

**SUMMARY OF RESIDENT FEEDBACK
PROVIDED TO KNOWLE SOCIETY AND THE DDRA
DEC 2014 – FEB 2015**

INTRODUCTION

The following analysis was undertaken for the Neighbourhood Forum meeting on 30 April 2015. It uses all resident comments provided to the Knowle Society and Dorridge and District Residents Associations, collected during their initial activities to raise awareness of Neighbourhood Planning during the winter of 2014/15.

It is this analysis that provides the start point for our Neighbourhood Forum, and the reason why we have initially decided to create three Focus Groups covering residents' main current issues. As useful context, we also include below a first view of how these issues sit within Solihull Council's current development plans for our Area, as set out in their document "Solihull Local Plan: Shaping a Sustainable Future".

Analysis of all resident feedback received to date identifies four key areas of focus / concern:

1. Housing development;
2. Other developments, including eg. commercial;
3. Parking;
4. Greenbelt.

Each of these aspects is summarised below, with the number of dots showing the number of residents who have mentioned this item.

1. HOUSING

RESIDENTS VIEWS

- Create affordable housing (a.h.) in the area for young families / require a.h. in new developments ●●●●●●●●
- Stop/limit houses / flats being built in gardens or other infills ●●●●
- Stop individual houses being knocked down and multiple flats built ●●
- No further increase in housing ●●
- No further increase in population density ●
- Stop apartment blocks / retirement homes ●
- Development needs to comply with local/central government requirements, but should reflect local opinion ●

CURRENT SOLIHULL PLAN

Council policy on housing is set out under Policy P4 – 'Meeting Housing Needs' :

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“The Council will require developers of allocated and unidentified sites to make a contribution to affordable housing on residential sites of 0.2 hectares or more, or housing developments of 3 or more (net) homes to meet the housing needs of the Borough.”

Developers would be expected to make 40% affordable dwelling units on each development site, taking into account, site size; availability of local services, public transport; etc. Note that affordable housing also includes rented housing.

Proposals for developments in our communities in phase 1 of the Solihull Local Plan (up to 2018) are shown in the table below. No other development sites are identified in the Solihull Local Plan.

Site	Area (ha)	Capacity Estimate
Middlefield Site	2.86	115
Four Ashes	3.62	150
Hampton Road	2.55	100

NOTE:

The housing section of the Solihull Local Plan has been rejected by National Government, with the housing figures now being re-worked.

Some sites are already in the hands of private property developers – eg. near Arden school.

2. OTHER DEVELOPMENTS AND COMMUNITY FACILITIES

RESIDENTS VIEWS

- Ensure sufficient infrastructure/ facilities improvement / school places included in any development ●●●●
- Wish to maintain the 'village' feel ●●●
- Post Office, Bank for Dorridge ●●
- Ensure no loss of rail service to London ●●
- More facilities to make it less boring for teenagers ●●
- Another supermarket (Waitrose) is not needed ●
- Potential future demolition / rebuild of Dorridge Church (when funds become available) – loss of heritage ●
- Ensure any development has sufficient off-road parking ●
- More facilities enabling elderly to play active and social part in community ●
- Improve parks for children ●
- Greengrocer for Knowle ●
- Improve Public Transport ●

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NOTES:

Discussions are on-going (via the Knowle Society) re. the Knowle “Village Green”. As plans for a Knowle Bypass have now been dropped, this area is no longer protected with regard to future housing development. The land is not owned by the Council, and is not in a stated area of green belt.

Waitrose, Knowle (using Kimberley developers) are applying to the Council to revert the design back to their original plans. As this mainly affects the entrance elevation, the Council has determined that this is a ‘non material amendment’ and agreed the change.

The Forum noted the following developments: highway modifications to the M42 junctions to facilitate the casino development; M42 Junction 6 and airport access, UK Central, M42 Corridor developments (with money already released by Government).

Knowle shops – there is a desire to conserve a mix of commercial and residential buildings. Recent loss of business office space to flats in Knowle highlights the need for us to consider inclusion of a policy to retain office space in the Neighbourhood Plan.

There is a strong desire to consider improving facilities for our youth and elderly. This could include, eg. park facilities, leisure (walking, cycling, develop BMX track) etc.

The Forum also noted a desire to strengthen the links between Arden school and the wider community.

3. PARKING

RESIDENTS VIEWS

- Control parking and ensure sufficient parking off road for station / Build multi-storey car parks behind St Philips Church and on station car park ••••••••••
- General parking concerns in (mainly Dorrige) •••••
- Restrict all-day parking for station (Poplar Road, Granville Road) •••
- Restrict parking near schools (Station Road, Hanbury Road, Mill Lane) •••
- Allow residents only parking along length of Dorrige Road / Grange Road etc •••
- Build multi-storey behind Knowle library •
- Introduce parking controls in phases and assess •
- No more yellow lines which just move problem along •
- Address inconsiderate/ illegal parking •

NOTES:

There is a general issue with traffic congestion and capacity. It should be noted, however, that a Neighbourhood Forum cannot deal with traffic regulation orders - although we could do things eg. traffic counts to support physical alterations to a junction.

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Any new development needs to assess and implement any commensurate upgrades in facilities, eg. off road parking, health, school places etc.

The recent AGM of the Dorridge & District Residents Association (DDRA) addressed parking issues at length. However, no outcome was reached, as residents were unable to reach a common agreement.

4. GREEN BELT

RESIDENTS VIEWS

- No house building on Green Belt land •••••
- Protection of existing Green Belt ••••

NOTES

The Green Belt Sections of the Solihull plan were never 'adopted'. Here, too, the Council is having to re-do its plans and figures.

In Ravenshaw, which has only small amounts of housing, appropriate development has been supported despite it being in the Greenbelt. This is an example of a 'Rural Exception' to help employment (see Pg 69 of the Solihull Local Plan – Rural exceptions).

The whole of Arden school is in designated Green Belt.

The older Solihull Plan (UDP) has a more detailed and easy to follow map of what exactly is included in designated Green Belt. There is also a map showing where developers have previously proposed to develop (potential sites). We will seek to obtain one of these maps from the Council.

MISCELLANEOUS – RESIDENTS VIEW

- Knowle and Dorridge should be treated separately / position of boundary between ••
- Improve the appearance of the railway bridge •
- Reinstate island at Avenue/Dorridge Rd junction (outside station) ••
- Address anti-social behaviour •
- Dog poo / litter etc •
- Difficulty in getting Doctors appointments •
- Remove lime trees in Granville Rd/ Gladstone Road as pavement dangerous •
- Reinstate tree provision of Knowle Manor Charter - when one tree is felled 3 more have to replace it •

THE LONGER TERM VIEW

Beyond the immediate needs and concerns, as a Neighbourhood Forum we will also need to consider some medium to longer term aspects of planning, within the context of the Solihull strategic plan. Relevant factors here include:

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- overall, there is a shortfall of around 2,000 houses in Solihull;
- the next three years could see around 100,000 jobs coming to this region, due to a number of major developments, eg: Jaguar LandRover (JLR), HS2 rail, M42 corridor development. We need to be mindful of the likely 'ripple effect' of eg. commuting;
- one important planning consideration in assessing viability of new development is capacity at Arden school. (The current new building works provide for an additional 60 places, estimated to meet forecast pupil numbers for the next 5 years);
- the Solihull Plan mentions no further development in our communities on completion of the current 'Phase 1' developments already in progress. However, we should at least consider potential options in the event that, at some stage in the future, there is a need to identify preferred area(s) for new development;
- there is always a risk that decisions made nationally could override Solihull's, and our Neighbourhood, plan – as has happened before.