



Knowle, Dorridge and Bentley Heath (KDBH) Neighbourhood Forum CIO

PL/2023/00222/MAJFDW | Hybrid planning application for the construction of an integrated retirement community of up to 170 extra care units (use class c2) with ancillary communal and care facilities and green space consisting of: (a) Full planning application for approximately 48 extra care units including the village centre (Use class c2), means of access, landscaping, open space and all other associated works and infrastructure; and (b) Outline planning application (all matters reserved except access) for up to approximately 122 extra care units with ancillary community space, gardens, green space, landscaping and all other associated works including demolition of stripes hill house and infrastructure. | Stripes Hill House Warwick Road Knowle Solihull B93 0DT

The Knowle Dorridge and Bentley Heath Forum (“the Forum”) has considered the further documentation provided in respect of this application since the Forum’s initial response to the application dated 28th March 2023 (“the Forum’s Response”).

The letter from Claremont Planning Consultancy dated 11th September 2023 states that the amendments have “the aim of addressing local residents’ concerns and technical matters”. However, there appears to be little, if any, reference to address the specific concerns raised in the Forum’s Response; indeed, there is no reference at all to the Forum’s Response in the correspondence.

The matter of an acceptable masterplan, with provision for relocation of Arden Academy, is unresolved. The applicants are still questioning the capability of relocating the school. They also point to the Inspectors’ conclusions to the effect that relocation of the Academy is “unjustified”, however, the latest comment of the Inspectors was that they would consider the Council’s request to make further representations on the matter. As such, the applicants are placing emphasis on the progress of the Consortium towards an acceptable masterplan, without provision for relocation of the Academy, which is premature.

With regard to objections on Green Belt grounds, they say “further information relating to very special circumstances... to be detailed in further submissions”.

On Extra Care Need, they say that “None of the consultation responses received to date contests the data”. This comment again indicates that the applicants have not properly read the Forum’s Response.

There is no response to the Forum’s comments on matters such as structural planting and screening along Warwick Road, the need for a successful transition with the open countryside, density, height of blocks etc.

In conclusion the Forum see no reason to change its position from that set out in the Forum’s Response and in addition, as a **statutory consultee for planning** wishes to express disappointment that the applicants have failed to address the Forum’s Response.

Roger Cook

Chair, Knowle, Dorridge and Bentley Heath Neighbourhood Forum