

## Contact Details

### Your name & address:

Name	MICHAEL MAGUIRE
Organisation	COLLIERS INTERNATIONAL
Address	ELEVEN BRINDLEYPLACE 2 BRUNSWICK SQUARE BIRMINGHAM B1 2LP
Telephone no.	0121 265 7566
Email address	michael.maguire@colliers.com
Your Status (please tick all that apply)	The Landowner <input type="checkbox"/> A planning consultant <input type="checkbox"/> A Developer <input type="checkbox"/> A Land agent <input checked="" type="checkbox"/> A Registered Social Landlord <input type="checkbox"/> Other (please specify) .....

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

Name	MICHAEL & NONICA MAGUIRE
Organisation	—
Address	36 LADY BYRON LANE, KNOWLE, SOUTHALL    c/o AGENT B93 9AU
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:

MICHAEL & NONICA MAGUIRE c/o AGENT
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Does the owner of the site know you are proposing the site?

Yes  No

## Site Details

Site Name	LAND AT REAR OF 8.....		
Address	36 LADY BYRON LANE KNOWLE, SOLIHULL		
Post code	B93 9AU		
Grid Reference (if known)	Easting		Northings
Estimated Area (ha)	0.08	Developable Area (ha)	0.08
Current land use	AGRICULTURAL		
Number and type of buildings on-site	1 STABLE BLOCK & STORES		
Adjacent land use(s)	RESIDENTIAL		
Previous planning history	OUTLINE ERECTION OF 1 DWELLING HOUSE ERECTION OF CAR PORT COVERED SWIMMING POOL WITH CHANGING ROOMS		
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) .....		
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:

<p>Environmental constraints</p> <p>N/A</p>	<p>Flood Risk <input type="checkbox"/></p> <p>Drainage <input type="checkbox"/></p> <p>Other (please specify) .....</p> <p>Contamination <input type="checkbox"/></p> <p>Hazardous waste <input type="checkbox"/></p>
<p>Further details</p>	<p>N/A</p>
<p>Policy constraints</p>	<p>Heritage (e.g. Conservation Area) <input type="checkbox"/></p> <p>High quality agricultural land <input type="checkbox"/></p> <p>Other (please specify) .....</p> <p>Green Belt <input checked="" type="checkbox"/></p> <p>Nature Conservation (e.g. SSSI) <input type="checkbox"/></p>
<p>Further details</p>	<p>SITE CURRENTLY IN GREEN BELT</p>
<p>Physical &amp; Infrastructure constraints</p>	<p>Access <input checked="" type="checkbox"/></p> <p>Utilities <input type="checkbox"/></p> <p>Other (please specify) .....</p> <p>Topography <input type="checkbox"/></p> <p>Pylons <input type="checkbox"/></p> <p>Trees <input type="checkbox"/></p> <p>Pipelines <input type="checkbox"/></p>
<p>Further details</p>	<p><del>BE</del> ACCESS CURRENTLY VIA GATED ROAD ENTRANCE ADJACENT TO DWELLING HOUSE (36 LADY BYRON LANE)</p>
<p>Could interventions be made to overcome any constraints?</p>	<p>YES, MINOR ALTERATIONS TO EXISTING DWELLING HOUSE TO WIDEN ACCESS. SURPLUS LAND AT NE COULD ALSO BE INCLUDED</p>

## 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?	NO MARKETING CARRIED OUT SITE WOULD APPEAL TO SMALL HOUSEBUILDERS
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) ..... N/A ..... .....

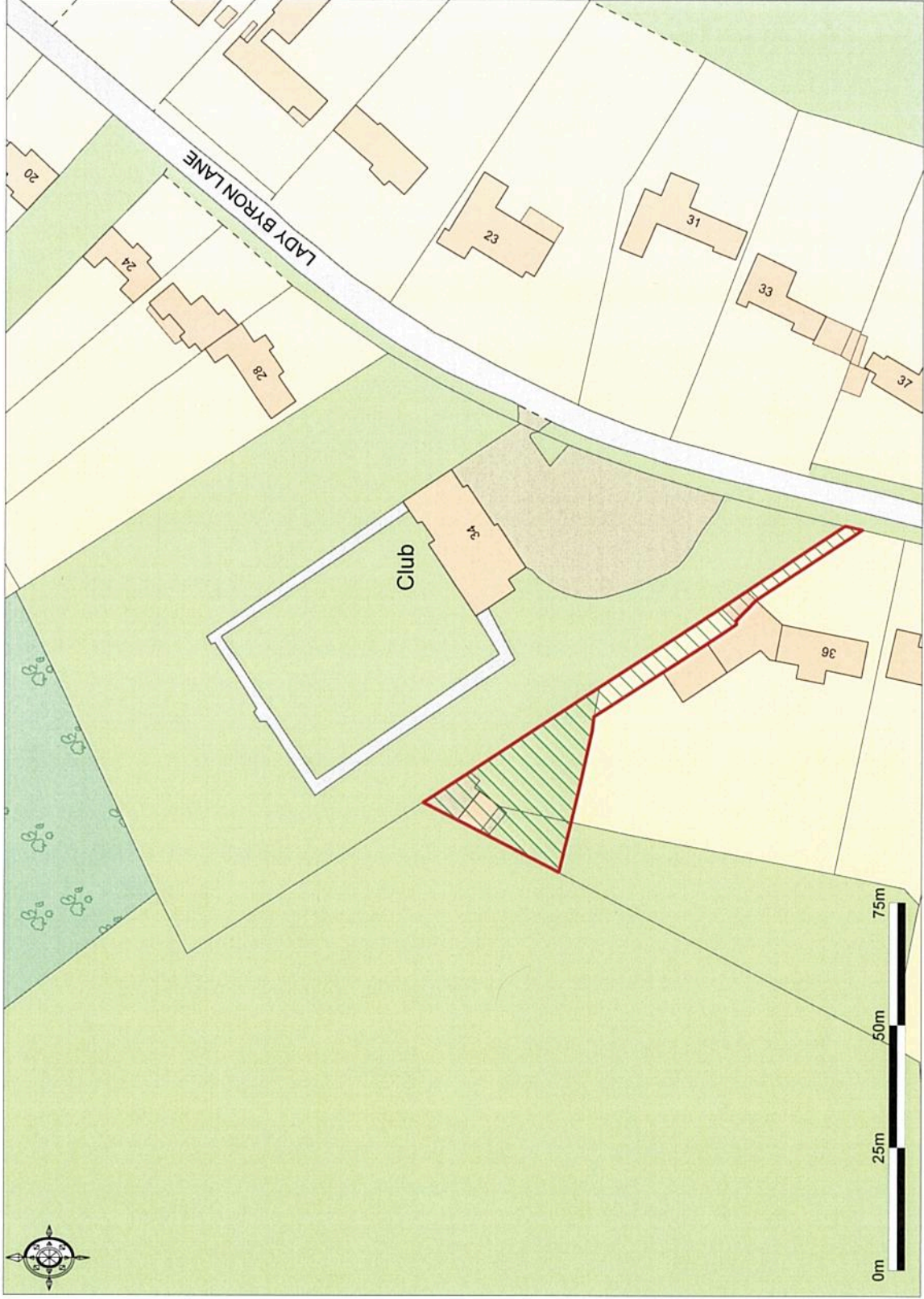
## Achievability

Potential capacity for housing development	
What type of dwellings could be provided? (tick all that apply)	Houses <input checked="" type="checkbox"/> Apartments <input checked="" type="checkbox"/> Bungalows <input checked="" 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 checked="" type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input checked="" 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?	YES
What percentage affordable housing could be provided?	40% (current policy compliant) <input checked="" type="checkbox"/> 100% <input type="checkbox"/> Other (please specify) .....
What is the housing demand 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 checked="" type="checkbox"/> Negative <input type="checkbox"/> Please give details..... ACCESS ROAD BETWEEN NO 36 & NO ENVIRONMENTAL CONSTRAINTS
Are there any other feasibility/viability issues?	N/A

## Achievability contd...

<b>Potential capacity for economic development</b> <span style="float: right;">N/A</span>	
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"/>
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?	

Land Adjacent to 36 Lady Byron Lane,  
Knowle, Solihull  
B93 9AU



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