WARWICKSHIRE PROPERTY AND DEVELOPMENT GROUP (WPDG)

Who is WPDG...

- WPDG is the arms length delivery vehicle of Warwickshire County Council (WCC)

WPDG comprises a team of :

- Development Specialists and Surveyors
- Estates Surveyors
- Finance and Administrative Support

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- **Warwickshire Property & Development Group (WPDG)** drives forward regeneration and development schemes across the county, delivering new sustainable housing, and commercial space to support the local economy. Profits made by the company are paid back to WCC to aid 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 Council, that will enable it to support it's 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.

SCHEME PRINCIPLES /LAYOUT

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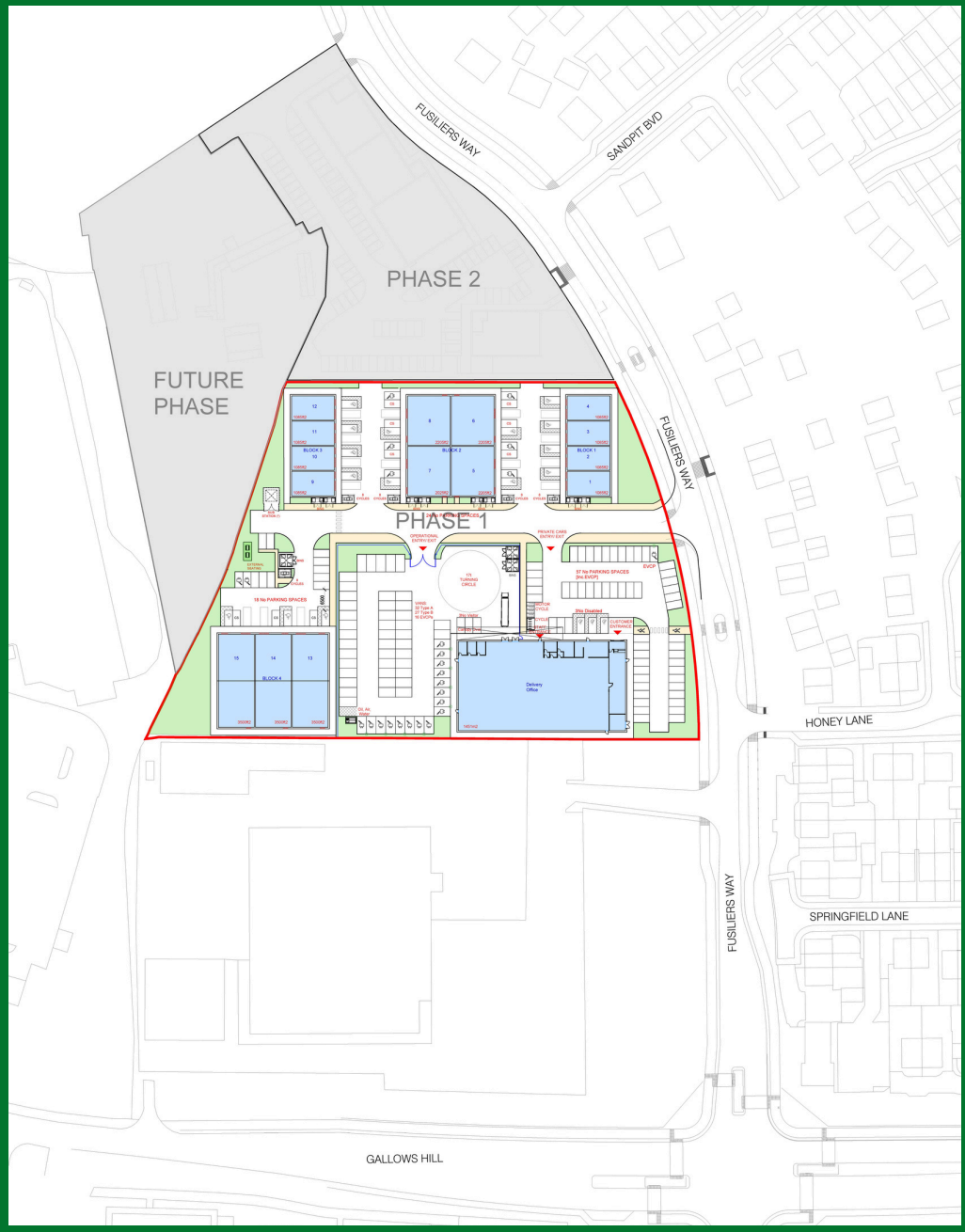
The development scheme is on land to the immediate rear of the BMW dealership fronting Gallows Hill and to the west of Fusiliers Way.

- The scheme will deliver a mix of 15 small commercial and business units totalling 28,000 sq.ft and a larger footprint building of 15,000 sq.ft.
- The development will contribute towards a mix of uses as part of the emerging new neighbourhood to the west of Europa Way and will compliment the BMW dealership and other developments built, and planned, for the area.
- The scheme supports the principle of a “20 Minute Neighbourhood” thus providing a mix of uses within a confined geographic area providing local employment and SME business support (Small to Medium business Enterprises).
- This is a first phase of development to be followed by the delivery of a local centre with uses to benefit the local community, businesses and residents.



SCHEME DETAIL

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- The CGI's below give an impression of how the completed development could look.

- The business units' range in size from 1,900 sq.ft to 3,500 sq.ft and will be of a 'domestic' scale in terms of height (about the same as a typical 2 storey house with pitched roof).
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- The business units' will be built to BREEAM Very Good and EPC A standards – this means that the buildings will be highly sustainable and energy efficient.
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- WPDG will seek planning approval for an 'E' use class for the scheme. This essentially means that planning will be sought for uses which are neighbour friendly and can operate in residential and mixed localities.
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- The business units are intended to support SME's, retaining businesses looking to grow within the county or new business start-ups safeguarding or creating jobs

COMMENTS

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- Do you think it is important to provide high quality business space which support SME's?
- Any comments in relation to the look and design of the scheme as shown?

For Phase 2 we are going to bring forward the development of a local centre:

- As a local resident would you support the delivery of a convenience store?
- Would you like to see a coffee shop / sandwich shop / food takeaway?
- Is there a need locally for a Children's' Day Nursery?
- Do you think there will be use for a community facility in the locality?

Should you have any questions please talk to one of the WPDG staff and please take the time fill out the response form in person or by going to our website.

Website: www.wpdg.co.uk

Thank you for participating in this consultation event

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Email:consultations@wpdg.co.uk