



KDBH Neighbourhood Forum

Representations on Solihull Council's Submission Draft Local Plan: Policy P5 - Housing Requirement for Designated Neighbourhood Areas

1 Summary

The housing number identified for the Knowle, Dorridge and Bentley Heath Neighbourhood Area (808) is derived from the estimated capacity of the selected sites. The Forum has raised issues around the policies and concept masterplans for these sites which seek modification to that number. The Forum would oppose any further site allocations to compensate.

2 Representations

Para 234 of the draft Submission Plan establishes the amount of housing to be provided in strategic housing allocations and other sites in the Knowle, Dorridge and Bentley Heath (KDBH) Neighbourhood Area. This figure, excluding windfalls, is 808 of which 780 are on two strategic allocations. The figure is derived from a "bottom up" approach based upon the Council's assessment of the expected capacity of the selected sites.

Elsewhere in the Forum's submissions, strong representations are made to the proposed densities on the Knowle site allocations. This is because the Neighbourhood Plan aims to achieve a higher standard of design, more in keeping with the character and distinctiveness of its area (as reflected in Policies H1 and D1 of the KDBH Neighbourhood Plan). Lower densities or other revisions proposed on some parts of the allocated sites will be necessary to achieve this aim, as explained further in the responses to Policy KN1 and KN2 and their respective concept masterplans. This will have implications for the overall capacity of the allocations.

The purpose of this representation is to make clear that the Forum would strongly oppose pressure to release further Green Belt land to compensate for any consequential reduction in capacity that may arise. The appropriate amount of housing for the Knowle, Dorridge and Bentley Heath Neighbourhood Area would need to be modified accordingly.

3 Modification

In the event that the Forum's representations on the Knowle site allocations and concept masterplans lead to a revised housing capacity, a consequential modification will be required to the Knowle, Dorridge and Bentley Heath Neighbourhood Area housing number in Para 234.