

COMMUNITY CONSULTATION EVENT

(Land off Trent Road, Bulkington)



WELCOME

Warwickshire Property & Development Group (WPDG) is looking to consult on proposals, for up to 30 dwellings (including a provision of 25% affordable homes) and associated open space, which will assist in delivering high quality homes in the local area.

This consultation is aimed at seeking local residents' views on the key principles of the development proposals for the site, particularly to understand the types of housing needed in the area and to gain views on the proposed layout, scale, appearance and landscaping of the development. Please take your time to look at the boards and speak to members of the project team, who will be happy to discuss the proposals with you.

Please also complete a comments form, if you wish and drop it into the box before you leave the event.

Thank you for taking the time to come along.



WHO WE ARE

Warwickshire Property & Development Group (WPDG) drives forward regeneration and development schemes across the county, delivering new sustainable housing for local people in line with local needs, including a mix of affordable housing. Profits made by the company are paid back to the County Council to assist in delivering Council activity.

WPDG's purpose is to help the county's economic wellbeing, creating jobs and shaping the county as an attractive and desirable place to live and do business, whilst also providing a financial return for the County Council, that will enable it to support its priorities through reinvestment.

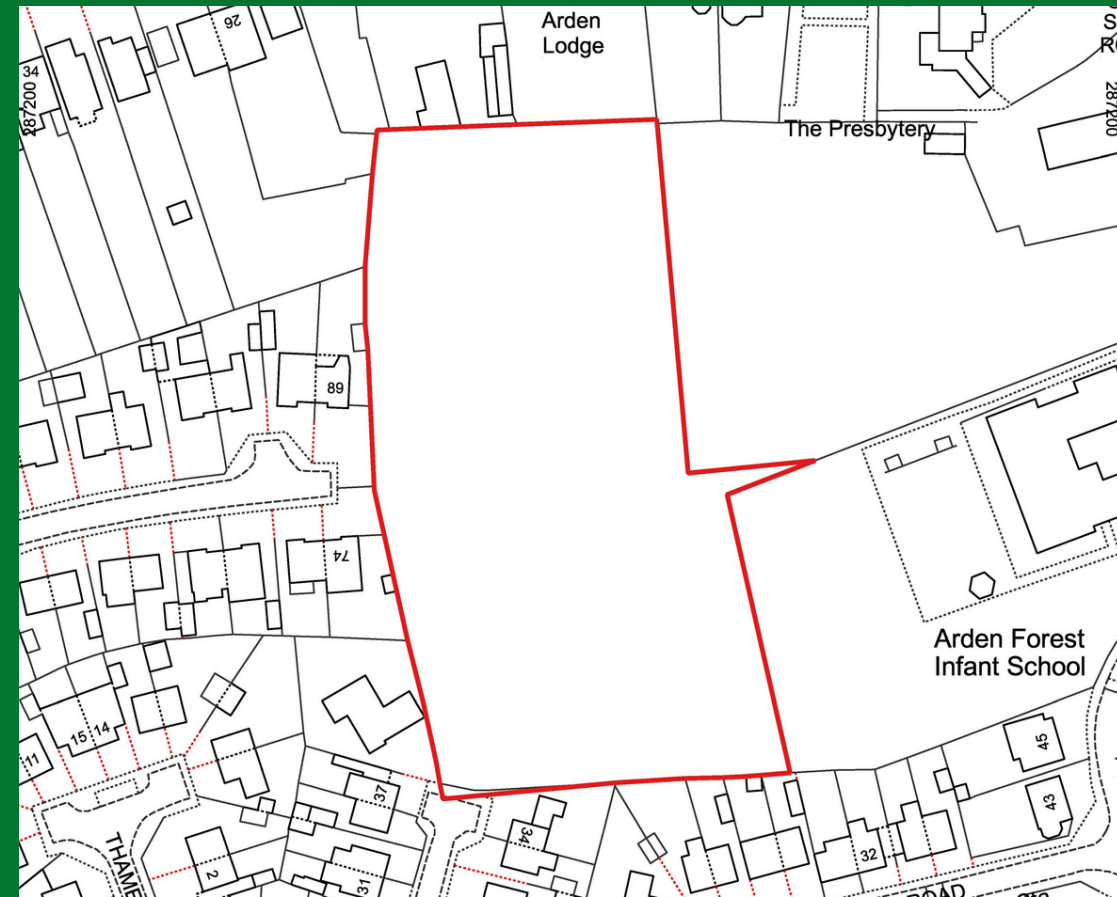
WPDG recognises sustainability is a central theme to the business and all developments and will look to utilise a number of environmental benchmarks across the schemes it progresses.

THE OPPORTUNITY

The site, indicated on the red line plan, covers an area of approximately 1 hectare (2.5 acres) and consists of redundant land to the west of Arden Forest Infant School.

The site can be accessed from Trent Road, via the construction of a new site access, extending Trent Road northwards

The site is located in a residential area, with existing homes to the north, west and south, with the Infant School and Our Lady of the Sacred Heart Roman Catholic Church, Hall and land, to the east.



The site has no formal designation and previously benefitted from planning consent for residential development in the 1990s. Recent pre-application engagement with Nuneaton and Bedworth Borough Council (NBBC) and Warwickshire County Highways has indicated in principle support for the development.

The site can deliver up to 30 new homes, with a potential mix of sizes from 1 to 4 bedrooms. There is the scope to deliver some bungalows on the site and the scheme will deliver a policy compliant level of affordable housing (25%). The specifics of the mix and tenure are to be further discussed with NBBC and possible providers of such affordable housing, to ensure local needs are addressed.

INDICATIVE LAYOUT



Please see an indicative layout. This shows where the site will be accessed and a general configuration of how the development could look. A more detailed proposal will be worked up after feedback has been received from the consultation event.



DESIGN AND SUSTAINABILITY

DESIGN

Warwickshire Property & Development Group (WPDG) is committed to creating new development schemes across the county which are brought forward by working in partnership with local residents to create neighbourhoods where people aspire to live and work

Community input is key to enable us to understand what requirements would make the scheme work for the local community, which is why we welcome your thoughts and feedback.

WPDG is not a major house builder meaning it is not reliant on set designs, so each new scheme can be tailored to meet the needs of the local community it serves.

SUSTAINABILITY

Developments by WPDG will incorporate a range of sustainable design measures to ensure the development is Future Proofed, Safe and Sustainable. WPDG recognises that sustainability is not just an environmental issue, but also a social and economic one.

WPDG is focused on reducing the environmental impact of our developments, with our homes featuring a variety of eco-friendly measures such as those listed below:



Low Carbon Technology – Incorporation of low carbon heating solutions, for example Air Source Heat Pumps.



Sustainable Transport – The development will include EV charging points



Orientation for Solar PV - Where possible houses will be orientated and designed to allow the installation of Solar PV



LED Street Lighting



Sustainable Materials – The design and construction of new homes will consider the Whole Life Cycle costs of materials, prioritising sustainable, locally sourced materials to reduce emissions and transportation.



Ecological Measures - To meet bio-diversity net gain (BNG) standards and other ecological measures such as sustainable drainage/habitats.



NEXT STEPS

**Spring
2024**

Outline Planning Application
Submission

**Autumn
2024**

Determination of Outline Planning
Application

**Winter
2024**

Work up and submit Reserved Matters
(full) Planning Application

**Spring
2025**

Determination of Reserved Matters
Planning Application

**Summer
2025**

Start on Site

**Winter
2025**

First new homes complete

**Summer
2026**

Development complete

Please do take the time to talk to members of the project team to find out more. Further online consultation material will be released and the local community will be kept up to date on scheme proposals as they develop.

Please also complete a comments form, if you wish and drop it into the box before you leave the event.

**Thank you for participating in this
consultation event**



Warwickshire
Property & Development

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