

Richard Cobb

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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 Warwick Road, Heronfield

I represent a large number of landowners in the Solihull Local Plan area and I am responding 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 Heronfield

The land on the west side of the Warwick Road at Heronfield, set between Nos 2048-2078 Warwick Road and amounting to around 0.5 hectares. The land faces existing housing fronting the east side of the road and is shown on the OS plan which accompanies the Call for Sites form enclosed. It is owned by three people y 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 Knowle, the owners of this frontage land are looking to promote this site for residential development - taking it out of the Green Belt.

Developing the land would complete development along this section of Warwick Road and achieve a defensible boundary for development. It is not likely to act a precedent for further development in the Green Belt if terminated opposite the existing development on the east side of the road.

The site is very sustainable in close proximity to Knowle where there are schools 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 site could take 6- 10 homes on the frontage commensurate with the existing development opposite, or more as an intensive development, including affordable housing.

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.

I look forward to your response in due course.



Richard Cobb



GAY
HERONFIELD

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 Hitchcock, 2078 Warwick Road, Knowle Daron Gay, 4 Tait Croft, Solihull B92 9QW Shayne Jones, 12 Coppice Close, Solihull

Does the owner of the site know you are proposing the site?

Yes No



Site Name	Land at Heronfield		
Address	Land between 2048 and 2078 Warwick Road Heronfield Knowle		
Post code	B93 0EE		
Grid Reference (if known)	Easting 418865	Northings	275305
Estimated Area (ha)	0.5ha	Developable Area (ha)	0.5 ha
Current land use	Unused		
Number and type of buildings on-site	None		
Adjacent land use(s)	Residential		
Previous planning history	None recently		
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.			

Please indicate any known constraints to developing the site:

<p>Environmental constraints</p>	<p>Flood Risk <input type="checkbox"/> Contamination <input type="checkbox"/> Drainage <input type="checkbox"/> Hazardous waste <input type="checkbox"/> Other (please specify) - None known</p>
<p>Further details</p>	
<p>Policy constraints</p>	<p>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)</p>
<p>Further details</p>	<p>Green Belt but sensible infill would complete development in this section of Warwick Road</p>
<p>Physical & Infrastructure constraints</p>	<p>Access <input type="checkbox"/> Topography <input checked="" type="checkbox"/> Trees <input type="checkbox"/> Utilities <input type="checkbox"/> Pylons <input type="checkbox"/> Pipelines <input type="checkbox"/> Other (please specify)</p>
<p>Further details</p>	<p>Need site and biodiversity surveys</p>
<p>Could interventions be made to overcome any constraints?</p>	<p>Yes</p>

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>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"/> Other (please specify) - None known</p>

Achievability

Potential capacity for housing development

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 type="checkbox"/> Other (please specify)
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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"/>
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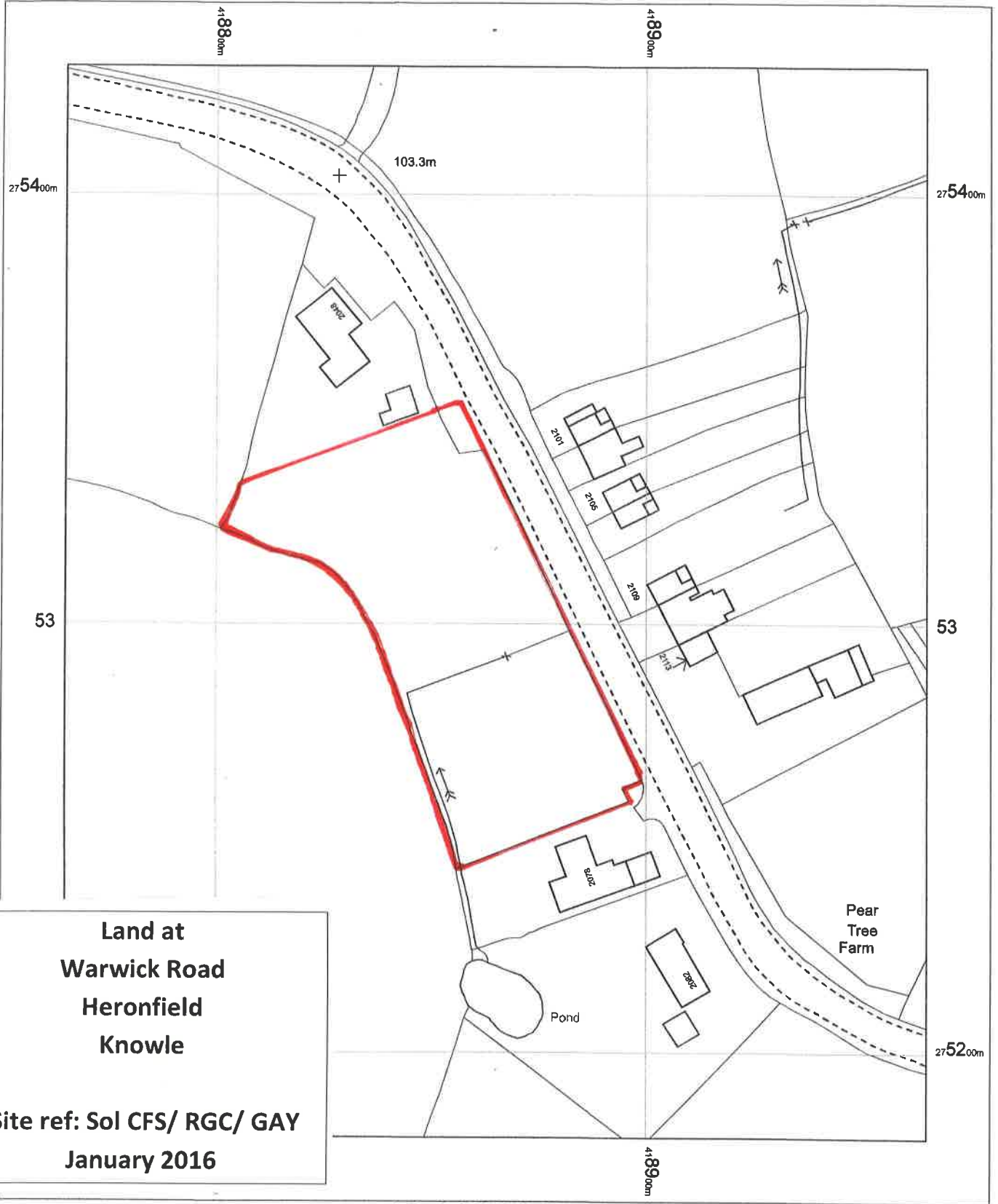
Is there scope for self-build and/or custom build?	Yes
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What percentage affordable housing could be provided?	40% (current policy compliant) <input checked="" type="checkbox"/> 100% <input type="checkbox"/> Other (please specify)
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What is the housing demand in the area?	Strong <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Weak <input type="checkbox"/>
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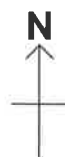
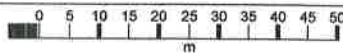
What effect would site preparation/remediation costs have on the site's deliverability?	Positive <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Please give details - Subject to surveys and access no site or remediation costs anticipated
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Are there any other feasibility/viability issues?	None
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**Land at
Warwick Road
Heronfield
Knowle**

**Site ref: Sol CFS/ RGC/ GAY
January 2016**



OS MasterMap 1250/2500/10000 scale
31 December 2015, ID: BLJT-00490177
www.planningapplicationmaps.co.uk

1:1250 scale print at A4, Centre: 418865 E, 275305 N

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