

## Existing Site Plan



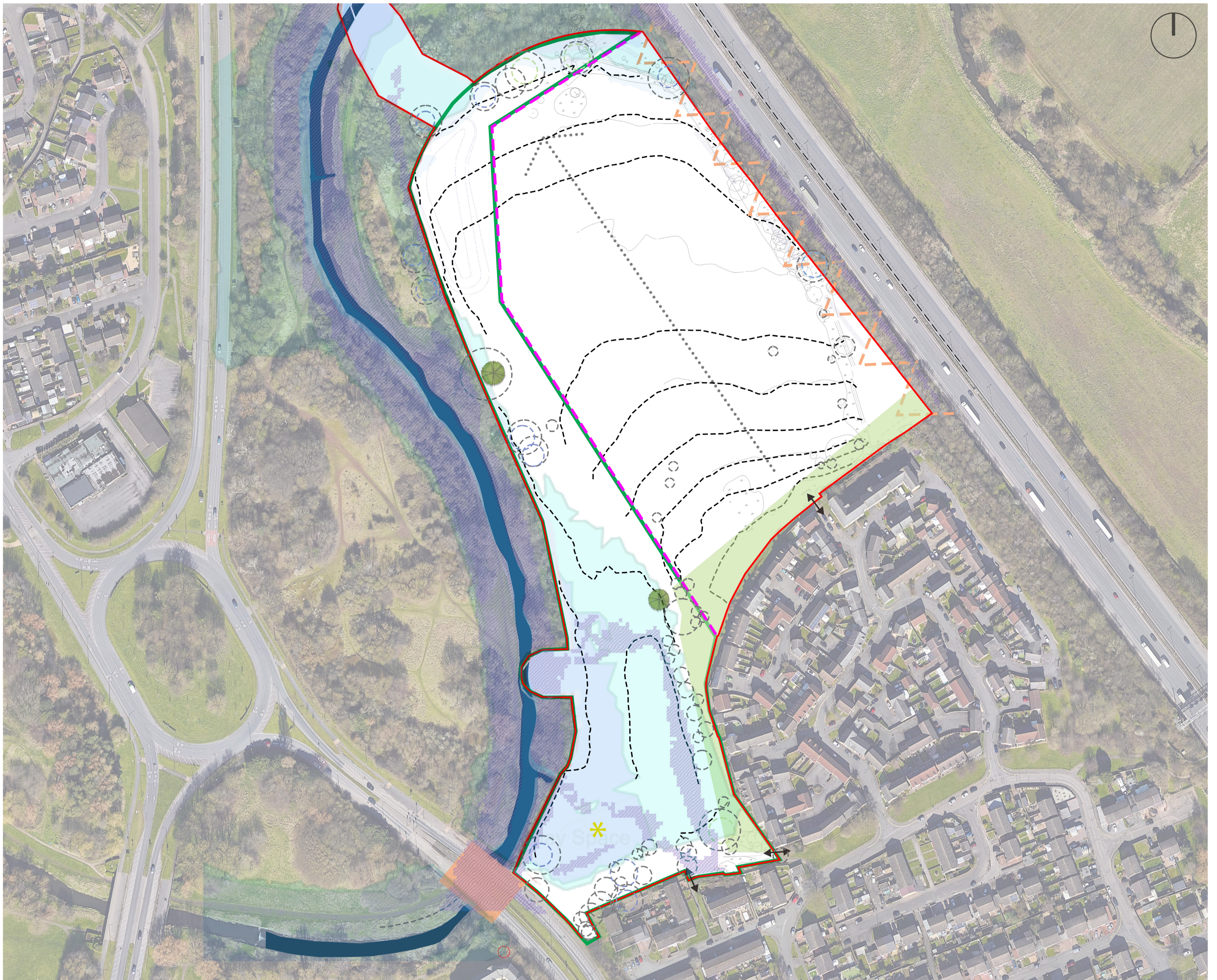
## Introduction

- The Simon Digby site covers 8.53 Ha of land to the north east of Chelmsley Wood town centre in Solihull.
- The site is bounded by the River Cole and the River Cole Local Nature Reserve and Chester Road (A452) to the north and west, the M6 Motorway to the east and existing housing development to the south.
- The Solihull adopted 2013 Local Plan identified 4.57 hectares of land which included the Simon Digby site for residential development.
- Draft Submission Local Plan 2020 - retained this allocation, but has since been withdrawn.
- The regeneration within North Solihull is a priority of Solihull Council.

## Project Benefits

- 177 Affordable homes for local people in and around Chelmsley Wood including 80 family sized 3 and 4 bedroom homes.
- New Park provision.
- Retention of 2 Veteran trees.
- New landscaping provision to provide up to circa 100 trees.
- Ecological improvements.
- Sustainable measures - ASHP, EV charging, SuDS, Solar PV panels, fabric first approach, timber frame.
- Address anti-social behaviour around the site.
- Upgrades to the Cole Valley Nature Reserve, public open space, habitat creation and new play to improve overlooking and natural surveillance to help prevent anti-social behaviour.

Opportunities and Constraints Plan



Constraints

- High to medium noise levels across the site.
- Flood Zone 2 (Medium Probability) and Flood Zone 3 (High Probability).
- Low Surface Water Flooding.
- An existing poor quality playground is located in the southern corner of the site.
- Bacon's End Bridge is a Grade II listed structure. Development is to avoid impact on the listed bridge and its setting.

Opportunities

- Form an extension to the existing residential neighbourhood.
- Provide a new access road from Chester Road allowing improved pedestrian connectivity across the site.
- Provide an equipped play area (LEAP) near to the development entrance with a pedestrian line.
- Introduce sustainable drainage supporting local wildlife and area for local play.
- Improve setting and access to views to Bacon's End Bridge for local people.
- Work with natural embankments along the western edge of the site to provide natural screening and support wildlife.

- Category A tree with RPAs
- Category B tree with RPAs
- Category C tree with RPAs
- Veteran trees
- Site Boundary
- Draft local plan allocation boundary
- Green Belt Land
- Existing restricted covenant area
- Existing River Cole
- Flood Zone 2
- Flood Zone 3
- Grade II listed bridge
- Existing playground of poor quality
- Topographical Fall
- Topographical Contour Line
- Potential pedestrian Cycle Links
- Noise from adjacent M6 motorway - 40m buffer zone

Design Parameter Plan



Key Principles

- ① Natural extension to existing residential neighbourhood.
- ② Improve habitats, a new play area and a natural play trail, extending the character of the Cole Valley Local Nature Reserve into the site.
- ③ Improve connections in Cole Valley landscape.
- ④ Reduce the risk of flooding and provide opportunities to support local biodiversity.
- ⑤ New homes front onto tree-lined streets and towards the Cole Valley landscape.
- ⑥ Reduce noise levels into the site and surrounding developments
- ⑦ The main vehicle access is from a new road and improves vehicular access.
- ⑧ Create sustainable transport options with the introduction of new foot/cycle paths.

- Application Site Boundary
- M6
- - - A452 Chester Road
- ..... River Cole
- ↔ New Main Access Road
- ↔ Acoustic Barrier
- LEAP
- Proposed Attenuation
- Proposed Primary Access
- Development Parcels
- Existing Tree Groups
- Retained Veteran Trees
- Proposed informal pedestrian links





The proposal is for all 177 homes (100%) to be affordable. Both Vistry and Solihull Council have agreed to work towards ensuring that the scheme will provide the following indicative housing mix.

The mix includes a range of 1-4 bed homes and includes 45% family sized 3 and 4 bedroom homes to support those most in need in Solihull.

Vistry have engaged local Registered Providers who will manage the site once it is delivered and all have agreed to support the delivery of affordable homes and details of the proposed tenure mix will be presented during the determination of the application.

The indicative housing mix is as follows:

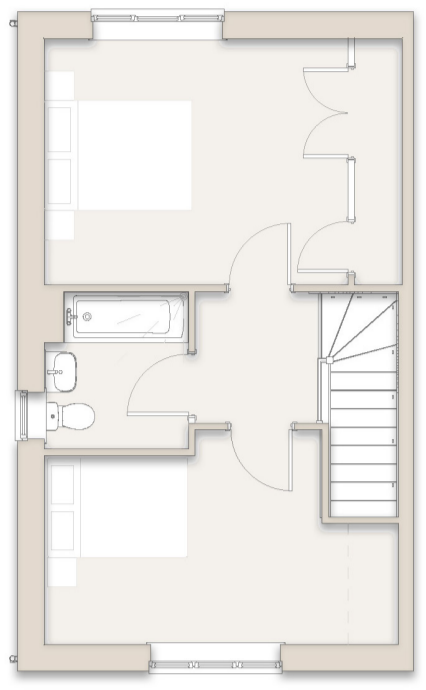
House Type	Number of Units	Percentage of Site
1-bed maisonettes	20no.	11%
2-bed house	77no.	44%
3-bed house	65no.	37%
4-bed house	15no.	8%
<b>Total</b>	<b>177no.</b>	<b>100%</b>

- 1 Bed
- 2 Bed
- 3 Bed
- 4 Bed

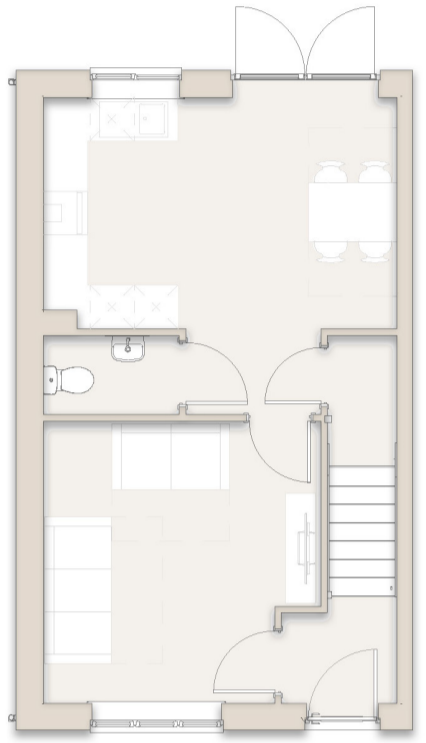
# Simon Digby Site, Chelmsley Wood

Public Engagement Event

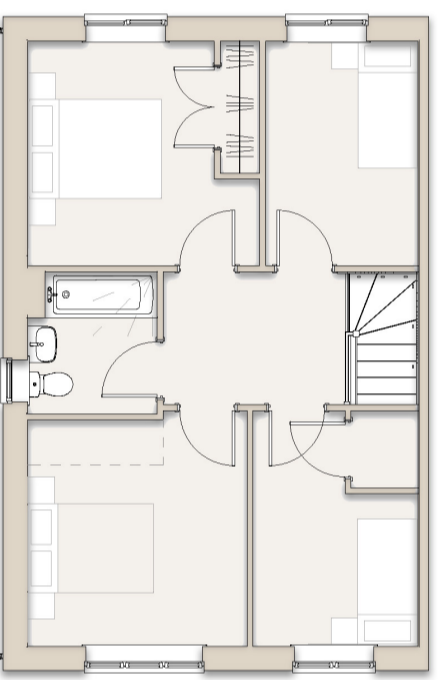
## Indicative House Type Elevations



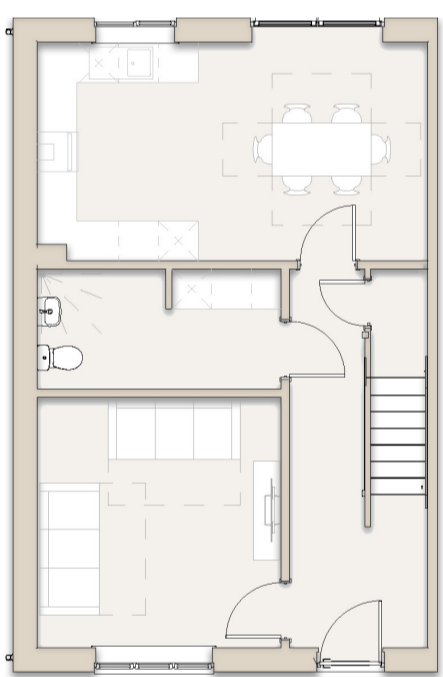
House Type Character - Riverside View



House Type Character - Urban Edge



House Type Character - Central Boulevard



House Type Character - Central Core

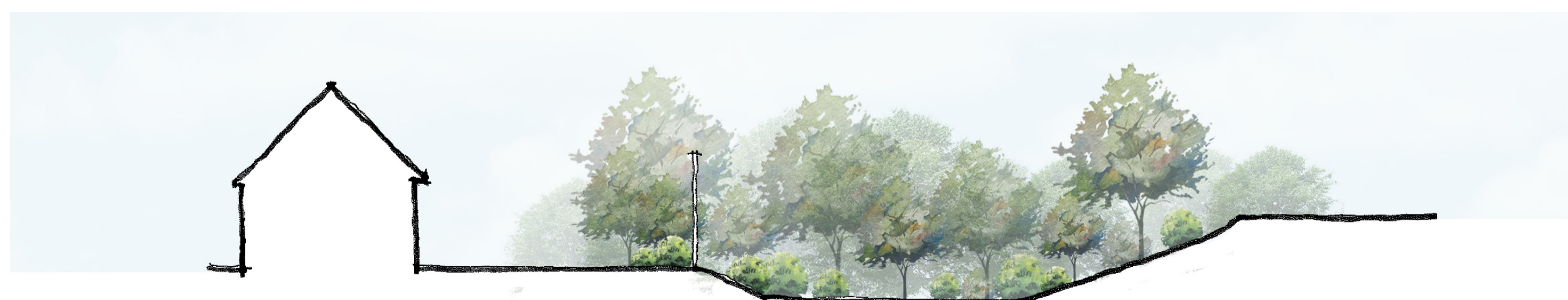
## Example Street Scenes



Indicative Street Scene / Urban Edge



Indicative Street Scene continued/ Urban Edge



Indicative Street Section

## Landscape Diagram



## Public Open Space

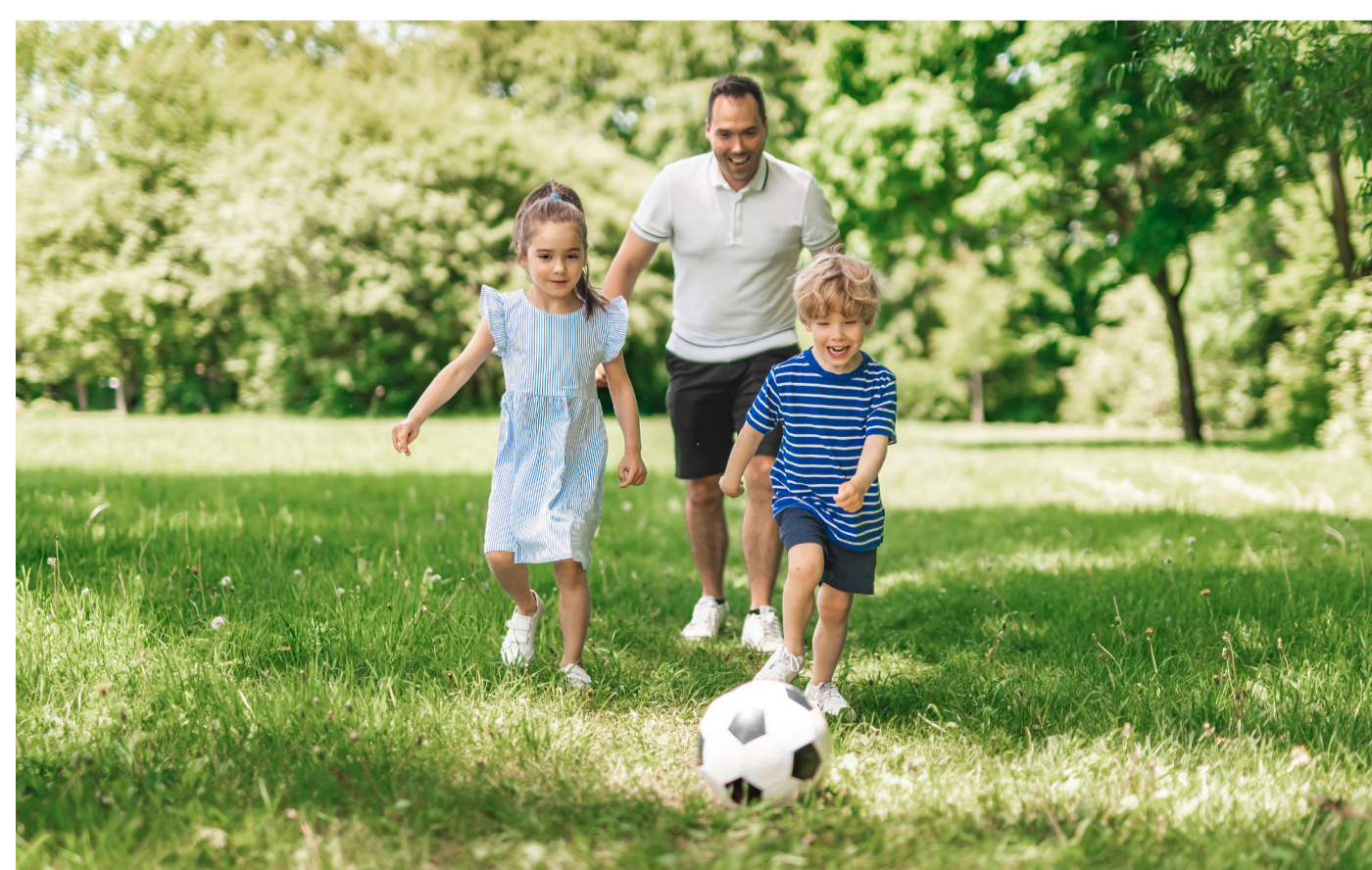
- Includes a variety of native species including flowering and blossoming species to add visual interest and seasonality.
- Provide recreational space for the community and a landscape character in keeping with the local area.
- Support wildlife through seeded wetland mixes, alongside meadow grassland.
- Meadow and shrub planting.
- Informal play to provide recreation to new residents of the site and users.
- New landscape planting to help assimilate into the landscape.
- Hedgerows will be planted around the public open space to define the area with a valuable linear habitat, reduce any unintentional vehicular access and delineate the open space area from housing and roads.

## The Residential Area

- Street trees, ornamental hedgerows, native hedgerows, ornamental planting, and amenity grassland.
- Privacy between plots across the site, trees will provide soft vertical structures to soften the built development.
- On plot planting will be a mix of shrubs and herbaceous perennials for all year round interest.
- Planting will be located along the fronts of the properties and in the smaller areas of landscape, planting will provide additional habitat creation.

## Native Buffer Planting

- To the west is a large native woodland belt that creates a natural buffer to the M6. We will improve this buffer with native plants to help soften views from the Motorway.



# Simon Digby Site, Chelmsley Wood

Public Engagement Event

# Sustainability Measures



## Sustainable Measures

The proposed development adopts the following principles:

- Conservation of natural resources on site such as hedgerows and trees.
- Planting to encourage biodiversity.
- Use of water conservation such as Sustainable Drainage Systems (SuDs).
- Efficient use of land through proposing a development with an appropriate density.
- Close to local amenities and easy to travel to and from the development.
- Sustainable living green wall to help soften the impact of the noise levels.
- A fabric first approach to sustainable construction.
- Timber frame solution helping to achieve Zero Carbon standards.
- The use of air source heat pumps (ASHP) offering a significant reduction in carbon emission.
- Renewable technology such as Solar PV panels.
- Integrated EV chargers to parking spaces to support electric vehicles.



# Simon Digby Site, Chelmsley Wood

## Public Engagement Event

# Social Value

## Vistry Group

Vistry Group builds more homes in the UK than anyone else. But we do far more than that. We build our homes responsibly and develop places people love to live, including communities with play parks and orchards through to schools and allotments.

Our purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities, and social value, leaving a legacy of places people love.

65% of the homes we build are for our Registered Provider, Private Rented Sector or Local Authority Partners. We do this through our unique approach to building homes, by working with a range of partners, both public and private, who know what homes are needed most and where.

## Solihull Council

Initial feasibility work, concept masterplan development and acquisition of land interests has been managed as part of Solihull Council's UK Central Infrastructure Programme and funded by West Midlands Combined Authority. It is one of over twenty projects building upon the investment and regeneration planned for the borough, supporting further sustainable and inclusive growth.

## Social Value - Employment

At Vistry Group, we are committed to building lasting communities and adding social value. We strive to create and enhance local opportunities and meaningful impacts which enable our residents to live happy, healthy, and sustainable lives where their aspirations are achieved.

At Simon Digby our social value offering will include:

- Hiring 1 out of work armed forces veteran & 1 apprentice.
- Visits/talks in schools and Solihull college.
- Site visits for schools and community groups.
- £2000 of donations to local community projects.
- Vistry staff to volunteer on community projects.
- £2000 towards Bee friendly planting and resident awareness.



Anticipated Programme



All comments will be recorded, analysed and presented in a publicly available Statement of Community Involvement (SCI), which will be submitted as part of the forthcoming planning application.

As well as today's event, the information can be found on a website with a short questionnaire to record your views on the proposal.

By scanning the QR code below you will be directed to the consultation web page. The QR code can be scanned using many smartphone/tablet cameras, or by downloading any free QR code reader app.

Alternatively, you can access the information directly at:  
<https://consultations.rcaregeneration.co.uk/simon-digby-dev-chelmsley-wood-october-2024>

If you would like to provide comment on the proposals, please complete the questionnaire online by 10th November 2024, when the consultation will end. There will be a further opportunity to comment on the proposals as part of the Council's consultation period once the planning application has been submitted.

<https://www.vistrygroup.co.uk/>

