



KDBH Neighbourhood Forum

Representations on Solihull Council's Submission Draft Local Plan:

Policy P5 - Density

1 Summary

The content of the Plan in relation to density is not clear and unambiguous. The application of Policy P5 and the indicative density tables are inherently inconsistent with site allocation policies KN1 and KN2 and their respective concept masterplans. The provisions do not reflect the Neighbourhood Plan policies nor the published evidence base relating to local character and masterplanning.

2 Representations

On density, Paragraph 6 of Policy P5 and Paragraphs 237-240 of the justification recognise the need to consider *"in particular, the prevailing character, identity and setting of the surrounding areas"*. The opportunity to increase densities *"in more sustainable locations which are highly accessible by public transport, as well as cycling and walking"* is also recognised.

Policy P15 Securing Design Quality repeats the importance of conserving local character and distinctiveness:

"In delivering high quality design, development proposals will be expected to:

i. Conserve and contribute positively to local character, distinctiveness and streetscape quality and ensure that the scale, massing, density, layout, territory (including space between buildings), materials and landscape of the development is sympathetic to the surrounding natural, built and historic environment;"

These policies are supported. They are consistent with Policies H1 and D1 of the Knowle, Dorridge and Bentley Heath (KDBH) Neighbourhood Plan. However, their application as indicated in the density table and in the Concept Masterplans for KN1: Hampton Road, Knowle and KN2: South of Knowle is inherently inconsistent with these policies.

The density table at Paragraph 240 indicates that mixed development should be at a density of 40-50 dph for limited or significant extensions at the edge of larger villages. However, proposed densities in Knowle above 40 dph on site allocations would be out of character with the area and its surroundings and would be unacceptable.

This is an example of the need to be clear about which Neighbourhood Plan policies provide *"a more appropriate local expression"* (refer to Forum representation on the Introduction).

3 Modifications

None required to the policy.

See proposed amendments to densities in representations to Policies KN1, KN2 and the concept masterplans.