

## Contact Details

### Your name & address:

|   |  |
|---|--|
| Name  | RUPERT YOUNG   |
| Organisation                                | OLD SILHILLIANS ASSOCIATION LTD  |
| Address                                     | C/O 11 THORNBY AVENUE<br>SOLIHULL<br>WEST MIDALNDS<br>B91 2BJ  |
| Telephone no.                               | [REDACTED]   |
| Email address                               | [REDACTED]   |
| Your Status<br>(please tick all that apply) | The Landowner <input checked="" type="checkbox"/> A planning consultant <input type="checkbox"/> A Developer <input type="checkbox"/><br>A Land agent <input type="checkbox"/> A Registered Social Landlord <input type="checkbox"/><br>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:

THE SECOND LANDOWNER IS;

SOLIHULL SCHOOL  
793 WARWICK ROAD [REDACTED]  
SOLIHULL  
WEST MIDLANDS  
B91 3DJ

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

Yes  No

## Site Details

|  |  |                       |           |      |
|--|--|-----------------------|-----------|------|
| Site Name  | THE MEMORIAL CLUBHOUSE AND GROUNDS   |                       |           |      |
| Address  | WARWICK ROAD<br>COPT HEATH<br>SOLIHULL   |                       |           |      |
| Post code  | B93 9LW  |                       |           |      |
| Grid Reference (if known)  | Easting  | 174                   | Northings | 785  |
| Estimated Area (ha)  | 14.8   | Developable Area (ha) |           | 14.8 |
| Current land use   | SPORTS PITCHES AND CLUBHOUSE/CHANGING ROOMS  |                       |           |      |
| Number and type of buildings on-site   |  |                       |           |      |
| Adjacent land use(s)   | M42 MOTORWAY JUNCTION 5 / CARE HOME / RESIDENTIAL  |                       |           |      |
| Previous planning history  | CONESNT FOR AN ASTROTURF PITCH / CONSENT FOR CLUBHOUSE REFURBISHMENT AND NEW CHANGING ROOMS / CONSENT FOR A CARE HOME NO LONGER FORMING PART OF THE SUBJECT SITE   |                       |           |      |
| Preferred future use of the site (please tick all that apply)  | Housing <input checked="" type="checkbox"/> Specialist housing <input checked="" type="checkbox"/> Broad location <input type="checkbox"/><br>Office (B1) <input checked="" type="checkbox"/> Industry (B2) <input type="checkbox"/> Storage/Distribution (B8) <input type="checkbox"/><br>Leisure <input type="checkbox"/> Retail <input type="checkbox"/> Community facilities <input type="checkbox"/><br>Other (please specify) PARK & RIDE / MOTORWAY SERVICES AREA |                       |           |      |
| 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).<br>Without this mapped information we are unable to register the site. |  |                       |           |      |

## Suitability

Please indicate any known constraints to developing the site:

|   |   |
|---|---|
| <p>Environmental constraints</p>                                | <p>Flood Risk <input type="checkbox"/></p> <p>Drainage <input type="checkbox"/></p> <p>Other (please specify) .....</p> <p>Contamination <input type="checkbox"/></p> <p>Hazardous waste <input type="checkbox"/></p>   |
| <p>Further details</p>  |   |
| <p>Policy constraints</p>                                       | <p>Heritage (e.g. Conservation Area) <input type="checkbox"/></p> <p>High quality agricultural land <input type="checkbox"/></p> <p>Other (please specify) .....</p> <p>Green Belt <input checked="" type="checkbox"/></p> <p>Nature Conservation (e.g. SSSI) <input type="checkbox"/></p>        |
| <p>Further details</p>  |   |
| <p>Physical &amp; Infrastructure constraints</p>                | <p>Access <input type="checkbox"/></p> <p>Utilities <input type="checkbox"/></p> <p>Other (please specify) .....</p> <p>Topography <input type="checkbox"/></p> <p>Pylons <input type="checkbox"/></p> <p>Trees <input checked="" type="checkbox"/></p> <p>Pipelines <input type="checkbox"/></p> |
| <p>Further details</p>  |   |
| <p>Could interventions be made to overcome any constraints?</p> | <p>YES, TREES WORTHY OF RETENTION COULD BE DESIGNED INTO ANY MASTERPLAN.</p>  |

## Availability

|  |  |
|--|--|
| When would you anticipate the site being available for development to start? | Short-term (by April 2023) <input checked="" type="checkbox"/> Medium term (by April 2028) <input type="checkbox"/><br>Long-term (by April 2033) <input type="checkbox"/> After April 2033 <input type="checkbox"/>                              |
| When would you anticipate development being completed on-site?               | Short-term (by April 2023) <input type="checkbox"/> Medium term (by April 2028) <input checked="" type="checkbox"/><br>Long-term (by April 2033) <input type="checkbox"/> After April 2033 <input type="checkbox"/>                              |
| Is there any market interest in the site?                                    | NO, BUT NONE HAD BEEN SOUGHT. WITH AN ALLOCATION IT WOULD BE SOUGHT AFTER.   |
| Is there a current planning application on the site?                         | NO   |
| Are there any legal constraints on the site that may impede development?     | Restrictive covenants <input type="checkbox"/> Ransom strips <input type="checkbox"/><br>Other (please specify) THERE IS A CHARGE OVER THE SITE IN FAVOUR OF SPORT ENGLANDBUT THIS CAN BE LIFTED AND WOULD NOT PREVENT THE SITE BEING DEVELOPED. |



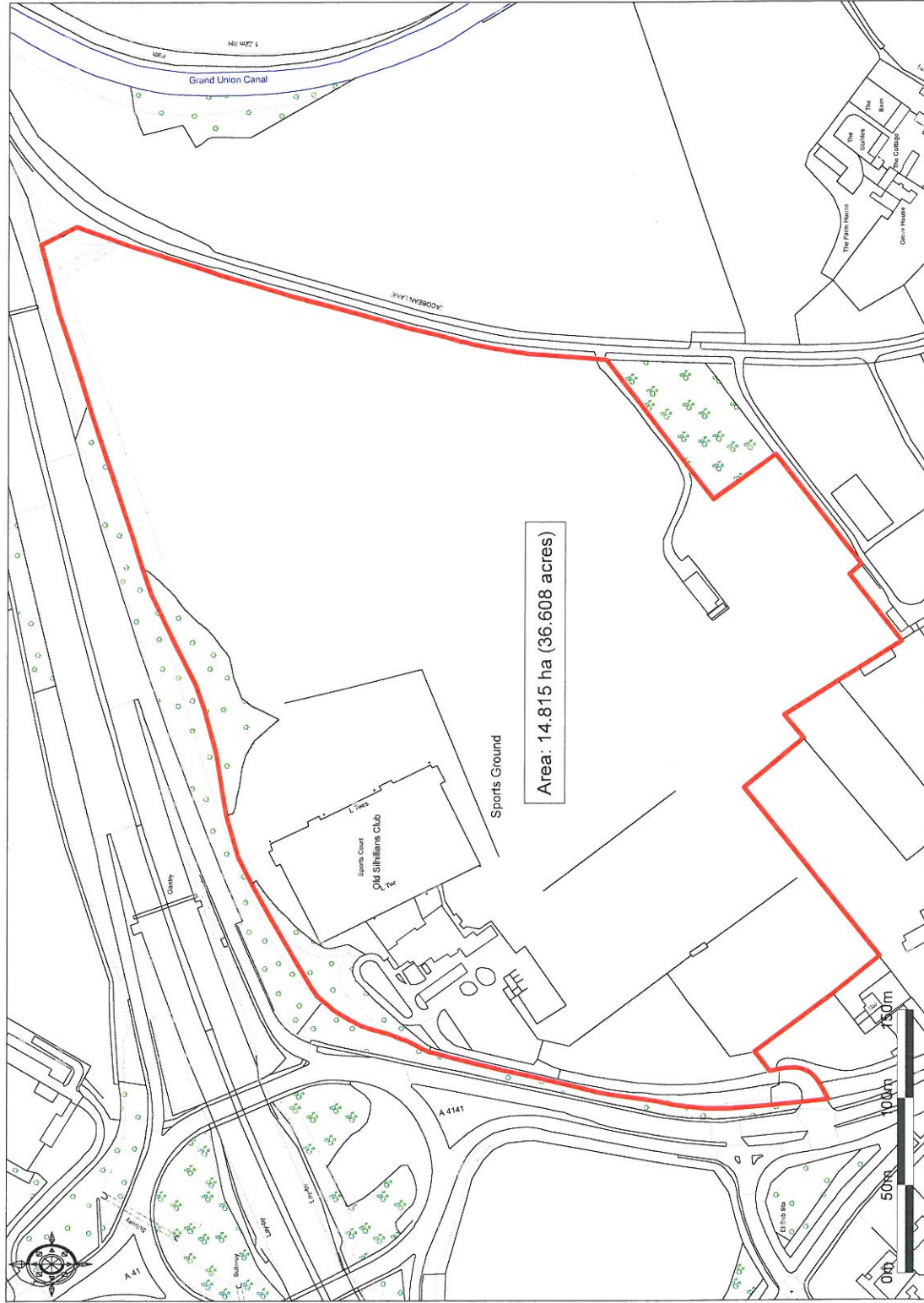
## Achievability

| 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"/><br>Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input checked="" type="checkbox"/><br>Other (please specify) ..... |
| 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"/><br>Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input checked="" type="checkbox"/> C.400 UNITS                     |
| Is there scope for self-build and/or custom build?                                      | POSSIBLY  |
| What percentage affordable housing could be provided?                                   | 40% (current policy compliant) <input checked="" type="checkbox"/> 100% <input type="checkbox"/><br>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"/><br>Please give details THE MORE EASILY DEVELOPABLE THE SITE IS PACKAGED UP TO BE THE GREATER THE DEMAND.  |
| Are there any other feasibility/viability issues?                                       | THE EXISTING SPORTS CLUB ON SITE WOULD NEED TO BE RELOCATED AND A NEW FACILITY BUILT PRIOR TO THE DEVELOPMENT OF THE SUBJECT SITE. THIS IS FEASIBLE.  |

## 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"/><br>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"/><br>Mixed <input checked="" type="checkbox"/> MULTIPLE UNITS DEPENDING UPON SIZE AND LAYOUT  |
| What floorspace could be provided?  | C.75,000 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"/><br>Other (please specify) .....  |
| What floorspace could be provided?  | .....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"/><br>Please give details: CREATING A MORE APPROPRIATE ACCESS, WHICH THE SITE AREA AND BOUNDARIES PERMIT, WOULD UNDERPIN THE SITE'S ATTRACTIVENESS AND DELIVERABILITY |
| Are there any other feasibility/viability issues?                                       | THE EXISTING SPORTS CLUB ON SITE WOULD NEED TO BE RELOCATED AND A NEW FACILITY BUILT PRIOR TO THE DEVELOPMENT OF THE SUBJECT SITE. THIS IS FEASIBLE.   |

# Old Silhillians, Solihull (J5, M42)



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