

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	Martin Murphy
Organisation	Arden Academy
Address	Arden Station Road Knowle Solihull B93 OPT
Telephone no.	01564 773348
Email address	office@arden.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:

G2/H: The Metropolitan Borough of Solihull of PO Box 18, Council House, Solihull, B91 9QS (contact made).

G1: Ved Goswami and Kavita Goswami , 1817 Warwick Road, Knowle, Solihull, B93 ODS (contact made).

G2 and H (south): Martin Trentham and Amanda Trentham of Lansdowne Farm, Station Road, Knowle, Solihull, B93 0DU (contact made).

H (north): Celia Coombs, Stripes Hall, Warwick Road, Knowle, Solihull (contact made).

I: Mary Lewis, 8 Queensdale Road, London, W11 4QD; Rosemary Franck-Steier, 180 Kenilworth Road, Knowle, Solihull B93 0JJ; Susan Jones, Brynteg, Feidr Tywod, Penparc, Cardigan, SA43 1RE and Jennifer Bragg , Mafeking, Old Warwick Road, Lapworth, Solihull, B94 6A2 (contact still to be made).

H (south-east): Michael Gardner and Jean Gardner, 1928 Warwick Road, Knowle, Solihull, B93 ODY.

WM781740: Jennifer Duffield of Hook End Barn, Bellemore Road, Hampton In Arden, B92 0AN (contact still to be made).

Does the owner of the site know you are proposing the site? **See above**

Site Details

Site Name	Land to the East of Knowle forming part of the Arden Triangle		
Address	Please refer to Arden Triangle – Indicative Development Potential Plan (Ref: UV/006959-L-001)		
Post code	B93		
Grid Reference (if known)	180756		
Estimated Area (ha)	Approx. 28 ha	Developable Area (ha)	TBC
Current land use	Agriculture, open countryside		
Number and type of buildings on-site	23 buildings mainly in agricultural use		
Adjacent land use(s)	Housing, existing Arden Academy site, open countryside		
Previous planning history	None relevant		
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): School playing fields and other external environmental features associated with educational uses; open space/parkland areas associated with new housing development.		

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.

Please refer to Sites G1 and G2 (white areas), G2/H, H and I on accompanying Plan Ref: UV/006959-L-001 showing indicative development potential for the Arden Triangle - A Strategic Opportunity for Major Community Benefit and Growth. Please note that the defined areas are indicative only at

this stage, pending further feasibility studies and on going discussion with relevant landowners.

Suitability

Please indicate any known constraints to developing the site:

<p>Environmental constraints</p>	<p>Flood Risk <input type="checkbox"/></p> <p>Contamination <input type="checkbox"/></p> <p>Drainage <input type="checkbox"/></p> <p>Hazardous waste <input type="checkbox"/></p> <p>Other (please specify) : Flood Zone 1; No contamination or hazardous wastes envisaged.</p>
<p>Further details</p>	<p>Flood Zone 1 (low risk); Further work required to show that surface water run-off can be dealt with satisfactorily. Preliminary Risk assessment needed to establish nature of ground conditions. Ecological Surveys also required in view of existing land use characteristics.</p> <p>The extent of the site is indicative only and is subject to the outcome of feasibility studies (not yet commissioned) and on-going discussion with landowners.</p>
<p>Policy constraints</p>	<p>Heritage (e.g. Conservation Area) <input type="checkbox"/></p> <p>Green Belt <input checked="" type="checkbox"/></p> <p>High quality agricultural land <input type="checkbox"/></p> <p>Nature Conservation (e.g. SSSI) <input type="checkbox"/></p> <p>Other (please specify)</p>
<p>Further details</p>	<p>The sites form a part of proposals for the 'Arden Triangle – A Strategic Opportunity for Major Community Benefit and Growth ' that extends to the east of Knowle as far as Warwick Road and south towards Grove Road. (Please refer to accompanying Plan Ref: UV/006959-L-001 and separate Call for Sites submissions relating to other land within the 'Arden Triangle'). It is proposed that the constituent land parcels that make up the Arden Triangle should be considered within the context of a green belt assessment and review, as part of the next stage of the Local Plan Review process</p>
<p>Physical & Infrastructure constraints</p>	<p>Access <input checked="" type="checkbox"/></p> <p>Topography <input type="checkbox"/></p> <p>Trees <input checked="" type="checkbox"/></p> <p>Utilities <input type="checkbox"/></p> <p>Pylons <input type="checkbox"/></p> <p>Pipelines <input type="checkbox"/></p> <p>Other (please specify)</p>
<p>Further details</p>	<p>Tree survey required in view of boundary trees and hedgerows and further site assessment required in relation to underground services and utilities.</p> <p>Access – a number of potential access options (K) in relation to the proposed Arden Centre for Community Learning are shown on the accompanying Plan (Ref: UV/006959-L-001) for further consideration and discussion with landowners.</p> <p>Other options may be identified. Access relating to housing development will also be considered at a future date.</p>

Could interventions be made to overcome any constraints?	Potential for a Green Belt Review to consider the removal of the site area from the Green Belt
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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 checked="" type="checkbox"/></p> <p>Long-term (by April 2033) <input checked="" type="checkbox"/> After April 2033 <input checked="" type="checkbox"/></p> <p>Note: The area offers scope for phased housing development throughout the plan period and potentially beyond.</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 type="checkbox"/></p> <p>Long-term (by April 2033) <input type="checkbox"/> After April 2033 <input type="checkbox"/></p> <p>See above</p>
<p>Is there any market interest in the site?</p>	<p>Yes, as Knowle and Dorridge are areas of high market demand</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"/></p> <p>Other (please specify): Not known - Site assessment studies have still to be undertaken.</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 checked="" 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"/> For discussion within context of Local Plan Review
Is there scope for self-build and/or custom build?	TBC
What percentage affordable housing could be provided?	40% (current policy compliant) <input checked="" type="checkbox"/> 100% <input type="checkbox"/> Other (please specify)For further discusion
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 type="checkbox"/> Negative <input type="checkbox"/> Please give details: Site assessment studies have still to be undertaken that will inform site preparation costs and site deliverability.
Are there any other feasibility/viability issues?	TBC

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"/> 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) ...School playing fields and environmental features associated with proposed educational uses on adjoining land; open space and parkland associated with housing development.
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?	
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