



## KDBH Neighbourhood Plan Limited

### Neighbourhood Forum Meeting – 11<sup>th</sup> January 2017

7-9 pm, Arden Academy

#### **Minutes of Meeting held at Arden Academy on 11.01.2017**

##### **Agenda item 1 Vice Chair's update - Ian Fisher**

Once again we have a busy agenda this evening.

At our last meeting we devoted the entire evening to presentations related to the Solihull Draft Local Plan so we did not cover any other activities that the forum have in progress.

So tonight we have a little catching up to do on those other activities:-

Steve Lyle is going to provide us with an update on the Business survey and will in fact go through the initial findings from the survey.

As many of you will recall, we now have a small group, who are busy putting the structure and content together for the Neighbourhood plan document. This is chaired by Bryan Hunt and this evening he will give an update on progress and next steps.

Our Grant application has now been accepted so our treasurer, David Wallis can provide an update on the state of the accounts

We are still receiving a steady stream of membership applications so I'll give an update on numbers later.

An item not on the published agenda:-

There will be many residents of the KDBH area who use Junction 6 of the M42 either visiting facilities in that area or maybe working in that area. This is the A45 junction for the NEC, Resorts World, Birmingham International Airport and rail station and a number of business parks. It is already a very busy junction.

Highways England have devised some proposals for improving the junction – in fact supplementing the junction with a further junction. Those proposal are at a stage for public consultation until Jan 27<sup>th</sup> so if you wish to know more about them and register feedback please go to their website – google 'M42 J6 improvements' and you will locate the site. We will also put up a link on our website.

There have been a series of consultation events and there are a couple remaining.

This is not strictly speaking a KDBH Neighbourhood Forum matter but the proximity is of relevance to many residents. So if you have any interest in that and want to give some feedback please check that out.

We are right now in the middle of the consultation period for the Solihull draft local plan.

The authority have just made it known that they are extending the Consultation period for a couple of weeks to Friday Feb 17<sup>th</sup>. This does give us and you a little more time to submit a response to the consultation.

Also you can discuss the plan with council workers at:



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Knowle Library Saturday 14<sup>th</sup> 11.00am to 3pm

Light Hall School Monday 16<sup>th</sup> 6pm to 8pm

Asda Shirley Parkgate in Café upstairs Monday 23<sup>rd</sup> Jan 10am to 4pm

From the last meeting and since – we already do have quite a lot of feedback and I would like to thank everyone who took the trouble to give us feedback at the last meeting or have given us feedback via e-mail. We really appreciate it.

We have collated it all and tried to assess where there is a common view expressed by members or residents and where, quite frankly, there are conflicting views or in some cases lone views.

It is not going to be easy to write a document that will be to everyone's agreement.

Nonetheless, Gill Griggs is making a stab at that. She is going to present the main thrust of our proposed response.

After tonight's meeting we also want to get your further thoughts and feedback, we will be in a position to complete our draft response and get that circulated. The revised timing for the consultation period means that we can take a little longer over that.

You should also note that whether you agree with our response or not you do have an opportunity to submit your own feedback to the draft plan. Details of how you can do this are available on the website and will be repeated when we circulate the draft.

It is heartening to get feedback – some members have spent a lot of time composing well thought out arguments and it is clear that KDBH residents do care passionately about their villages.

#### **Agenda item 2 - Progress update on the Business Survey - Steve Lyle**

Steve Lyle explained that the business survey results have just been received from Simon Purfield of Stratford-on-Avon District Council who we have commissioned to assist with both the compilation of the questions, analysis of the results and to ensure we have independent interpretation.

The results have not been analysed in depth and we may ask for further breakdown by postcode where issues may differ, for example between businesses in Dorridge and Knowle.

#### **Agenda item 3 Progress update on our draft plan preparation - Bryan Hunt**

Bryan Hunt gave an update on the progress of the Policy Planning Group (PPG) whose focus is to write the Neighbourhood plan.

The group have met a number of times into early December to examine the findings of the survey, this included analysis of over 2500 individual comments made by residents

The areas covered were;

- housing
- transport and infrastructure



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- leisure, learning and community facilities
- environment and open space
- economy

Further meetings are scheduled for 17, 24 and 31 January to discuss policies

It is fair to say we have a good understanding of what residents value most and how they want to see KDBH develop in the future

Looking at draft policies we have started to put draft policies together based upon what residents have told us but there are areas of conflict with the councils draft local plan

- residents are against development sites over 25 houses; and totally opposed to sites >500
- residents are against 1 bedroom houses and not keen on flats and apartment but do want bungalows (council likely to oppose)
- we want to keep our current lower density housing and streetscapes we enjoy (council likely to oppose)
- 
- we are against social housing (council likely to oppose)

### Council policy

Policy p4a calls for 50% affordable housing on residential sites of 11 or more:

50% affordable housing – 20% starter homes - 20% social rented/ affordable rented - 10% shared ownership/ intermediate tenure

Policy p4c calls for the need to secure a range of house types and sizes in the locality in helping to achieve socially balanced and mixed communities including the types we have specifically rejected. (one bedroom, social housing)

Council average density of housing is 36 dph. (dwellings per hectare)

On Hampton road the proposal is 23 dph	( <del>300</del> )
	13
On Arden triangle is 16 dph	( <del>750</del> )
	46

This is qualified by the statement that, 'final capacities are likely to vary as concept masterplans are advanced'.

### **Agenda item 4 Grant application status - David Wallis**

David Wallis explained that our grant application has been accepted.



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The most significant items of expenditure that are provided for under the grant are the Business Survey and a Consultation Event on Policies that was planned for March. Free technical assistance in the form of independent consultancy with regard to the housing needs assessment for the area is also being provided under the grant process.

#### **Agenda item 5 Membership update - Ian Fisher**

We have a steady flow of new members, which is excellent news and gives us confidence that we are reaching a good representation of residents. The current breakdown is:-

Knowle	369
Dorridge	231
Bentley Heath	52
Total	652

#### **Agenda item 6 – Structure and emphasis of or proposed response to the Local Plan consultation – Gill Griggs**

Gill presented details of the proposed response to the draft local plan. The forum's thinking is based on analysis of the evidence base – which was not fully available when we met in December and the feedback that had been collated following our meeting on Dec 7<sup>th</sup>.

The presentation material has been made available on the forum web-site.

A lively discussion followed with a number of points being raised by attendees.

1 - There was strong opinion that our response should primarily focus on challenging the total numbers being allocated to KDBH.

- No Evidence to support the demand in KDBH
- At odds with the spatial strategy in the councils own plan
- Disproportionate – especially when windfall and existing recent or in progress developments are added to the total numbers

2 – The suitability of the locations for the proposed sites was challenged, with many attendees commenting that road infrastructure and parking capacity within Knowle was already at breaking point.

Earmarking part of the Arden site for long term parking was suggested.

3 - The perennial issue of the inadequate capacity at Dorridge Station car parks was also raised since this would also be exacerbated by any increase in housing numbers.

4– There were suggestions that we should seek professional advice on technical matters if the forum does not have the requisite skills or capacity. If necessary the forum should consider raising funds (from members) to pay for such assistance – if grant funding is inadequate.

5 – The future of the Solihull Mind site (accessed from the bridle path off Station Road opposite Purnells Way) was raised. Representatives of the charity were in attendance and explained its history and purpose. Members are invited to visit their site (Monday Tuesday, Wednesday or Saturdays



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preferred). Attendees of the meeting were impressed and expressed the opinion that this valuable community asset / initiative should be protected.

6 – Some attendees expressed a desire to hear the views of our councillors as they relate to the draft local plan and its impact on KDBH.

The meeting closed with an open invitation to provide written feedback via the cards which were available and / or to e-mail comments to the membership e-mail or the addresses on the web-site.

#### **Future meeting dates**

The next open Forum meetings will be;-

Monday February 13<sup>th</sup> 7.00pm to 9.00pm at Arden Academy

Wednesday March 22<sup>nd</sup> 7.00pm to 9.00pm at Arden Academy