

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	Monsignor J.D.McHugh, Chair of Governors
Organisation	St George and St Teresa Catholic Primary School
Address	Mill Lane Bentley Heath Knowle Solihull B93 8PA
Telephone no.	01564 774906
Email address	office@stgandt.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:

<p>Martin Trentham and Amanda Trentham, Lansdowne Farm, Warwick Road, Knowle, B93 0DU; (initial contact made).</p>
--

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

Site Details

Site Name	Potential Site for a new 2FE Catholic Primary School		
Address	Land to south east of proposed new housing development by Taylor Wimpey (Middlefield Avenue, Knowle; Ref: PL/2015/52196/PPFL)		
Post code	B93		
Grid Reference (if known)	177756		
Estimated Area (ha)	1.22 ha.	Developable Area (ha)	TBC
Current land use	Agriculture/open land		
Number and type of buildings on-site	None		
Adjacent land use(s)	Housing, open countryside		
Previous planning history	None relevant on potential school site. Please note proximity to proposed housing development by Taylor Wimpey (see above).		
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): New 2- form entry RC primary school		
Please attach a map (preferably at 1:1250/2500 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 Site J on the accompanying Indicative Development Potential Plan (Ref: UV/006959-L-001). The boundary, as shown, is notional only and may change.			

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

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>Seen as having potential for new 2FE Catholic Primary School.</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 checked="" type="checkbox"/> Ransom strips <input type="checkbox"/> Other (please specify): Land Registry details show restrictive covenants on the land but these do not prevent development taking place.</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 type="checkbox"/> Other (please specify) .. Not Applicable
How many dwellings do you think could be provided?	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 type="checkbox"/>
Is there scope for self-build and/or custom build?	
What percentage affordable housing could be provided?	40% (current policy compliant) <input type="checkbox"/> 100% <input type="checkbox"/> Other (please specify)
What is the housing demand 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?	

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 checked="" type="checkbox"/> Other (please specify): Educational Use – New premises for a 2FE Catholic Primary School, with potential for use as a community asset outside school hours.
What floorspace could be provided?	Approximately 1600 sqm (subject to detailed feasibility study).
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 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?	

