



Summary of Developer Showcase Open Event

Held 16 July 2016

1.0 SUMMARY

The Knowle, Dorridge and Bentley Heath Neighbourhood Forum undertook the Developer Showcase in response to Solihull Council's (SMBC's) *Call for Sites* – part of the Local Plan Review.

In January 2016, SMBC invited developers and landowners to offer sites to be considered for potential new development to meet future housing and other development needs across the Borough. In the KDBH Area, 45 sites have been offered, all but three of which are for housing purposes. The aim of the Developer Showcase was to provide the KDBH community with accurate information on the proposals for these sites, and to seek informed opinion from residents on the relative merits of, or concerns with, these sites.

Held at Arden Academy in Knowle, the Showcase was open to anyone to attend - ie. not restricted to members of the Neighbourhood Forum. On entry, attendees were provided with a handout requesting their feedback on each site proposal; and a member of the Forum Team added the attendee's home postcode to their handout to identify where they came from.

The Showcase is an important exercise contributing to the preparation of a Neighbourhood Plan for KDBH. As such, it had a number of main objectives, to:

- draw the attention of residents to sites nominated for allocation in Knowle, Dorridge and Bentley Heath;
- give residents an opportunity to gain accurate information about the development sites and schemes;
- give landowners and developers an opportunity to publicise their sites and explain their thoughts;
- give residents an opportunity to express their thoughts and preferences - in discussion with landowners and developers and through a feedback form;

and

- to collect evidence that could be useful in the progression of the KDBH Neighbourhood Plan and in discussions with SMBC.

Of the 45 sites offered in KDBH, representatives for sixteen sites took up the opportunity to publicise their proposals on a stand at the Showcase. The schemes on display varied from simple site plans to fully worked-up housing layouts.



Summary of Developer Showcase Open Event

Held 16 July 2016

In addition, the KDBH Forum team created and manned a separate display showing the documentation provided to SMBC for all the other sites not represented 'in person'. Attendees were therefore able to learn details about all the sites put forward to SMBC.

A schematic of the Developer Showcase room layout showing the various stalls is shown in Appendix A. Sites are referenced using the site numbers allocated by SMBC and the site address.

Residents' views were collected using the feedback form handed out on entry. For all sites, residents were asked:

*"If housing development has to take place in KDBH, what are your views on the proposals you have seen here?
(Please tick as appropriate and add a brief comment if you wish)."*

Simple tick boxes were provided to indicate whether each site was considered to be:

"Suitable"
"Possible / Need more info"
"Unsuitable" or
"No view"

Space was also provided to add summary comments on each site.

Just over 400 residents attended the Showcase. This generated 157 usable feedback forms that were returned either on the day or over the following week. Of these, 3% came from residents in Bentley Heath; 44% from Dorrige; and 53% from Knowle.

As a result, Appendix B shows a copy of the feedback form giving summary totals of tick box responses for each site (excluding comments).

Where sites attracted a significant number of comments, we have also extracted these below. The comments provide some important insights to help in preparation of the Neighbourhood Plan. It is important to stress, however, that the Developer Showcase is just one of a number of ways in which the Forum has sought the views of the KDBH community. The Forum Team will analyse this information alongside that, for example, provided from the nearly 3,000 responses received from the Residents' Survey undertaken in May/June 2016. In addition, the Business Survey, to be undertaken in Autumn/Winter 2016/17, will provide another important input to development of the Neighbourhood Plan.

Finally, huge thanks go to all those who gave their time and commitment to preparing and running a stall at the Showcase – and indeed to everyone who participated and completed the feedback forms. You made the Showcase a great success.

Summary of Developer Showcase Open Event

Held 16 July 2016

2.0 MOST SUPPORTED SITES (>25 "Suitable" comments):

166	Land at Knowle Football Club (also land off Hampton Road)	(54 returns)
234	Land at Lady Byron Lane *	(53 returns)
156	Arden Academy *	(49 returns)
153	Proposed new Arden Academy site	(48 returns)
207	Land at Smiths Lane *	(43 returns)
199	Land at Four Ashes Road / Box Trees Road *	(41 returns)
59	Golden End Farm	(33 returns)
203	Box Tree Farm *	(33 returns)
72	Land off Widney Road and Browns Lane	(26 returns)
110	Land to the rear of 114 Kenilworth Road *	(26 returns)
157	Arden Triangle *	(26 returns)
181	20 Browns Lane	(26 returns)

(* also a most opposed site)

3.0 MOST OPPOSED SITES (>25 "Unsuitable" comments):

135	Land at Dorridge Road	(46 returns)
104	Land at Blue Lake Road	(45 returns)
149	Land at Grove Road north	(39 returns)
110	Land r/o 114 Kenilworth Road +	(32 returns)
125	Land at Wychwood roundabout	(32 returns)
29	The Orchard, 79 Earlswood Road	(31 returns)
199	Land at Four Ashes Road / Box Trees Road +	(30 returns)
109	Land at Grove Road south	(29 returns)
164	Gate Lane	(28 returns)
167	Old Silhillians	(28 returns)
234	Land at Lady Byron Lane +	(28 returns)
157	Arden Triangle +	(27 returns)
210	Land beside The Orchard (39-79 Earlswood Road)	(27 returns)
207	Land at Smiths Lane +	(26 returns)
118	Land at Rotton Row Farm	(26 returns)
156	Arden Academy +	(26 returns)
244	Land at Tilehouse Green Lane / Copt Heath Golf Club	(26 returns)

(+ also a most supported site)

4.0 SITES ATTRACTING MOST COMMENTS (>15):

104	Land off Blue Lake Road	(30 comments)
153	Proposed new Arden Academy site	(29 comments)
234	Land at Lady Byron Lane	(23 comments)
156	Arden Academy	(22 comments)
135	Land at Dorridge Road	(21 comments)
207	Land at Smiths Lane	(20 comments)
59	Golden End Farm	(19 comments)
213	Land off Hampton Road (also 214 and 215)	(19 comments)
199	Land at Four Ashes Road / Box Trees Road	(18 comments)
110	Land to r/o 114 Kenilworth Road	(17 comments)
149	Land at Grove Road North	(16 comments)

4.1 COMMENTS MADE IN RESPECT OF THE ABOVE SITES:

104 Land off Blue Lake Road

Bentley Heath comments:

Develop school further

Dorridge comments:

Terrible drainage problems on all properties
 Already poor drainage – underground pumps
 Need smaller housing for downsizing
 Smaller scale development than shown
 Green Belt – not suitable for area
 Subject only to traffic calming – Wood Road, Knowle
 Provided only there will be traffic calming measures in Knowle – Wood Road
 Good use of green spaces – set back from road. Need more artist's impressions
 Sufficient details to make a judgement
 Huge foul and storm dispensation problems
 Traffic calming / management – Knowle - Wood Road
 More unaffordable housing
 Concerned about highways and drainage infrastructure
 Drainage infrastructure and roadways are of concern. Blue Lake Road has no public footpath and volume of traffic would be of concern
 Destroy road. Bring house prices down
 High grade Green Belt location
 Road too narrow for artic lorries. House price will drop by 25%

Summary of Developer Showcase Open Event

Held 16 July 2016

Prefer mix of 2, 3, 4 and 5 bed houses
Blue Lake Road very narrow. No footpaths
Lovely to look at open field and Green Belt protecting Dorridge as a "village"
Green Belt. Only 60ish houses therefore little impact on housing need.
Blue Lake Road has dangerous bend – no pavements

Knowle comments:

Need info on housing. Talk of 3 blocks of flats – out of keeping with location
Big question re vehicular access / egress - ? Through Knowle
Either 104 or 135 but definitely not both
This site is located on a hill on open countryside as you enter Dorridge. The proposed is not one of great scale but of great damage
This would be damaging to a long established border of Dorridge – site is located on a hill so development would be v prominent on what is currently a beautiful approach to Dorridge
High quality landscape should be protected. No need for more large houses
Near to schools; reasonable distance

153 Proposed new Arden Academy site

Bentley Heath comments:

Build homes and develop existing school

Dorridge comments:

Develop school further
Please, please, please build the new academy
Need new school although concern re amenities
Very happy
Very happy
Sufficient details to make a judgement
Inevitable, so try to have input from the beginning
Very much needed – excellent community facilities
Common good of the community addressed by this site
Safer access for pupils
Good community scheme

Knowle comments:

Cycle path should be considered as an alternative to Station Road
Leisure facilities for community and investment in school facilities is good
Imperative that access would be from Warwick Road and create good parking provision for enlarged facilities. Include safe drop-off and pick-up points

Summary of Developer Showcase Open Event

Held 16 July 2016

Is this deliverable? Land ownership for playing fields
Concerned about motor access / dangerous road
Extend existing school
Whole proposal too big and intrusive. Traffic issues need to be addressed
Concerns about parking availability on site / nearby estate by parents
New Arden Academy is not required
Recent extensions and plenty of room on current site if used
With increase in younger children, where are the facilities? As and when families move in the age group will increase these
Should use for housing and develop existing school
This looks like an obvious area – close to transport, schools + shops
Site looks too small to accommodate a school of the proposed size – messages unclear – is it a school of the same size as now or bigger to accommodate all the houses it would generate?
“Proposed” new school needs justifying before anything agreed
Good to have better building for future intake
If this group of lands is used it will balance the village better from the centre rather than increasing traffic from other parts. It’s near to all schools and buses / shops. The building process would have less impact on village as it’s focussed in one large area. Perhaps part of this land can be more car parks?

234 Land at Lady Byron Lane

Bentley Heath comments:

Suitable for care home or similar

Dorridge comments:

Potentially an ideal site but limited options on what to build
Good road access. Low impact on congestion in villages
Good access to motorways and not an “unspoilt” area
Noisy
Infill next to motorway
Already built up
Too far away / Not part of village / Community

Knowle comments:

Need to be starter homes / downsizing homes not big houses
Care home possible – least impact on immediate road network
Not used for anything at the moment
Motorway noise constrains range of uses ie care home more likely
Prefer developments close to M42 to reduce traffic on Knowle High Street
Good for hotel / care home – not residential
Commercial only – hotel, small business park – not residential
Logical use of land for care home
Would affect separation of settlements

Summary of Developer Showcase Open Event

Held 16 July 2016

Constrained by m'way noise
Minimal impact on the Green Belt
Is this not too near the motorway?
Far too close to M42 – who would want to put up with the noise and pollution there!?
Would need defences against noise and air pollution
Noisy and polluted

156 Arden Academy

Dorrige comments:

Could be a golden opportunity. Need more space for sport?
Need new school although concern re amenities
Very happy
Very pleased
Traffic issues
Scheme beneficial to all re local community. Development in an area that's well defined and confined by existing boundaries
Ridiculous to demolish an existing school which has just spent £000s on improvements
Need to support Academy

Knowle comments:

Existing facilities need updating but how will academic standards be upheld with such large growth?
If school can move
Excellent proposal
Far too dense
School should be developed here – need playing fields
Station Road – no more access – too busy
Density? Increased traffic on Station Road
Needs further consideration – in particular vehicular transport of children
Not helpful in improving access / egress to school. The new house build will create even greater problems in Station Road and through Knowle
Much needed facility
Provided suitable support for primary schools + doctors
Could be suitable for housing if frontage left as green space and school can be relocated without using all the land up to Warwick Road and Grove Road
The Arden Triangle is a fabrication designed to consume as much Green Belt as possible on the back of a hypothetical and unproven "need" for a new school
If this group of lands is used it will balance the village better from the centre rather than increasing traffic from other parts. It's near to all schools and buses / shops. The building process would have less impact on village as it's focussed in one large area. Perhaps part of this land can be more car parks?

135 Land at Dorridge Road

Bentley Heath comments:

Smaller plot better

Dorridge comments:

Concerns re drainage issues

Poor drainage – road floods regularly

Might be convinced about the smaller site but definitely not the larger

Only in part

Subject only to traffic calming – Wood Road, Knowle

Provided only there will be traffic calming measures in Knowle – Wood Road

Too dense. Unsuitable to the area. No artist's impressions of housing. An unspoilt area that would end up with a housing estate on it

Large mature trees, pond

Concerned about density of Darley Green site and access onto Blue Lake Road + highways traffic along Dorridge Road

Concerned regarding drainage and highways and site appears to be too many houses on the plot shown for existing infrastructure

High grade Green Belt location

Mixed sized houses

More westerly section of this development is preferred

Green Belt preserved around the "village" and open space – attractive pond with preserved newts

Too small to address housing needs

Knowle comments:

Property will be too expensive here – not for young people

The access / egress to these sites is problematic – 300 cars seeming going through to Dorridge and Knowle via estate roads – new access road required

Too separate from other housing

Either 104 or 135 but definitely not both

Possible Dorridge Road part but not fronting Darley Green Road

207 Land at Smiths Lane

Bentley Heath comments:

Suitable if plan is anything like the proposal

Very unsuitable – traffic congestion /destruction of farmland and hedgerows

Summary of Developer Showcase Open Event

Held 16 July 2016

Dorridge comments:

New school good – gives impression of all up-market so need greater mix of housing
While the site is possible, the proposal seems to be far more “executive” homes not more affordable ones
What happens to the public footpath?
As long as roads are improved and access to Widney Manor Road / Lady Byron Lane
Prefer to see development between Knowle and M42 rather than to the east of Knowle
Particularly like provision of new Primary School

Knowle comments:

What happens about public footpath?
Would need to reduce number of housing
Serious infrastructure issues
This will be a terrible blot on the landscape and make a semi-rural area another housing estate. Definitely not suitable
The 2-way through road not helpful. Problems with intersection with Byron Road – 300+ cars on existing pressure spot. School should be at Byron Land end of site
Very suitable
Completely destroys Green Belt land and ancient lanes of Knowle – too big!
Logical extension to Bentley Heath. Good transport links
Appreciate site with good access all round
I’d favour any infill to the motorway rather than southern development
Plan only “indicative” of what could happen
Congest. Traffic on one way system

59 Golden End Farm

Bentley Heath comments:

Not too much impact on the village – good site

Dorridge comments:

Need to ensure benefits to local community
Great mix – 40% affordable / 20% starter + amenity areas
Subject to housing type
Too busy. Would increase demand too much on services
2 football pitches. Give back. Visual aspects
What happens to the public footpath?
This would have a great impact on views from many public footpaths and lose the one area of countryside close to the town
Most unsuitable. Strongly object

Summary of Developer Showcase Open Event

Held 16 July 2016

Sorry about primary school capacity and need for extra places. Can't see the current plans for rec fields working – too far away
 Although Green Belt it would not have a significant impact
 If low density, and screening
 Good development particularly if allows growth of junior academy by using land for playing fields and academy expand on existing land
 Traffic concerns + pressure on doctors etc
 250 homes – appears too large for site. Congestion on Warwick Road
 Support for school places + not parking / playing fields
 Close to village centre. Could work if well designed and all open space is delivered
 Sustainable site with opportunity to establish new open space
 Near school and centre

213 Hampton Road (also 214 and 215)

Bentley Heath comments:

Residential

Dorrige comments:

Combined 214/215. Have seen similar set-up in other areas. Good idea
 Not sure exactly where. Old nursery site could be considered
 Too far into Green Belt
 Subject to lower cost housing for downsizing
 Will this level of development overwhelm Knowle?

Knowle comments:

Too far out of village. Extra traffic. Already chaos in rush hours
 For public open space / Knowle Football Club
 Existing footpath
 Providing proposal to relocate football club
 Too much ? anyway
 Housing
 Good development with social benefits to Knowle residents
 Traffic concerns and pressure on local services
 Shared roundabout to 213 – cannot turn Arden Vale into cut through
 Some of Thackers may be OK but 213 is too big
 Sustainable extension for smaller development
 All helps the football club
 If this group of lands is used it will balance the village better from the centre rather than increasing traffic from other parts. It's near to all schools and buses / shops. The building process would have less impact on village as it's focussed in one large area. Perhaps part of this land can be more car parks?

199 Land at Four Ashes Road / Box Trees Road

Dorridge comments:

Green Belt – increases Dorridge / Bentley Heath merging
Absolutely no! This block stretches across an existing boundary –
Earlswood Road. The top section is less problematic
As long as housing access is limited / keep as much open space as
possible
What happens to the public footpath?
Easy access to motorway
Dangerous traffic
Mixed housing please
This area provides a valuable Green Belt buffer between Shirley / M42 and
Dorridge
Good access. Low impact
Happy with Triangle but south side should be kept Green Belt
Public transport? Primary schools and Arden quite far away
Good access to M42 and Solihull avoiding village centres

Knowle comments:

What happens about public footpath?
80 northern would not materially affect infrastructure
Flood risk. Enough housing spread already
Logical continuation / addition to adjoining housing
Although somewhat remote from services
Let Earlswood Road define our urban border

110 Land to rear of 114 Kenilworth Road

Bentley Heath comments:

Not too much impact on the village

Dorridge Comments:

The rural nature of Knowle Locks should be preserved
Well-presented proposed scheme
Volume of traffic onto Kenilworth Road

Knowle comments:

Strongly object
A step too far. Not suitable
Rather to be left – area of natural beauty
Starter homes and downsizing needed
Too dense
Go back to marina plan!
Positive attitude to screening and lower density



Summary of Developer Showcase Open Event

Held 16 July 2016

Ruin canal attraction
Traffic concerns + pressure on doctors etc
Green Belt / farm land – should be preserved
Little impact on any residences
Inappropriate – historical context and archaeology; rural context; ecology / nature conservation; flood risk and drainage; topography; and highway safety and traffic generation (letter)
Near centre and transport; near to school

149 Land at Grove Road North

Bentley Heath comments:

Sort of ribbon development of Grove Road
Dorrige Comments:
Subject to housing type
High-grade Green Belt incursion. Poor access
Public transport would have to be improved

Knowle comments:

Would spoil a view we enjoy from the bridal path
Problem with Warwick Road junction
? Road congestion
We must preserve some countryside
Acceptable development. Needs widening of road, footpath and r/bout at junction
Only works if Arden Triangle works
There will be a total transformation in traffic and amenities. Deer and badger habitat – mature trees – wildlife
Permanent Green Belt. High quality landscape. Dangerous bends
Grove Road is very narrow
A Green Belt ? too far
Plan only indicative of what could happen
If this group of lands is used it will balance the village better from the centre rather than increasing traffic from other parts. It's near to all schools and buses / shops. The building process would have less impact on village as it's focussed in one large area. Perhaps part of this land can be more car parks?

Appendix A: Schematic of Developer Showcase layout (Hall, Arden Academy)

Appendix B: Feedback form with totals (split by sites Featured / Not Represented)