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.

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 ☐ A planning consultant ✔ A Developer ☐ A Land agent ☐ A Registered Social Landlord ☐ 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:

- The Metropolitan Borough of Solihull, PO Box 18, Council House, Solihull, B91 9QS (contact made)

Does the owner of the site know you are proposing the site?   Yes✓ ☐ No ☐

Site Name	Arden Academy
Address	Arden Station Road Knowle Solihull
Post code	B93 0PT
Grid Reference (if known)	178763
Estimated Area (ha)	6.3 ha.	Developable Area (ha)	TBC
Current land use	Educational campus, including academy building complex and associated car parking, playing fields and sports pitches, MUGA and other external environment features.
Number and type of buildings on-site	See above
Adjacent land use(s)	Housing to the north and west; agricultural and open land to the south and east. Reflection garden linked to NHS/Medical Centre complex to the south west.
Previous planning history	**Application Ref: 2008/867** for the demolition of the Design and Technology Building and the development of a new two storey Sixth Form facility building and car parking was granted consent on 4th July 2008; the 'SMART' building opened in 2010 and is fully utilised. **Application Ref: 2009/86** for a single story extension to the existing gymnasium to provide a storeroom was granted consent on 12th March 2009. **Application Ref: 11/1780** for a Multi Use Games Area (MUGA) and running track with associated storage facilities was granted consent on 16th January 2012 and is now in use by the academy. **Application Ref: 2012/486** for a ground floor single storey extension to the existing Assembly Hall, existing storage and existing main kitchen, widening of adjacent site road and marking of 12 car parking spaces to the existing hard play/informal parking area. Granted consent on 30th May 2012. **Application Ref: 2013/1719** granted consent on 12/12/2013 for new three storey teaching block extension, ancillary car parking and hard landscaping.
Preferred future use of the site (please tick all that apply)	Housing ☑ Specialist housing ☐ Broad location ☐ Office (B1) ☐ Industry (B2) ☐ Storage/Distribution (B8) ☐ Leisure ☐ Retail ☐ Community facilities ☐ Other (please specify) Not applicable; Housing is preferred.

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 D, E and F 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.

Sites D and F form the current extent of the existing Arden Academy site. The adjoining Site E is owned by Solihull MBC and with Sites D and E, forms a part of the land parcel proposed for future housing development.

Please indicate any known constraints to developing the site:

Environmental constraints	Flood Risk ☐ Contamination ☐ Drainage ☐ Hazardous waste ☐ Other (please specify):
Further details	Flood Zone 1 (low risk); Further site assessment and feasibility work required in respect of surface water drainage strategy, ground conditions, and ecological surveys in view of existing land use characteristics.
Policy constraints	Heritage (e.g. Conservation Area) ☐ Green Belt ☑ High quality agricultural land ☐ Nature Conservation (e.g. SSSI) ☐ Other (please specify):
Further details	The site forms a part of the 'Arden Triangle – A Strategic Opportunity for Major Community Benefit ' that extends to the east of Knowle as far as Warwick Road , and to the south towards Grove Road(please refer to accompanying Plan Ref: UV/006959-L-001). It is proposed that the constituent land parcels that make up the Arden Triangle should be considered within the context of a green belt review, as part of the next stage of the Local Plan Review process.
Physical & Infrastructure constraints	Access ☐ Topography ☐ Trees ☑ Utilities ☐ Pylons ☐ Pipelines ☐ Other (please specify) ....
Further details	Tree Survey needed in view of trees within and around the boundaries of the site. Access – anticipated from Station Road. Further site assessment required regarding utilities.
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.

When would you anticipate the site being available for development to start?	Short-term (by April 2023) ✓ ☐　　　Medium term (by April 2028) ☐ Long-term (by April 2033) ☐　　　After April 2033 ☐
When would you anticipate development being completed on-site?	Short-term (by April 2023) ✓ ☐　　　Medium term (by April 2028) ☐ Long-term (by April 2033) ☐　　　After April 2033 ☐
Is there any market interest in the site?	Yes; Knowle and Dorridge are highly desirable locations for new residential development. This is expected to increase in view of HS2 and anticipated new business and commercial development in Solihull and the wider housing market area.
Is there a current planning application on the site?	No
Are there any legal constraints on the site that may impede development?	Restrictive covenants ☐　　　　　Ransom strips ☐ Other (please specify) ....

Achievability

Potential capacity for housing development

What type of dwellings could be provided? (tick all that apply)	Houses ☑ Apartments ☐ Bungalows ☐ Communal ☐ Supported housing (e.g. for elderly) ☐ Mixed ☑ Other (please specify): It would be the intention of Arden Academy to sell the site to a housing developer. The type, size and mix of units would be a matter for discussion with the Council.
How many dwellings do you think could be provided?	Houses ☐ Apartments ☐ Bungalows ☐ Communal ☐ Supported housing (e.g. for elderly) ☐ Mixed ☐ On the basis of a density of 45 dph, the site would have a capacity of approximately 270 dwellings.
Is there scope for self-build and/or custom build?	TBC
What percentage affordable housing could be provided?	40% (current policy compliant) ☑ 100% ☐ Other (please specify): ***** The percentage of affordable housing would be a matter for discussion with the Council and with a potential housing developer in negotiating the sale of the land.
What is the housing demand in the area?	Strong ☑ Medium ☐ Weak ☐
What effect would site preparation/ remediation costs have on the site's deliverability?	Positive ☐ Neutral ☐ Negative ☐ 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?	See above.

Potential capacity for economic development	
What type of employment land could be provided? (tick all that apply)	Office/R&D (B1) ☐ Industrial (B2) ☐ Storage/Distribution (B8) ☐ Mixed ☐ **Not applicable**
How many units could be provided? (answer all that apply)	Office/R&D (B1) ☐ Industrial (B2) ☐ Storage/Distribution (B8) ☐ Mixed ☐
What floorspace could be provided?	……………………………sqm
What other development types could be provided?	Retail ☐ Leisure ☐ Tourism ☐ Community Facilities ☐ Other (please specify):
What floorspace could be provided?	…Overall site area currently X.X ha………………………
What is the demand for the preferred use in the area?	Strong ☐ Medium ☐ Weak ☐
What effect would site preparation/ remediation costs have on the site's deliverability?	Positive ☐ Neutral ☐ Negative ☐ Please give details : Site feasibility studies have yet to be undertaken that will inform site deliverability.
Are there any other feasibility/ viability issues?	