

Policy & Spatial Planning
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB

BY EMAIL: psp@solihull.gov.uk

29413/A3/EP/KV/**

18th December 2018

Dear Sir/Madam,

**SOLIHULL MOTROPOLITAN BOROUGH COUNCIL LOCAL PLAN REVIEW
CALL FOR SITES**

JACOBAN LANE, KNOWLE

We write on behalf of our clients, IM Land and landowners, to promote land at Jacobean Lane, Knowle ("The Site") as part of Solihull Metropolitan Borough Council Local Plan Review. The Site adjoins Knowle (as shown on the attached plan) and would form a logical extension to the existing settlement. The November 2016 version of the Solihull Local Plan Review Draft Local Plan sets out that land north east of Knowle is an area where growth should be focussed, and land released from the Green Belt (Page. 36) in line with Growth Option G. the November 2017 Sustainability Appraisal considered there was significant potential capacity to meet local and wider HMA needs under Growth Option G.

The Site

The Site is located to the north of Knowle, bounded to the north by the M42 and the east by the Grand Union Canal. Existing sports pitches lie to the west with the existing settlement of Knowle to the south.

A range of facilities and services are within the local area, including primary schools, secondary school, library, GP surgery, church and leisure facilities. The Site is well served by existing public transport facilities with bus stops available on the A4141 approximately 400m to the south west. Solihull rail station, accessible by existing bus routes, is approximately 3.4km to the north west and provides frequent services to London and Birmingham. As such the Site is capable of being served by existing infrastructure (along with the necessary infrastructure upgrades).

In addition, the site falls within the Environment Agency's Flood Zone 1 (land having a less than 1 in 1,000 annual probability of river or sea flooding). It is therefore suitable for development of a range of uses.

The development on the Site, as shown in the attached Vision Statement, has the potential to bring forward much needed residential development as well as extra care provision, if required. A responses design will utilise the existing landscape, including the canal, to reflect local distinctiveness and provide a sustainable development.



FS 29637

Registered in England
Number: 0C342692

Barton Willmore LLP
Registered Office:
The Blade
Abbey Square
Reading
RG1 3BE
F/ +44 (0)118 943 0001

The scheme as a whole will deliver on site infrastructure as necessary and will secure the delivery of affordable housing.

Development of the Site would form a natural extension to the urban area of the settlement. In addition, the site presents an opportunity to develop facilitate a sustainable extension to Knowle and thus assist with meeting wider development needs across the Borough and the HMA.

Whilst the Site falls within the West Midlands Metropolitan Green Belt, it is considered that the Site offers a logical and suitable extension to Knowle to accommodate the overall housing target for the District and wider South Worcestershire Housing Market Area.

The Site is constrained by the permanent boundaries of the M42, Grand Union Canal and Jacobean Lane. These permanent boundaries, together with the intervening distance, would act to prevent the proposed development at the Site from merging with Solihull. Additionally, the land to north of the Site and M42 is characterised by the River Blythe corridor, which is well-wooded and helps to create a natural buffer to the expansion of Solihull. The Grand Union Canal acts as a permanent barrier to any expansion of the settlement of Copt Heath into the open countryside east of the canal. As such it can be determined that the Site makes a limited contribution to the purposes of the Green Belt.

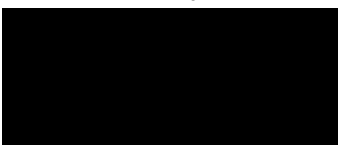
The proposed concept masterplan(s) show how the Site could be delivered to provide high quality development and extensive public benefits whilst utilising the existing landscape features and character.

Summary

As seen from the attached information, the scale of land being promoted presents an opportunity for sustainable planned growth to the north east of Knowle. It will utilise the existing landscape and existing features to create a logical extension to the existing settlement, will utilise and expand existing facilities and services and will form a sustainable development that will help to meet the identified housing need within the region.

We would welcome the opportunity to discuss these matters further with the relevant Officers at Solihull Metropolitan Borough Council and would be grateful if you could give consideration to our submission. We trust this submission is clear and helpful, however should there be any queries in relation to the above, please do not hesitate to contact Ed Pigott or myself.

Yours sincerely,



KATHRYN VENTHAM

Partner

Enc.

- Site Location Plan
- Concept Masterplan
- Concept Masterplan – Variant
- Vision Statement
- Landscape Note

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	Kathryn Ventham
Organisation	Barton Willmore
Address	9th Floor, Bank House, 8 Cherry Street, Birmingham, B2 5AL
Telephone no.	[REDACTED]
Email address	[REDACTED]
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	IM Land
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 Details

Site Name	Land off Jacobean Lane			
Address				
Post code				
Grid Reference (if known)	Easting	417670	Northings	278493
Estimated Area (ha)	6.9ha	Developable Area (ha)		
Current land use	Agricultural			
Number and type of buildings on-site	Zero			
Adjacent land use(s)	Residential/Sports Pitches			
Previous planning history	N/A			
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"/> 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)Potential for extra care development.....			
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.				

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 & 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 type="checkbox"/></p> <p>Pipelines <input type="checkbox"/></p>
<p>Further details</p>	
<p>Could interventions be made to overcome any constraints?</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"/> 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"/> Long-term (by April 2033) <input type="checkbox"/> After April 2033 <input type="checkbox"/>
Is there any market interest in the site?	
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"/> Other (please specify)

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 checked="" type="checkbox"/> Mixed <input checked="" type="checkbox"/> Other (please specify)
How many dwellings do you think could be provided?	Houses <input type="text" value="90"/> 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 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.....
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"/>
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?	