

Call for Sites proposals form

Strategic Housing and Economic Land Availability Assessment (SHELAA)

The Council has put out a 'Call for Sites' as part the Local Plan Review.

The submitted sites inform the Council's land availability assessment for housing and economic development uses, or SHELAA, over the plan period. National policy recommends assessing different types of land as part of the same exercise, so that sites may be allocated for the most appropriate use.

The final SHELAA needs to assess not only the suitability of sites put forward, but also the likelihood of them coming forward (are they available and achievable?). However, even if land is identified as having potential in the SHELAA, this does not confirm that it will be allocated for development.

Guidance on submitting information

Please complete the following form as fully as possible to put forward sites that you think Solihull Council should consider for development. This is a fresh 'call for sites', so please re-submit any sites that have been considered in the past.

In completing the form:

- Use a separate form for each site
- Enclose an Ordnance Survey map at scale 1:1250 (or 1:2500 map for larger sites), clearly showing the boundaries of the site
- Submit sites that are likely to become available for development or redevelopment in the next 15-20 years

Council contact details

All completed forms should be sent, either by post or email, to the following address:

Email: psp@solihull.gov.uk

Post: Policy & Spatial Planning
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB

If you have any further queries please contact Spatial Planning on 0121 704 8000 or email psp@solihull.gov.uk.

Data protection

How we will use your personal information

The information you provide will be used by the Council to help prepare the Strategic Housing and Economic Land Availability Assessment (SHELAA) for the Local Plan Review. Information will be shared with other Council employees or agencies who may be involved with the process. Additionally, your personal details may be shared with other Solihull MBC departments and partner organisations to ensure our records are kept accurate and to keep you informed of future consultation documents. Please note that the Council is obliged to make the site information available as part of the evidence base. The forthcoming Housing & Planning Bill may require the Council to make information about potential sites and ownership available in a public register. Should you have any further queries please contact Policy and Spatial Planning on 0121 704 8000 or email psp@solihull.gov.uk.

Contact Details

Your name & address:

Name	Janette Findley
Organisation	Urban Vision
Address	Emerson House Albert Street Eccles Manchester M30 0TE
Telephone no.	0161 779 4840
Email address	janette.findley@urbanvision.org.uk
Your Status (please tick all that apply)	The Landowner <input type="checkbox"/> A planning consultant <input checked="" type="checkbox"/> A Developer <input 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	Monsignor J.D McHugh, Chairman of Governors
Organisation	St George and St Teresa Catholic Primary School
Address	Mill Lane Bentley Heath Knowle Solihull B93 8PA
Telephone no.	01564 773348
Email address	catholic-church@dorridge.fslife.co.uk ; office@standt.solihull.sch.uk

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:

The site is in the ownership of the Arch-Diocese of Birmingham Trustees, c/o the above.

Does the owner of the site know you are proposing the site?

Yes No

Site Details

Site Name	St George and St Teresa RC Primary School			
Address	Mill Lane Bentley Heath Knowle Solihull			
Post code	B93 8PA			
Grid Reference (if known)	Easting	417130	Northings	275723
Estimated Area (ha)	0.96	Developable Area (ha)	TBC	
Current land use	Educational use			
Number and type of buildings on-site	Primary School complex			
Adjacent land use(s)	Housing			
Previous planning history	<p>Planning applications on site since 2010:</p> <ul style="list-style-type: none"> • PL/2010/02129/FULL Installation of external car park and sign lighting. • PL/2010/02107/FULL Installation of temporary modular building. • PL/2013/01385/FULL Single storey extension to enlarge existing classroom provision. <p>Potentially relevant planning application (Ref:PL/2015/52084/MINFDW) on adjoining site to the south west on opposite side of public footpath: Planning application to demolish 53 Hanbury Road and erect 4 No. dwellings with associated access, parking and landscaping on land was granted consent on 20/11/15.</p>			
Preferred future use of the site (please tick all that apply)	Housing <input checked="" type="checkbox"/> Specialist housing <input type="checkbox"/> Broad location <input type="checkbox"/> Office (B1) <input type="checkbox"/> Industry (B2) <input type="checkbox"/> Storage/Distribution (B8) <input type="checkbox"/> Leisure <input type="checkbox"/> Retail <input type="checkbox"/> Community facilities <input type="checkbox"/> Other (please specify)Not applicable			
<p>Please attach a map (preferably at 1:1250/2500 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.</p> <p>The accompanying Site Plan Ref: UV/007057-01 shows the existing location of the school and a notional location for a new 2FE Catholic Primary School only 1km distant. (Please refer also to Plan Ref: UV/006959-L-01 which shows this potential site as part of a much broader strategic development opportunity. A proposal for 'The Arden Triangle – A Strategic Opportunity for Major Community Benefit and Growth ' is the subject of separate Call for Sites submissions.</p>				



Could interventions be made to overcome any constraints?	Discussions with landowner of Nos. 51/53 Hanbury Road have yet to be initiated.
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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 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"/>
Is there any market interest in the site?	Yes; Knowle and Dorridge are highly desirable locations for new residential development.
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): Not known; site assessment studies have still to be undertaken.

Achievability

Potential capacity for housing development	
What type of dwellings could be provided? (tick all that apply)	<p>Houses <input checked="" type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input type="checkbox"/> Communal <input type="checkbox"/></p> <p>Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input type="checkbox"/></p> <p>Other (please specify): It is envisaged that Houses are most likely in view of the existing character of the surrounding residential neighbourhood.</p>
How many dwellings do you think could be provided?	<p>Houses <input checked="" type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input type="checkbox"/> Communal <input type="checkbox"/></p> <p>Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input type="checkbox"/></p> <p>Dwelling capacity will be a matter for discussion and will be informed by site assessment studies that have yet to be carried out. Estimated no. 35-40.</p>
Is there scope for self-build and/or custom build?	TBC
What percentage affordable housing could be provided?	<p>40% (current policy compliant) <input type="checkbox"/> 100% <input type="checkbox"/></p> <p>Other (please specify: The percentage of affordable housing would be a matter for discussion with the Council and with a potential housing developer in negotiating the sale of the land.</p>
What is the housing demand in the area?	<p>Strong <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Weak <input type="checkbox"/></p>
What effect would site preparation/remediation costs have on the site's deliverability?	<p>Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/></p> <p>Please give details: Site assessment studies have still to be undertaken that will inform site preparation costs and site deliverability.</p>
Are there any other feasibility/viability issues?	TBC

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 type="checkbox"/> Storage/Distribution (B8) <input type="checkbox"/> Mixed <input type="checkbox"/> Not applicable
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 type="checkbox"/>
What floorspace could be provided?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 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?	

The existing St George and St Teresa Catholic Primary School premises and site are no longer suitable for a 1 FE entry school and create operational challenges to the efficient running of the school. The following points summarise the reasons underlying this position to explain why the Governing Body would like to relocate to another site that would provide the space and capacity to enable the school to operate as a two –form entry establishment:

- The school was built in 1968 and has since been the subject of incremental growth, as and when funding has become available through accessing grants or as a result of a wide range of internal fund raising. In consequence, the school buildings lack a cohesive layout and limited circulation space poses operational challenges;
- The Parish boundary defining the school catchment covers a broad area stretching east of the M42 from Shirley and Solihull to include Hockley Heath and the area extending up to and beyond Balsall Common to the boundary with Coventry.
- A key driver for the Local Plan Review is to address the substantial prospective shortfall in housing land provision within the Borough and to plan for an appropriate scale of growth and location opportunities across the district. Further housing sites will need to be found within the catchment area of the school in addition to the existing identified allocations in Knowle, Bentley Heath, Dorridge, Balsall Common and Hockley Heath. Increased demand for primary school places will be inevitable.
- The school occupies a restricted site that it has outgrown;
- The accommodation is cramped and unsuited to modern educational needs;
- Previous Local Authority reports/inspections have highlighted the fact that the school is half the size of any other one-form entry school;
- There is extremely limited cloakroom space other than in the classrooms themselves, where coats take up limited study space;
- Changing room accommodation is non –existent;
- The school is tremendously popular and successful. (In National Curriculum times the school has come equal second out of approximately 14,500 schools nationally for its Key Stage 2 test results.) There is a history of over-subscription, with more children requiring places than the school is able to provide for them. A concrete example is that, increasingly, the school has been unable to offer a place in reception to every child moving up from nursery because of limited accommodation (At Admission September 2015, 7 children with older siblings in the school were refused entry to Reception Class); there is concern that this could undermine the school’s continued popularity in the future;
- Section 48 Monitoring inspection: May 20th 2013 indicated that ‘The quality of the provision for Catholic life and collective worship including children of other faiths is outstanding, as is the pupils’ own contribution to the Catholic life of the school, and their outstanding response to, and involvement in collective worship’;
- Ofsted reports have noted concerns about limited accommodation and cramped conditions,

notwithstanding praise for teaching standards.

- The hall is multi-functional and used for both teaching purposes and for serving school dinners; storage is cramped and encroaches upon useable operational teaching space;
- The school has an extended school day facility which is incredibly popular but has a constricted operational space;
- Any further expansion of the existing school site would be at the expense of existing playground/playing field/car parking/safe access space which itself is limited;
- The location of the school within a primarily residential area means that there is enormous traffic congestion along Mill Lane at school drop off/pick up times;
- At present, the school is not large enough to run the existing 1 FE arrangement efficiently. Ofsted recognised that, “The school has made far reaching improvements to the accommodation” and “the school had been tenacious in overcoming the barrier of learning presented by cramped and inadequate accommodation” at the turn of the Century;
- The provision of a new 2 FE Catholic Primary School on an alternative site would confer significant benefits for pupils, parents, local residents and staff alike and offers the potential for use as a community asset outside school hours. The provision of a building with modern and appropriate facilities to replace the existing inadequate premises would enable this excellent thriving school to further develop and enable an increased number of children to access the high quality of education it provides;
- The Local Authority Adviser visit on the 24th March 2015 reported the following observations: “Space within the school is very limited and effective pupil movement about the school relies on the good use made of available space and the high standards of pupil behaviour. The school continues to argue for an equitable financial settlement for the school and for the need to expand to accommodate potential pupil numbers.”
- It is Government policy that successful primary schools should be allowed to expand to increase the number of children that benefit from the high quality education available, in response to parental preference.
- The school is aware of the proposals for a new Arden Centre for Community Learning that are being put forward in response to the Council’s ‘Call for Sites exercise as part of the initial consultation on the Solihull Local Plan Review. Subject to the approval of the Roman Catholic Arch diocese of Birmingham Trustees, the school governors consider that there are opportunities, linked to the new Arden Centre initiative, to identify and plan for a site to accommodate a new 2FE Catholic Primary School only a short distance from the existing school. (A separate call for Sites Pro forma has been completed with regard to an indicative location);
- The governors consider that their existing primary school site offers future potential for housing development, given that the local area is already predominantly residential and the site is readily accessible to local services, to bus routes and to educational provision. The capital receipts derived from the sale of the site for housing development would help to generate a significant part of the funding needed to deliver the new facility.
- The Governing Body are aware of land adjacent to the primary school site which has recently been granted planning permission for four dwelling (Ref: PL/2015/52084/MINFDW) and has the potential to be part of a bigger scheme for housing development.

For these reasons, the Governing Body wish to take advantage of the Council's Call for Sites to draw attention to their aspirations to move to modern accommodation on a better site within the locality, and to put forward their existing site as a potential site for residential development to assist in meeting the current shortfall of housing within Solihull.

