KDBH Neighbourhood Forum

Serving Knowle, Dorridge and Bentley Heath

In the news...

FORUM

The Newsletter of the Knowle, Dorridge and Bentley Heath Neighbourhood Forum

In this edition...

Monitoring Report

In addition to the Annual Report (see opposite), the Monitoring Report for the period April 2024 to March 2026 (Forum Newsletter, June 2026) has now been added to our website. Follow the tab for About / Annual Reports.

Planning application by "Indurent"

See Page 3 for our report on Indurent's planning application for industrial and logistics development right on our doorstep. This is a massive scheme on a 100-acre site, north of Hockley Heath, which proposes nearly a million square feet in six "box" units of varying size and of a height of up of to 62 feet.

Inspired Villages – amended plans

Thoughts on amended plans for Inspired Village's care village at Stripes Hill are the subject of comment on Page 4.

Knowle 750th anniversary celebrations

See the back page for comment on Knowle's birthday celebrations on 21 June.

Annual Report & Accounts

The Forum has prepared its Annual Report and Accounts for the year 1 April 2025 to 31 March 2026. The full version of the Annual Report can be viewed on the Forum's website: www.kdbh-np.org.

Funding

This has been a busy year for the Forum. At the moment, funding comes from NCIL (Neighbourhood Community Infrastructure Levy) monies in an agreement with Solihull Council that lasts until March 2028. This has put the Forum on a more secure financial footing and enabled delivery of a wide range of benefits for the KDBH community.

Re-designation

Re-designation of the Neighbourhood Area took place in November 2025. Designation only lasts for a period of five years, so renewal was necessary in order for the Forum to carry on its work into the next decade.

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Join the Forum. It's free

Annual Report & Accounts continued...

New Chair

The new year saw the appointment of a new Chair to head up the Forum. Nigel Moore has taken over the reins from Roger Cook who successfully oversaw the Forum's activities for a number of years and who has now moved to Norfolk.

Neighbourhood Plan Update

In the first place, the Neighbourhood Forum was set up to prepare a neighbourhood plan. This sets out some 28 policies which, along with the Solihull Local Plan, guide decisions on planning applications in KDBH. The KDBH Neighbourhood Plan was approved back in April 2019. A major review can follow adoption of the Council's emerging Local Plan and changes in government policy; but a quick update has taken place to help ensure that the policies are up to date. The Neighbourhood Plan update has been submitted to Solihull Council. Approval is awaited.

Community Actions

Contained in the Neighbourhood Plan are a number of "Community Actions". These are locally important matters that are outside the scope of the 28 policies but are nevertheless important to residents. Over the year, an audit of the Community Actions has taken place. This follows consultation with various outside bodies and surveys (such as a broadband survey) that have been carried out by the Forum. As far as possible, the Community Actions have been brought up to date. The latest position can be seen on the website.

Planning

The busiest area of activity has been on planning matters, principally dealing with planning applications. Withdrawal of Solihull Council's Local Plan Review has led to a flurry of speculative applications by major housing developers, and others. At present, 11 major housing proposals (totalling more than 2,000 homes) are in the pipeline. Other major schemes are just outside the area.

The Forum's planning team has responded to public consultations carried out by various developers and engaged in pre-application discussions. Responses to the applications have been submitted to Solihull Council and meetings of the Planning Committee attended where necessary.

Consultations on other matters have been very time consuming. In all, the Forum team has responded to some five consultations from the Council. These have included commenting on SMBC's Rural Settlement Policy and its "Issues and Options" consultation (part of the Local Plan Review 2026 to 2043). In addition, reacting to changes in government policy, and emerging policy, has been a major activity. Changes in housing need and weakening Green Belt protection through the introduction of "grey belt" are major concerns.

In addition to these core activities, the Forum has produced a 10-Point Plan, aimed at influencing the course of the Local Plan Review; surveys such as the Sports Hub survey have been undertaken; and liaison with Council officers has continued.

Neighbourhood Community Infrastructure Levy (NCIL)

One of the "benefits" of having a Neighbourhood Forum is the availability of NCIL. This is a levy imposed on developers to help mitigate the impact on local infrastructure. The monies are distributed annually to qualifying successful bidders by Solihull Council. The Forum actively promotes the schemes and liaises with potential applicants.

Public Relations

Following the successful reorganisation and later updating of the website, regular posts are made to keep residents abreast of the news. First and foremost is the monthly Forum Newsletter, introduced after the distribution to most KDBH households of the special decennial edition in summer last year. "Instant news" is also posted. In addition, residents are alerted through emails and social media.

The stall at the VE80-day in Knowle High Street and attendance at events by the Knowle Society and the Dorridge and District Residents' Association are examples of wider activity. Outreach has included working with Hockley Heath Parish Council, the NHS's Integrated Care Board and local medical practices.

New Chair – Nigel Moore

Planning application by Indurent
1 million sq ft industrial and logistics scheme on 100-acre site

Following a public consultation exercise last year (Forum Newsletter, December 2025), developers Indurent Management Ltd have submitted a planning application for their land at Hockey Heath. The 100-acre site extends between Kineton Lane and M42 Junction 4. Just under 1 million sq ft of industrial and warehousing floorspace is proposed on a site across the road from the KDBH neighbourhood area.

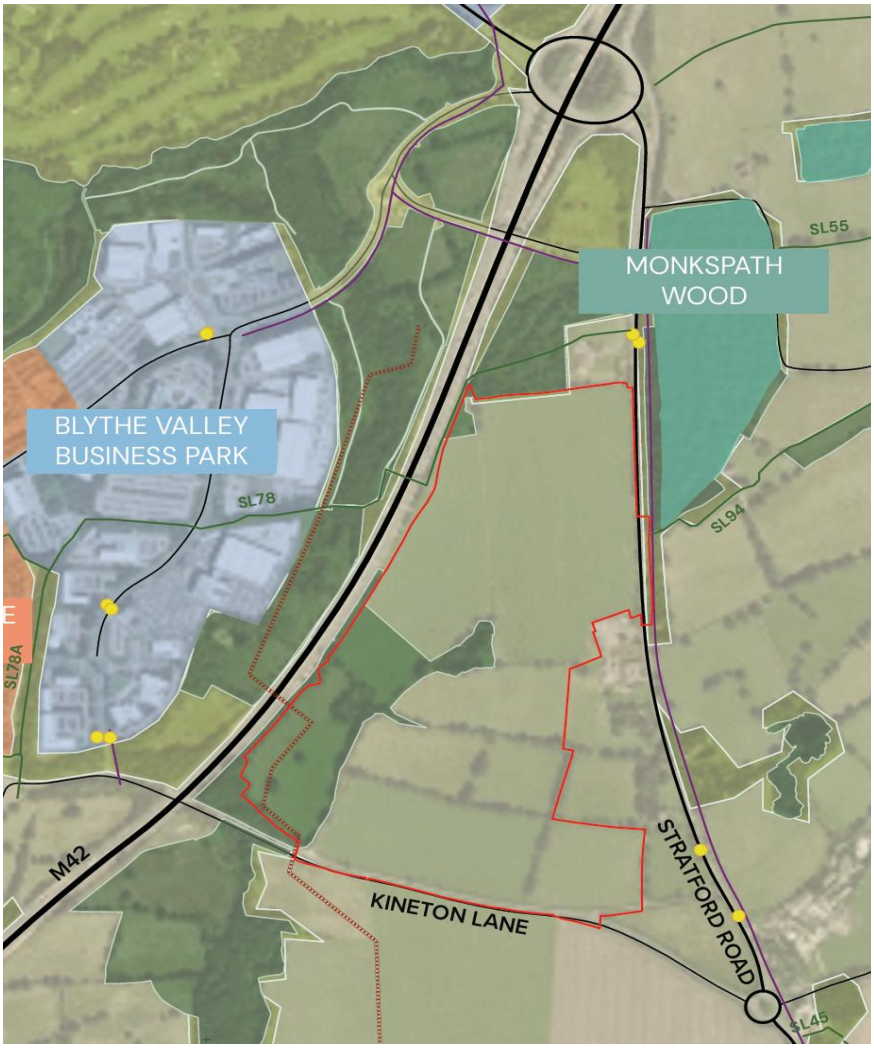
The application is in outline although approval to the access arrangements is being sought at this stage. Details of the appearance, landscaping, layout and scale of the development would be sought at a later date.

An illustrative masterplan shows six large box units ranging in size from 76,000 sq ft to 413,000 sq ft. The height would be up to approximately 62 ft. The two largest units, closest to the motorway junction, would be served by an access off Stratford Road.

Four smaller units would be accessed off Kineton Lane. The applicant estimates that some 1,770 jobs could be created.

The planning application has been submitted to Solihull Council. A decision is expected towards the end of the year.

Application site and surroundings



Below – Artist's impression of part of the development

The Forum's busy stall in High Street for Knowle's 750th birthday celebrations

Knowle 750th anniversary celebrations – a sweltering success

The celebrations to commemorate Knowle's 750th anniversary (21 June) were judged to have been a huge success. The Forum's stall in the High Street was kept very busy for much of the day. Tremendous interest was shown in the Forum's 10-Point Plan and in the display showing all the major housing sites that are in the pipeline across the area. As an added attraction, youngsters enjoyed the free face-painting.

Welcome to all the new Forum members who signed up on the day!

Visitors to the Forum's stall included new Knowle councillor, Yvonne Clements. Another Knowle councillor, Dave Pinwell, also popped in to talk to the Forum's volunteers. He is keen for a meeting to be held between the Forum and our councillors to discuss many of the points of pressing interest.

A huge thank you to all the volunteers who manned the Forum's stall and put in extended shifts on a sunny day for all.

Inspired Villages – Amended Plans

Discussions are continuing on proposals by Inspired Villages to amend plans for their extra-care housing scheme at Stripes Hill. Earlier comments by the Forum were reported in our May Newsletter. There remain a number of concerns.

These include the seemingly small size of the apartments; questions over what community facilities will be included; the design of the village centre and other blocks; and the appearance of the scheme when viewed from Warwick Road. Dialogue with planners and designers acting for Inspired Villages continues.