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Gary Palmer
Planning and Transport Policy Manager
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Solihull MBC, Council House
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Dear Gary

Solihull Local Plan Review – Call for Sites Land at Tilehouse Green, Knowle – Copt Heath Golf Club Ltd.

I represent a number of landowners in the Solihull Local Plan area and have already responded to the Scope, Issues and Options Consultation as a separate document to represent my own professional views as well as my personal experience in dealing with development in and around Solihull over a number of decades.

I submitted a number of sites to you on behalf of landowners back in January, but inevitably other landowners come forward late in the day in response to the Call for Sites request.

I have been asked over the last few days to put forward to you a site at in Tilehouse Green at the west end of Longdon Road on behalf of the owner, Copt Heath Golf Club. They have been made aware only very recently that other landowners in Solihull are promoting their land as part of your review of the Local Plan and search for additional housing land.

The land which is the subject of this submission comprises a small piece of frontage land to Longdon Road leading to a large tract of land extending to around 2.6 hectares in total which is surplus to the needs of the Golf Course.

The frontage land to Longdon Road is not in the Green Belt and would largely form the access to the land at the rear, alongside the existing public footpath. That would lead to the land at the back which abuts established housing development in Copt Heath Drive.

I believe the release of this land falls within a spatial strategy that will deliver the necessary housing development which the Local Plan Review seeks to achieve.

The site as a whole is in a sustainable location close to shops, schools, employment and other community facilities in Knowle as well as being served by public transport routes, and it is located adjacent to large areas of residential development to the west of the village centre.

The land as whole abuts the current settlement boundary and existing residential property and would represent a sensible and reasonable extension of the village without significantly reducing the open recreational use that the Golf Course will continue to offer,

The land is not subject to flooding and has no hard restraints for residential development. The site could contain upwards of 30 homes which could contribute to meeting the Council's housing requirements in the next five years as well as supporting facilities in Knowle.

The site offers great potential for self-build plots in Knowle where few opportunities currently exist and would help the Council to meet the Government's requirements for the needs of individual or small builders

The site will meet the spatial objectives of the Local Plan Review both in terms of limited expansion of rural settlements and also development along public transport corridors. It is available, suitable and deliverable for residential development.

Given the pressures for additional housing development land in Solihull because of the lack of a five-year supply the owners of this land are looking to promote the site for residential development - taking it out of the Green Belt in the proposed Local Plan Review.

I look forward to your response in due course.



Richard Cobb