

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	Michael Davies
Organisation	Savills (UK) Limited
Address	Innovation Court, 121 Edmund Street, Birmingham, B3 2HJ
Telephone no.	0121 634 8436
Email address	mpdavies@savills.com
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	Daniel Le Neveu
Organisation	UK Land Developments (Bentley Heath)
Address	First Floor, 172 Edmund Street, Birmingham, B3 2HB
Telephone no.	07904 167 754
Email address	daniel@uklanddevelopment.com

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:

Granby Farms Limited C/O N W Hinks, 19 Highfield Road Edgbaston Birmingham B15 3BH

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

Yes No

Site Details

Site Name	Land bounded by Brown's Lane, Smiths Lane and Widney Manor Road			
Address				
Post code	B93 9BU (nearest)			
Grid Reference (if known)	Easting	416360	Northings	276916
Estimated Area (ha)	14.8	Developable Area (ha)	7.1 (residential) 2.2 (primary school)	
Current land use	Agricultural			
Number and type of buildings on-site	None			
Adjacent land use(s)	Residential to the south and east Agricultural to the north and west			
Previous planning history	N/A			
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 checked="" type="checkbox"/> Other (please specify) <u>Primary School</u>			
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>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>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>Physical & Infrastructure constraints</p>	<p>Access <input 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>Could interventions be made to overcome any constraints?</p>	<p>N/A</p>

Availability

<p>When would you anticipate the site being available for development to start?</p>	<p>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"/></p>
<p>When would you anticipate development being completed on-site?</p>	<p>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"/></p>
<p>Is there any market interest in the site?</p>	<p>Yes</p>
<p>Is there a current planning application on the site?</p>	<p>No</p>
<p>Are there any legal constraints on the site that may impede development?</p>	<p>Restrictive covenants <input type="checkbox"/> Ransom strips <input type="checkbox"/> Other (please specify)</p>

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 checked="" 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"/> The site will accommodate circa 300 dwellings, and it is not known at this stage what the mix will be
Is there scope for self-build and/or custom build?	
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 type="checkbox"/> Neutral <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Please give details.....
Are there any other feasibility/viability issues?	No

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 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 checked="" type="checkbox"/> Other (please specify) <u>Primary School</u>
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 type="checkbox"/> Neutral <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Please give details
Are there any other feasibility/viability issues?	