



Mount Dairy Farm, Cheswick Green

'Cheswick Place' Development Update: September 2016

Mount Brook Flood Alleviation Works

Work has progressed well over the summer on the Mount Brook flood alleviation works such that Bloor Homes expect the works to be complete by the end of October 2016. Excavation of the four large attenuation basins is currently underway and will involve the trans-location of an area of marsh grassland from within the north eastern field of the site into the lining of the excavated swales. This translocation will support biodiversity within the site and is scheduled to take place in mid October.

Spine Road & Footpath Construction

The construction of the spine road through the site; from Tanworth Lane to Coppice Walk, is also progressing well. Works include the installation of foul and storm water drainage, the excavation of gullies, installation of ironwork and the laying of a sub base. It is anticipated that the spine road will be constructed to sub-base by mid-end November.

At an appropriate future stage of housing completions and occupations within the Phase 1 development a footpath link will be provided from Coppice Walk to the new homes. The timing and alignment of the footpath link is being discussed with Solihull MBC as health and safety considerations are paramount with Cheswick Place being an active building site. At present, the location and nature of the groundworks and house building is such that the footpath link cannot be provided; though it is under regular review and the Parish Council will be kept informed.

Cheswick Place Phase 1

Bloor Homes are delighted by the level of interest being shown in our new homes, a number of which are now occupied. The three Show Homes and our Sales Centre opened over the first weekend in June and attracted over 100 visitors. Since then, high visitor levels have been maintained, which makes Cheswick Place the most visited of all our sites in the Region. Notably, around 90% of visitors are from within the Borough.



As at mid September, 21 new homes have been sold, of which 12 are 2-bed and 3-bed properties and include a bungalow which sold the same day as release. The level of interest in Cheswick Place is such that over the weekend of 10/11 September visitors queued for up to 3 days to secure our latest release of 2-bed and 3-bed homes.

A total of 95 new homes are being constructed as Phase 1 of the Mount Dairy Farm development. Of these 60% are 2-bed properties and include 18 bungalows; 10 of which are affordable. As the build progresses further into the site, so the next few months will see a greater number of 2-bed houses and bungalows being released for sale to customers.

Phase 2 Planning Applications

Planning applications for Phase 2 of Cheswick Place are currently being prepared for submission to Solihull MBC for approval. As part of the application preparation process the local community will receive consultation leaflets in early October 2016 outlining the Phase 2 proposals and identifying a dedicated website where full details can be viewed. The Phase 2 development layout will also be supplied to Cheswick Green Parish Council for inclusion on its website.

In summary, Phase 2 will comprise a total of 179 dwellings of which 85 will be 2-bed homes and 52 will be 3-bed homes. The increase in numbers across the site as a whole to the 220 dwellings approved at Outline is a direct response to the high level of demand for new 2 and 3 bed accommodation at Cheswick Place; both open market and affordable.

The additional houses will not result in any increase in the overall site area nor will they result in a reduction of public open space or landscaping on the site. The additional homes can be delivered by constructing 2-bed and 3-bed properties on plots which otherwise would contain 4-bed and 5-bed homes.

Details of the proposed new homes and the proposed layout for Phase 2 will be provided in the consultation leaflet and on the consultation website, along with an on-line form and contact details for responses.

**Bloor Homes Western
September 2016**