

**Proposed Residential Development,  
 Fordbridge School, Yorklea Croft,  
 Fordbridge**

**Welcome to the Exhibition**



**Aerial view of site  
 outlined in red**

Welcome to this exhibition which presents our proposal for bringing forward a new, high quality residential development at the Fordbridge School, Yorklea Croft, Fordbridge.

The North Solihull Partnership, in association with Bellway Homes, is proposing a new residential development in the region of 70 homes.

These proposals form part of the wider regeneration programme for North Solihull, which includes building new homes, primary schools and village centres, creating jobs and improving the quality of open space within the area.

Sharing our proposals with the local community is an important part of the planning process. The issues raised and our responses to them will inform the final design.

The North Solihull Partnership and Bellway Homes have employed a team of professional consultants to work on the different aspects of the proposals.  
**Representatives of the Partnership and Bellway Homes are available to answer your questions.**

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## Site Appraisal Plan



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**Site Plan**



**Development description**

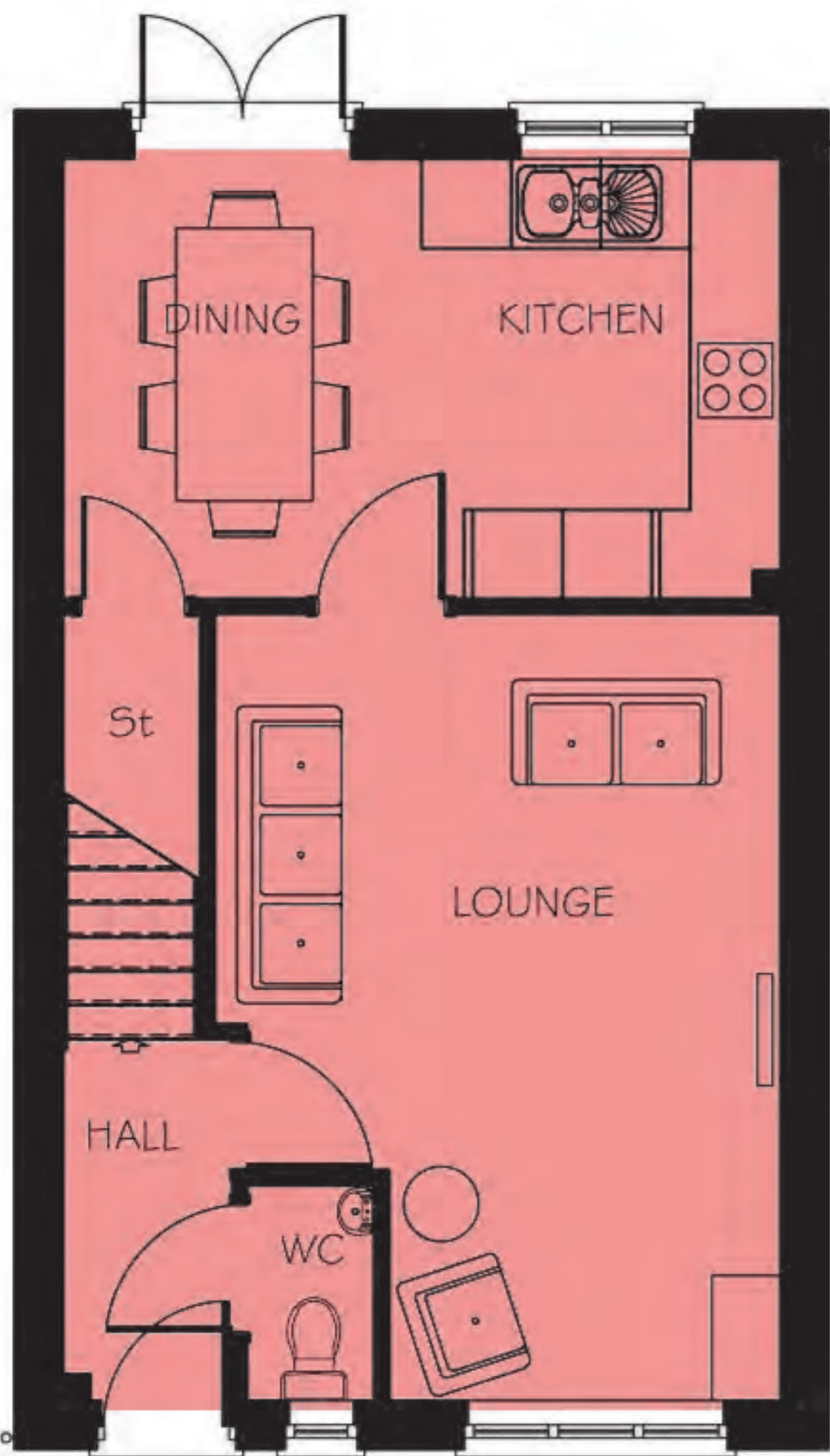
Erection of in the region of 70 dwellings comprising a mix of houses and apartments, with associated parking, landscaping and access

**Examples of Bellway developments**

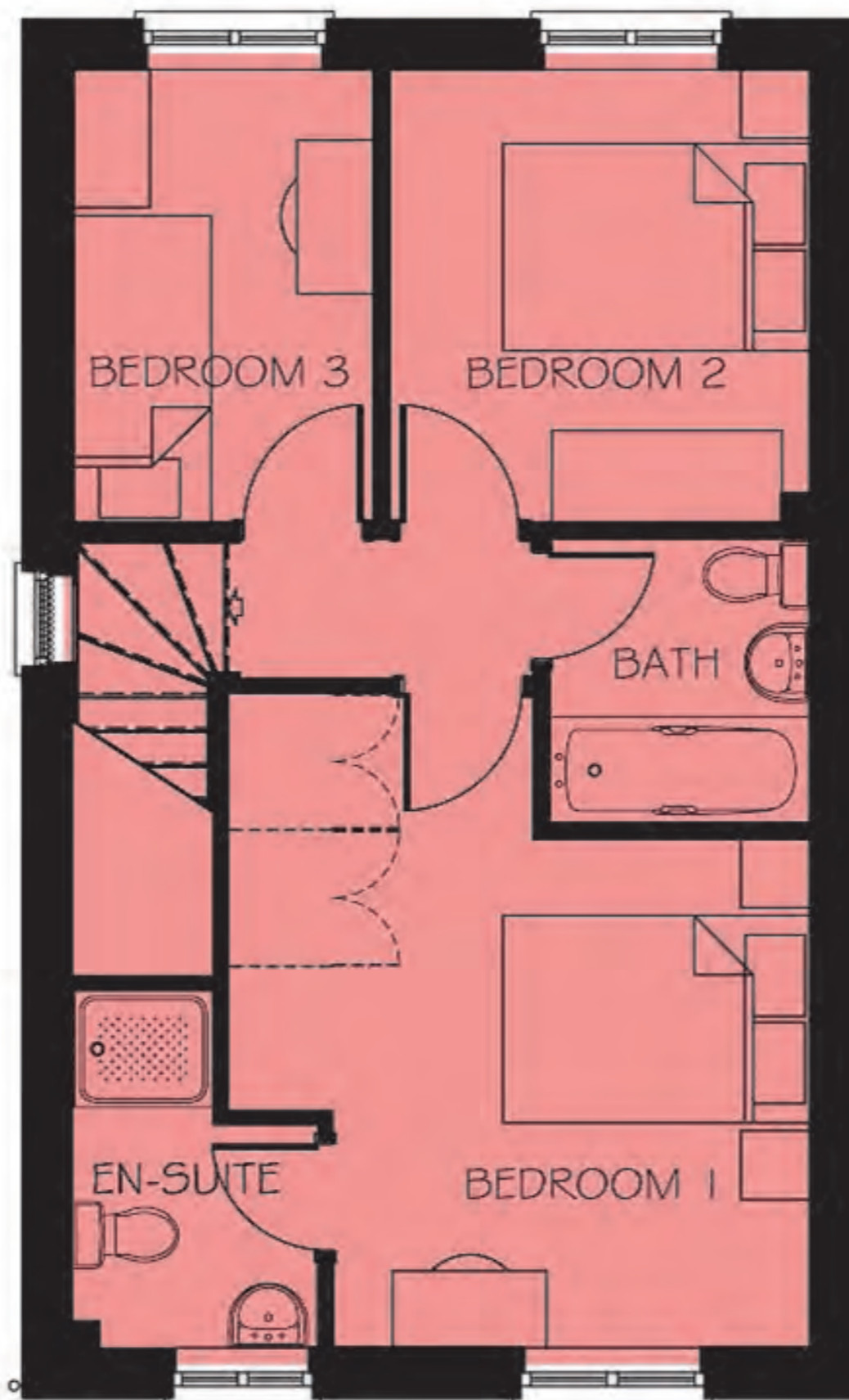


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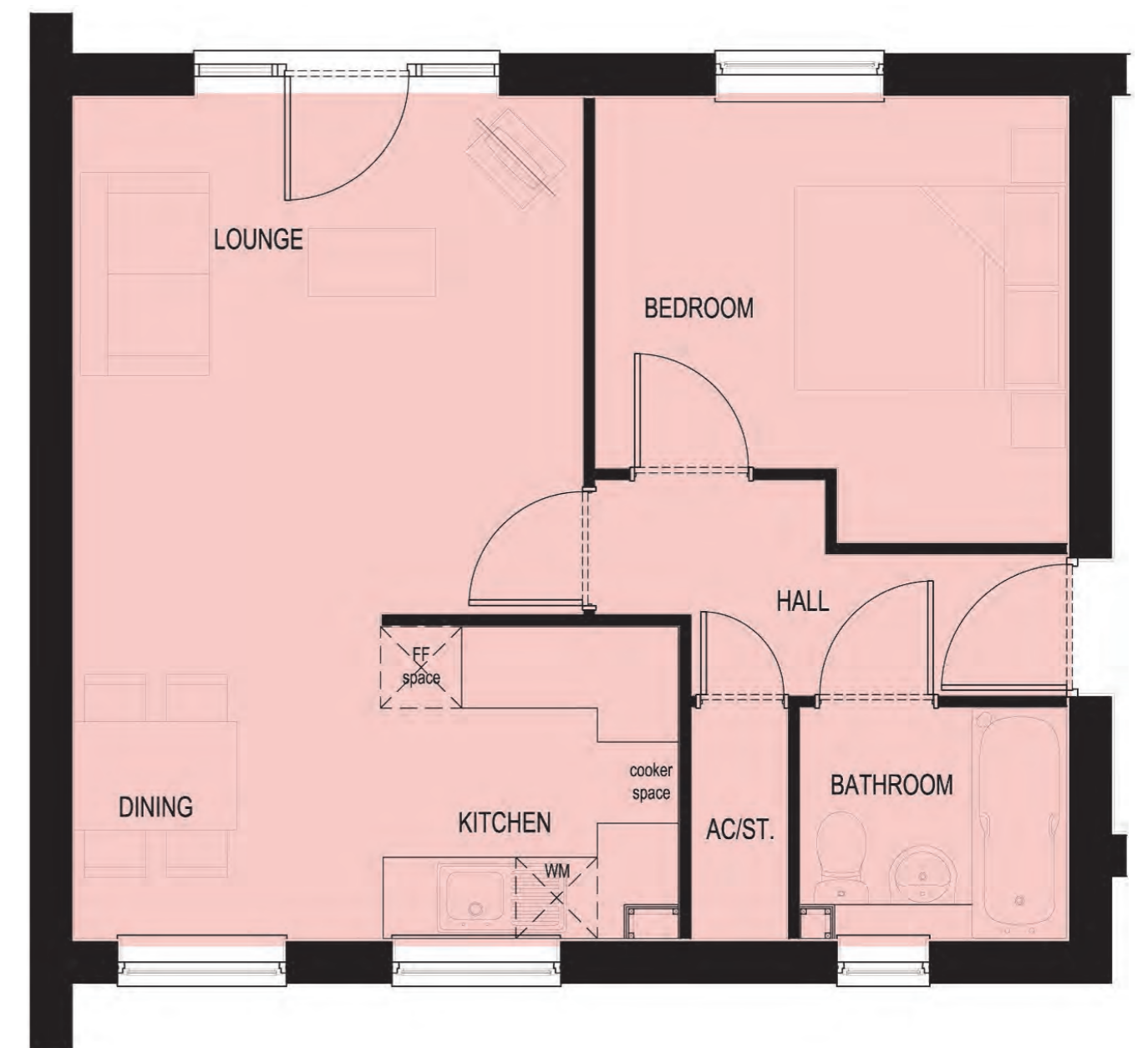
**Floor Plans**



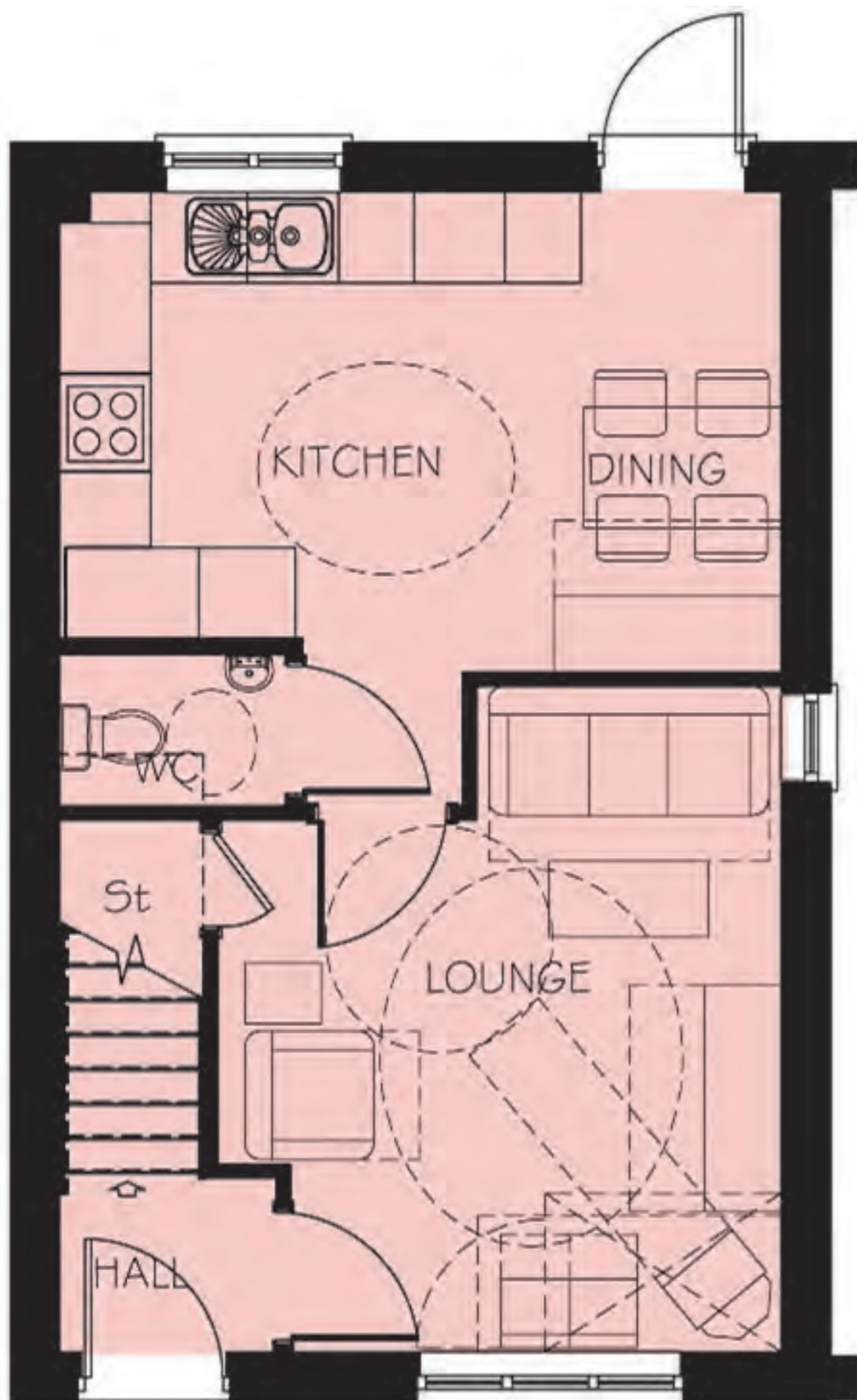
**Typical 3 bed house  
 Ground Floor Plan**



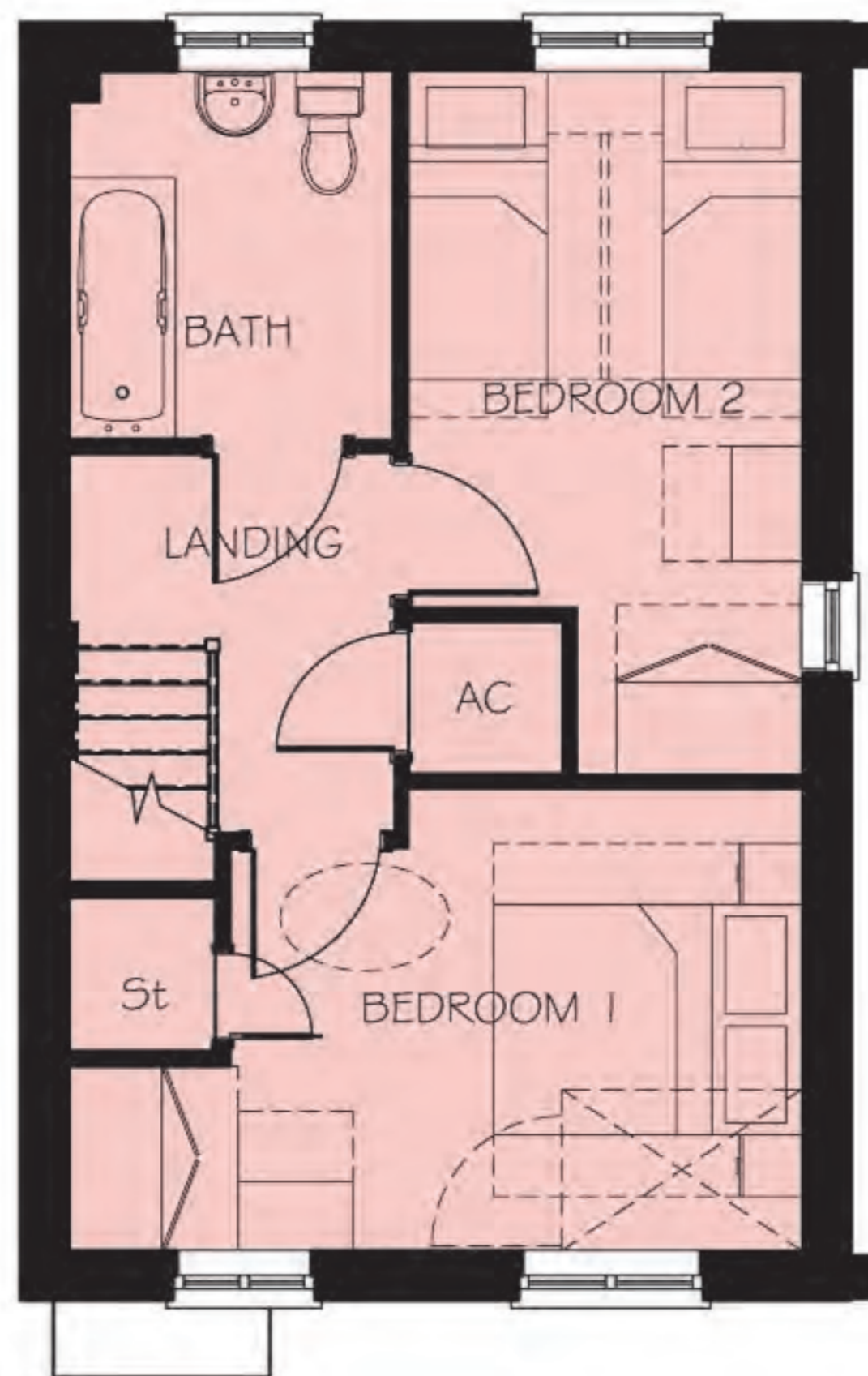
**Typical 3 bed house  
 First Floor Plan**



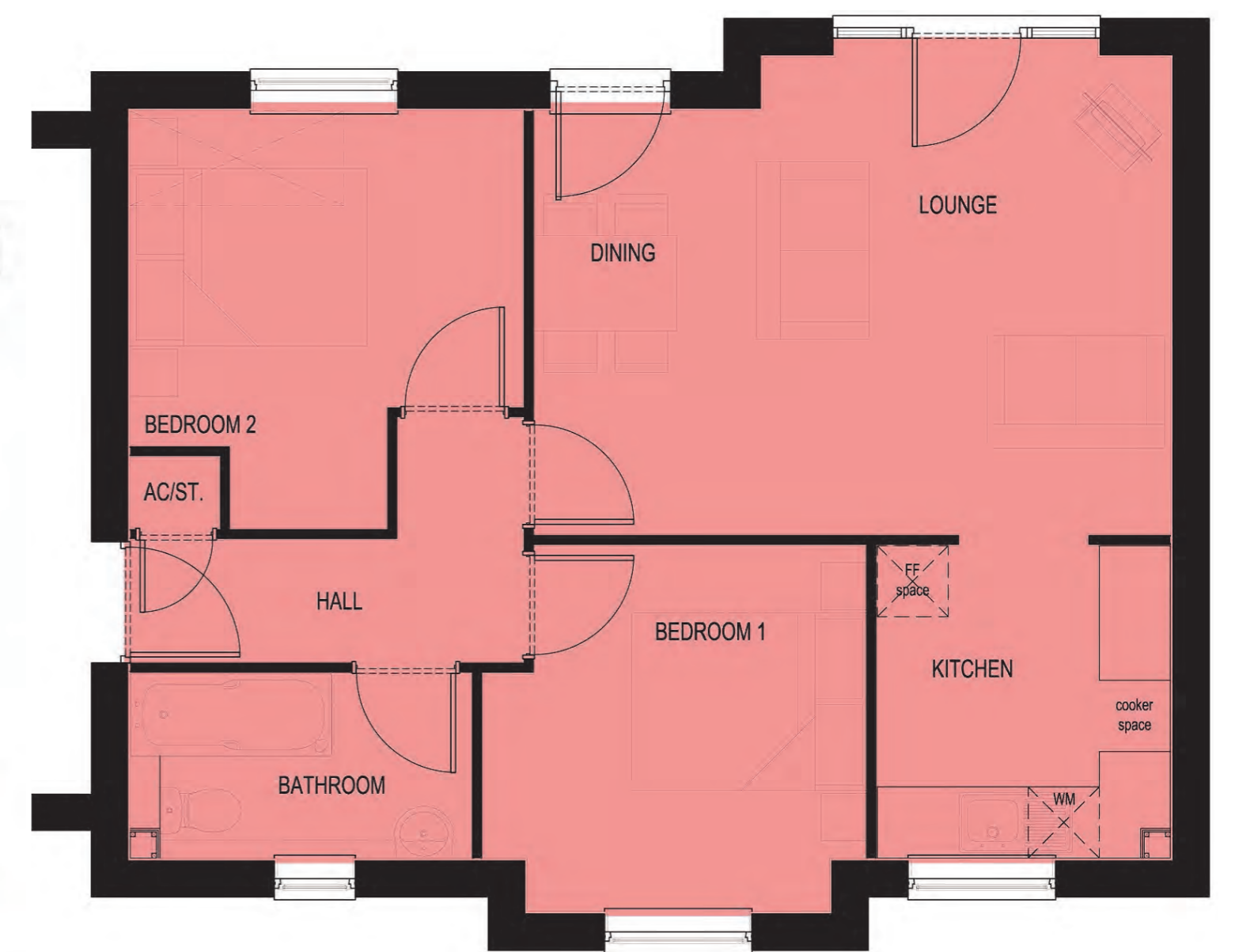
**Typical One Bed  
 Apartment**



**Typical 2 bed house  
 Ground Floor Plan**



**Typical 2 bed house  
 First Floor Plan**



**Typical Two Bed  
 Apartment**

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## Proposed Site Perspectives

**View from North-East**



**View from South-East**

**View from South**



**View from North**

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## How the proposals could look

### View 1



### View 2



## Thank you and now have your say...



Thank you for visiting our exhibition and taking time to look through the information. We hope you found it useful and informative.

These boards will be moved to the Enterprise Centre following this event, where they will be available until the planning application is submitted

**Please take a moment to have your say and post your completed questionnaire in the ballot box provided. If you have any questions, please talk to a member of the design team.**

After the exhibition we will produce a full report of all the comments. This report will be considered to see if there are ways we can improve our plans and will be submitted as part of the planning application.

**For more information about the regeneration of North Solihull please visit our website:**

**www.northsolihull.co.uk**  
**Email: info@northsolihull.co.uk**  
**Telephone: 0800 389 7997**

## Your Green Space



At the heart of the North Solihull Regeneration Program is the commitment for compensation for any loss in the quality of open space to be off-set by enhancements to retained green spaces.

A Green Space Review was produced for North Solihull and was approved in August 2006. This document develops a methodology for assessing all existing green spaces in the regeneration zone in terms of their quality and value.



This scoring assessment allows a baseline of information to be developed to assist in the assessment of future development proposals and to ensure that the commitment to no net loss of open space is achieved.

The score is generated through an assessment based on Accessibility, Quality, Function, Primary Purpose and Quantity. This score is then multiplied by the site area to give a value. The objective is to balance the value of the open space across the regeneration area post development





## Proposed Residential Development, Fordbridge School, Yorklea Croft, Fordbridge



The Fordbridge Development Brief (FDB) sets the parameters for the site, which are explained in the table below along with how we have responded to this:

Councils Objective	Our Response
A comprehensive development that makes efficient use of land	The sketch layout provides a density of approximately 32 dwellings per hectare, striking the balance between housing provision and creation of green space
An inclusive and exemplary approach to urban design and architecture that responds to the area's constraints and opportunities, and creates a place in which people want to live	The site is constrained by the existing residential properties that surround the site. The sketch layout would positively address the existing housing and enhance areas of green space and trees to soften appearance of the proposed development
Reinforce the identity of the local neighbourhood and links to the surrounding context and Bosworth Drive shopping centre	The sketch layout provides for well overlooked public areas and private gardens, with the new dwellings facing existing dwellings. There are new pedestrian and cycle links through the site into the surrounding areas, and enhancements to existing network through increased security
New public realm that promotes active and well used pedestrian and cycle routes, with strong sustainable public transport links that improves the integration with the surrounding community and links to existing open space and play facilities	Vehicular access from Yorklea Croft, but with emergency through traffic only so as not to create a rat-run. Pedestrian and cycle links into the existing surrounding footways and Holly Lodge Walk to the south are proposed
A development that achieves a combination of sustainable land use change and design excellence	The site is located within a residential area within existing settlement boundary, with excellent links to the existing infrastructure and therefore considered highly sustainable. The sustainability of the site is enhanced by improved connectivity and access through new pedestrian and cycle routes.
A balanced mix of market and affordable housing	The provision of 40% affordable units is being targeted across the redevelopment of Fordbridge and Coleshill Heath schools. It is likely that this site will provide under 40% but that this would be offset by an overprovision at Coleshill Heath School