

ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK



This image shows our development in Tarvin.



Planning sustainable communities



More than building homes



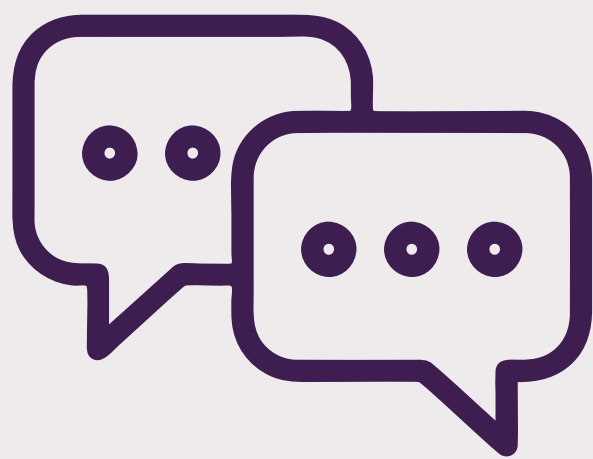
Green spaces



Energy efficient homes



We embrace diversity and inclusion in our policies and practices



Engaging with local people



“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”

For more information, visit:
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)



Taylor Wimpey lays the foundations for thriving communities

14,947
homes built in 2018

£455m
invested in areas in which we built



Improvements to public transport



Landscaping, sports and play areas

TAYLOR WIMPEY IN YOUR AREA

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These homes are available at our Hayford Grange development in Lawley and are examples of the high-quality designed homes that Taylor Wimpey deliver across the Midlands.



Regional Office

Taylor Wimpey North Midlands
2 Trinity Court,
Broadlands, Wolverhampton,
WV10 6UH

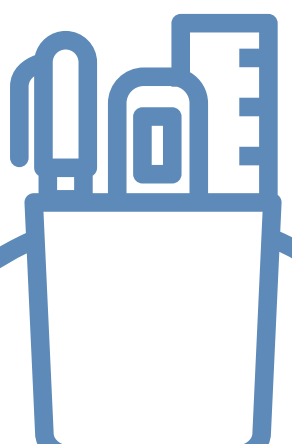
WORKING IN YOUR COMMUNITY

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We do much more than build homes. As a considerate, responsible developer, we have a commitment to local communities.




£77 million
FOR EDUCATION


£15 million
FOR PUBLIC OPEN SPACE


£800 million
FOR AFFORDABLE HOUSING


£3.6 million
FOR LEISURE FACILITIES


£15.7 million
FOR HIGHWAYS


£6.2 million
FOR COMMUNITY BUILDINGS



World Book Day celebrations' for Thornberry Hill - Lawley

World Book Day celebrations at a Lawley school were brought to life by a visit from a storyteller, who took enraptured pupils through a number of kids classics.

Taylor Wimpey North Midlands sent along experienced storyteller Keith Rogers to tell some classic tales to some year one and year two pupils at Lawley Village Academy as part of their commitment to the national campaign, which occurs at the beginning of March each year.



Taylor Wimpey leads local business initiative which delivers toy-tastic Christmas boost to Wolverhampton charity

The Taylor Wimpey North Midlands team and a number of its suppliers joined forces to deliver a seasonal surprise to The Haven, a Wolverhampton-based charity that supports women and children fleeing domestic abuse.

A donation of £5000 was made, with Taylor Wimpey employees also gifting a number of brand new toys to the charity through its specially organised 'big give' scheme.

The Haven, which has been selected by Taylor Wimpey North Midlands to be its local charity partner throughout 2024, provides practical and emotional support to those under its care, including a 24/7 helpline, safe accommodation, specialist programmes, counselling and therapy and children's services.



Construction play for nursery children thanks to Appledown Orchard & Appledown Meadow

Pre-schoolers at a nursery in Keresley have been taking their first steps in the world of building thanks to a donation of construction toys from Taylor Wimpey North Midlands.

Little Nutkins Nursery recently received a variety of toys, including a number of builders outfits, foam bricks, a digger, bulldozer, and workbench.

It is hoped that the housebuilder's donation will help encourage the children to hone their creative skills from an early age by creating their own building projects.



Furniture upcycling made easy thanks to Hamilton Copse

As part of its ongoing commitment to supporting local communities, Taylor Wimpey North Midlands has recently donated £500 and a range of supplies to The Globe Foundation.

The donation will help the non-for-profit environmental organisation fund and operate a new Upcycling Workshop; a volunteer-led project which will look to upcycle old furniture and give it a new lease of life.

DEVELOPMENT PROPOSAL

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Our designs for land at the former Power Station, Buildwas Road

Taylor Wimpey is in the early stages of preparing proposals for up to 202 homes on land at Phase 2a of the former Power Station, which is now known as Benthall Grange.



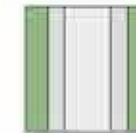



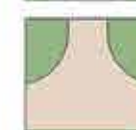


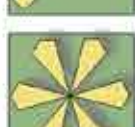
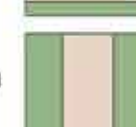

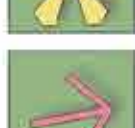
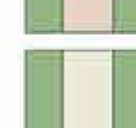
Outline planning permission for a development of up to 1,000 homes, as well as a variety of new community facilities, including a retirement village, a primary school/nursery and a local centre, was approved in September 2022 and these proposals are for the second phase of development.

Taylor Wimpey will provide a mix and range of 1, 2, 3 & 4 bedroom homes to offer a variety of homes for future residents of Tower Woods. Of the 202 new homes, 5% will be classed as affordable housing in line with local policy requirements.

Feedback from this consultation will help shape our reserved matters planning application, which we intend to submit to Shropshire Council in late spring.

The proposed layout of our development



 Application site boundary	 Proposed vehicular access	 Proposed secondary street/Minor access way	 Indicative extent of residential area
 Indicative proposed planting	 Proposed pedestrian/cycle routes	 Key junction block paved surface	 Location of feature 2.5 storey dwellings
 Existing (retained) trees & hedgerow	 Potential for equipped play area	 Mews court	
 Indicative surface water attenuation basin	 Houses addressing key spaces	 Shared drives	

Key facts

Up to
202
new
homes

5%
affordable
homes

Phase
2a
of the wider
Benthall Grange
site

Previously
agreed access
as part of wider
development from
Buildwas Road

Drainage
strategy agreed
as part of outline
and wider
development

Protecting and preserving the natural environment

Protecting and preserving the natural environment, including valued landscapes and habitats is a key priority. Our design process involves an evaluation of the site and how it relates to the surrounding area in terms of its character and setting.

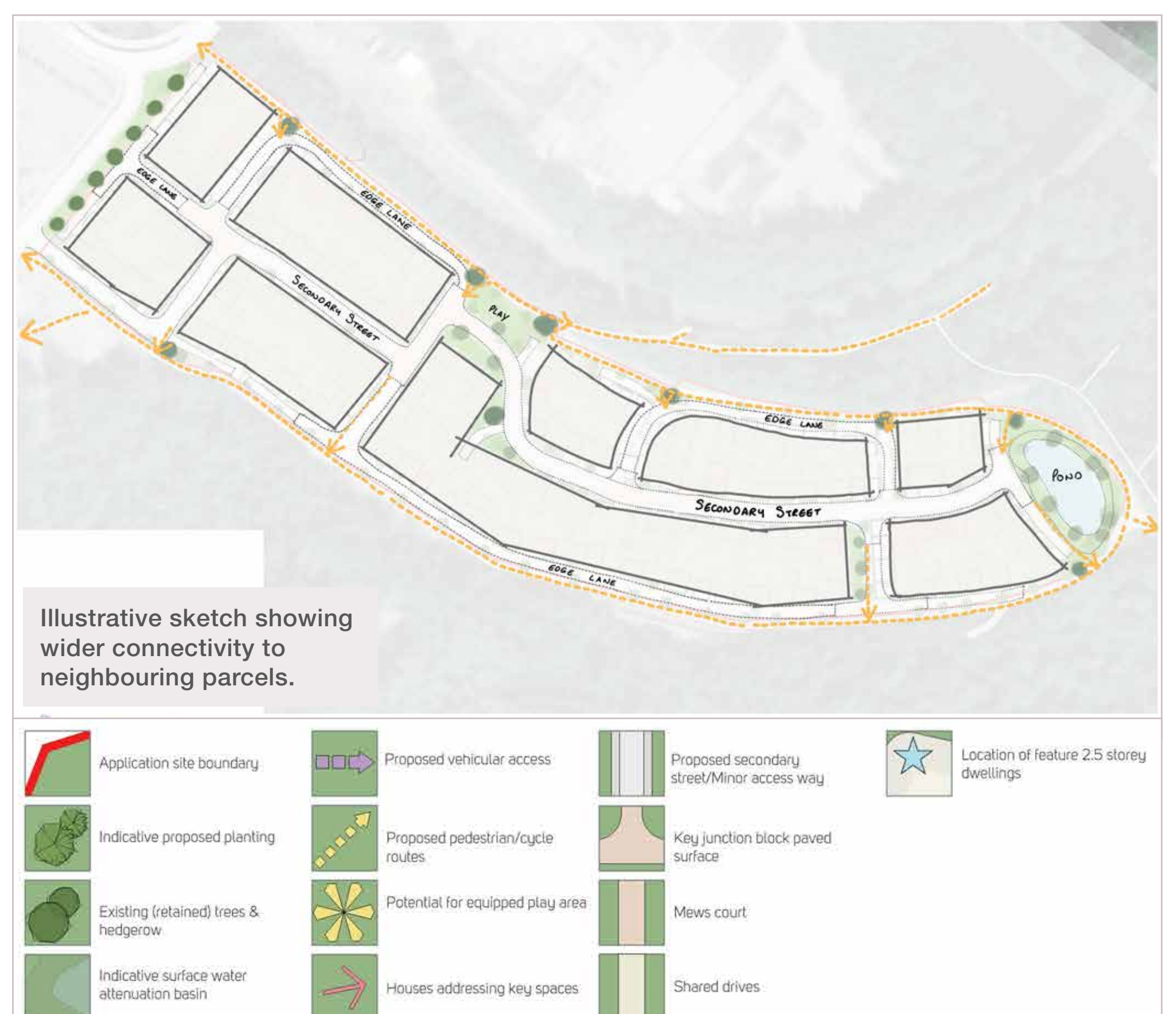
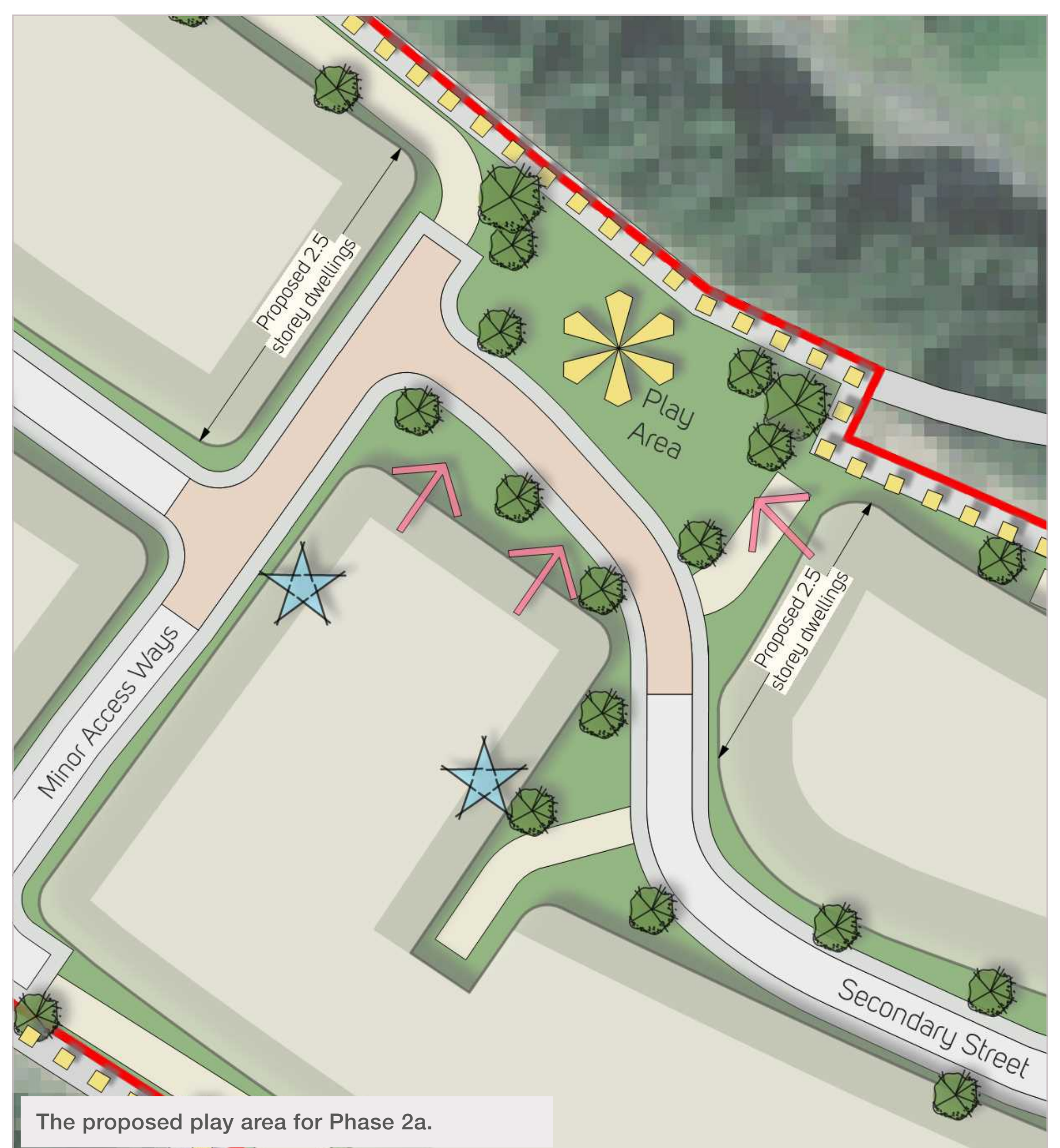
Our vision is to create a sustainable walkable neighbourhood where amenities, schools, open spaces and cycle networks are all within a convenient distance from the new homes.

Homes will neighbour the existing wood to the south, which will be retained as part of the wider Benthall Grange development. A newly created play area will be located within the centre of the neighbourhood and a shared footpath and cycleway, which will encircle the new neighbourhood, will provide links for people to walk and cycle throughout the year and access the amenities of the wider Benthall Grange development. The footpath and cycleway connections will eventually join up with later phases of the development to provide a considerable network of walking and cycling routes with links to sports pitches and play areas.

A number of surveys have already been carried out to establish the wildlife and habitats already present on site. The development will be designed to protect and enhance these habitats and species whilst creating a green and pleasant environment for people.

Existing trees and hedgerows will be retained where possible, and there will be extensive additional planting. New habitats will be created, and a new wetland area will become home to a variety of species and will also aid drainage.

Any protected species on the site will be located and managed responsibly by an ecologist, who will work to a Habitat Management Plan that will be submitted for approval by Shropshire Council.



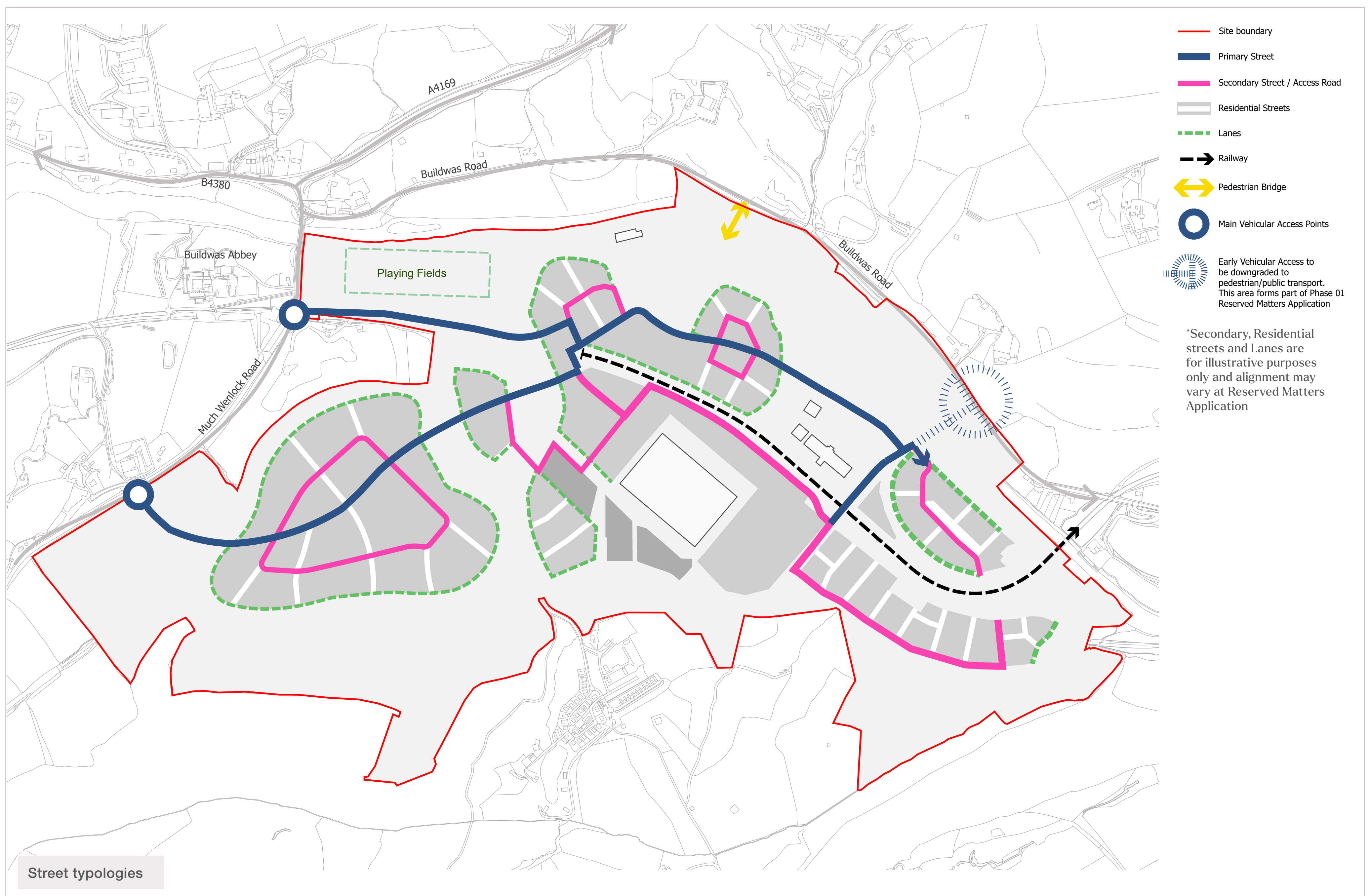
CONNECTIVITY

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Access to local facilities and services

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



It is important that our new development connects logically and easily with the rest of the Benthall Grange site.

Cycling and walking will be encouraged, with safe and attractive routes through the development that link to existing foot and cycle paths, including all Public Rights of Way.

The wider site will include spaces for business, education, leisure and retail, encouraging local living and reducing the need for residents to travel long distances.

For those that do need to travel by car, vehicle access will be from a new junction off Buildwas Road. A spine road running through the development and connecting with future phases will include an off-street cycle pathway and dedicated crossing points for residents.

DRAINAGE

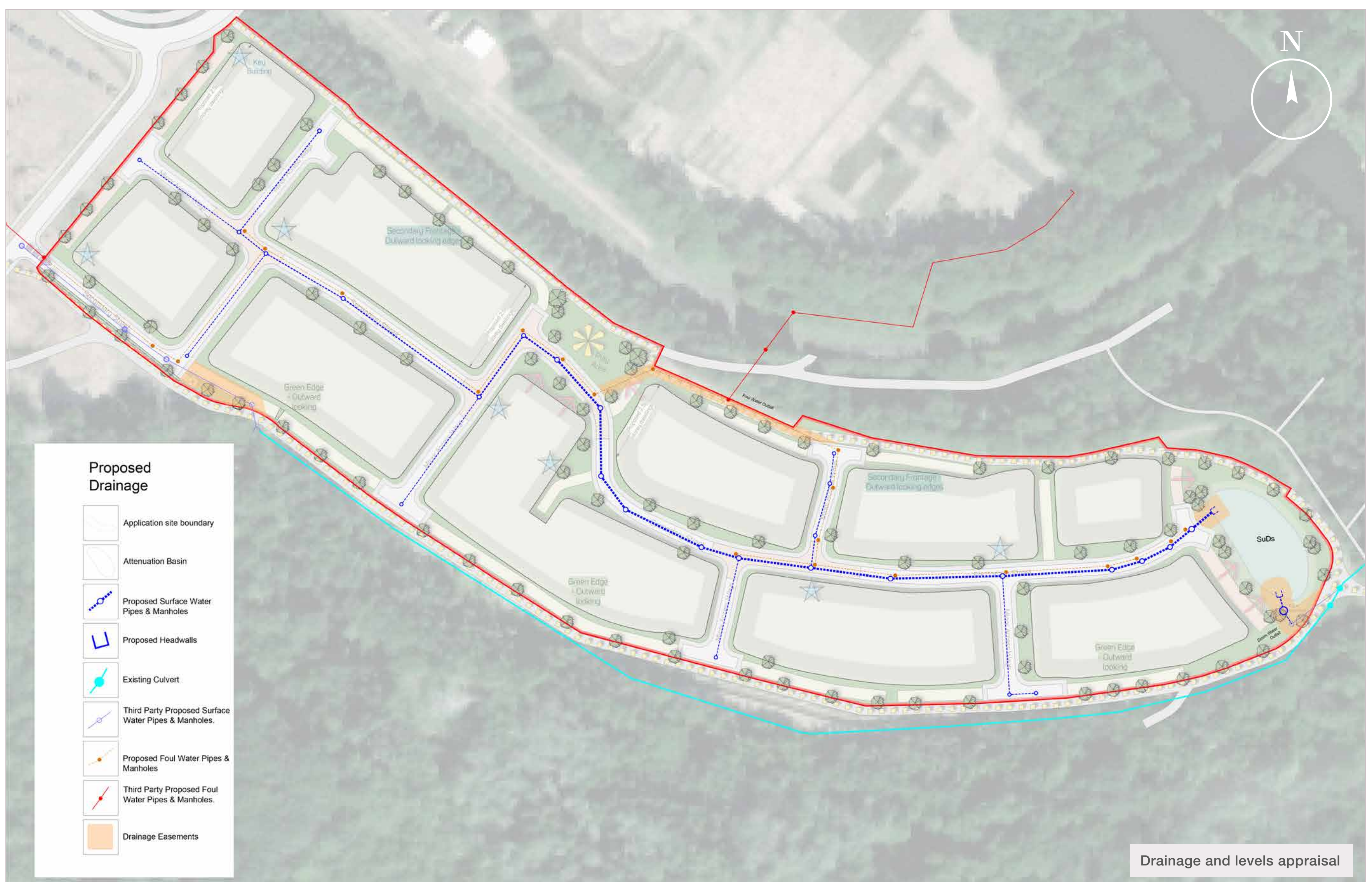
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Our strategy for drainage on site

Due to the topography of the site we are proposing separate surface and foul water networks.

Severn Trent Water has assessed the impact of the proposed development on the public sewer system and concluded that the capacity of their existing network will meet the needs of the new homes.



Surface water

We have carried out a flood risk assessment on the site and designed a surface water drainage system to accommodate for water flows up to a 1 in 100 year event, with a 40% allowance for climate change and 10% for urban creep. Surface water sewers will drain rainfall with no negative impact on flood risk to either the development or its surrounding areas.

The development will incorporate an attenuation pond to the east of the parcel, which will also create new wildlife habitats to help increase biodiversity as part of the wider Benthall Grange development. Water will slowly flow through a headwall from the attenuation pond to control the speed of which surface water is drained from the neighbourhood.

Foul water

Wastewater will drain from the homes via foul water sewers to an existing manhole to the north of the parcel.

CHARACTER

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How we design our homes

The character and design of the proposed phase will be specific to this character area of the wider Benthall Grange development. The area will be known as Tower Woods and will have its own individual character, as required by the approved Design Code for Benthall Grange. It will have contemporary elements of design, will seek to have references to the cooling towers which once stood on this site and will have materials that represent the cooling towers.



Streets and key public spaces, such as the play area, will be designed with active frontages and natural surveillance in mind.

All of the homes will be designed with energy efficiency in mind. Each of the properties will be thermally efficient, having been created through sustainable construction methods that meet the current Building Regulations, and all new homes will include access to an electric charging point.

All new homes will include access to secure cycle storage, and car parking provision will be in line with

Shropshire Council's SMART Highways Design Guide.

All homes will have private outdoor space and rear gardens will be designed to provide the future occupants of the neighbourhood with good standards of private amenity.

Most of the new homes will be up to two storeys in height, arranged into detached, semi-detached and terraced groups. There will be a small number of three storey homes in key locations to create gateway features and attractive character areas.

The proposed new homes will include a range of architectural features to reflect the requirements of the Design Code for the Tower Woods character area, such as recessed front doors, a mix of roof pitches to offer variety in the street scene, brick and cladding and homes with gables fronting onto the highway to give a more contemporary character.

COMMUNITY

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Benefits for our customers and the local community

We aim to work closely with communities to help ensure our schemes deliver long term benefits for our customers and the local community.



Access to surrounding countryside

Tower Woods will be part of a sustainable community that benefits both new residents and those that already live nearby. The Benthall Grange development as a whole will deliver a range of new facilities and improvements to existing services that will enable the community to flourish.

Tower Woods will be close to a variety of green open spaces and will provide its own public open space and play area. The neighbourhood will also be highly accessible to existing local walking routes, giving easy and safe access to nearby destinations like Buildwas village.



New homes will be set within attractive landscaping with access to local play parks



Local play area will have a variety of equipment

NEXT STEPS

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*What we would like
from you, and what you
can expect from us*



Once you have had an opportunity to look at the scheme proposal, if you have any questions or wish to comment please fill in one of the feedback forms and either return it to us today or post it using the details below. You can also email us or visit our website. Your views are very important to help us shape and develop the proposed scheme.

Following consideration and detailed review of the feedback that we receive, we hope to submit a Reserved Matters planning application to Shropshire Council in late spring 2024. At that time the council will write to neighbours again, giving details of the application and an opportunity for you to make any further comments.

You can email your comments to:

benthallgrange@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

Benthall Grange Consultation
Taylor Wimpey North Midlands
2 Trinity Court, Broadlands,
Wolverhampton, WV10 6UH

*All feedback should be received by midnight on
Thursday 18th April 2024.*



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



*What is Taylor Wimpey doing
in your area?*

9

developments
currently
on sale

2

NHBC Pride in
the Job Quality
Awards in 2023

1

development
sold out
in 2023