable our customers to achieve their aspiration of a greener and healthier lifestyle.

A challenge and an opportunity

Delivering our targets will be challenging and require action from every colleague across our business as well as collaboration with our peers, NGOs and government. Yet we know that it will make us a stronger business and help us to create even better places to live for our customers.

Together we can help build a more sustainable future.

Pete Redfern
Chief Executive





Our vision

“Our world – our home – is in trouble and we aren’t standing on the sidelines watching. We want to be part of the solution – working together to minimise the impact we have on climate change and protecting our planet for future generations. We’re committing to challenging, measurable targets based on science, to making changes in the way we work and to reducing our footprint. By thinking globally and acting locally, we will play our part to create a greener, healthier home for us all.

Let’s build a better world together.”

How will our strategy benefit our business?

Our strategy will make us a stronger business today and for the long term.

It's the right thing to do

The science is clear – we all have to act now to prevent catastrophic climate change and biodiversity loss. As a responsible business, we want to play our part in creating a sustainable future for everyone.

Creating great places to live

Our environment strategy will help us meet changing customer expectations. It will see us reduce the environmental footprint of our homes and enable customers to live a greener lifestyle. By creating space for nature on our developments we will make them more attractive places to live and support our customers' physical and mental wellbeing.

Our recent customer research found that 43% of people consider the environment an important factor when choosing who to buy a new build home from with issues such as energy and water efficiency, and access to green space particular priorities. The research also showed that 42% of people were more focused on environmental issues as a result of the pandemic.

A great place to work

Environmental issues matter to our colleagues. We want them to feel proud of the work we're doing to protect the environment and to have a chance to contribute. We know that a growing number of people look for jobs with purpose and prefer employers whose values they respect. Our strategy will help make us an employer of choice.

Meeting stakeholder expectations

Local authorities across the UK have declared a climate emergency. They want to work with housebuilders who can help them to create sustainable places to live. Centrally, the UK Government has set a goal to have a net zero emission economy by 2050. Investors increasingly look for companies who are acting to shape a more sustainable world and mitigating environmental risks. With our strategy, we can help these stakeholders to meet their objectives.

Improving efficiency and reducing costs

Many of the changes we are making will help us to operate more efficiently, use fewer resources and avoid waste. This will save our business time and money.



What are we focusing on?

Our strategy focuses on climate change, nature, and resources and waste. We have set ambitious quantitative targets to help drive progress in each area up to 2030.

Climate change is the most urgent environmental issue for our sector. We have a significant carbon footprint through our operations and an even greater impact through the goods and services we buy and the energy used in our homes once customers move in. Our business will feel the physical impacts of a changing climate and be affected by climate change regulation. We also have an opportunity to help our customers to live a lower carbon lifestyle through the way we design our homes and developments.

Nature is in serious decline in many parts of the UK. Housebuilding can contribute to loss of biodiversity but by creating high quality spaces for nature on our sites we can reverse this trend. A growing body of research shows that being close to nature is good for our physical and mental health, so increasing nature on our sites will make them better places to live for our customers. Our work on biodiversity will also help us to meet changing regulatory and planning requirements.

To build our homes we use large quantities of materials and **resources** and produce significant volumes of **waste**. This comes at a cost to our business and the environment. By working with our suppliers and colleagues to cut waste and select sustainably sourced materials we can improve efficiency and reduce risks to the business.

Our approach to sustainability also encompasses work on a range of social and economic issues. You can read about these aspects, including our investment in affordable housing and our support for youth employment through apprenticeships in our Sustainability Report, www.taylorwimpey.com

Supporting the UN Sustainable Development Goals

We've reviewed the UN Sustainable Development Goals to help us set our environmental targets. We can have most impact through our strategy on the following targets: 3.9, 6.4, 7.2, 7.3, 8.4, 11.2, 12.2, 12.5, 12.8, 13.1, 13.2, 15.2, 15.5, 15.9.



Our targets in brief

Our strategy focuses on three key areas and will see us make changes across our operations, supply chains and customer homes.

Building a better world

Climate change

Defend the planet and our future by playing our part in the global fight to stop climate change.

Key target

Achieve our science-based carbon reduction target:

- Reduce operational carbon emissions intensity by 36% by 2025.
- Reduce carbon emissions intensity from our supply chain and customer homes by 24% by 2030.

Key metric

- Greenhouse gas emissions per 100sqm completed homes (scope 1, 2 and 3) Tonnes CO₂e/100m².

Nature

Improve access to and enable enjoyment of nature for customers and communities by regenerating the natural environment on our developments.

Key target

Increase natural habitats by 10% on new sites from 2023 and include our priority wildlife enhancements from 2021.

Key metrics

- Percentage increase in natural habitats on new sites.
- Percentage of new sites with our priority wildlife enhancements and number of enhancements implemented.

Resources and waste

Protect the environment and improve efficiency for our business and our customers by using fewer and more sustainable resources.

Key target

Cut our waste intensity by 15% by 2025 and use more recycled materials. By 2022, publish a towards zero waste strategy for our sites.

Key metric

- Tonnes of construction waste per 100m² build.

Climate change

Our approach

We have been working to reduce our greenhouse gas emissions for many years and, since 2013, we have achieved a 30% cut in emissions intensity from our operations. However, with the world needing to reach net zero emissions by 2050, we now need to go further. We will make significant cuts in our operational emissions by 2025 and increase our focus on reducing emissions associated with our supply chain and our customer homes in use.

We will also help our customers to reduce their own carbon footprint by the changes we make in our homes and by enabling more sustainable transport options.

Our climate impact

Our total carbon footprint, including from the homes we build and the goods and services we buy, was 2 million tonnes of CO₂ in 2020



1%
Our operations

Emissions from construction sites, offices, transport (scope 1 and 2 emissions)



40%
Customer homes

Future emissions from customers living in our homes and developments (scope 3)



59%
Supply chain

Emissions from raw materials, extraction, processing, manufacturing, transport (scope 3)

That's 210 tonnes per home we build

Our targets

Our science-based target

Achieve our science-based carbon reduction target:

- Reduce operational carbon emissions intensity by 36% by 2025.
- Reduce carbon emissions intensity from our supply chain and customer homes by 24% by 2030.

By adopting a science-based carbon reduction target we will reduce our footprint in line with the Paris Climate Agreement. Our targets have been approved by the Science Based Targets initiative which has confirmed that our operational target is consistent with reductions required to keep warming to 1.5°C. Our scope 3 goal meets the SBTi's criteria for ambitious value chain goals, in line with current best practice.

We will track our progress using an intensity metric, enabling us to reduce emissions as our business grows and we deliver homes to more customers.

Reducing energy use and switching to renewable sources

Reduce operational energy intensity by 32% for UK building sites by 2025.

Purchase 100% REGO backed green electricity for all new sites.

We will reduce some emissions at source by improving our energy efficiency as well as switching to renewable electricity.

Reducing emissions from our supply chain and customer homes

Reduce embodied carbon per home by 21% by 2030.

Reduce emissions from customer homes in use by 75% by 2030.

Our increased focus on scope three emissions will see us cut greenhouse gas emissions associated with materials and the products we buy (embodied carbon) and make our homes more energy efficient for customers.

Tackling emissions from transport

Reduce car and grey fleet emissions by 50% by 2025.

Make it easier for 40,000 customers to work from home and enable more sustainable transport choices through 36,000 EV charging points and 3,000 additional bike stands by the mid 2020s.

We'll tackle our own emissions from transport and also help customers to reduce their impact.

Adapt our business to a changing climate

Update our policies and processes to reflect the risks and opportunities from a changing climate by 2022.

We'll make sure our business is prepared for the impacts of climate change and do what we can to mitigate the impact on our customers.

Progress so far

- 30% reduction in carbon emissions intensity since 2013.
- 39% reduction in absolute carbon emissions since 2013.
- 58% green electricity purchased.
- 'B' rating in CDP Climate Change.



Nature

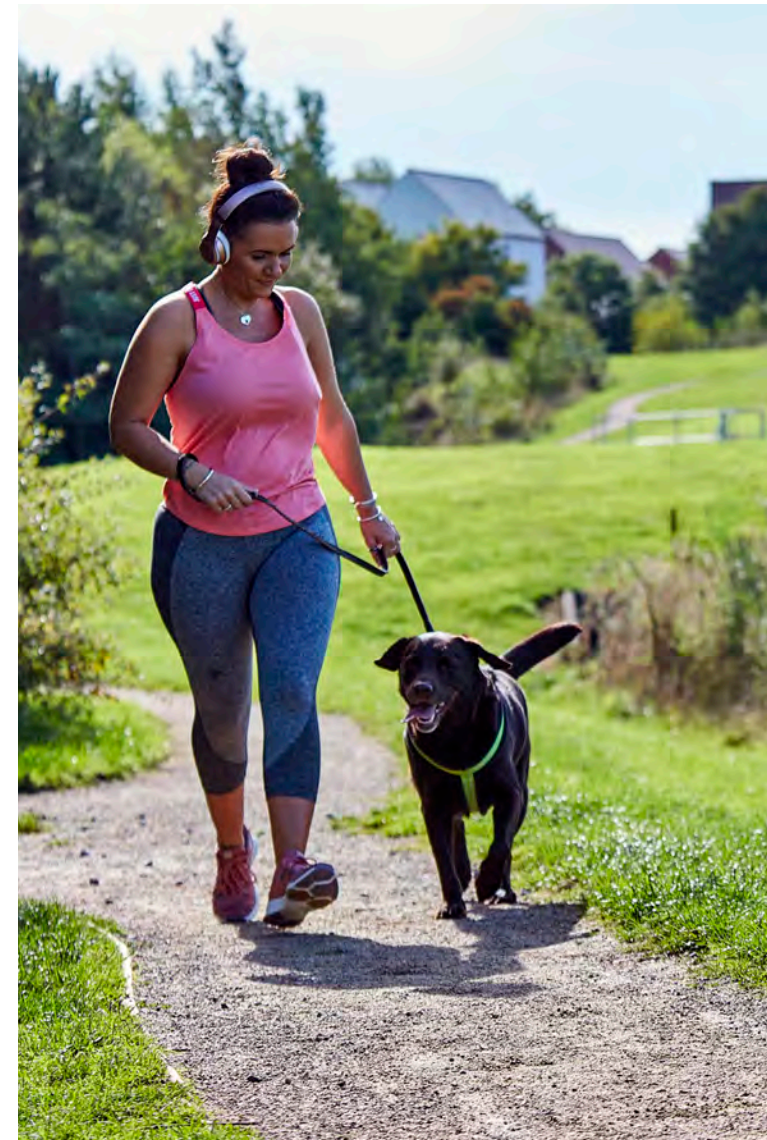
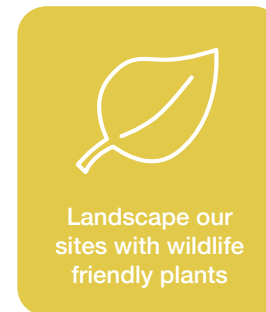
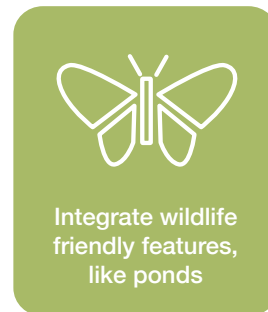
Our approach

We already integrate wildlife enhancements and habitat improvements on many of our sites. However, biodiversity loss in the UK is so acute that we need to do more and to use our sites to protect, enhance and increase biodiversity. We will integrate habitat improvements and wildlife enhancements across all our sites, meeting the new biodiversity net gain regulatory requirements and going further.

We will create opportunities for customers to engage with nature on our sites and through partnerships with nature organisations. Our goal is for our efforts to both benefit biodiversity and support residents' wellbeing and customer satisfaction.

Creating a positive impact

With the launch of our strategy we will:



Our targets

Habitat and species improvements

Increase natural habitats by 10% on new sites from 2023 and include our priority wildlife enhancements from 2021.

We will increase natural habitat areas on our sites, compared with before development begins. Our approach will encompass all our regional business including those in Wales and Scotland not covered by net gain regulation.

Wildlife enhancements

Include our wildlife enhancements on all suitable new sites:

- Hedgehog highways from 2021.
- Bug hotels (at least 20% of homes) from 2021.
- Bat boxes (at least 5% of homes) from 2022.
- Bird boxes (at least 80% of homes) from 2023.
- Wildlife ponds from 2024.
- Reptile and amphibian hibernation sites from 2025.

All new sites have planting that provides food for local species throughout the seasons.

New sites will have a wildlife enhancement plan to encourage wildlife to make a home on our developments. Enhancements will be included on all sites that are suitable for the target species and where technically feasible. We will track our progress and assess the impact of our interventions on biodiversity.

Encouraging engagement with nature

**Help customers engage with nature and create 20,000 more nature friendly gardens by 2025.
200 beehives on our sites by 2025.**

We will create opportunities for customers to learn about and experience nature through our partnerships, and by helping them to implement nature friendly gardening techniques.

Progress so far

- Around 2,000 biodiversity enhancements on our sites every year.
- Ecological impact assessment carried out for all sites.
- Our Home for Nature Toolkit helps our teams implement wildlife enhancements.



Resources and waste

Our approach

Housebuilding is a resource intensive industry, using significant volumes of water, energy and materials and producing a lot of waste. We want to reduce this impact, selecting more recycled and sustainable materials, improving resource efficiency at every stage and designing out waste. Over time, we aim to adopt more 'circular' approaches to resource use and move towards net zero waste from the construction of our homes.

We can't yet quantify the environmental impacts of all the materials and resources we use. We will be working with suppliers to gather more data in this area as a key step towards improving our performance.

Air quality on our sites and in customer homes is an increasingly important issue and we will be conducting research to better understand our impact. We need to make sure that customers have the information they need to maintain air quality in their new build home.

Our impact




Use of materials such as timber, bricks and plasterboard



73,300 tonnes of construction waste



7.9 tonnes of construction waste per 100m² built



454 million litres of water used



97% of construction waste is recycled



Packaging a key source of construction waste



Our targets

Designing out waste

Cut our waste intensity by 15% by 2025 and use more recycled materials. By 2022, publish a towards zero waste strategy for our sites.

Engage with suppliers to meaningfully reduce plastic packaging on our sites by 2025.

Help 20,000 customers to increase recycling at home by 2025.

Our initial focus is on reducing construction waste, prioritising materials such as single-use plastic and making changes in our customer offer to encourage household recycling. We will also publish a towards net zero waste approach to help us further reduce our impact.

We will monitor progress using a waste intensity metric, so we can compare performance year on year, even as our business grows.

Conserving water

Reduce operational mains water intensity by 10% on a 2019 baseline by 2025.

Make it easier for 20,000 customer households in water stressed regions to install a water butt by 2025.

We already integrate water efficient taps and appliances in homes and will now enable customers in key regions to reduce water use in their gardens too.

More sustainable materials

Measure the environmental footprint of the key materials in our homes and set a reduction target.

Working with suppliers we will identify the key environmental impacts from our materials use and work together to reduce these.

Indoor and outdoor air quality

Measure air quality in our homes and on our sites in 2021.

Give customers the information they need to maintain good air quality in their homes by the end of 2021.

We will develop our approach in this area, improving our understanding of air quality on our sites and in our homes and supporting customers to maintain good internal air quality.

Progress so far

We are already working with our suppliers and site teams in our efforts to reduce waste. Key actions include:

- Our Waste Dos and Don'ts guide and induction process for site teams.
- A waste league table for our regional businesses.
- 15% of the potential bonus for Site Managers linked to performance on waste reduction.
- Partnering with suppliers to reduce off-cuts by specifying pre-cut materials.
- Over 19,400 paint pots reused or recycled from our sites last year.



How we will implement our strategy

Our environment strategy has been approved by our Group Management Team, our most senior executive committee, and our Board of Directors.

Responsibility for implementing our targets lies with our heads of disciplines and leaders in our regional businesses, and progress will be reported quarterly to our Group Management Team. Our Legacy, Engagement and Action for the Future (LEAF) committee, chaired by one of our executive team members, will monitor our progress.

Our network of Sustainability Champions, one in each regional business, will help us to implement our strategy on the ground and gather data on our performance.

We will be rolling out training to help equip colleagues and suppliers with the knowledge, skills and confidence they need to implement our approach and achieve our targets.

We will report our progress each year through our [Annual Report and Accounts](#) and our [Sustainability Report](#).

Get in touch

We welcome your feedback on our approach to sustainability. You can contact us at: sustainability@taylorwimpey.com

More information is available on our website www.taylorwimpey.com/corporate/sustainability



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