

## 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](mailto: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](mailto: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](mailto:psp@solihull.gov.uk).

## Contact Details

### Your name & address:

Name	Caroline Chave
Organisation	Chave Planning
Address	Enterprise Centre Bridge Street Derby DE1 3LD
Telephone no.	01332 489 407
Email address	caroline@chaveplanning.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	Nick De-Pons
Organisation	Red Elk Holdings Ltd
Address	c/o Chave Planning – address as above
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:

Red Elk Holdings Ltd is the landowner.
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Does the owner of the site know you are proposing the site?

Yes     No

## Site Details

Site Name	Land at Lady Byron Lane																											
Address	Knowle Solihull																											
Post code	B91 3HL																											
Grid Reference (if known)	Easting	417054	Northing	278431																								
Estimated Area (ha)	2.5ha	Developable Area (ha)	2.5ha																									
Current land use	Disused agricultural land																											
Number and type of buildings on-site	None																											
Adjacent land use(s)	Residential development, M42 motorway, Old Silhillians Sports Ground																											
Previous planning history	None since 1 <sup>st</sup> January 1983																											
Preferred future use of the site (please tick all that apply)	<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Housing</td> <td style="width: 10%;"><input checked="" type="checkbox"/></td> <td style="width: 25%;">Specialist housing</td> <td style="width: 10%;"><input checked="" type="checkbox"/></td> <td style="width: 30%;">Broad location</td> <td style="width: 10%;"><input type="checkbox"/></td> </tr> <tr> <td>Office (B1)</td> <td><input checked="" type="checkbox"/></td> <td>Industry (B2)</td> <td><input checked="" type="checkbox"/></td> <td>Storage/Distribution (B8)</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Leisure</td> <td><input checked="" type="checkbox"/></td> <td>Retail</td> <td><input checked="" type="checkbox"/></td> <td>Community facilities</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td colspan="6">Other (please specify) - HOTEL/ROADSIDE SERVICES</td> </tr> </table>				Housing	<input checked="" type="checkbox"/>	Specialist housing	<input checked="" type="checkbox"/>	Broad location	<input type="checkbox"/>	Office (B1)	<input checked="" type="checkbox"/>	Industry (B2)	<input checked="" type="checkbox"/>	Storage/Distribution (B8)	<input checked="" type="checkbox"/>	Leisure	<input checked="" type="checkbox"/>	Retail	<input checked="" type="checkbox"/>	Community facilities	<input checked="" type="checkbox"/>	Other (please specify) - HOTEL/ROADSIDE SERVICES					
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Other (please specify) - HOTEL/ROADSIDE SERVICES																												
<p>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.</p>																												

## Suitability

<b>Please indicate any known constraints to developing the site:</b>							
Environmental constraints	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Flood Risk <input type="checkbox"/></td> <td style="width: 50%;">Contamination <input type="checkbox"/></td> </tr> <tr> <td>Drainage <input type="checkbox"/></td> <td>Hazardous waste <input type="checkbox"/></td> </tr> <tr> <td colspan="2">Other (please specify) .....</td> </tr> </table>	Flood Risk <input type="checkbox"/>	Contamination <input type="checkbox"/>	Drainage <input type="checkbox"/>	Hazardous waste <input type="checkbox"/>	Other (please specify) .....	
Flood Risk <input type="checkbox"/>	Contamination <input type="checkbox"/>						
Drainage <input type="checkbox"/>	Hazardous waste <input type="checkbox"/>						
Other (please specify) .....							
Further details	There are no environmental constraints or designations. The land is in Flood Zone 1 and there have been no previous contaminative uses.						

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	The land has no heritage or ecological designations/constraints. There are no heritage assets in the vicinity. The site comprises grassland of low value to agriculture/biodiversity. The perimeter trees and hedgerows could be retained as part of development of the site.
Physical & Infrastructure constraints	Access <input type="checkbox"/> Topography <input type="checkbox"/> Trees <input type="checkbox"/> Utilities <input type="checkbox"/> Pylons <input type="checkbox"/> Pipelines <input type="checkbox"/> Other (please specify) .....
Further details	The site has the potential for unconstrained access to the A4141. It is also within 100 metres of bus stops with frequent bus services.  The site is broadly level and there are no pylons, pipelines or other utilities crossing the site.  Trees/hedgerow are present on the perimeter of the site only. These could be retained if the site was developed.
Could interventions be made to overcome any constraints?	No constraints have been identified. The development of the site offers the opportunity for biodiversity enhancements through the site landscaping scheme.  The land is proposed for removal from the Green Belt to assist in meeting development requirements. The site has defensible boundaries, being contained by roads on all sides.

## 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
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 checked="" type="checkbox"/> Apartments <input checked="" type="checkbox"/> Bungalows <input checked="" type="checkbox"/> Communal <input checked="" type="checkbox"/> Supported housing (e.g. for elderly) <input checked="" 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 could deliver up to around 50 dwellings if developed for housing, however the site also has potential for supported housing or a residential institution.
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 type="checkbox"/> Neutral <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Please give details: The site has no abnormal preparation/remediation costs
Are there any other feasibility/viability issues?	No

## Achievability contd...

<b>Potential capacity for economic development</b>	
What type of employment land could be provided? (tick all that apply)	Office/R&D (B1) <input checked="" type="checkbox"/> Industrial (B2) <input checked="" type="checkbox"/> Storage/Distribution (B8) <input checked="" type="checkbox"/> Mixed <input checked="" type="checkbox"/>
How many units could be provided? (answer all that apply)	The site has potential for single or multiple units of employment development.
What floorspace could be provided?	Floorspace would be determined through a masterplanning exercise.
What other development types could be provided?	Retail <input checked="" type="checkbox"/> Leisure <input checked="" type="checkbox"/> Tourism <input checked="" type="checkbox"/> Community Facilities <input checked="" type="checkbox"/> Other (please specify) HOTEL/ROADSIDE SERVICES
What floorspace could be provided?	Floorspace would be determined through a masterplanning exercise.
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: The site has no abnormal preparation/remediation costs
Are there any other feasibility/viability issues?	No