



# BULKINGTON

COMMUNITY CONSULTATION 30 JULY – 17 AUGUST 2021



A full planning application for residential development comprising of 95 dwellings, public open space (including children's play area), and balancing pond.

HOLLAND  
LLOYD



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# INTRODUCTION

Redrow Homes Ltd is progressing a planning application at land to the south of Bedworth Road to secure approval for 95 new homes.

Redrow Homes is an award winning, 5-star HBF housebuilder, who work to give people a better way of life. Every day, they aim to build homes that are better by design, create better places and provide better experiences.

For Redrow, better isn't simply something that is said; it represents a real and lasting promise to homebuyers and developing a lasting legacy.

## LOCAL PLAN ALLOCATION

The site forms part of a larger allocation for development on land to the west of Bulkington identified in Nuneaton and Bedworth's Local Plan. This consultation relates to Redrow's proposals for the central parcel of land within the allocated area and in advance of submitting a planning application we would like to hear your views on the proposed development.

## FEEDBACK

**A 17-day community consultation period is being held by Holland Lloyd on behalf of Redrow homes, and we welcome your feedback. Simply complete the online form or email Holland Lloyd by 17 August 2021.**



WINNER



## THE SITE

The site forms part of a larger area of land allocated for housing development in the Local Plan by Nuneaton and Bedworth Borough Council.

The wider site, shown in context here, is referred to as “Land west of Bulkington” where the principle of new residential development being brought forward is established.

The proposal brought forward by Redrow Homes relates only to the central parcel of land within the allocated area.

To the north of the site is Bedworth Road and existing residential development, with Bulkington to the east, paddocks lie to the south, and the railway to the west.

The site is well contained by existing residential development and the railway embankment, with views into and out of the site limited. The site lies wholly within Flood Zone 1, an area of lowest likelihood of flooding and deemed appropriate for residential development.







## THE MASTERPLAN

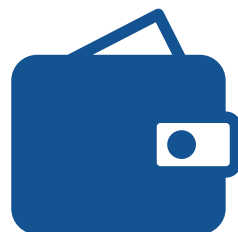


## THE PROPOSAL



95

A MIX OF 95  
1-4 BEDROOM  
HOMES



A TOTAL OF

24

AFFORDABLE HOMES  
(25%) WHICH WILL  
INCLUDE A MIXTURE  
OF RENT AND SHARED  
OWNERSHIP



A CHILDREN'S PLAY AREA

EXTENSIVE  
LANDSCAPING  
AND HABITAT  
CREATION



RETAINING  
AN EXISTING  
POND  
ON-SITE

### THE PROPOSAL WILL ENABLE A NUMBER OF LOCAL CONTRIBUTIONS, INCLUDING:

- Improvements to off-site open space and leisure facilities (including, Bulkington Recreation Ground)
- Healthcare improvements (primary care facilities and George Eliot Hospital)
- Warwickshire Police
- Sustainable transport measures





# THE PLANNING APPLICATION

Redrow Homes will submit a formal planning application to Nuneaton and Bedworth Borough Council in the near future, which will cover:

- The delivery of 95 dwellings, (ranging from 1 to 4 bedrooms).
- 25% affordable housing in the form of shared ownership and rented homes to meet the needs of those unable to purchase on the open market.
- Public open space (including a play area).
- Landscaping and new planting.
- Balancing pond to manage surface water run-off.

Vehicular access will be available off Bedworth Road, to the north of the site, via a new junction.

The proposal will be supported by a host of technical reports and documents. Including (but not limited to), transport, ecology, and drainage.





# TIMETABLE



**FRIDAY 30 JULY**  
PUBLIC CONSULTATION - LEAFLET AND WEBSITE LIVE

**TUESDAY 17 AUGUST**  
CONSULTATION CLOSES

**SEPTEMBER**  
SUBMISSION OF PLANNING APPLICATION

**MARCH 2022**  
SECURE PLANNING CONSENT

**MAY 2022**  
START ON SITE

**2024**  
CONSTRUCTION COMPLETES

ALL DATES ARE  
SUBJECT TO CHANGE





## FAQS

### **Is the site appropriate for residential use?**

The site is allocated in the Local Plan, therefore the principle of residential use in this location has been considered acceptable by the local planning authority.

### **How many homes will be created as a result of the scheme?**

Redrow intends to deliver 95 new homes on this site.

### **Will there be affordable housing?**

The proposal includes the provision of 24 affordable homes. These will include affordable rent and shared ownership.

### **Has the design taken into consideration the railway?**

The design process has duly considered the railway and appropriate mitigation and separation measures have been included.

### **When will a planning application be submitted?**

The application will be made by Redrow Homes in September 2021.

### **Will I be able to submit formal comments to the local planning authority?**

This consultation process does not replace the formal planning process. Responses should be made to Nuneaton and Bedworth Borough Council once an application is formally made.

### **When will construction start?**

Redrow Homes aim to start on site mid-2022.

### **I am interested in registering my interest for a property, who should I contact?**

Please contact Redrow Homes Midlands Office direct to register your interest quoting Bulkington.



## NEXT STEPS

The project team will review all comments received during this consultation period.

Your feedback will be presented in the Statement of Community Involvement. This Statement will set out the community response to the scheme and highlight matters for consideration and how the comments have been considered prior to submission of the application in September 2021.

Holland Lloyd will not share personal identifiable information and we will not respond to your comments via telephone or email unless a formal follow-up has been requested.





Thank you for your time. We value your feedback, and we look forward to the delivery of a 5-star residential development by Redrow Homes.

**Please use the online form to provide feedback to this scheme by 17 August 2021.**

Providing feedback to this consultation does not restrict you from submitting formal comments during the planning application process.

[www.hollandlloyd.co.uk/consultation/bulkington](http://www.hollandlloyd.co.uk/consultation/bulkington)

No internet access, please contact Holland Lloyd on **01543 713021**  
or [info@hollandlloyd.co.uk](mailto:info@hollandlloyd.co.uk) reference **Redrow: Bulkington**