

# Richard Cobb

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## Chartered Town Planner

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**Gary Palmer**  
**Planning and Transport Policy Manager**  
**Policy and Spatial Planning**  
**Solihull MBC, Council House**  
**SOLIHULL B91 3QB**

**20 January 2016**

**Dear Gary**

**Solihull Local Plan Review – Call for Sites**  
**Land at Widney Manor Road, Bentley Heath**

I represent a large number of landowners in the Solihull Local Plan area and have 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 many decades.

This letter and enclosures and completed Call for Sites pro forma relates to a specific site which I have been asked to submit under the Call for Sites request. 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 details of the site and reasons for inclusion are as follows -

***Land at Widney Manor Road***

The land on the west side of Widney Manor Road stretching westwards to the railway line is shown on the OS plan which accompanies the Call for sites form enclosed. It is owned by Mr and Mrs Acton with whom I have been in discussion.

Given the pressures for additional housing land in Solihull because of the lack of a five-year supply and the particular pressures in and around Bentley Heath, the owners of this land are looking to promote the land for both residential or economic development - taking it out of the Green Belt in the Local Plan Review. Release of the land need not act as precedent for further land release in the Green Belt.

The site which extends to 6.54 hectares is very sustainable in close proximity to Bentley Heath where there is a primary school and shops as well as other community facilities including medical practices.

The land is not subject to flooding and has no hard restraints for residential development. The submission made here is for either residential or economic development.

**For residential development, the site could accommodate between 196-327 homes as mixed phased development with market, affordable and self-build units with related infrastructure including open space. This is a large development site which as an urban extension would provide a significant development opportunity to meet the Council's housing needs.**

**For economic development the submission is made for employment, offices and or leisure development which will be carbon neutral and ecologically sustainable. We believe that this site could create a significant number of local jobs that would be close to established residential areas and help reduce commuting distances. The site could be ideal also for a single user looking to establish a headquarters building in a parkland setting.**

**It will meet the spatial objectives of the Local Plan Review both in terms of development in a transport corridor and the land is available, suitable and deliverable for either residential or economic development with limited soft constraints.**

**I look forward to your response in due course.**

**Yours sincerely**

A black rectangular redaction box covering the signature of Richard Cobb.

**Richard Cobb**



ACTON  
WIDNEY MANOR

**Your name & address:**

Name	Richard Cobb
Organisation	Richard Cobb Planning
Address	84 Kimberley Road Solihull B92 8PX
Telephone	0121 743 4957
Email address	richardcobb@blueyonder.co.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	
Organisation	
Address	
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:**

David Edward Acton and Christine Acton of 1a Spring Coppice Drive, Dorridge, Solihull B93 8JX
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Does the owner of the site know you are proposing the site?

Yes  No



Site Name	Land at Widney Manor Road		
Address	Land south of Blyth House Widney Manor Road Solihull		
Post code	B93 9AA		
Grid Reference (if known)	Easting	415950	Northings 276766
Estimated Area (ha)	6.54	Developable Area (ha)	6.00
Current land use	Paddock, grazing and stabling		
Number and type of buildings on-site	Small stable building		
+Adjacent land use(s)	Residential, agricultural, railway and cemetery		
Previous planning history	None recently		
Preferred future use of the site (please tick all that apply)	Housing <input 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) .....		
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 indicate any known constraints to developing the site:	
Environmental constraints	Flood Risk <input type="checkbox"/> Contamination <input type="checkbox"/> Drainage <input type="checkbox"/> Hazardous waste <input type="checkbox"/> Other (please specify) -None known
Further details	
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) - None known
Further details	Green Belt at present but development would provide opportunity for significant additional housing within transport corridor
Physical & Infrastructure constraints	Access <input checked="" type="checkbox"/> Topography <input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Utilities <input type="checkbox"/> Pylons <input type="checkbox"/> Pipelines <input type="checkbox"/> Other (please specify) .....
Further details	Development site would generally avoid trees. Site and biodiversity surveys needed
Could interventions be made to overcome any constraints?	Yes

## Availability

<p>When would you anticipate the site being available for development to start?</p>	<p>Short-term (by April 2023) <input type="checkbox"/>      Medium term (by April 2028) <input checked="" type="checkbox"/></p> <p>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"/></p> <p>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>None at present</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) – None known</p>

# Achievability

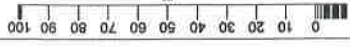
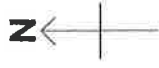
<b>Potential capacity for housing development</b>	
What type of dwellings could be provided? (tick all that apply)	Houses <input checked="" type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input type="checkbox"/> Communal <input type="checkbox"/> Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input 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 checked="" type="checkbox"/> 190-350 units
Is there scope for self-build and/or custom build?	Yes - as part of mix
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 checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Please give details - Need for some surveys and possible mitigation Access would require new junction probably with roundabout on Widney Manor
Are there any other feasibility/viability issues?	None Known

## Achievability contd...

Potential capacity for economic development	
What type of employment land could be provided? (tick all that apply)	Office/R&D (B1) <input checked="" 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 checked="" type="checkbox"/> Industrial (B2) <input type="checkbox"/> Storage/Distribution (B8) <input type="checkbox"/> Mixed <input type="checkbox"/> <b>NOT KNOWN AT PRESENT.</b>
What floorspace could be provided?	Difficult to quantify likely floorspace – may suit one user requiring large site May be approx. ?50-100k sqm
What other development types could be provided?	Retail <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Tourism <input checked="" type="checkbox"/> Community Facilities <input type="checkbox"/> Other (please specify) .....
What floorspace could be provided?	Difficult to quantify likely floorspace – may suit one user requiring large site May be approx. ?50-100k 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 checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Please give details - Access and site preparation work
Are there any other feasibility/viability issues?	None known



Land at  
**Widney Manor Road**  
**Bentley Heath**  
**Solihull**  
**Site ref: Sol CFS/ RGC/ ACT**  
**January 2016**



OS MasterMap 1250/2500/10000 scale  
 14 January 2016 ID: BLJT-00493356  
 E www.planningapplicationmaps.co.uk  
 1:2500 scale print at A4, Centre: 415950 E, 276766 N

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