

## Contact Details

### Your name & address:

Name	RUPERT YOUNG
Organisation	NURTON DEVELOPMENTS LTD
Address	11 WATERLOO STREET BIRMINGHAM B2 5TB
Telephone no.	0121 222 4340 / 07831 775914
Email address	rjy@nurtondevelopments.com
Your Status (please tick all that apply)	The Landowner <input type="checkbox"/> A planning consultant <input type="checkbox"/> A Developer <input checked="" type="checkbox"/> A Land agent <input type="checkbox"/> A Registered Social Landlord <input type="checkbox"/> Other (please specify) .....

### If you are representing another person, their name & address:

Name	
Organisation	
Address	
Telephone no.	
Email address	

### If you are not the landowner, or the site is in multiple ownership, then please submit the name, address and contact details of the land owner/s:

SHIRLEY ESTATES BOXTREE FARM STRATFORD ROAD HOCKLEY HEATH SOLHIHULL WEST MIDLANDS B94 6DP	
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Does the owner of the site know you are proposing the site?

Yes ☒ No ☐

## Site Details

Site Name	BOXTREES SITE 1			
Address	GATE LANE, SOLIHULL, WEST MIDLANDS			
Post code	B93			
Grid Reference (if known)	Easting	150	Northings	750
Estimated Area (ha)	48	Developable Area (ha)		42
Current land use	AGRICULTURAL			
Number and type of buildings on-site	TWO RESIDENTIAL DWELLINGS			
Adjacent land use(s)	M42 MOTORWAY JUNCTION 4 / GOLF RANGE / HOTEL / RIDING SCHOOL			
Previous planning history	PREVIOUSLY PROMOTED UNSUCCESSFULLY AS A MOTORWAY SERVICE AREA			
Preferred future use of the site (please tick all that apply)	<div> Housing <input type="checkbox"/> Specialist housing <input type="checkbox"/> Broad location <input type="checkbox"/> </div> <div> Office (B1) <input type="checkbox"/> Industry (B2) <input checked="" type="checkbox"/> Storage/Distribution (B8) <input checked="" type="checkbox"/> </div> <div> Leisure <input type="checkbox"/> Retail <input type="checkbox"/> Community facilities <input type="checkbox"/> </div> <div> Other (please specify) PARK &amp; RIDE / MOTORWAY SERVICES AREA </div>			
Please attach a map (preferably at 1:1250 scale) outlining the precise boundaries of the whole site and the part that may be suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site.				

## Suitability

Please indicate any known constraints to developing the site:

Environmental constraints	Flood Risk <input type="checkbox"/> Contamination <input type="checkbox"/> Drainage <input type="checkbox"/> Hazardous waste <input type="checkbox"/> Other (please specify) .....
Further details	
Policy constraints	Heritage (e.g. Conservation Area) <input type="checkbox"/> Green Belt <input checked="" type="checkbox"/> High quality agricultural land <input type="checkbox"/> Nature Conservation (e.g. SSSI) <input type="checkbox"/> Other (please specify) .....
Further details	
Physical & Infrastructure constraints	Access <input type="checkbox"/> Topography <input type="checkbox"/> Trees <input checked="" type="checkbox"/> Utilities <input type="checkbox"/> Pylons <input type="checkbox"/> Pipelines <input type="checkbox"/> Other (please specify) .....
Further details	LITTLE MONKSPATH WOOD IS SITUATED ON THE SITE. THIS COULD BE PROTECTED AND DESIGNED INTO ANY MASTERPLAN LAYOUT IF REQUIRED
Could interventions be made to overcome any constraints?	ONE EDGE OF THE SITE SLOPES DOWN TOWARDS THE M42 MOTORWAY. THIS TOPOGRAPHICAL CONSTRAINT COULD BE DESIGNED OUT OF ANY SCHEME USING CUT AND FILL.

## Availability

When would you anticipate the site being available for development to start?	Short-term (by April 2023) <input checked="" type="checkbox"/> Medium term (by April 2028) <input type="checkbox"/> Long-term (by April 2033) <input type="checkbox"/> After April 2033 <input type="checkbox"/>
When would you anticipate development being completed on-site?	Short-term (by April 2023) <input type="checkbox"/> Medium term (by April 2028) <input checked="" type="checkbox"/> Long-term (by April 2033) <input type="checkbox"/> After April 2033 <input type="checkbox"/>
Is there any market interest in the site?	YES – FROM NURTON DEVELOPMENTS AS LAND PROMOTERS
Is there a current planning application on the site?	NO
Are there any legal constraints on the site that may impede development?	Restrictive covenants <input type="checkbox"/> Ransom strips <input type="checkbox"/> Other (please specify) ..... .....



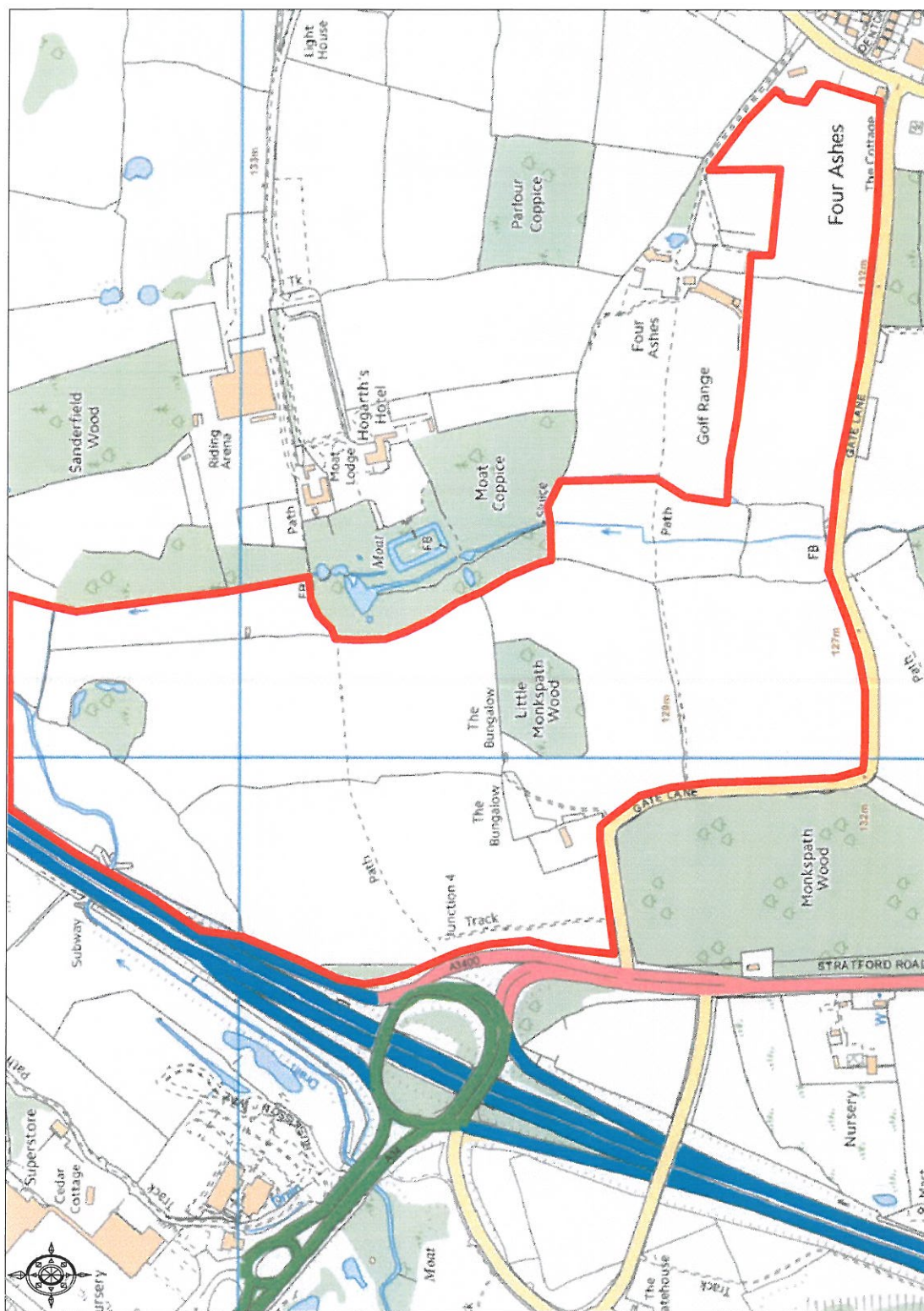
## Achievability

### Potential capacity for housing development

What type of dwellings could be provided? (tick all that apply)	Houses <input type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input type="checkbox"/> Communal <input type="checkbox"/> Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input type="checkbox"/> Other (please specify) .....
How many dwellings do you think could be provided?	Houses <input type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input type="checkbox"/> Communal <input type="checkbox"/> Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input type="checkbox"/>
Is there scope for self-build and/or custom build?	
What percentage affordable housing could be provided?	40% (current policy compliant) <input type="checkbox"/> 100% <input type="checkbox"/> Other (please specify) .....
What is the housing demand in the area?	Strong <input type="checkbox"/> Medium <input type="checkbox"/> Weak <input type="checkbox"/>
What effect would site preparation/remediation costs have on the site's deliverability?	Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Please give details..... .....
Are there any other feasibility/viability issues?	

## Achievability contd...

Potential capacity for economic development	
What type of employment land could be provided? (tick all that apply)	Office/R&D (B1) <input type="checkbox"/> Industrial (B2) <input checked="" type="checkbox"/> Storage/Distribution (B8) <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>
How many units could be provided? (answer all that apply)	Office/R&D (B1) <input type="checkbox"/> Industrial (B2) <input type="checkbox"/> Storage/Distribution (B8) <input type="checkbox"/> Mixed <input checked="" type="checkbox"/> MULTIPLE UNITS DEPENDING UPON SIZE AND LAYOUT
What floorspace could be provided?	C.160,000 sqm
What other development types could be provided?	Retail <input type="checkbox"/> Leisure <input type="checkbox"/> Tourism <input type="checkbox"/> Community Facilities <input type="checkbox"/> Other (please specify) .....
What floorspace could be provided?	.....sqm
What is the demand for the preferred use in the area?	Strong <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Weak <input type="checkbox"/>
What effect would site preparation/ remediation costs have on the site's deliverability?	Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Please give details: CREATING A MORE APPROPRIATE ACCESS, WHICH THE SITE AREA AND BOUNDARIES PERMIT, WOULD UNDERPIN THE SITE'S ATTRACTIVENESS AND DELIVERABILITY
Are there any other feasibility/ viability issues?	NONE IDENTIFIED AT THIS STAGE



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# III