

# Welcome

Thank you for  
coming today

Today's event is about the potential development of the 'Opus 40' site in Warwick.

We are here today to listen to your views and comments on our current proposal.

We propose to construct new homes on a large area of car parking that originally was used by staff at IBM. Several years ago IBM undertook a review of its space requirements at Warwick, releasing one of the existing buildings which is now occupied by Telent, and the extensive area of car parking. The existing car park is regarded as being 'brownfield' land as it has been previously developed.

In January 2011 Warwick District Council granted outline planning permission for some 27,000 sq m (290,000 sq feet) of new buildings for office and research and development uses, including a new access onto Stanks Roundabout with the A46. The site has then become known as 'Opus 40'. The site has been marketed for these uses since the application was submitted in June 2010 without any strong interest from potential commercial occupiers.

National planning policy, set out in the National Planning Policy Framework March 2012, urges local planning authorities to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. The Government advises further that applications for alternative uses should be treated on their merits having regard to market demand and the relative need for different land uses. In Warwick District there is presently a significant shortfall in the availability of land for housing that is deliverable now.

Taylor Wimpey has acquired an interest in this site for the provision of new homes. The site is very well located to facilities in Warwick and is well served by public transport. As such, the site is considered to be a suitable housing location. Some initial discussions have taken place with the Planning Officers at Warwick District Council, who indicate their support for the principle of housing on this site.





# What have we done before?

We are currently building one development in Warwick District and have just completed another scheme at Henley-in-Arden in Stratford District.



### Warwick Chase

Taylor Wimpey has been successfully developing this site for over 10 years. The current phase of Warwick Chase offers contemporary 1 and 2 bedroom apartments and 3, 4 and 5 bedroom homes situated on the outskirts of Warwick. Since its launch, the development has established itself as a community with a thriving collection of small shops at its core.



### Farriers Cross, Henley-in-Arden

Taylor Wimpey recently completed its Farriers Cross development located in the charming town of Henley-in-Arden, Warwickshire. This development offered a choice of 40 homes (including 10 affordable homes), varying from 2 bedroom apartments and coach houses to 4 and 5 bedroom detached homes, providing something to suit every homebuyer. These new homes gave purchasers the opportunity to live in a historic town while reaping the benefits of a low maintenance economical home.

## Key facts

We build a wide range of homes in the UK, from one bedroom apartments to five bedroom houses, with a broad price range

We aim to build homes responsibly and efficiently, and reduce greenhouse gas emissions generated by our business activities

We take a range of architecture, landscape and sustainability issues into account on every development

Our aim is to be an organisation that listens, responds and ultimately delivers local requirements in the most appropriate way

Many of our sites have green transport plans that promote walking, cycling, public transport and other green travel options

Every year we regenerate significant areas of disused or contaminated land to create vibrant communities



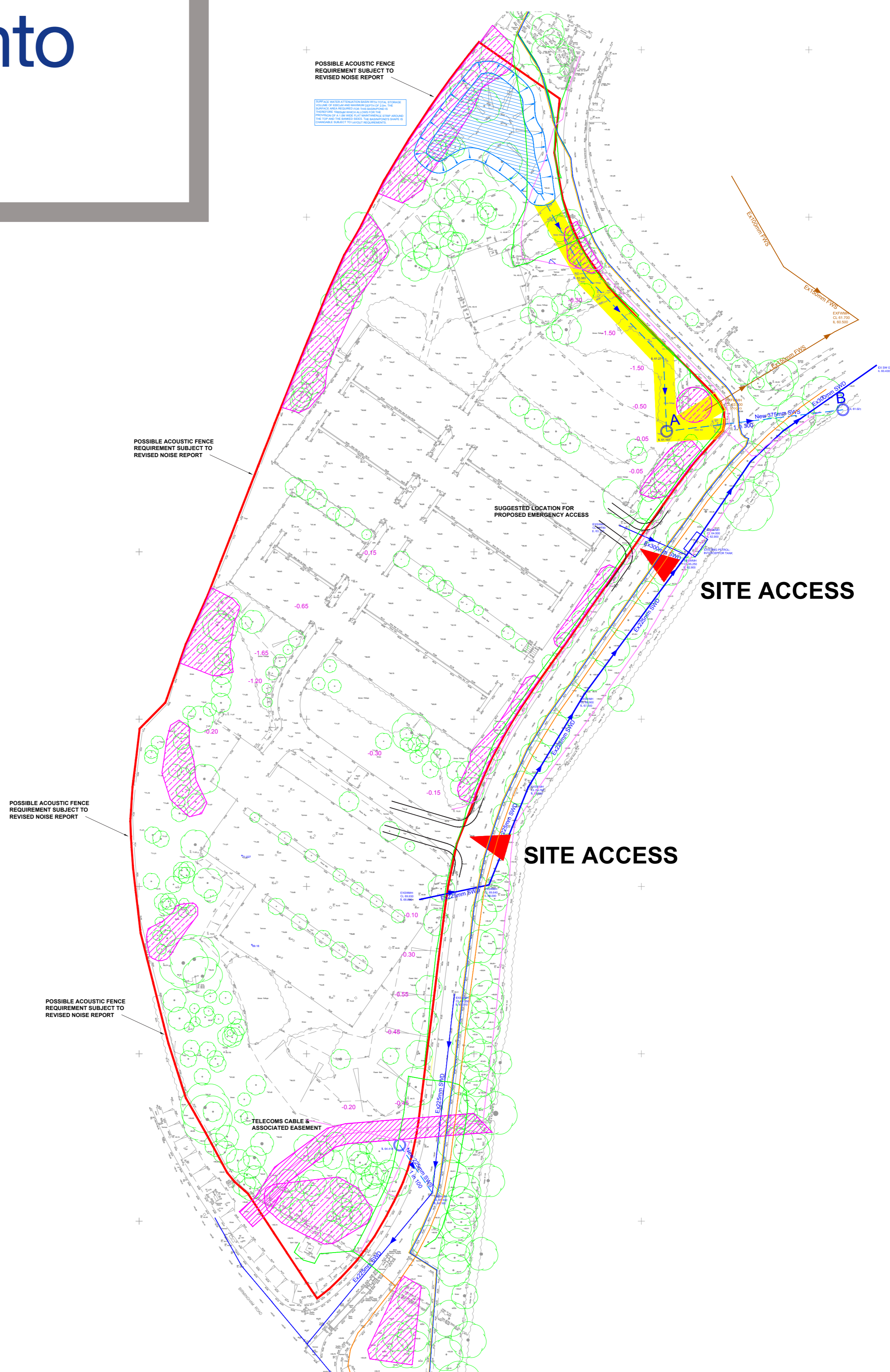
# Information about 'Opus 40' we need to take into account

Before we start designing a housing layout, we complete an assessment of the site and the surrounding area. We record the features that we need to take into account in preparing our design.

At Opus 40 we believe the main considerations are:

- The provision of a suitable vehicular access, with particular consideration given to the existing access onto Birmingham Road
- The relationship of the site to the A46 in the context of traffic noise and the impact of the traffic flow on air quality
- The retention of existing trees where feasible
- The design of a suitable scheme for surface water drainage to reduce the risk of flooding in the vicinity of the site
- The relationship of the housing to existing buildings on site, notably Telent
- Safeguarding the route of the IBM data cable

We believe that we have prepared an attractive housing layout which has satisfactorily addressed these key design issues. We welcome your comments.



## Matters to think about

Are the existing site access points onto Birmingham Road and Wegdnock Lane suitable for residential traffic?

Has noise from the A46 been adequately screened?

Can these access points also cater for the existing traffic to Telent, IBM and Premier Inn?

Will the proposal impact adversely upon existing residents south of Birmingham Road?

Will the bus services on Birmingham Road be convenient for residents?

Is the loss of employment land significant?



# How we approached the design of the site

We use the site considerations to help us produce the design proposals.

It is important that the design process takes full account of the physical features of the site, its setting and connections to the surroundings.

Our proposal must also take into account the existing character of the area.

## Summary of Analysis

Because we are proposing to redevelop only the redundant car park area at Opus 40, the access arrangement is largely determined by the presence of buildings occupied by Telent, IBM and Premier Inn. Our highway consultants have advised us that the existing access has sufficient capacity to accommodate the development.

We have to protect the existing data cable route serving IBM. This restriction has led to the design for 5 houses to face towards the Birmingham Road behind the route of the data cable. We propose the erection of a stout timber fence on the boundary of the site with the A46 to provide effective screening from traffic noise. The fence will be between 1.8 – 2.4 metres high, like a typical garden fence.

We propose two access points from the existing estate road to serve the new houses.



## Matters we took into account

Sustainable drainage methods, including the creation of a balancing pond

The need for two access points onto the estate road to provide convenient access to all new homes

The retention of trees, where possible, having regard to the extent of the tree removal required by the planning permission for employment development on the car park

The protection of dwellings from noise and air pollution from the A46

The safeguarding of the IBM data cable route

Presentation of an attractive entrance to the site from Birmingham Road



## We would like your opinion on the design of the proposals

The new homes have been set back from the Birmingham Road to create an attractive setting to the development and safeguarding the route of the data corridor to IBM. We propose to make up the existing access road to become a public highway from the Birmingham Road along the extent of the development.

New homes will front the highway through the site with an access loop serving houses between this frontage and the site boundary with the A46. We are satisfied that the provision of stout fencing along the site boundary will provide sufficient protection from traffic noise on the A46. An air quality assessment has demonstrated that the site will not be detrimentally affected by air pollution from traffic on the A46.

The layout provides a variety of house types including 2, 3, 4 and 5 bed roomed homes. Provision is made for a proportion of affordable housing that will be requested by the District Council.

The development is designed to ensure that storm water flows are reduced from existing rates. Communal car parking areas will be constructed with porous material

In accordance with the site's sustainability policy water butts will be provided to each home.

The layout shows that many existing trees have been retained. In order to accommodate the layout some trees are proposed to be removed. The Local Planning Authority will require us to undertake further tree planting as part of the development.

We welcome your thoughts on how we have approached the design of this housing layout.



### Matters we took into account

The shape of the site which is bounded by the A46 and existing estate road

The provision of a contribution towards off-site play facilities

The topographical of the site which provided for natural drainage towards the north



# Our designs for Opus 40

Our proposed housing layout provides a range of house types comprising:



## Key facts

A mix of 2, 3, 4 and 5 bedroom new homes are proposed

40% of the total number of new homes will be affordable in accordance with the Council's requirement

Access will be available to new housing from Wedgcock Lane and Birmingham Road

Where feasible, existing trees have been safeguarded

Where appropriate planning contributions will be made by Taylor Wimpey to the District and County Councils to meet planning requirement eg, for education and health facilities. The proposal will also attract payments to the District Council via the New Homes Bonus which can be spent within the local community

The proposal will generate job creation during construction



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

Once you have had an opportunity to look at the scheme proposals, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

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

An application for planning permission will be submitted soon.

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.



Please complete one of the forms provided, or visit:

[www.framptons-planning.com/contact](http://www.framptons-planning.com/contact)

Alternatively, you can write to us:

c/o Taylor Wimpey  
Framptons  
Oriol House  
42 North Bar Street  
Banbury  
Oxfordshire  
OX16 0TH

Thank you for attending today, your views make a real difference



## What is Taylor Wimpey Midlands already doing in your area?

Taylor Wimpey Midlands built 391 homes in 2011.

125 staff are directly employed by Taylor Wimpey Midlands working on site and in the regional office.

We have sponsored Midlands-based prospective Olympic canoeist, Ryan Sneddon.