

# Our Proposal: Land off Selby Lane, Keyworth

## INTRODUCTION

The purpose of these exhibition boards is to provide you with information on David Wilson Homes' proposals for the residential development of approximately 80 dwellings on land off Selby Lane, Keyworth in respect of meeting the future housing needs of Keyworth through the Keyworth Neighbourhood Plan.

Please note these proposals are indicative and subject to change following community consultation.

## SITE CONTEXT

Keyworth is identified within the Rushcliffe Borough Council Publication Draft Core Strategy as a 'Key Settlement' to accommodate the sustainable growth of a minimum of 450 new homes to 2026.

Keyworth is well serviced by a large number of local facilities and amenities, and boasts good public transport links to Tollerton, Gamston and West Bridgford. As a result the village is identified as a highly sustainable location for residential development.

The site extends to approximately 2.5ha net developable land, and is located on the edge of the south eastern boundary of Keyworth. The site adjoins residential development along Selby Lane, and is within close proximity to a number of key services and facilities including Willow Brook Primary School and two local centres. The site is within 400m of public transport links, promoting non-car use.

## ABOUT DAVID WILSON HOMES EAST MIDLANDS

David Wilson Homes is part of Barratt Developments PLC, the nation's largest house builder. It has a long established reputation for developing high quality homes and building sustainable communities, where people aspire to live.

The company is proud to have been awarded the 5 Star home builder status for five consecutive years by the National House Building Council and House Building Federation. This accolade demonstrates the quality of both our product and service; awarded to only those house builders who receive a higher than 90% recommendation by their customers.

The company has a number of developments within the areas of Leicestershire, Nottinghamshire and Derbyshire which have bespoke elements in relation to the local area, as shown in the adjacent images.

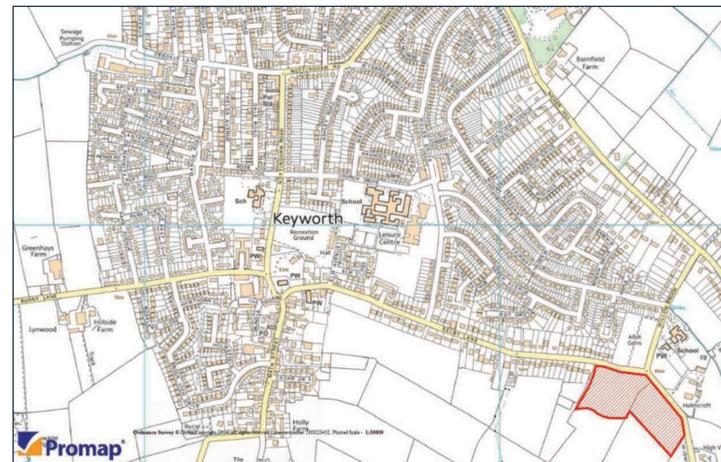


## OUR VISION

We envisage the Neighbourhood Plan Steering Group and the local community to be an integral part of the process to influence emerging proposals. We are working in partnership with the Landowner and Heaton Planning to provide a sustainable development with unique character to create a community which both integrates with and respects the local area.

Our proposals are at an early stage as we continue to promote the site through the emerging Neighbourhood Plan.

- The proposed site layout reflects the history of Keyworth, the character of the surrounding area and takes into consideration its location with respect to local services and facilities.
- Detailed technical assessments have not been produced at this early stage; however initial appraisal work has established the site is free from major constraints to prevent residential development.
- We do not propose to submit a planning application without the approval of the Neighbourhood Plan. We aim to produce further detailed technical work once development principles have been agreed by the Steering Group of the Neighbourhood Plan.



## FEEDBACK AND AMENDMENTS

Following feedback received from a meeting with the Neighbourhood Plan Steering Group to present our scheme in February 2014, we have amended our proposals in the following way:

Feedback from Neighbourhood Plan Group	Amendments Made to Proposals
Increase provision of 3 bed dwellings	Added 11 3-bed units, removed 9 4-bed units, removed 1 5-bed unit
Provision of bungalows	Added 5 open market bungalows and 3 affordable bungalows
Proposed additional land adjacent to the site not required - within Widmerpool Parish	Proposed land for proposed community use adjacent to the site removed
Potential for Public Open Space (POS) to extend south of the site?	Balancing lagoon and potential POS/community use shown to extend south west of site
Potential for DWH to involve the local community to agree an appropriate use for POS/include community facilities on site?	DWH fully committed to working with the local community to produce a sustainable development with community benefits/facilities

[dwh.co.uk](http://dwh.co.uk)

*Where quality lives*

**David Wilson Homes**

