

## 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).



**Your name & address:**

Name	Ved Goswami
Organisation	Lansdowne Partnership
Address	The Yew Trees 1817 Warwick Road, Knowle, Solihull B93 0DS
Telephone no.	██████████
Email address	██████████
Your Status (please tick all that apply)	The Landowner <input checked="" type="checkbox"/> A planning consultant <input 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:**

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



Site Name	Lansdowne		
Address	1806 Warwick road , Knowle Solihull		
Post code	<b>B93 0DT</b>		
Grid Reference (if known)	Easting		Northings
Estimated Area (ha)	8.4 Hectares	Developable Area (ha)	84 Hectares
Current land use	Dwelling with granny flat with Garden Land & Green Fields		
Number and type of buildings on-site	Main House with a Granny flat with Green House with outdoor Pool & leisure area		
Adjacent land use(s)	<b>Front:</b> Warwick Road; <b>Rear &amp; Right side:</b> Arden Academy school recreational area <b>Right side:</b> Stripes Hill House <b>Left side:</b> Access road to Lansdowne farm		
Previous planning history	Lawful development certificate granted on 15/09/2015 for single storey rear extension for swimming pool, single storey side extension for kitchen, dining/family area, pantry & utility and two storey rear extension for gym, WC, bedroom & ensuites		
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) .....		
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- <b>Map on P9</b> .			



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) <b>Nil - Aware.</b>
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) . <b><u>Only some Part of the land in Green belt.</u></b>
Further details	
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) <b><u>None</u></b>
Further details	
Could interventions be made to overcome any constraints?	Local infrastructure, increased provision of services,

## 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 type="checkbox"/>          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 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"/></p>
<p>Is there any market interest in the site?</p>	<p><b>Hugh interest in our site. However would support and be part of the new proposed development led by Arden Academy School management to include redeployment of Arden School along with Catholic Primary School and residential development on the surrounding sites including our.</b></p>
<p>Is there a current planning application on the site?</p>	<p style="text-align: center;"><b>NO</b></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"/>          Other (please specify)      <b>NONE</b>          .....</p>

## Achievability

### Potential capacity for housing development

What type of dwellings could be provided? (tick all that apply)	<b>Houses</b> <input checked="" type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input type="checkbox"/> Communal <input type="checkbox"/> Supported housing (e.g. for elderly) <input checked="" type="checkbox"/> <b>Mixed</b> <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"/> In line with policy 30-50 dwellings per Hectare, a mix development of 180-240 private & affordable housing with a range of styles & sizes
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 checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Please give details - Create direct & indirect employment with increased economic output
Are there any other feasibility/viability issues?	Primary Schools – high Secondary Schools – high Health – high Fresh food – high

## 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 checked="" type="checkbox"/>
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) .....
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?	



