

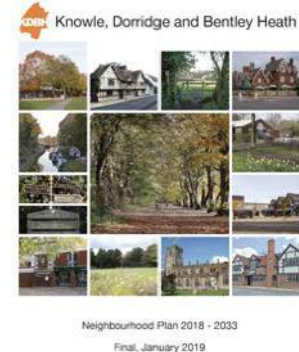


KNOWLE DORRIDGE AND BENTLEY HEATH NEIGHBOURHOOD FORUM CIO NEIGHBOURHOOD PLAN MONITORING REPORT: 2021/2022 and 2022/2023



Introduction

The Knowle, Dorridge and Bentley Heath Neighbourhood Plan (NP) was 'made' (i.e., adopted in April 2019). There is a commitment in the NP to undertake regular monitoring in order to test the effectiveness of its policies and to identify any necessary amendments. The first monitoring report of the KDBH NP was published in December 2021 and covered the period April 2019 to March 2021. This is the second monitoring report which covers the periods April 2021 to March 2022 and April 2022 to March 2023. The Forum now has 4 years of monitoring data available so a summary table showing cumulative data has been prepared to show any emerging trends.



Background

The Neighbourhood Forum was established in 2015 for the purpose of preparing a Neighbourhood Plan for the Knowle, Dorridge and Bentley Heath Neighbourhood Area. The population is some 20,000. The Neighbourhood Plan was approved in April 2019 with a 34% turnout and 96% support at referendum.

The Forum became a registered charity in July 2020 with a focus on securing implementation of the Neighbourhood Plan for the benefit of our Neighbourhood Area.

The first monitoring report of the KDBH Neighbourhood Forum concluded that:

- it has put in place appropriate monitoring systems;
- there had been mixed outcomes in relation to the effectiveness of NP policies. Whilst there had been some positive application of policies, the Forum's interpretation of policies had sometimes not been upheld by Solihull Council;
- It was premature to revise the NP pending the outcome of the public examination of the Solihull Local Plan and its adoption in due course. This may have significant implications for a number of NP policies;
- Further monitoring of planning applications and data was required; and
- Community Infrastructure Levy (CIL) experience had been generally positive but the Forum was seeking changes to its application.

Purpose of the monitoring review

Paragraph 1.5 of the Plan sets out the purpose of the review is to:

- identify any material change in background conditions
- assess the success of the Plan in meeting the vision, objectives and target outcomes
- establish whether implementation has given rise to any unintended consequences
- determine whether the assumptions and objectives behind the policies are still relevant



- identify the need to amend or delete any of the policies or to prepare supplementary guidance.

In addition, guidance on monitoring of NPs produced by Locality includes:

- whether projects and actions are being achieved, and
- the level of monies raised through Community Infrastructure Levy (CIL) and how such monies are being used.

This review assesses to what extent these objectives have been progressed over the last 24 months. In doing so, it draws upon the report to the AGM by the Chair of the Forum, Roger Cook, dated October 2022. It also draws from data provided by Solihull Council and analysed by the Forum Team. The Chair's report is attached at Appendix 1.

Material Changes In Background Conditions

Local area changes: Last year (2020/21) we reported on the impact of business closures arising from the impact of Covid 19 and uncertainty regarding the future of Knowle Precinct on the general appearance and vitality of Knowle High St and wider commercial area. It is pleasing that the High St generally appears to have recovered well, reflecting in part the gradual recovery from Covid 19, but also the efforts of local businesses, traders and local organisations to work together to secure improvements to the local centre. As explained in the Chair's report, a new initiative involving the Forum, The Knowle Society, the DDRA, Visit Knowle and other local community groups, informally called 'B93 Together', has established a joint working group focussed on improving the health and vitality of our village centres for the benefit of the KDBH area.

The Knowle Precinct area continues to decline as shops move out although planning permission has now been granted (subject to the completion of a legal agreement) for the development to proceed (see Planning section below). The development cannot proceed unless existing residents and traders are satisfied that suitable provision has been made for them. There is, currently, no clear indication if, or when, the development will start.

The retail centres of Dorridge and Bentley Heath appear to be trading well. There have not been significant major commercial developments during the last year in these centres. However, planning proposals to redevelop the Widney Evangelical Church at the rear of the Co-op store in Bentley Heath for housing have caused objections (see Planning section below).

Throughout the residential areas there continue to be windfall developments, often involving the redevelopment of single plots into one or more larger properties. There is also extensive investment by householders in extensions and improvements to individual properties.



Changes in the Planning system:

National level: In the last monitoring report we recorded a considerable number of changes at the national planning level that had implications for neighbourhood planning. Fortunately, the last two years have seen fewer alterations of relevance to neighbourhood planning. The political turbulence has led to the delay in progressing changes to the proposed Levelling Up and Regeneration Bill (published in May 2022) which proposed sweeping changes to the planning system. During the period December 2022 to March 2023 the government consulted on proposed changes to the National Planning Policy Framework which aimed to strengthen neighbourhood plans, improve design and take greater account of constraints such as out-of-character density and Green Belt. The Forum supported some of these proposals. The full response is on the Forum website.

Since then, the Forum has consulted residents with regard to the possible implications of the proposed Green Belt and density changes for the two large housing site allocations in Knowle at Hampton Road and the 'Arden Triangle'. A summary of the responses is attached at Appendix 2. At the time of writing, the Government has postponed its decision on these changes to Autumn 2023.

Further changes are expected to the Bill and national planning policy in the coming months which we hope will build on the Government's commitment to further empowering local communities when it comes to local development.

Local level - Solihull Local Plan Review: The most important material change in background conditions that will affect the Neighbourhood Plan will be the adoption of the new Solihull Local Plan. Last year we expected this review to have been completed in 2022 but this has been delayed. Much of the focus of the Forum's activities in 2022 was in representing the KDBH area at the Examination in Public of the Local Plan. This started in September 2021 and carried on through to July 2022. The annual report of the Chair to the AGM (Appendix 1) details our activities at the public hearings and the aftermath to date.

The Local Plan Inspectors concluded in September 2022 that housing development on the KN2 site in Knowle (commonly known as the Arden Triangle site) is justified and there should be no requirement for Arden Academy to be relocated to another part of the site. They also concluded that there was a 1,700 shortfall in delivery of housing at the NEC site.

The Council responded to the Inspectors in October and on the 13th December the Inspectors confirmed that they maintained their conclusions.

In December 2022 it was announced that the Council had been successful in winning some £20m funding from the government for improving Arden Academy. It is not clear if this relates to relocating the Academy and providing a new primary school or to refurbishing the Academy in situ.

The Council must decide how to proceed and it is currently considering its options. It has indicated to the Inspectors that it wishes to continue with the Local Plan including all the proposed housing allocations but that they do not intend to allocate any more housing sites as they do not accept the Inspectors findings regarding a shortfall.

At the time of writing the Solihull Local Plan has been paused pending confirmation from the Government if it intends to change the NPPF policy regarding Green Belts and housing densities. If it



does, it is expected that the Inspectors will invite further comments on the implications of the changes for the Local Plan housing allocations before they issue their final report to the Council. The Forum is also hoping that the Council will produce more evidence as regards the future of Arden Academy and that the Inspectors will agree to further debate on this important local matter.

Once the Inspectors issue their report, any 'main modifications' to the Local Plan will be subject to further public consultation for at least 6 weeks.

It is clear that whichever option the Council take, there is still some way to go before we will know the full implications for the KDBH area.

Once the Local Plan is adopted, its policies could supersede some of the current Neighbourhood Plan policies. The Neighbourhood Plan will therefore need to be reviewed to ensure its policies remain relevant and up to date. We had expected this process to have commenced by late 2022 but it has been delayed by the slow progress of the Local Plan. We expect the review of the Neighbourhood Plan to commence in late 2023 in a manner that will not significantly alter its nature thereby enabling the Plan Update to be completed as soon as the Local Plan is adopted. This is, however, now unlikely to be before summer 2024.

Solihull Council Supplementary Planning Documents: The Council published a Draft Travel Plan Supplementary Planning Document (SPD) consultation in July 2022 which ran until 5th September. The Forum submitted a response which is available to read on the Forum web site (www.kdbh-np.org). The Travel Plan SPD was adopted by the Council in January 2023.

One of the unfortunate consequences of these ongoing delays to the Local Plan process is that developers are losing patience and are expected to proceed with planning applications for some of the site allocations in the draft Local Plan. This may well lead to planning applications on the KN1 and KN2 proposed development sites in Knowle. The Forum will continue to monitor this situation very closely.

Assess the success of the plan in meeting the vision, objectives and target outcomes:

Last year we concluded it was too early to assess how successful the NP policies have been in achieving the vision and objectives of the NP. The most important test of whether the NP has helped to improve the quality of large-scale housing development will come if the proposed large development sites at Hampton Road and the Arden Triangle are confirmed via the Local Plan Review process. As explained above, we are still some ways off knowing if, or when, development will commence on these sites. We are therefore reliant upon monitoring and reviewing ongoing planning applications throughout the area to ascertain if any clear trends are emerging. These may provide indications of where policies are being successful and where adjustments to policies may be necessary in due course.



How policies are being applied to see if there have been any unintended consequences:

One of the main aims of the NP is to protect and enhance the character of the area so the impact of developments on the character, density and appearance are kept under review.

The Forum monitors how the NP policies are being applied by the Council by reviewing decisions on planning applications (the development management process) in order to assess the success of the Plan in meeting its stated aims and whether there is a need to amend any policies.

The Forum's monitoring of NP policies involves the following:

- review of all planning applications in the KDBH area using data supplied by the Council. This weekly planning application list is available on the Forum's web site.
- regular contact with the Knowle Society and DDRA regarding their reviews of and responses to planning applications. The Forum only responds to applications which are considered to have area wide implications for NP policies or where the Residents Associations or residents have requested our involvement



Meetings are held with Kim Allen, the Council's Head of Development Management to discuss planning application decisions in light of Forum responses. These are intended to be quarterly but were affected by Covid and now need to be put back onto a regular footing.

Main planning applications and decisions of interest over the period April 2021 - March 2023:

Two developments that the Forum had responded to in the previous year were determined in 2022. These were:

Motorway Service Area applications: PAs PL/2015/51409/PPOL and PL/2016/01949/PPOL Evergreen, Catherine De Barnes, and Applegreen on A34. SMBC refused both applications on 24 /02/21. Following an inquiry, the Evergreen MSA proposal was given approval and Applegreen was refused in March 2022. The Forum had objected to the Applegreen proposal so this was a satisfactory outcome.



Wyndley Garden Centre Care Facility proposal: PA PL/2020/01993/PPFL Wyndley Garden Centre, Warwick Road, Knowle. Demolition of existing garden centre and associated buildings and the erection of an extra care facility (use classC2) comprising a village care centre, 39 No one and two-bedroom care suites, 46 No one and two-bedroom care apartments, and associated works, including car parking, access, landscaping and associated engineering works. SMBC refused this application on 29/04/21. Approval was granted on appeal in June 2022.

In the year April 2021 - March 2022 the Forum made a further 9 responses to 7 planning applications:

Skogen: The long running and controversial applications and enforcement proceedings against unauthorised developments at Skogen on Station Road Dorridge was resolved in January 2022 when the Council granted planning permission for an amended scheme.

Widney Evangelical Church, 100A Widney Road, Bentley Heath. PL/2021/01477/PPFL Demolition of church and erection of four town houses at the rear of the Co-op in Bentley Heath- application refused. The Forum objected to this application.

St Johns Way Shopping Centre, Knowle PL/2022/00064/PPFL. Locally known as Knowle Precinct. Refurbishment and upgrade works to provide 17 No retail units (Use Class E) at the ground floor level with some first-floor storage space, 28 No residential apartments at the first-floor level and the formation of a second floor to provide 19 No residential apartments, car parking, landscaping and all other associated works. Demolition, including of two no. existing over passes.

The Forum supported this application in principle, welcoming the prospect of investment in this tired shopping precinct. However, there were also detailed concerns, particularly in respect of design and car parking/ traffic implications. The application was not determined until 2022/23 (see below).

2 storey office Building in Lodge Croft, Knowle- PL/2021/00422. This building is within the Knowle Conservation Area. The Forum objected and it was refused.

Yew Tree Cottage, Box Trees Road, Dorridge- PL/2022/00069/COU. Application to change the use from equestrian land to holiday caravan site. Withdrawn.

89 Manor Road, Dorridge- PL/2021/00696/TPO. Application to remove oak tree subject to a TPO.

Telecoms Mast, Widney Road, Bentley Heath. PL/2021/01609/PN. Prior notification of 18m mast and cabinets.

In the year April 2022 - March 2023 the Forum made responses to 8 applications:

Widney Evangelical Church, 100A Widney Road, Bentley Heath. PL/2022/01356/PPFL. Demolition of vacant church hall and development of 3 town houses. The Forum again objected. This application was withdrawn.



St Johns Way Shopping Centre, Knowle. PL/2022/00064/PPFL. Forum response to a second consultation following submission of amended plans. Planning permission was granted in November 2022 subject to a s106 agreement being completed.

It was pleasing that some of the Forum's comments regarding design were taken on board by the Council. Also, that discussions around wider traffic management and parking concerns are to take place with the Council with a view to seeking more comprehensive improvements to mitigate some of the feared adverse traffic impacts arising from this development and the proposed large scale housing developments around Knowle.

Telecoms Mast on Warwick Rd Knowle. Refused following objections to the proposed location.

Yew Tree Cottage, Box Trees Road, Dorridge. PL/2022/02387/MINFOT. Erection of small amenity block to support leisure facility. The Forum objected. The application was refused in January 2023.

Knowle and Dorridge Lawn tennis Club, Grove Road, Knowle. PL/2022/01993/PPFL. New flood lighting on two courts (no's 3 and 4) comprising 8 LED luminaires with cowls mounted on previously approved 10m columns (6No). Objection submitted in view of impact on residential amenity. The lighting scheme was approved but subject to strict conditions.

2 storey office Building in Lodge Croft, Knowle PL/2021/00422/MINFOT. A resubmission for a two-storey office building but this time with a different design. This was also refused in December 2022.

Land at Langfield Road, Knowle PL/2022/02413/PPFL. This application proposed the erection of 20 dwellings with access road and landscaping. The Forum considered this application premature pending clarification of its wildlife status and expressed concern about impact on trees and biodiversity. This application was subsequently withdrawn and a new application submitted on 25th July 2023 for 15 dwellings which was again considered by the Forum and whilst the revised application addressed a number of concerns raised in respect of the first application, it was still considered to be premature pending a decision by the Council on the local wildlife status of the site.

Integrated retirement community, Stripes Hill, Knowle (Ref. No: PL/2023/00222/MAJFDW) This proposed the erection of 170 extra care units with ancillary communal and care facilities. The application was 'hybrid' comprising 48 units and village centre as a full application and an outline application for 122 units. The application includes ancillary community space, gardens, green space, landscaping and all other associated works including demolition of stripes hill house and infrastructure. The Forum submitted objections based on the application being premature ahead of the outcome of the Local Plan process. Many detailed points were also made. The application was submitted in February 2023 and has not been determined at the time of this report.

All Forum responses can be seen in full on our website - www.kdbh-np.org

It is interesting to note that of the 17 responses made by the Forum (in some case several responses have been made to the same application), 5 objections were upheld by the Council, one was overruled, two resulted in approvals following satisfactory amendments (St John's Precinct and Knowle and Dorridge Tennis Club), three were withdrawn and two are yet to be determined. Overall, this represents a better level of support for the Forum's responses than in previous years.



Analysis of planning applications overall:

A summary of all planning applications for KDBH area for the year April 2021 - April 2022 has been prepared in the form of a 'dashboard'. This is attached at Appendix 3.

A summary of planning applications within the KDBH area for the year April 2022 – April 23 and accompanying dashboard is attached at Appendix 4.

It should be noted that in terms of applications counted each year, the data records information from all applications that were determined in the year, including the outcome of applications that were submitted in an earlier year if they were determined in the relevant year.

The dashboard for the two years shows that:

- the number of planning applications March 2021/2022 was 306, a slight decrease from previous years. The number in 2022/3 was 365.
- the majority of applications were classed as 'minor householder' relating to house alterations and extensions- 67% and 54% respectively.
- all new dwellings in both years were classed as windfalls (i.e., unexpected as not on sites allocated for development). The 14 in 2021/22 were mainly as a result of planning permission for 10 houses at The Chase. The significant increase in 2022/23 was as a result of the St John's Precinct scheme (+31 flats) and the Wyndley Care home approval for 85 units for the elderly as well as 21 dwellings approved on residential redevelopments.
- a significant number of applications (38 in 2021/22 and 61 in 2022/23) related to protected trees, either those with Tree Preservation Orders or by virtue of them being located in a Conservation Area.
- a number of applications (12 in 2021/22 and 37 in 2022/23) were for development within Conservation Areas. There were also a significant number in the Green Belt- 22 in 2021/22 and 60 in 2022/23. The high number in 2022/23 is partly accounted for by several applications on Lady Byron Lane, Darley Green Road and parts of Warwick Road, all of which are 'washed over' by Green Belt.
- 89% of applications were approved in 2021/22 and 85% in 2022/23; this reflects the fact that most planning applications were classed as 'minor'.
- 97% of applications in both years were determined by officers under delegated authority. Only 9 and 8 applications each year in our area were determined by the Planning Committee.
- the Forum responded to 7 applications and 2 appeals in 2021/22 and to 8 new applications in 2022/23. The low number reflects the focus of the Forum Team on proposals which raise area wide policy issues rather than minor applications.
- the schedule shows that the main responses submitted by the Forum continue to be in respect of breaches of NP policies concerning loss of trees, inappropriate design or density (usually through windfall developments), impacts on Conservation Areas and impacts on the commercial centres. Parking/ transport policies are also regularly referenced.

The Forum now has 4 years of monitoring data, and a cumulative picture for the last four years has been compiled in the table below.



Cumulative monitoring data 2019- 2023

	2019/20		2020/21		2021/22		2022/23	
Planning Applications	333		389		306		365	
Approved	301	90%	331	85%	272	89%	311	85%
Delegated Decision ¹	323	97%	365	94%	297	97%	357	98%
Committee Decision	9		11		9		8	
Forum Responses ²	7		19		11		8	

Key application types:

Minor Householder	213	64%	226	58%	205	67%	197	54%
Trees	36		73		38		61	
Green Belt	17		46		22		60	
Conservation Area	39		45		12		37	
New Dwellings/Windfalls	11		39		14		137	

The summary table reveals a more consistent picture to date in terms of the success of applying NP policies. The main issues appear to be:

- Ensuring that NP policies are referenced and applied by the Council in decision making. Some early Council decisions failed to refer to NP policies. However, this now seems to be addressed and NP policies are regularly referenced in planning decisions.
- Differing interpretations of policies. There appears to be greater alignment now over Council decisions and Forum views but the main area where views diverge relates to matters of design and interpretation of local character and design.
- Repeat applications- we note the number of repeat applications following withdrawal or refusal. Whilst the applicants are usually entitled to make follow up applications, it often appears to residents that developers continue to make applications until they achieve their original objective. However, there are signs that such applications are not always successful (e.g., Widney Evangelical church and Yew Tree Cottage) but this still happens consistently.

¹ Explanatory note from the Council's Group Manager, Development Management review of the draft of this report:

"delegated decision making will always account for the vast majority of decision making because these more simple and straightforward, uncontroversial applications may be taken by officers so freeing up Planning Committee time to focus on the major, significant and potentially controversial proposals. This is all set out within the Council's scheme of delegation as found on page 6 of the [Planning Committee Handbook](#)".

² *The Forum may make more than one response to a planning application, particularly where it may be subject to more than one consultation by the Council.*



- Whilst there is considerable consistency in some of the key indicators, the year 2022/23 shows an increase in applications affecting trees, Green Belt and windfall (unexpected) housing schemes. The Forum is keen to seek replacement trees of similar species in order to maintain the green character of the area, consistent with Policy NE1 and VC5, but the Council has approved other species.

Whether assumptions and objectives are still relevant and the need to amend any policies:

The assumptions and objectives of the NP remain relevant. The desire to maintain village character, improve design, protect and enhance the local green environment and maintain the vitality and viability of the village centres remain at the heart of the NP.

The Government's intention to further emphasise in the importance of good design and enhancing greenery within new developments aligns well with NP policies relating to housing design, protecting local green spaces and maintaining the character of the villages. However, there is clear tension between the government's desire to increase densities and how that is interpreted alongside the need to reflect village character. The proposed changes to national planning policy may clarify this.

As indicated above, there will be a need to revisit some policies following adoption of the Local Plan, where they differ from the NP. If our policies are not updated, they would be superseded by the new Local Plan policies. The main NP policies that may be affected are in relation to new housing ie H1, H2 and H3. We await to see the outcome of the Local Plan public examination in respect of the representations the Forum is making on this issue.

There may also be a need to update policies relating to the commercial areas, particularly Policy E1 Retention of shops and services, in the light of changes to the Use Classes Order and permitted development rights as well as the Johnsons Garage decision. The original purpose of the primary and secondary frontage policies, which aim to protect the core areas for retail purposes, may need to be revisited.

Policies VC2 Conservation Areas and VC4 Local Green Spaces may also be updated to apply to proposals which affect premises adjacent to Conservation areas and local green spaces. These currently only apply to proposals within these designated areas. However, applications have been received where buildings adjoining these areas have affected character but are not covered by the policies. The Lodge Croft applications are an example of this.

It is premature to undertake a more detailed review of the NP and its policies pending completion of the Solihull Local Plan. Further monitoring of planning applications will also provide a clearer picture of the extent to which the NP policies are being applied in the way that was intended to achieve the overall objectives of the NP. Nevertheless, the Forum is preparing to start the update process so that it is well placed to speedily update the Plan at the earliest opportunity.



Are projects and actions being achieved:

The NP included a range of Community Actions that aim to address various issues raised by residents which were important but not specifically related to land use (see (Appendix 4 of the Neighbourhood Plan)).

Progress on these matters has been limited by a lack of funding for the Forum now that the NP has been 'made'. The impact of the global pandemic and our limited human resources have also held us back. However, the Forum has been pressing the Council to provide limited funding to the Forum to support its basic running costs and undertake some project work.

Areas where some progress on Community Actions has been made relate mainly to the Traffic and Transport issues. The Council's Knowle Transport Study and work on parking have led to the amendment of some traffic orders in Knowle and Dorridge and to proposals to improve cycling routes. Further traffic and transport improvements, particularly to bus travel, will be required if the proposed housing site allocations are approved in Knowle. The Forum is pushing hard for greater clarity and local consultation on the design of local highway, cycling and bus improvement schemes.

Another area where the Forum has been involved is in Communications Infrastructure provision. The need for improvements to mobile phone and broadband is a recognised issue and the addition of new masts on Widney Road (near the M42) are welcomed. However, other proposals have been opposed (see above) because of insensitive and visually harmful locations.

Use of CIL monies

Neighbourhood CIL (NCIL) is intended to help address the demands of new development on the local area. It is distributed and spent at a local level to help deliver smaller scale community infrastructure projects. As a direct consequence of the tremendous work undertaken by the KDBH Neighbourhood Forum an adopted Neighbourhood Plan was passed at referendum resulting in the two Wards in the KDBH area being entitled to receive 25% of all CIL receipts available, whereas 'non-parished' Wards in Solihull without an adopted Neighbourhood Plan only receive 15%. This makes a significant difference to the amount of community funding available in our area.

Underpinning the Forum's work on NCIL is a commitment to apply our detailed knowledge of the KDBH area as well as our well-established network of contacts with community groups and residents to:

- Publicise and inform as wide an audience as possible to maximise the opportunity and community benefits from project funding
- Conduct an on-line resident's survey enabling all those that wish to, register their views on bid priorities, whilst also ensuring full transparency and providing clear evidence of outcomes to feed into bid assessment.

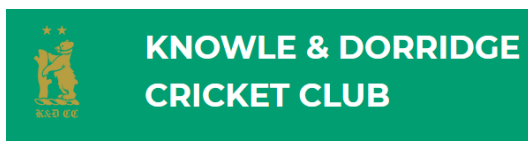
In 2022 (2021/22 bidding round) the NCIL process was put on hold for a time whilst the Council undertook a review to consider potential options for how cross ward boundary projects could be addressed. Subsequently, however, it was decided that the process would continue unchanged for the current funding round.



A total of eight project bids were submitted with five being successful receiving funding totalling £102,960:



Development of a second pitch at the main ground and accompanying new pavilion with changing facilities £48,000



Clubhouse Redevelopment Project £20,000

Dorridge Scouts



Dorridge Scout Hut Roof Modification and Replacement £15,000



KDBH Community Engagement & Social Infrastructure Building Project £10,000 (shared equally across both Wards)



Northern Gateway to Knowle landscape and public realm improvements £9,960

The Forum is extremely pleased to have submitted a successful bid for NCIL funding. This will enable the continuation of our important work associated with seeking adherence to the 'made' Neighbourhood Plan as well as working with local groups to deliver significant infrastructure benefits to the community to offset the adverse effects of development.



Solihull Council recently announced funding available for the 2023 bidding round and unfortunately on this occasion, there were insufficient funds secured from local development to meet the required minimum threshold of £10,000. In the circumstances, no grants will be made in the Knowle, Dorridge and Bentley Heath Wards this year. Whilst this is disappointing, the Forum is actively considering how we can best help the community identify and prepare to manage bids for schemes with the broadest support when new funds become available.

CONCLUSION

The two years covered by this report have been a frustrating time, affected by the aftermath of Covid, the lack of funding for the Neighbourhood Forum and delays to the Solihull Local Plan, all of which has limited our ability to make progress on our key projects. Nevertheless, there are positive signs for the next monitoring report as we now have some funding in place and there is an encouraging uplift in membership. We should also see significant progress on the Solihull Local Plan in the next 12 months. Unfortunately, it now seems likely that the submission of planning applications on the two proposed housing sites at KN1 and KN2 may overtake the Local Plan process. Either way, there should be some clarity over the future of Arden Academy, Knowle FC and the housing proposals and the Forum can work together with our local agencies to achieve real benefits for the KDBH area. The Forum can then start to prepare an update to our Neighbourhood Plan.

Finally, we need more residents to come forward to support the work of the Forum so that it can continue to ensure the NP is implemented and refreshed in line with the views of residents. We are delighted that a number of residents have already come forward to offer their support and three have now joined the Forum team including one local Councillor. We would encourage as many people as possible to come forward so that we can ensure the Forum offers wide representation across all age groups, interests and skills. If you are interested, please get in touch with the Chair of the Forum by email at kdbhforum@gmail.com

Appendix 1 - Knowle, Dorridge and Bentley Heath Neighbourhood Forum CIO

AGM – 31st October 2022 - Chairs Report

This Report summarises the activities of the KDBH Forum over the past twelve months ending 30th September 2022.

Along with many other community organisations the Covid pandemic has cast a long shadow over our ability to meet with Forum members and the public since March 2020. The Forum has missed the opportunity for face-to-face interaction and engagement. It was particularly heartening to welcome a ‘full house’ in September 2022 to the first Public Open Forum Meeting in nearly three years.

The activities in which the Forum has played a key role in representing the KDBH community over the past 12 months included:

- Solihull Local Plan Review Hearings
- Review and input to local and wider Planning Applications
- Community Projects
- Broadening the Forum’s reach and engagement on community matters and setting out a path to ensure the Forum has a firm financial footing so we can continue to serve our community.

More information is provided below in relation to each of these activities.

Solihull Local Plan Review Hearings

At the beginning of the year the Forum’s major activity was preparing for and representing the KDBH area at the Hearings on the Council’s Local Plan. This ‘Examination in Public’ conducted by two Government Inspectors was scheduled in two blocks from the end of September to mid December 2021 with further Hearings held in late January and July 2022. The Forum was represented by two experienced representatives who attended most sessions to ensure the views of the KDBH community were presented to the Inspectors. The particular focus was on the Council’s proposed large new housing developments in Knowle at Hampton Road (KN1) and the ‘Arden Triangle (KN2) sites. The main concerns raised regarded the density of development and impacts on the character of the area and local infrastructure which are contrary to the Neighbourhood Plan.

Following the conclusion of the Hearings the Inspectors’ went away to prepare their report and recommendations. Subsequently, at the request of the Inspectors’ the Council increased the proposed housing allocations by 10%, making a total of 858 houses across both sites prompting the Forum to issue a ‘Member Alert’ on 1st July expressing particular concerns about housing density, local character and also that certain promoters/owners of the Arden Triangle site had no intention of making land available for a relocated secondary school, and that financial contributions towards a new Academy and primary school had yet to be justified. These changes, if approved, would not only result in additional housing locally but also a failure to deliver the community benefits (a new secondary school, primary school and sporting facilities). This was so far removed from what the

community understood the proposals to mean for KDBH that we felt it extremely important to alert residents on how we understood things. This generated a strong response to local Councillors demonstrating the depth of local feeling about the possible consequences for the KDBH community. On 5th September the Government Inspectors' issued a letter informing the Council that it should issue a main modification to the Local Plan to remove references to the Arden Academy being relocated to another part of the site. In light of this they also considered the potential capacity for housing on the site may need to be reviewed i.e., increased. The Forum immediately organised a Public Open Forum Meeting on 12th September attended by Councillors and officers from the Council. The meeting was very well attended and enabled views to be openly expressed to the Council representatives.

Following the meeting, the Forum offered its support to the Council when responding to the Inspectors' letter. The final report of the Inspectors examination of the Local Plan is awaited but further correspondence is expected in the meantime.

When the Inspectors' have finalised and issued their report and recommendations on the Local Plan this will initiate a period of intensive work as the Forum will consult with the community on what it means for the KDBH and how should we proceed. The Council will be looking for feedback from our community the how the Plan should be taken forward. Following adoption of the Local Plan our own Neighbourhood Plan will require updating to take account of that together with any changes required since the Plan was adopted in January 2019.

Planning Matters

The Forum monitors the Council's application of Neighbourhood Plan policies by reviewing recommendations and decisions on planning applications. It taken some time to ensure that our Plan policies are referenced in consideration of planning applications but the Neighbourhood Plan is now a key factor in the Council planning teams review process when considering the appropriateness of planning submissions.

The Forum continues to extract and review, on a weekly basis, all planning applications under consultation for the KDBH Area and, where necessary, responds accordingly. We also make the planning application list generated available for all residents to view on our website.

Main planning applications and decisions of interest over the period April 2021-September 2022:

Two developments that the Forum had responded to in the previous year were determined in 2022. These were:

Motorway Service Area applications: PAs PL/2015/51409/PPOL and PL/2016/01949/PPOL Evergreen, Catherine De Barnes, and Applegreen on A34. SMBC refused both applications on 24 /02/21. Following an inquiry, the Evergreen MSA proposal was given approval and Applegreen was refused in March 2022.

Wyndley Garden Centre Care Facility proposal: PA PL/2020/01993/PPFL Wyndley Garden Centre, Warwick Road, Knowle. Demolition of existing garden centre and associated buildings and the erection of an extra care facility (use classC2) comprising a village care centre, 39 No one and two-bedroom care suites, 46 No one and two bedroom care apartments, and associated works, including

car parking, access, landscaping and associated engineering works. SMBC refused this application on 29/04/21. Approval was granted on appeal in June 2022.

The Forum responded to 5 planning applications between April 2021-2022.

Skogen: The long running and controversial applications and enforcement proceedings against unauthorised developments at Skogen on Station Road Dorridge was resolved in January 2022 when the Council granted planning permission for an amended scheme.

Widney Evangelical Church, 100A Widney Road, Bentley Heath. PL/2021/01477/PPFL Demolition of church and erection of four town houses at the rear of the Co-op in Bentley Heath- application refused.

St Johns Way Shopping Centre, Knowle PL/2022/00064/PPFL. Refurbishment and upgrade works to provide 17 No retail units (Use Class E) at the ground floor level with some first floor storage space, 28 No residential apartments at the first floor level and the formation of a second floor to provide 19 No residential apartments, car parking, landscaping and all other associated works. Demolition, including of two No existing over passes. Planning permission was granted in November 2022 subject to a s106 agreement being completed.

In order to inform its response to this application, the Forum, together with the Knowle Society undertook an online parking survey to understand the views and concerns of local businesses, residents and visitors. The results of the Parking Survey were made available on our web site..

2 storey office Building in Lodge Croft, Knowle- PL/2021/00422. This building is within the Knowle Conservation Area. Refused. Resubmission PL/2022/01462 for 2 storey office building with revised design. Current.

Yew Tree Cottage , Box Trees Road, Dorridge- PL/2022/00069/COU. Application to change the use from equestrian land to holiday caravan site. Withdrawn.

Telecomms masts in Bentley Heath and Knowle- both refused.

All Forum responses can be seen in full on our website- www.kdbh-np.org

Overall, the Council's decisions indicate a better level of support for the Forum's responses than in previous years.

Neighbourhood CIL (Community Infrastructure Levy)

Large scale projects in the Borough are provided for by a fund known as Strategic CIL (Community Infrastructure Levy) charged to developers. Neighbourhood CIL (NCIL) is intended to help address the demands of new development on the local area. It is therefore distributed and spent at a local level to help smaller scale projects. It is a great opportunity for communities to access funding to support local projects and initiatives in their area.

The Forum has been heavily committed to and engaged with the Council's NCIL process and local organisations since it first became available in 2019. By virtue of the tremendous amount of work put in by the Neighbourhood Forum to create an adopted a Neighbourhood Plan, the KDBH area is

entitled to receive 25% of all CIL receipts available instead of the standard 15%. This makes a material difference to the community benefits that can be delivered. Since being implemented, this has resulted in over £100,000 additional project funding for the KDBH community.

As an example of how much these local projects are regarded In the 2021 funding round the Forum received over 700 resident responses to an on-line survey we issued to give our residents the opportunity to consider and vote on six projects submitted for funding. We then provided an analysis of the outcomes to inform the Council decision making process. Four projects were successful receiving funding of just over £45,000 to provide a disabled and wheelchair bound access lift at St Philip's Church, Dorridge, a basketball court in Knowle Park, new tables and chairs in the Platinum Suite at the Royal British Legion and funds to enable the car-park at Dorridge Scouts Group to be re-surfaced.

In 2022 £108,000 was available for community projects although the process was temporarily suspended pending the outcome of a review by the Council to consider establishing a non-ward funding pot. This would involve taking a 10% top-slice from non-parished Ward funds to support projects with cross-boundary benefits. Following objections, the Council announced no changes to the 2022 process and bids are now open again with a closing date for submissions of 3 February 2023.

The Future of the Forum – broadening our reach and engagement on community matters and ensuring the Forum has a firm financial footing

All Government funding for the Forum ceased when the Neighbourhood Plan was adopted in April 2019. Since then, the Forum has existed on remaining funds and 'one-off' ad-hoc donations with costs kept to an absolute minimum by a small team of dedicated volunteers and an incredible level of goodwill and community spirit. Clearly this situation was no longer sustainable and so earlier this year we met with our local Councillors to ask for their views on the value provided by the Forum, explain that our situation was no longer sustainable and ask for their support. The meeting was very positive and as a result we have hope for the future in terms of funding from the Council. The Councillors see the relationship between the Forum and Residents Associations as extremely important as the Forum has statutory consultee status for planning as a direct result of having an adopted Neighbourhood Plan in place. We look forward to continuing to strengthen our relationship with the DDRA and the Knowle Society as well as Visit Knowle and other local community and business organisations.

The Forum is not all about Planning. We believe we are uniquely placed to broaden our reach and engagement across the KDBH community. For example, in developing the Neighbourhood Plan local residents raised a range of issues not related to land use and we included these as Appendix 4 to the Plan as Community Actions. These are matters that the Forum wishes to pursue working together with our Residents Associations, local businesses, Solihull Council and other community groups and whilst the Forum and other groups have been able to address some of them a lack of resource and funding means we have been unable to do as much as we had hoped. Outstanding matters include: mobile phone and broadband coverage is poor in some areas but residents do not want masts introduced in unsuitable areas; and identifying roads where speed needs to be reduced, there is a need to draw up proposals and consult on their introduction. There are many more community initiatives that need taking forward.

During the early stages of the pandemic the Forum introduced a number of new initiatives to help people make use of unexpected free time during lock-down and furlough. These included developing interactive maps of local walks, detailed listings and information about nearby heritage sites and an events calendar for local clubs and organisations. However, as there is an external cost of running the events calendar and there has been a lack of resource to keep this going, we have had to reluctantly cease operating this service. With new funding in place, we hope to revisit this area.

The Forum is keen to work together with other local organisations to identify the priorities for the KDBH area and then seek NCIL project funding to deliver them in a targeted and managed way.

It is now working with a group of local organisations (Visit Knowle, The Knowle Society, Knowle Round Table, Arden Academy etc). This informal group now known as **B93 Together** has recently started to meet and brought in other organisations including ourselves and the DDRA to identify areas of mutual interest where we can all work together to deliver benefit for our community. The Knowle Parking Survey is an example of what can be effectively delivered when pooling our resources and know-how. A common theme we have noticed when looking across volunteer organisations in our area and further afield is the difficulty in attracting volunteers and also the age profile of volunteers is steadily higher. We have to work out what needs to be done to engage with and bring younger people on board who have a key stake in the future of our community.

R W Cook

Chair - Knowle, Dorridge and Bentley Heath Neighbourhood Forum CIO

APPENDIX 2 - REPONSES TO THE NPPF CONSULTATION-

Summary comments	Please add your comments on any scenarios and/or suggest alternative approaches:
Infrastructure required first including roads, health, schools, green space	<p>I don't think these size of developments have the necessary infrastructure. The roads are busy, no primary care capacity etc. I work in primary care locally and we are bursting at the seams already. Adding this number of houses without a further primary care provider and building on-site risks people's health. Another 860 houses will mean around 1500 people. I can discuss this in more depth if you would like me to please let me know.</p> <p>It's stupid we are already can't cope with the amount of cars on the road between the busy rush hours if this happens need to build bigger roads and upgrade the sewage system also it's should be a small village not a town</p> <p>Any scenario MUST include adequate extra provision for local services for health and education.</p> <p>Community Benefits - Arden School and Knowle Sports Facilities. It is not certain that KN2 will be retained in the Draft Local Plan.</p> <p>It was rumoured that Councillor Courts would not support KN2 if a relocated Arden School is not provided. Local Councillors would be in a very difficult position with local residents if Arden School is not moved to a larger site with new facilities, but they still go ahead with KN2 development.</p> <p>The Council has always said it was 'reserving its position' on KN2. So, it is not clear whether even the Council "supports" KN2 at all anymore.</p> <p>Although the Inspector has indicated KN2 is acceptable without relocating Arden School, that does not mean the Council is committed to putting it forward now. More information on funding is available now and this matter is not resolved. The justification for the selection of KN2 was to deliver an expanded and relocated Arden School on a bigger site plus a new primary school (which would be needed given the housing numbers).</p> <p>KDBH deserves a modern sized site for Arden School (it is @30% too small currently) and redevelopment of facilities.</p> <p>If a wholesale site relocation is not possible, the Council could pursue a land swap with adjoining land only or acquiring extra adjoining land to the existing school and using the Government grant to rebuild Arden to modern standard on its current site. Not having a secondary school that meets modern size and facility standards will impact all the local school children in the future and, over time, it is likely to decrease the desirability of KDBH for investment and house prices, so ultimately would damage the whole community.</p> <p>The likelihood of new Sports Facilities being delivered on KN1 seems very low, especially if only part of the site is delivered, yet it is on very high value Green Belt land.</p> <p>Site Removal/Reconfiguration of Sites</p> <p>If other local areas are arguing for removal of their allocated sites, KDBH should not be left out in the cold. If the KDBH allocations do not meet the justifications that have been given to the local community, these should be reconsidered and removed. For example, there may now be other ways of delivering an expanded and rebuild Arden School, without requiring KN2 development. There are many combinations of sites which would have a less negative impact on KDBH than KN1 and KN2. Residents preferred a small dispersed sites approach. Small dispersed sites would still make an important and attractive expansion to KDBH meet housing need. It would be better to remove some more small sites from the Green Belt than to simply make large sites even denser.</p> <p>Densities: The Council has demonstrated that it is willing to increase densities so far as to ruin the character of KDBH. Unfortunately, it seems unrealistic to expect that any "safeguards" argued for by KDBH Forum will be respected. That is why, "Accept, subject to Safeguards" would likely result in an outcome that is "Accept, but with no safeguards actually in place" (However well the Forum argues for safeguards, it is not its decision).</p> <p>Dense housing is a much worse lived experience for the inhabitants, the surrounding community and the character of an area, than keeping local characteristic densities, even if that requires more sites being allocated to meet the housing need. However, the Council seems to be taking the opposite approach of 'packing them in and piling them high' on the current sites, leading to development which would be against local character and particular site sensitivities. In reality, this is a much worse outcome for KDBH (and any local community) than looking for some additional sites to avoid such high densities and accommodate site sensitivities.</p> <p>Amended Scenario 3b - Hybrid Part KN1 and Part KN2 plus additional small sites</p> <p>The shortfall can easily be made up with other small sites of the periphery of KDBH that would have very limited impact and help retain the overall character of KDBH (see comments on densities).</p>
	<p>Given the rise in higher density housing we are already experiencing difficulty accessing basic facilities. I am unable to register for an NHS dentist in the area for example. The Pharmacy in Dorridge is constantly running out of medicine and the queues are huge. We are also seeing a rise in car crime and anti social behaviour which the police cannot contain. On our quiet estate we have already have several car thefts and attempted break ins this year alone. An additional 800 houses in the area would only make this worse for existing residents. The traffic is already very heavy for such small villages and as a result the conditions for pedestrians and cyclists are incredibly hazardous...not to mention the negative effects on air quality. The condition of the roads is terrible. A load of heavy plant coming in and out of the area constantly is only going to make things worse. Piling more high density housing in the area is not the answer right now.</p> <p>it is clear that the 3 villages cannot cope already in terms of traffic flow, particularly at peak times, doctor's appts, village parking, antisocial behaviour, litter etc. how will we manage with another 810 more homes plus all the windfall homes which continue to be shoe horned in at every turn. Arden can upgrade its facilities, its trust has a massive amount of reserves to improve its buildings. please fight back to preserve our precious green belt</p>
	<p>Obviously would really prefer Sc2 to preserve environment and protect already overstretched medical and school provision but it is unrealistic in view of current Council and Inspector stance. Chief need overall is to limit density and style to suit our area and force acceptance of more medical and school provision, improved public transport and provision of open space and sports/play facilities. n.b have ticked "not member" box but was a member and willing to pay fee again; prevented from taking active part by poor health.</p> <p>The absolute priority needs to be improving the infrastructure of the area to work alongside the increased housing. The rebuilt Arden Academy, the new primary school and community centre is absolutely essential and the developers should not be let off from building it as promised. The government money pledged is a drop in the ocean of what Arden needs to have proper up to date facilities. And all the primary schools are at capacity. If we have 1000 new homes, we NEED the infrastructure to support them.</p>
	<p>The development should only be permitted with the development of a new building for Arden Academy as per original plan</p> <p>The infrastructure won't cope!!</p>

The provision of appropriate schools, doctors, and other facilities should be considered ahead of any housing. Likewise protection of green spaces. The development around Middlefield is a classic case of what not to do - high density tree-less area.

Traffic measurement is managed better for scenario 3b than any other, however Solihull Council and this document makes no allowance for increased Motorway traffic, retail parking requirement for the additional 808 houses as it is not mentioned in their local plan.

The Arden Academy status as an excellent springboard for its students the entrance standards are high and as such places are offered to local communities.

It is accepted there are never sufficient places.

The Council approving 808 properties are built on one site, will be taken by families to benefit from Arden Academy who want properties found in Knowle, Dorridge and Bentley Heath.

Building 808 properties on one site using the calculations already suggested would destroy the demographics, a scenario the Council as its inspectors are not obliged to consider as per the scenario they wish to approve, a scenario promote increased transport mismanagement on roads that do not cope with the current demographics adding 2-3000+ additional gaily vehicle movements into one location, without any additional parking and offer local transport options, is not the best option.

The option for the council should be start selecting the Hybrid option, as the other infrastructure options need to be addressed in the next 5-year plan.

1. Ensure proposed housing densities are in keeping with the current character of the local area.
2. Question value of Public Open Spaces surrounding proposed high/medium density housing. Possibly preferable to spread housing out across all land to achieve overall lower density in keeping with character of area.
3. Essential to ensure all necessary community facilities (including road design) to support current area and proposed developments are agreed and actioned before or no later than any proposed development building begins.
4. Ensure all mature trees are kept and planning is designed around them and with a view to their long term future. Also new trees to be added as appropriate.

3a and small developments would mean no significant contributions to infrastructure could be expected from developers.

Infrastructure is under strain already and acceptance of big schemes stands the best chance of getting necessary roads, parking, health facilities &c included.

Any development will put a strain on the roads/lanes and general infrastructure. Sort out long term infrastructure strategy first then add more housing

The roads around Knowle are not sufficient for any increased density. Tile house green LANE has become a rat run, and it is becoming increasingly more difficult to actually get your car from the drive to the road safely

As it stands Knowle is already gridlocked at times and it is impossible to get a doctor's appointment. It is also difficult to get a car parking space at certain times of the day. With the new care home on the former garden centre site I cannot see things improving so the last thing we need is more housing without significant changes to facilities and infrastructure.

At the risk of stating the obvious, the road infrastructure in Knowle: High Street, Station Road, Lodge Road etc. is already gridlocked on a daily basis. Adding another >1000 cars will cause significant environmental and safety issues for the children walking to and from school. A major network upgrade would be required prior to any significant housing developments in the area as well as increases in capacity of other local services e.g. doctors, car parking. The solution is for Solihull to find alternative sites in the Borough and invest in developing a community there rather than permanently damaging the Knowle/Dorridge/Bentley Heath area.

Clarity on the redevelopment of Arden Academy is essential. Can this proceed as a new build with the existing site then being developed for housing or is redevelopment of the existing school site the only way forwards? Whatever new housing is permitted (high or low density) needs to be supported by infrastructure for the community - not just schooling but doctors and dental surgeries, parks, play areas, car parking, bus services etc.

Density too high with both KN2 AND 1. Will destroy the village atmosphere. Also village too small for the density of traffic and will other amenities like schools, GP surgeries etc be put in place? Parking is already a nightmare,

Don't feel the infrastructure of Knowle and Dorridge can cope with anymore. The roads are not up to scale with the amount of traffic. The Schools around there have a waiting list of 2 years I understand we live in a desirable area but it can no longer continue.

I am concerned about the density levels, but I am more concerned that the infrastructure locally does not support continued developments of this size. We do not have the supermarkets, general food stores, doctors, NHS dentists, nor school places to support these incoming residents. Charity shops, coffee shops and restaurants are great - but they do not sustain the community overall. Biggest mistake in recent years was to push Waitrose away from the locality. To undertake big supermarket shops, we have to drive away from the village - there simply is not the choice in a Tesco Metro. We only do small shopping in Knowle e.g at the bakery and butchers. They do good business but it would be even better if anchored by a sensibly sized supermarket.

I am concerned by the lack of infrastructure with KN2 as there is clear potential to choke up station road and Warwick road as well as massively increasing traffic through Knowle high street. Housing at Kn1 makes more sense as there is much less impact on Knowle itself.

I am concerned by the proposed density which is so out of character. There are insufficient school spaces as it is. It is difficult to see a doctor within the locality. Insufficient infrastructure for proposed development. Traffic in Knowle would be horrendous

I don't understand where the Arden Triangle is if Arden School can't be moved and a retirement village is being built on Stripes Hill opposite Wyndley. The infrastructure & medical and education services seem to be considered after the houses have been built. What about all the traffic along Station Rd at peak times - it's chaotic now, let alone another possible 1600 cars from over 800 houses?!

I feel that traffic issues should be given prominence in accessing the appropriate housing density of any site. Knowle is already very congested especially when there are any holdups on the M42. This congestion is especially unsafe for pedestrians (especially school children) and cyclists, and it is only time before there are serious accidents.

I have general concerns over adding so much new housing without any increase in amenities such as GP and dentist provision which are already overstretched. In the draft proposal it states that the 808 new homes are required by 2036, would it not make more sense to slowly grow the village naturally with small windfall sites rather than adding a huge number all at once. My main issue particularly with the KN1 site is the lack of an increase in school places, I cannot understand how you add even the lower figure of 150 units (as in scenario 3b) when the local primary school is already oversubscribed. This hybrid plan also confuses me as it seems to suggest using the land of the football ground (presumably still for an elderly care facility we don't actually need and will certainly overstretch our GP capacity!) but if you are only developing part of Thackers nursery site are you still adding the new sports ground or just taking away even more from the village.

I think it's unreasonable to expect the plans to be dropped in their entirety, but the forum should campaign to ensure that adequate facilities are incorporated in the plan to ensure no further pressures on local services and infrastructure.

I would just like Doctors Surgery requirement explicitly called out as well as school and sports considerations. Could Solihull hospital be reinstated as a full hospital. Parking is already challenging and adding so many dwellings with an avg of 2 cars per dwelling will exacerbate this.

I'm a GP and have substantial knowledge of how the effects of the climate and ecological crisis will effect the health of our current and future generations. Maintaining the character of Knowle may seem the most important factor to many of us at the moment, but in the face of the extreme weather events we will experience over the next 20 years, I consider it more important that whatever decisions are made will have mitigation and adaptation to the climate crisis as the top priority. As such, increased housing density is a more sustainable use of land and resources, and will reduce the total amount of land being built upon. This is with the caveat that there is a large amount of green space incorporated into the plans, not only growing in the ground but also making the most of growing on rooves and walls, promoting high biodiversity net gain. This will not only improve and protect nature but also improve the health of the community by reducing air pollution (particulate matter sticks to leaves, is taken out of the air circulation and therefore not inhaled, reducing the health risks our communities currently face as we all live in air pollution levels higher than those set as safe limits by WHO). Green space and canopies will increase the cooling capacity created by trees and foliage, reducing the heat island effect caused by concrete and the built environment. Although land is designated green belt, this does not mean it is high in biodiversity, as has been proven in the biodiversity surveys which have taken place in advance of the planned construction on Stripes Hill and Wyndleys. The new sites could be designed to have higher biodiversity value than at present. The physical and mental health benefits of green space and physical activity outdoors are low cost, low carbon alternatives for our communities, and active travel should be made easy and safe in any new infrastructure considered, with walking and cycle routes physically separated from roads and improvements in public transport services to encourage people out of their cars. Despite EVs having no tailpipe emissions, they still produce particulate matter from brake and tyre wear, which also runs into the sewers and pollutes wildlife in our waterways. The co-benefits of active travel would be a healthier KDBH population, less costly use of health and care facilities, cleaner air and a thriving natural world in which to live. The provision of healthcare services should be increased proportional to the expected influx of older people with additional health needs, given that the population is ageing exponentially and marketing is already being directed at older people for the site on Wyndley's and the retirement village behind Milverton Road. Public transport systems should reflect this change to encourage physical activity, social engagement and community participation in the older population, increasing their likelihood of maintaining independent lives in their own homes for as long as possible. Local GP and community nursing services, who are already working at full capacity, cannot be expected to suddenly find resources to look after the increased population size, whose multiple occupancy will mean the numbers of new residents is likely to be between 1600 and 3000, many of whom will require complex, time consuming care. If a one-way system is put in place in Knowle, more people may consider walking/cycling rather than getting in a car for journeys less than a mile, which would make it more likely that roads are safer and parents happier for children to use active travel to get to and from school, with knock on health benefits for their parents, through increased time spent being physically active in nature as a family, the increased connectivity with nature making them more likely to want to protect nature. Less air pollution will reduce the need for medications and medical interventions, all of which are high in carbon emissions. People, planet and NHS will benefit

Introduce measures to control traffic at the Hampton Rd/High St junction.

Confirmation of exact location of Knowle football club.

More visible signage within the 20mph speed limit area in Knowle.

It seems likely that we will get additional homes without attention being paid to schools, care services or traffic, so we should oppose this as much as we can. Subjectively traffic along Widney Road is much increased over the last 20 years and council have blanked me on more speed bumps

Knowle FC must be given this opportunity to provide fantastic facilities to our ever increasing population. They are attracting hundreds of girls and boys of all ages to play for teams but they are now struggling with pitches and especially floodlit training facilities. Their adult men's and women's teams are highly successful and their facilities need improving. It's a great, well run and well funded club that needs to gain acceptance for its relocation.

Local services must match the increase in housing.

My greatest concern is the volume of extra people and vehicles it brings to the town of Dorridge and Knowle - we already have massive congestion at peak time on Station Road and this will only get worse. We need to ensure there is the infrastructure in terms of professional services, roads, schools and doctors in place to cope with these large increases in population! These must be a priority and new house-builds should only complete where adequate infrastructure is in place -

Reduce numbers of new housing, we do not have the infrastructure to cope with the proposed numbers. Would require additional GP services, schooling and shops. There's no need to add any more to what's already there.

The houses are coming and the longer it takes to agree the sites the more houses we are likely to have to accept and the less the local community are likely to get out of the whole thing. In my opinion, we should accept the proposals and work hard to ensure we get the best possible deal for the local community, i.e. a state of the art secondary school and a much larger modern football club.

I'm a volunteer at Knowle FC and we have over 30 teams, mostly Boys and Girls, all sharing very meagre facilities. Team sports and community hubs like Knowle FC are massively important in people's lives, help keep us healthy and contribute to making Knowle a desirable place to live. For too long Knowle FC site been neglected and a new football ground is an absolute must.

There are other options, namely accept KN1 in entirety and refuse KN2 until the school provision is absolutely agreed - as residents and committee members we have a duty of care to ensure that the school offer is stringent, fit for purpose and protected. Whilst funding has been declared, there is no information surrounding when this will be provided and thus impact on the schools ability to provide brilliant education for the local students. NOTHING should be agreed until the school is safeguarded
There is an inevitability that more houses will be built in KDBH and scenario 1 feels like the best of a bad lot! I do think a new Arden Secondary School and supporting Primary are a very important component(s) of the wider plan. As is the update of Knowle Precinct. Great work, please keep it up.

There is no point building more houses when the infrastructure remains the same. We would need improved roads, parking areas, surgeries and schools.

This seems the most realistic response as long as number of houses is reduced to the original numbers and the council and developers fund the necessary infrastructure additions to local services, footpaths and cycle ways as well as traffic management

We desperately need to meet housing needs but the community was miss-sold KN1 and KN2. Both were initially promoted with significant community benefits, most notably at the Local Plan launch event held at Arden Academy, and this led to a degree of community support. But the landowners and promoters then withdrew the community benefits such that they are now just housing sites. Therefore a fresh look at other housing option sites altogether is what is actually warranted. I believe that KN2 would never have been seriously considered had it never been for the Arden Academy offer. Sadly neither the Council or the Inspectors are likely to support this option though so the scenario order above reflects that.

We do need more housing, but must be proportionate to the area. Need B93 wide traffic management, parking, medical, educational etc infrastructure upgraded to cope with increased numbers.

Whilst there will always be a demand for more housing, not just in this area but all over the UK, I must question whether we have sufficient infra structure here to support these proposed developments. Healthcare provision . Transport links, parking, (not everyone wants/ is able to cycle everywhere) Education for all ages. Leisure facilities etc etc

Would like the density to be kept as low as feasibility possible, but main consideration is ensuring the school and community facilities are fit for purpose for the increased population

Environmental concerns - brown field sites should be considered first

Building on green belt land is highly detrimental to the environment and sets a precedent for future. More intelligent options using brown field sites across the whole of Solihull Borough should be explored before choosing green belt land.

Do not destroy the green belt which surrounds our area. I do not want Arden to move or knowle FC to move as well. Not do I want the traffic to become worse around the area. It's already bad.

Green belt land should be under stricter control also taking into account school doctors and traffic faci y

Green Belt should remain untouched at all costs, there are other suitable alternatives available such as infill or brown sites.

It is essential to ensure that any proposed development is as green as possible with more in-built solar energy, cycle lanes, better pedestrian provision beyond the developments. The Arden development has to go ahead, the current site is not fit for purpose.

The council should go back to the list of 'small' sites and immediately allocate some of those and thus reduce the allocations on KN2 in particular. There are no proposals currently for building in Bentley Heath so additional land could be identified there around 1)Browns lane/Spring Lane or 2)Four Ashes/Hogarth's which are accessible to Widney Manor Station and Solihull or A34/M42. This would cut down commuting through KDBH.

We strongly oppose any development on greenbelt land in the Knowle Dorridge and Bentley Heath area.

Building on any greenbelt land has a detrimental impact on the environment and local nature. Furthermore, building of this scale would impact on the long term character of the 3 villages - it would create more traffic, air pollution and noise. It will bring down the charm and character of the area and overall has a detrimental impact. Schools are already oversubscribed in the area - what would be the plans be for accommodating this increased need?

We would firstly like to understand why Solihull Council has plans to build this many new houses. What is the evidence of demand and why this is needed? Secondly, we would like to understand if Solihull Council has exhausted all options of building new homes on brownfield sites in the borough? If yes, and there is no other option we would like to understand why this many houses are planned to be built in KDBH area rather than other parts of the borough?

Why is it acceptable to build on green belt land? I thought that was the whole point of it being green belt - to preserve the lovely surroundings and environment.

Don't ignore Green belt, it's there for a reason

Small windfall sites, and improve and develop BH to a higher standard, shops etc

Green belt should be protected at all costs. Hampton Lane site is unsuitable as the ground is boggy in places and building there would put incredible pressure on the Lane itself and the junction at the Wilsons Arms.

Green Belt should protected at all costs. The topography of the KN1 (Hampton Lane) site is not suitable. It rises up to the horizon towards the canal.

Hampton rd site is green belt whereas Arden triangle is already surrounded by housing.

	<p>I am fully against any further housing developments in Knowle, Bentley heath and Dorridge particularly any planned for green belt areas</p> <p>I am not happy with the increase in Knowle , we have already had numerous care home villages developed in the area and to use green belt for increasing the housing allocation is not a good move. Local services and transport are already overloaded. Why can't more brown field sites be used in Solihull as an alternative?</p>
	<p>I have never seen a justification as to why all the local housing has to descend on Knowle - other than vague statements like "it's the most suitable site" - oh and the fact that developers know that Knowle housing fetches higher selling prices .</p> <p>The most suitable site to me is North of Hockley Heath in the "Gap". This is a huge area, which can absorb development whilst still maintaining a Gap between KDBH and Solihull, if that is really so important to people (there's already a motorway boundary). This may be Green Belt land? but it stops the urban spread southwards - and just fills a gap - where few people go or would even notice if it was partially filled. The danger of spreading south is that you just keep going, slowly filling the gap towards Chadwick End. This is a true Green Belt gap - genuine countryside - that should be a red line for further development - whilst we still have 100's of hectares of space north of Hockley Heath which, if Green Belt, is not exactly "countryside" green belt.</p> <p>Adding the obvious benefits that development in this area takes traffic direct to the motorway and Solihull/Birmingham, rather than through Knowle, just feels like a no-brainer. And like I say, I've yet to see a reasoned argument as to why this is not being pursued.</p> <p>So in summary, my ranking is based on this rationale. I understand that the Council may resist - but that is no reason not to keep fighting this ridiculous plan as it stands. Happy for the K1 (football site) small development to proceed - but K2 (triangle) is just destructive to the green belt/countryside, plus better, less detrimental sites exist nearby.</p> <p>Incidentally, I believe the rebuilding of Arden School is just a pointless vanity project and a waste of public money. Spend a million or two on improvements, but destroying whole buildings that have only recently been built or renovated, can not be justified with so many more urgent projects in need of public monies.</p> <p>It's a classic tactic by the Council and Developers to inflate plans, pretend there are no alternatives - and then grind the public down, threatening worse if they don't bow to their will - and then persuade us that we've gained a victory by winning some small concessions. We need to keep fighting for common sense and rigorous scrutiny to justify seemingly haphazard planning decisions. Thanks</p>
	<p>The Green Belt should continue to be protected. Knowle Village and surrounding area does not have sufficient infrastructure or capacity to cope with the proposed level of housing, let alone what the land owners agents and developers are attempting to push through over and above what Solihull Council have proposed in the Local Plan, with no consideration for the needs or requirements of the local community.</p>
	<p>There are still so many brown field sites, retail and office units empty that could be converted and space above that lends itself to residential. A policy to exploit the existing buildings and brief the land first. And consider the infrastructure- why aren't there proposals to build nearer to train stations of Dorridge, Widney Manor, Lapworth, Hatton instead of areas on the fringe of public services</p> <p>This option would preserve the sections of KN2 green belt which are used as easy access recreational and dog walking areas for a large number of Knowle residents.</p>
Development is needed to serve the future community	<p>Utilise brown field sites by the airport and stop ruining the village's character</p> <p>Arden Academy must be capable of supporting the KDBH community properly, whichever outcome is finally agreed. The overall 'redevelopment' of Knowle to some extent seems inevitable and could bring benefits to the community if handled properly.</p> <p>Feel that Arden Academy should be rebuilt as is not fit for purpose for future generations</p>
	<p>Of the options my only preference is full go ahead. Maximum number of dwellings and a good new school to go with it. Would be in favour of more dwellings in other areas. The options and descriptions of options are clearly based on opinions who want to gatekeep the area and have no regard for our future generations. The fields on the edge of these conurbations are not used for anything interesting and for a relatively small loss of useless fields the area would get a major benefit. The forum should be right behind these developments . We need more dwellings to help give the young kids of the area a fighting chance of staying local.</p>
	<p>Safeguards are very important but significant development appears to be unavoidable.</p> <p>The council need to commit to the local plan - amend if necessary but not scrap and restart the process. We have to move on not go back to square one.</p>
	<p>A difficult situation of course, but an absolutely crucial issue for everyone in Solihull. I think that reinstating Arden Academy (with a larger, and significantly better version than what is there now otherwise what's the point?) is something that needs to be at the forefront of any activity by the forum. Any increase in housing density must be in keeping with that currently in place in KDBH and the local infrastructure and services must also be funded and flexed accordingly if we are to sustain any additional dwellings in an acceptable manner. The developers want maximum densities to ensure they make their maximum profit and the council seem to me to side with them when pushed. This is a crucial battle and one that we must ensure we fight and ensure that the voice of the local community is heard and respected. Happy to assist here in any way I can.</p>
	<p>Along with many residents of Knowle I do not want any additional housing However scenarios 3b is a very good compromise which I would accept</p>
	<p>Arden school is getting old and our children require a modern safe building this part of any plan needs to move forward.</p> <p>Build the houses. They have to go somewhere. At least if they build these now they don't have to build a load more in the future. If we accept these then hopefully we won't have to build anymore for about 20 years</p>
	<p>Build, build, build. Nice family sized homes for everyone. More infrastructure. Build it all. There will still be plenty of fields around.</p> <p>I (mid 20s) am fed up with 50+s blocking new housing making it borderline impossible for my generation to buy houses appropriate to raise a family in. Should not be allowed to object to new housing once you are retired unless you have downsized in my opinion!</p> <p>I have taken a pragmatic view which I think stands a good chance of acceptance whilst minimising the loss of green-belt.</p> <p>I recognise the need for more homes but the current plans seem to sever for me, whereas the hybrid option seems a fair compromise for village residents.</p>

I would have liked to prioritise 3b but have strong reservations that the football club site will actually be released for development. I do however support the idea that the extra 125 units you mention must be included in any future discussions as these were never part of the original plans so are unallocated extras.

My biggest worry is if we do not soon reach some agreement to proceed the Council is going to be exposed to developers with big pockets forcing the issue and riding rough shod over all the protective work done so far.

KDBH needs better community, leisure and educational facilities - this can only be achieved by the re-location of a new school

Realistically, any attempt to reduce the current number of allocated dwellings will not be successful. Pressure from developers will inevitably be to increase the number, and energy would be better spent resisting further increases rather than trying to fight a battle that has already been unsuccessful. Focusing on campaigning for community benefits might have some success but trying to reject everything will not work, and I do not believe it should work. We need the new homes. We are in a national housing crisis with increasing intergenerational inequality, and need new homes. We also need the developers to use a share of their profits to deliver the community benefits.

This option would go a good way to meeting the housing target, yet preserve important green space easily accessible to the community, who currently use it well in significant numbers

Development is needed, but please consider viable alternatives to the current proposals.

I don't believe 3c is a viable solution putting extreme stress on a site, that volume of properties would mean poor-quality buildings of very small sizes or require flats to be too tall.

I feel 3b to be the most helpful and forward-thinking that aims to meet the needs but to also ensure the area retains greenery, is not over stressed from a resources view point.

Could there not be a further view of 3b along with other sites that appear to be available near the Kings Arms as an example.

Hampton Rd site seems sensible but seems absurd to move the school

Just as the Forum is trying to identify the 'best' practical option I have built upon your thinking and identified a Scenario 4 which I think meets most requirements and is worthy of consideration. I have written it up in a Word document and have had the opportunity to communicate with Cllr Ed Fitter about it. I will either send it (if I can) in this questionnaire or send it to the Forum under separate cover.

Land around Box Trees farm with ready access to the Motorway and less used A roads would seem a far more sensible option. The main arteries; Knowle High Street and Station road are at capacity and no large scale development should be allowed unless a Knowle bypass can be built.

Look for alternative sites.. Hampton rd site will impact wildlife negatively, with too many protected species making it their habitat. Secondly Grimshaw hall is a grade one listed building with significant value to the community and national heritage.. projects of this type should not be allowed to encroach on what was its former land, currently owned by the Hall's former owners.. the site has national historical significance and it's former estate land it used to own should be preserved for historical and aesthetic purposes.

Proceed with KN1 and scrap KN2 would be another alternative

Scenario 3c is my 1st choice but with reservations as the density of 808 dwellings is much too high.

Scenario 3b, my 2nd choice, I would suggest less dwellings, say a maximum of 100 dwellings and only to the left of the path running from Hampton Road down to the nature reserve. This whole site is not ideal as there is a danger of flooding due to the sloping nature of the site.

The proposed development of the Stripes Hill House site would include a number of extra dwellings which would be included in the overall total.

Knowle has already lost a large amount of green belt land and as CPRE has indicated, no more should be released.

Knowle seems to have been allocated to build all the 808 new dwellings. Are there not some sites, if smaller, in Dorridge and Bentley Heath?

The development of houses and sports facilities on the north side of Hampton Road is not appropriate, particularly the sports facilities which are to far away from any form of public transport which is clearly not in accordance with the Council's own sustainability policies

The village infrastructure will just not support expansion of this magnitude with approx 1500 adults plus children joining the population. The additional call on shopping, public transport needs, medical services, chemists etc would significantly impact on the current levels of provision within the village.

We need housing which will fit the village culture not swamp it. Definitely need a rethink.

There are insufficient plans to develop infrastructure to support these developments, if they go ahead. Where are the surgeries, dental practices, traffic management?

Arden Academy does need redeveloping and should be co-funded by the government education department and developer of KN2.

The redevelopment of Knowle precinct, with insufficient parking and stealing some of the village green needs to be part of the overall plan.

The approach seems to be to build the sites and then solve the problems after. This will be a huge issue for existing residents and disruption and compromise for years.

Solihull can find other areas I believe.

We recognise the need to build more homes. The school building is in dire need of modernisation, house prices are inflated due to schools being excellent but this must be a priority of any developer. Solihull council must take into account all new units as part of the total and this includes care home propositions and all land being used for all developments in the area. Look to develop in urban corridors rather than green belt eg Stratford road Shirley where construction can be carried out easily given the road access and amenities are much better able to service the increased population needs

With the huge (100's) continuing expansive of retirement/care homes for over 55 or 65 or 70 apartments in the area these ought to be included in provision of "new" housing by default. Assuming a large proportion of residents for these properties will be from the local area this will free up their previous properties they vacate to move & so these will then be available for purchase or rent by persons who otherwise might be planned to move to KN1 & KN2 (thus leaving green belt areas as green belt). We cannot expand here or anywhere where the infrastructure cannot be adapted to facilitate - no matter what line the council spins- the high street is too cramped already. At a meeting I attended the councillor present was surprised at the support for building homes nearer Solihull at the end of the village alongside the M42. Far less disturbance & also removes the need for commuters from KN1 & KN2 to commute through the villages whether by car, bus or train. These proposals have been restricted to accommodate numbers planning within the borough boundaries rather than by cooperation over a larger area. There is land available for purchase in the area - why not use that instead of green belt adjacent to the village? How is that Knowle is the entire focus for the plan?

Development is not needed

The local area is not served with sufficient infrastructure to cope with the proposed housing numbers on KN1 and KN2 . There is a question over the sewage discharge and surface water issues ,not to mention the lack of Doctors ,Dentists .Police cover .Fire Service cover , Ambulant capacity . Proximity to Hospitals with specialist facilities ,mental health capacity , childrens services etc..To suggest that the bribe to convince local people that facilities will be available to them if a community college appears with the rebuild of Arden Academy is fatuous ;and anyway the Dept of Education has no money to spend on a New Academy at present otherwise they would not have defenestrated and reproofed the existing old building !!! the necessary primary school could be located on the Stripes Hill Site and still allow the Inspired Villages scheme to proceed without compromising its size .It will however put more pressure on the Doctor capacity .

Need to start paying hard ball and stop being so nice about things. We need to get tough.

- 1) All sites such as Wyndley Garden Centre and Knowle precinct should be included in the total of KDBH's contribution to Solihull's requirements, as should other such sites that will emerge in the KDBH area.
- 2) KN1 and KN2 will put severe detrimental pressure on Knowle Preservation Area and High Street. Solihull has little to compare with Knowle's historic character. Knowle needs its bypass.

I understand that for some years now, the birth rate across the whole of Europe, including the Uk, has been below replacement level, therefore the population must be declining. Perhaps the Conservative Government have recognised this at last and have made significant changes to the planning requirements, or is it because they have now realised that they are going to lose the support of their core voters at the next election.

The Conservative Councillors should understand, that their future also depends on applying the new national policy and accept, that there is actually no need for any further housing in KDBH area.

My aim is to increase our quality of life. ie. Green fields, wide open spaces, clean fresh air. You don't need to have a string of qualifications after your name to understand, that with the traffic jams in and around KNBH and the M42, further development is going to make these even worse.

Another factor to consider is , that the only reason the high volume of traffic moves at all, on so many roads in KDBH, is because cars and vans park on the pavements, all too often blocking the pavement completely!!!

The Government and Councillors have obviously decided that pedestrians, mothers with pushchairs and wheelchair users can now be treated as second class citizens.

If the developments of Hampton Road, the Wychwood bypass and Stripes Lane, there would be even more loss of open green public footpath areas and the loss of pollution absorbing greenery - which with an additional 800 odd houses (c. 1200 more vehicles) will significantly impact the environmental aspect and air condition in Knowle, let alone the already congested roads.

It will also cease to be a "village" - one of the main attractions for people wanting to move here.

There is also already a lack of a suitable level of community services to cope with the current number of Knowle residents. How they think the infrastructure will manage with say additional 1600 residents is beyond me!

Knowle and Dorridge cannot continue the current rate of growth. Local children are no longer guaranteed a place at our local schools. Doctors are stretched to capacity where appointments are like gold dust. Young families are finding it harder to stay in the area because there are too many homes for the elderly.

Also, when are all the empty shops in our village going to open. The precinct is almost a ghost town. I really feel for small local businesses trying to make a living.

Knowle isn't big enough to cope.

No more developments

No more houses, we are full.

Tell them to find land elsewhere we have enough housing in Knowle already overburdening the facilities and utilities.

With the new HS2 village very close by that is adding hugely to the local areas housing stock. If more houses are needed add more to that new village/town.

Knowle will be RUINED with the KN1 and KN2 proposals as they stand. They're HUUUUUGE.

In an ideal world Solihull council would realise that these developments are totally out of keeping with the area. The new development near the airport should be big enough not to require any change in the green belt boundaries. As this does not seem to be an option any developments in Knowle do not seem to address traffic, school places or GP facilities. The density proposed is far too high. Any housing planned on small sites be it even a site previously containing 1 dwelling and now more should be included eg development on Smiths Lane Bentley Heath. These extra residents still need facilities even if they're not on a large estate. Treat the area as a whole. Ideally any small site should be included in the total numbers.

Concerns over developments decreasing value and character of the village being negatively impacted

I agree about the school but far too many houses for the infrastructure and it will take away the character of the village.

I believe that large developments will imbalance the community feel of the area by creating large estates which will destroy the village feel and community ethos.

Knowle and Dorridge at the current moment cannot cope with the increase in population, and the new shopping centre at Knowle must also be taken into consideration. A key advantage of why people move to Dorridge and Knowle is the green belt, and to allow a mass build of houses would decrease the value not only in the villages but Solihull as a whole.

Large scale developments are wholly inappropriate for the size and character of the area. Also any large scale increase in housing is a disaster without sufficient supporting infrastructure. I think increasing the density would be one of the worst options most new developments are too cramped and make normal interactions difficult.

I don't accept the figure of 800+ additional units. The Forum needs to fight harder to prevent further housing development if Knowle is to retain what little we have of a village identity.

If housing is to be built in kdbh then I want it to be in keeping with the aesthetics of the neighbourhood, a state of the art school, excellent access to health services, reduced traffic congestion and protection of countryside. I think we should take the opportunity to challenge the plan given the governments proposed change in policy to reduce density and the number of units providing this doesn't impact the provision of local amenities and infrastructure. Therefore 3b is my preference followed by 1 so long as the requirements listed above are attained.

Local school places and GP surgery provision are insufficient for the local population as it is. Adding another 800+ homes with potentially 4 people living in each would cause even further pressure and increased traffic to an area whose charm is its village atmosphere. It is starting to become more of a big rambling built-up suburb and the density of the recent Middlefield development is shockingly high and totally out of kilter with the rest of the area. The thought of more developments like that is terrifying.

The area has always had a strong community feel in the past and young and old alike can contribute and support each other at the various community events. However this has lately become noticeably reduced as the area becomes more populated, including at a recent charity event where numbers attending were down and volunteers dwindling, the opposite of what one would expect. This is due to the enlarged population creating an "every man for himself" feel and diminishing the rural village feel. One may as well live in the centre of Solihull or centre of Birmingham as the contrast from these areas to the rurality of KD&BH lessens. At least the housing would be cheaper further towards the centre of Birmingham.

Unfortunately our tiny UK island is getting more crowded by the day and so provision for more housing needs to be made somewhere. However I'm not sure KDBH is the right area for this so as a compromise would reluctantly accept lower density housing option 3b but with additional safeguards mentioned in option 1 added in as well.

The character of Knowle has already been damaged by the development off Hampton road, I'm sorry if this sounds 'snobby' but one of the problems with these developments is the % of social housing required. There has been a clear increase in theft and anti social behaviour in Knowle since this development and further housing means more non local people being moved into the area not investing time and money into their homes. The roads in Knowle are increasingly busy and get gridlocked due to the village being used for M42 overflow and the cycle lanes and seemingly constant roadworks and will get worse following the redevelopment of the precinct. Developers cannot be trusted to provide what they promise when trying to get planning permission and Solihull council do nothing to ensure that they do so any promises of schools, doctors surgeries or community spaces should be ignored as a deciding factor. Transportation must be improved for Knowle its incredibly difficult to use public transportation to commute as a 7 minute car journey takes well over an hour. Cycle lanes should not be included as an 'improvement' in transport links as for most people particularly women they are impractical and unsafe.

I also dread to think if the disruption these developments will cause while they are being built having been unfortunate enough to have been involved in dealings with HS2 and the highways agency I know for a fact the quality of life of residents during works such as these are not given any thought.

Worth pointing out that the development mentioned on the bypass land has not yet been approved.

Having lived in Knowle for 19 years I no longer consider it a village. It is increasingly becoming a vast sprawl of housing estates with a nice High Street. None of the proposed plans will enhance the area and I think it will become an increasingly less appealing place to live.

Consider smaller homes for smaller households. Density of the new developments is a key factor.

Although higher density housing can seem out of place, if anyone other than the comfortably retired is to be able to afford to live in KDBH in future there needs to be a mix of smaller and necessarily denser housing into which young couples/families can perhaps move, along with more manageable properties (not necessarily all apartments) for older singles and downsizers. Households are getting smaller and the local economy needs a mix of demographics. Obviously developers will want to maximise their profits so the most important thing is to ensure that green space, extra school and doctor places and enough parking is included in any new development and built FIRST.

For me the safeguards would need to include a significant reduction in density as well as the relocation of Arden Academy

I strongly challenge the need for so many new dwellings.

The density of KN2 must be resisted. Middlefield Spring, with its density, has already changed the locality negatively for existing residents, so replicating these problems by a further multiple of 3 is a terrible proposal. KN2 is too dense - even at 600 houses. It is not a justified use of the Green Belt. Smaller developments better suit the character of the area and will assimilate new residents into community life faster and more effectively

It is imperative that parking in Knowle and Dorridge villages is improved to to expected increases in traffic. I prefer developments that are not too crowded, as those areas that have denser housing, tend to have parking problems.

There is a need to add in the plans for the huge retirement village in Knowle Stripes Hill that will provide 170 care units in addition to the 85 extra care units at the former Wyndley Garden Centre site. The no. and density of housing proposed is far too high for Knowle village considering roads, doctors, schools, parking etc. Even if the new houses are built my two children - in their twenties/thirties - still cannot afford to buy in the area where they grew up. My husband and I are now "house blockers" but we have no wish to move to a retirement apartment. There is little other provision for us - we need more housing/bungalows for older people but NOT on a retirement park (old people's ghetto!) Why are our needs not being met?

We need houses for our young people. Don't let the Nimby's ruin the chances of the young. Build all the houses.

We need more houses. There is a massive housing shortage. Young people have to spend a massive proportion of their wages on exorbitant rent and because of this have zero chance of owning their own home. Many people in Knowle are landlords and own multiple houses, but they're reluctant to allow houses to be built and afford others the same opportunities they had. Nimby's of Knowle have already scuppered the chances of having leisure centre facilities in the local area. Please don't deny our children an improved Arden School site. The current school buildings are far too small and antiquated. Most people protesting the much needed housing and school improvements will live on one of the estates that previous to being built on was greenbelt. If it is OK for you to live in a house built on greenbelt, then clearly it is ok to build on greenbelt!

Partial development supported, but with environmental and infrastructure concerns addressed.

As approval to move the school is unlikely to happen, we should have less emphasis on proceeding with KN2 as the real community benefits are unknown.

If it is unrealistic to argue for the complete scrapping of KN1 and KN2 I would favour scrapping KN1; the proposed development as it stands would extend housing over high quality countryside and be visually intrusive due to the hill on Hampton Road. Furthermore it would result in rush hour traffic chaos at the Hampton Road / Knowle High Street junction (there is already significant congestion there at certain times). If KN1 does go ahead I would ask that KDBH Forum should argue for lower density housing than the current proposals, and for green screening of the development from the existing housing, e.g. by maintaining existing trees and planting new trees on the border of the site.

It is more realistic and prudent to facilitate a resolution that enables the Council to retain full control over housing numbers within the KDBH area and approved by the Inspector. However, this should have the safeguarding endorsement of the Council in respect of the infrastructure requirements resulting from the impact of developments, as argued by the Forum, and critically density levels that accommodate adequate community green spaces within sites to reflect the existing topography. Local Councillors should be lobbied to express their support on 'safeguards' including full support for the proposed new site for Arden Academy and new primary school within KN2 which is still subject to the Council making any evidenced based case for the relocation of Arden Academy.

Whilst other scenarios are put forward by the Forum a compromise on housing numbers for the KDBH area would be hard to achieve but worth testing 3b against the new NPP as proposed with the Council. Importantly, we need to be mindful of how the Council responds to other representations within the Borough on restricting development within the green belt and if such restrictions are being publicly supported by our Borough MPs.

We need to be careful not to make the Arden Triangle too vast - amenities just about serve the local community but schools are already oversubscribed. Also, we do not want to lose the character of Knowle, Dorridge and Bentley Heath.

What I would really like to see is a new Arden Academy for our young people. The current Arden school building is dated now and needs quite a lot of renovation, so this is why I support a new school building. Some new housing could be built in its place, but please not as many as has been proposed.

Other

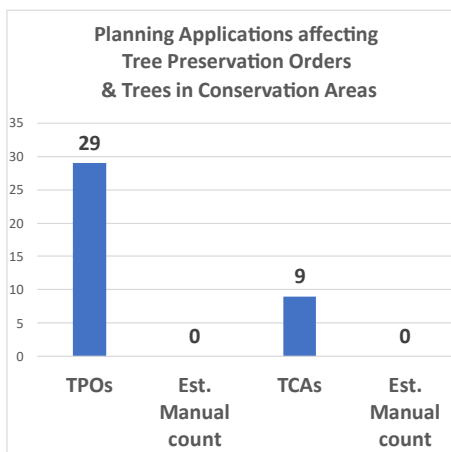
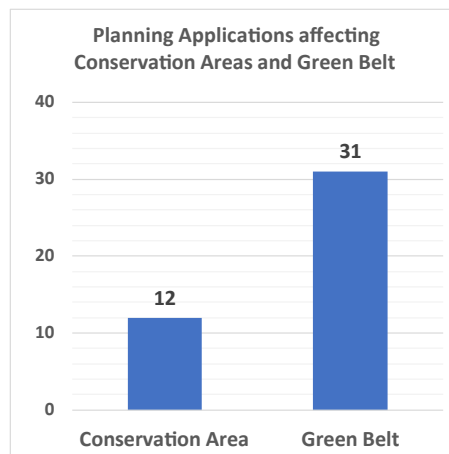
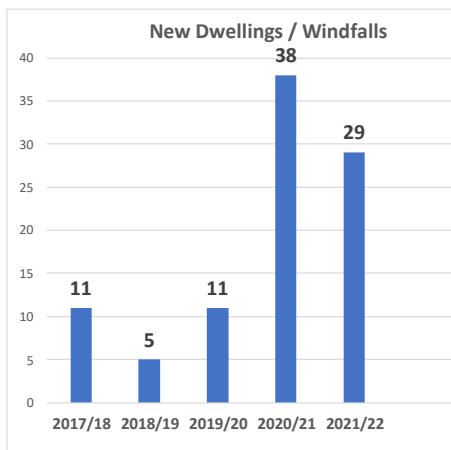
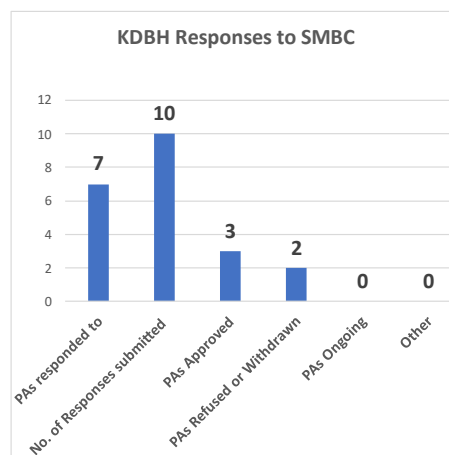
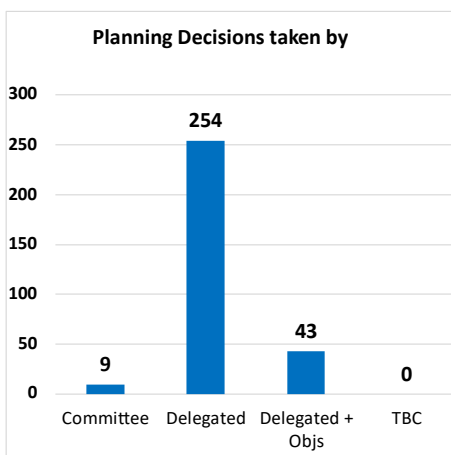
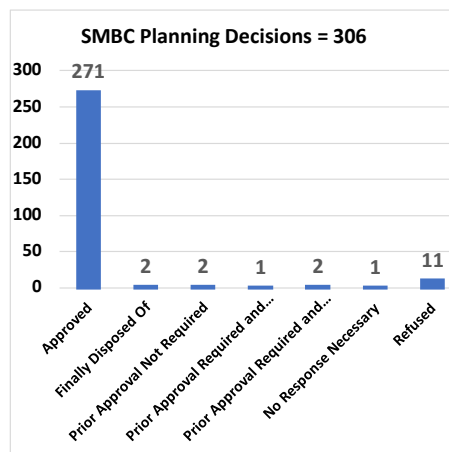
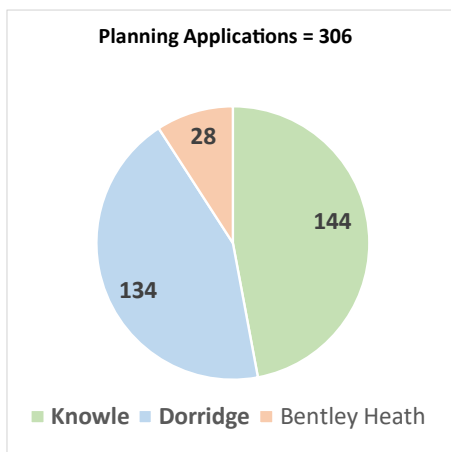
We need our beautiful green spaces now more than ever.

Whatever the forum recommends

Just because it is flat the football field should not be sacrificed for housing in any hybrid plan.

Are there similar developments in Dorridge or is knowle only taking the brunt ?

Appendix 3: Dashboard for period 01/04/21/ to 31/03/22



Appendix 4: Dashboard for period 01/04/22/ to 31/03/23

