Knowle, Dorridge and Bentley Heath











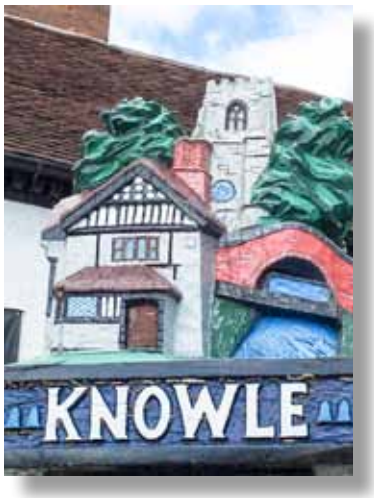






Neighbourhood Plan 2018 - 2033

Final, January 2019


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Foreword

KDBH Draft Neighbourhood Plan: What's it all about?

This Draft Neighbourhood Plan sets out a Vision for the future of the KDBH Neighbourhood Area to 2033, together with the objectives and policies that will guide new development to help achieve that Vision. The Vision and Objectives are contained in Section 6 of the Plan.

The Vision and Objectives derive from resident and business feedback through survey responses and consultations; and from matters raised in studies undertaken for the Neighbourhood Forum in relation to Housing Needs Assessment, Heritage and Character Assessment and Masterplanning/ Design and Design Coding. The key issues arising are set out in Section 5 of the Plan.

The policies that flow from the Vision and Objectives are set out by topic in Sections 7 to 13. It is important to bear in mind that the Plan cannot do everything we might wish. In particular, it is being prepared at a time of intense development pressure, with Solihull Council proposing to allocate large Green Belt sites for over 1,000 new houses in our Area. This is a matter of considerable local concern amidst fears that such a scale of development will harm the character of our villages and overwhelm our local infrastructure. However, the NP is unable to determine the scale of housing in our Area. The way to pursue these arguments is by maintaining our objections to the proposed scale of development through the separate Solihull Local Plan Review consultation process.

With that in mind, this Neighbourhood Plan aims to provide a range of policies that will guide how new development is delivered in the future, irrespective of how much and where that may be. The policies aim to deliver benefits to our community, including:

- improving the layout and design of new development, particularly housing, so that it fits better than recent large developments into the character and appearance of our villages
- mitigating the impacts of new development on the countryside setting and natural environment, as well as on our infrastructure, particularly healthcare, traffic flows, parking, schools and community facilities
- maximising opportunities that new development offers to provide a wider mix of housing to meet the changing demographic of our Area and to contribute towards improving community services and facilities that benefit us all
- addressing resident priorities to protect or enhance our built heritage and natural environment, enhance our village centres, protect the range of existing shops and services, improve parking facilities and road safety and encourage appropriate employment.

Some issues do not relate to land use and therefore cannot be addressed within the Plan. Matters that warrant further action are not forgotten, though, but gathered together and listed separately as "Community Actions" in Appendix 4 for separate discussion with community groups.

Thank you for all your consultation feedback, which has been invaluable in helping us to refine detail and provide clarification to improve understanding and ease of reading. We know that we can rely on your continued input and support to ensure that the KDBH Neighbourhood Plan successfully makes it through the final stages to adoption.



Jane Aykroyd, Chair

Thank You



Bryan Hunt, Plan Organiser

Section 1: Introduction and Background

1.1. Purpose

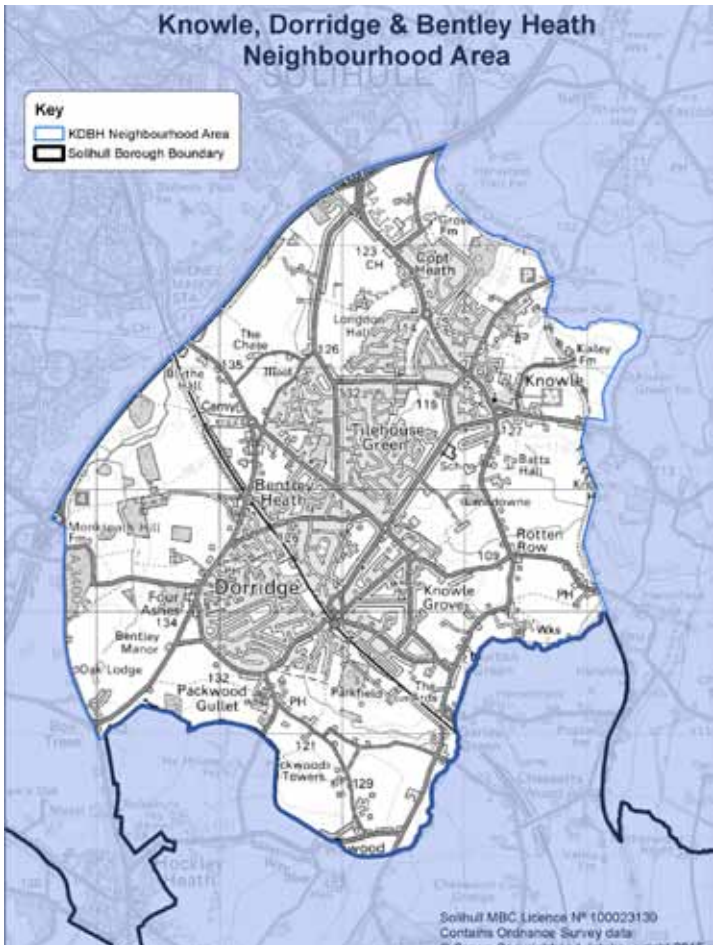
In April 2012, the Localism Act 2011 amended the Town and Country Planning Act 1990 (the Act). It introduced new rights and powers for local communities to shape future development in their neighourhood by creating a Neighbourhood Development Plan (NDP). An NDP establishes general planning policies governing development and use of land in a given neighbourhood.

This document is a Neighbourhood Development Plan, as defined in the Act, for the Knowle, Dorridge and Bentley Heath (KDBH) Neighbourhood Area.

1.2. Submitting Body

This Neighbourhood Development Plan (the Plan) is submitted by KDBH Neighbourhood Forum, which is a qualifying body as defined by the Town and Country Planning Act 1990.

1.3. Neighbourhood Plan Area



The KDBH Neighbourhood Area
Officially designated on 1 October 2015

The Plan applies to the villages of Knowle, Dorridge and Bentley Heath which are part of the Borough of Solihull. Following several community meetings held jointly by the Knowle Society and the Dorridge and District Residents' Association (DDRA), a group of local residents came together to define a Neighbourhood Area and seek recognition as a Neighbourhood Forum qualified to prepare a neighbourhood plan.

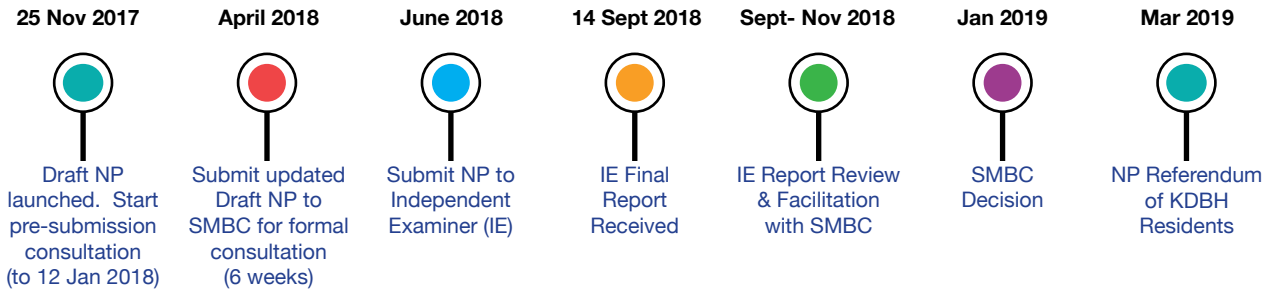
On 13 July 2015, application was made to Solihull Metropolitan Borough Council (SMBC) for designation of the Neighbourhood Area and Neighbourhood Forum. On 1 October 2015, the Cabinet Member for Managed Growth agreed to designate the Neighbourhood Area and to formally designate the proposed Knowle, Dorridge and Bentley Heath Neighbourhood Forum to act for that Area.

The Neighbourhood Plan Area approved by the Council is as shown in the graphic to the left.

1.4. Plan Period

Solihull Council's adopted Local Plan covers the period 2013 - 2028, but is currently under review. The KDBH Neighbourhood Plan, and the emerging SMBC Local Plan Review, will cover the period through to 2035.

The graphic below shows the key milestones. As part of the adoption process, in April 2018 the draft Neighbourhood Plan was formally submitted to SMBC to undertake a further stage of consultation and provide an opportunity for any final feedback prior to the Plan being passed to an Independent Examiner. Once "made" (adopted), the KDBH Neighbourhood Plan will form part of the statutory Development Plan alongside the Solihull Local Plan.



SMBC consulted on their revised Draft Local Plan (DLP) in November 2016. A Draft Local Plan Supplementary Update is expected in early 2019, with a Submission version to follow in summer 2019. The process of consultation and Independent Examination indicates a timeline for adoption of the finalised Solihull Local Plan Review in Spring 2020.

1.5. Plan Monitoring and Review

The KDBH Neighbourhood Plan responds to the needs and aspirations of the local community as understood today. Challenges and concerns are likely to change over the Plan period. The Neighbourhood Forum will be responsible as appropriate for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery (within the lifespan of the Forum).

Monitoring plays an important part in testing the effectiveness of the policies so as to understand what they mean in practice for implementation and, where necessary, to identify appropriate amendments. As such, over the Plan period the Neighbourhood Forum will liaise with SMBC and other stakeholders to monitor the effectiveness of the Plan and its policies. An annual monitoring report is envisaged in which the Forum will be intimately involved. The purpose will be 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.

To this effect, it is envisaged that the life of the Neighbourhood Forum will be extended at the end of its current five year period (to October 2020).

By exception, specific events may trigger an extraordinary review of the Plan - for example, when the Solihull Local Plan Review is completed and the new Solihull Local Plan is adopted.

1.6. Plan Structure

The Plan has two main parts. The first part, Sections 1 - 6, provides important background and context that underpin development of Plan Policies. The second part, Sections 7 - 13, sets out all the Plan Policies. These cover a variety of different topics that address the expressed needs and priorities of those who live, work or run a business in KDBH. Most importantly the Policies have been derived from the analysis in Section 5, 'Opportunities and Key Issues' and Section 6, 'Vision and Objectives'.

Policies relate to land use and new development, the legally defined remit of a Neighbourhoood Plan. The text following the Policies, which provides amplification, is to be treated as part of the Policies.

In the course of preparing the Neighbourhood Plan, local residents and businesses have raised a range of issues that are not related to land use or new development. Where these are important local matters that require action - for example in relation to traffic management - they have been included as Community Actions as listed in Appendix 4. Although these Actions do not have statutory weight, they are matters that the Neighbourhood Forum intends to pursue in collaboration with the two KDBH Residents' Associations and other community groups.

Knowle Society



DORRIDGE & DISTRICT RESIDENTS ASSOCIATION

The KDBH Area benefits hugely from the amount of work undertaken by its two Residents Associations on behalf of the community. The Forum, using its powers as a statutory body, will continue to work closely with the Residents Associations on planning matters and collaborating on Community Actions.

Section 2: Planning Context

The Neighbourhood Plan must meet certain 'basic conditions' which are examined in detail in the 'Basic Conditions Statement' included in the Evidence Base. Amongst other things, the Plan must address four key areas, outlined below.

2.1. National Planning Policies and Advice

Planning policy for England is set out principally in the National Planning Policy Framework (NPPF). Planning Practice Guidance (PPG) also offers advice on how this policy should be implemented.

The Forum's Basic Conditions Statement includes an assessment of how the Plan has regard to national policies and advice, focussing on core planning principles. More specifically, and in line with the NPPF, the Plan aims to:

- reflect the needs and priorities of the people and communities of Knowle, Dorridge and Bentley Heath
- support strategic development needs
- plan positively to support local development
- set out a positive vision for the future of the Area in a succinct plan
- include robust and comprehensive policies that set out the expected quality of development
- identify, for special protection, Local Green Space
- set planning policies to determine decisions on planning applications
- shape and direct sustainable development.

2.2. Sustainable Development

Contributing to the achievement of sustainable development is not just one of the 'basic conditions', it is the purpose of the planning system. A presumption in favour of sustainable development is a golden thread running through the planning system and is central to all planning decisions influenced by this Plan.

Sustainable development has three dimensions that are inter-dependent and should not be undertaken in isolation: economic, social and environmental. How the Neighbourhood Plan responds to these three aspects is examined in the Basic Conditions Statement. The provisions of the Plan seek economic, social and environmental gains jointly and simultaneously, and as such play an active part in guiding development of sustainable solutions.

In line with residents' needs and priorities, the Plan seeks positive improvements in the quality of the built, natural and historic environments as well as in people's quality of life. Thus, amongst other things, there are policies aimed at achieving net gains for nature; widening the choice of high quality homes; replacing poor design with better design; improving the conditions in which local people live, work, travel and take leisure; and retaining and creating jobs.

The Solihull Local Plan 2013 refers to the presumption in favour of sustainable development at paragraph 5.2.3 and National Policy 1, as set out in the NPPF. These provisions are equally applicable to this Neighbourhood Plan and therefore are not repeated here.

2.3. SMBC Local Development Plan

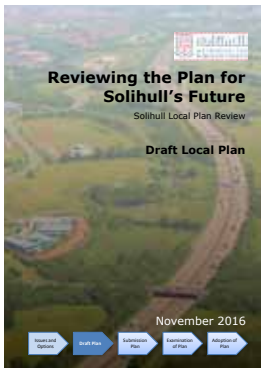
Another basic condition requires a Neighbourhood Plan to be in 'general conformity' with the strategic policies of the adopted development plan for the local area, in our case the Solihull Local Plan 2013. The Solihull Local Plan contains 21 policies, all of which SMBC regard as "strategic". The Basic Conditions Statement considers the general conformity of this Neighbourhood Plan with the Solihull Local Plan policy by policy and also affirms the Council's view that the general conformity requirement has been met.

Several Solihull Local Plan policies relate to assets, centres or sites that are not within the Neighbourhood Plan Area. Others address "excluded matters" or development outside the scope of our Neighbourhood Plan. The Neighbourhood Plan contains provisions that are supportive or complementary for all policies that are of direct relevance.

With regard to the Solihull Local Plan "Meeting Housing Need" (Policy P4), the Neighbourhood Plan draws on its own up-to-date local Housing Needs Assessment. In terms of density, the emphasis within the Neighbourhood Plan is on respecting the existing character and appearance of the Area, while recognising that higher density housing has its place.



The Solihull Local Plan Review (LPR), November 2016 is also of relevance. This has been subject to early consultation, but preparation has been considerably delayed. The evidence base has also changed significantly - for example, following publication of the Greater Birmingham Housing Market Area Strategic Growth Study. As such, the emerging LPR can only be accorded limited weight. Nevertheless, the reasoning and evidence informing the LPR process is likely to be relevant in considering Basic Conditions, and the Neighbourhood Plan should seek to align with the strategic needs and priorities of the wider area.



Thus, the Basic Conditions Statement also considers accordance with the emerging draft LPR. One area of potential tension relates to the assessment of housing need. SMBC has in mind a quantum of new housing development higher than that envisaged by the Neighbourhood Forum. This matter will be determined following examination and adoption of the emerging LPR. In the interim, the Neighbourhood Plan follows the evidence provided by the up-to-date KDBH Neighbourhood Area Housing Needs Assessment and the SMBC Strategic Housing Market Assessment (SHMA).

2.4. EU Obligations and Human Rights Requirements

The main European obligations of relevance stem from the Strategic Environment Assessment Directive and the European Convention on Human Rights. Strategic Environmental Assessment and Habitat Regulations Screening Reports have been prepared by SMBC, confirming that the Plan is unlikely to have any significant impact. The Plan complies with the Human Rights Act 1998.

In summary, the Plan raises no issues with regard to EU obligations and Directives.

Section 3: Process Summary

3.1. Governance and Process

KDBH Neighbourhood Plan Ltd was established as a private company limited by guarantee to create the Plan. A Steering Committee, comprising Directors and Officers of the Company and leaders of Focus Groups, has responsibility for planning and managing the process of Plan creation. However, all decisions on plan content are made by the community, acting as Members of the KDBH Neighbourhood Forum, and ultimately through local referendum.

During 2015 and 2016, three Focus Groups worked on the topics of Housing; Transport and Infrastructure (including Parking); and Leisure, Learning and Community Facilities. These three topics were selected as being the areas of concern most mentioned by local people in early community meetings that led to formation of the Forum.

Focus Group activities included: meeting key Council staff and other experts to gain knowledge and influence thinking; producing display materials for public meetings; being part of the organising and hosting teams for the visioning events and a Developer Showcase; devising questions for the Residents' and Business Surveys; and undertaking detailed analysis of survey responses. The Focus Groups also sourced data and information relevant to their areas from materials in the public domain and from Solihull Council.

In September 2016, the Steering Committee decided to form a Policy Planning Group and delegated to that Group the task of drafting Neighbourhood Plan policies for the Forum. The Policy Planning Group comprised a Chairman and six contributors - two representatives from each of the three Focus Groups. The draft Plan was then reviewed and agreed by the Steering Committee, before being put forward to Forum Members and Solihull Council for comment prior to starting consultation with all residents and businesses in the Area.

3.2. Community Engagement

Communication and consultation, in many different forms, played a major role in defining the approach to formulating the Plan. The graphic on the next page provides an overview of the process, key events and milestones that shaped our journey. These are summarised below, with much more detail provided in the 'Consultation Statement' included in our Evidence Base.

Approach

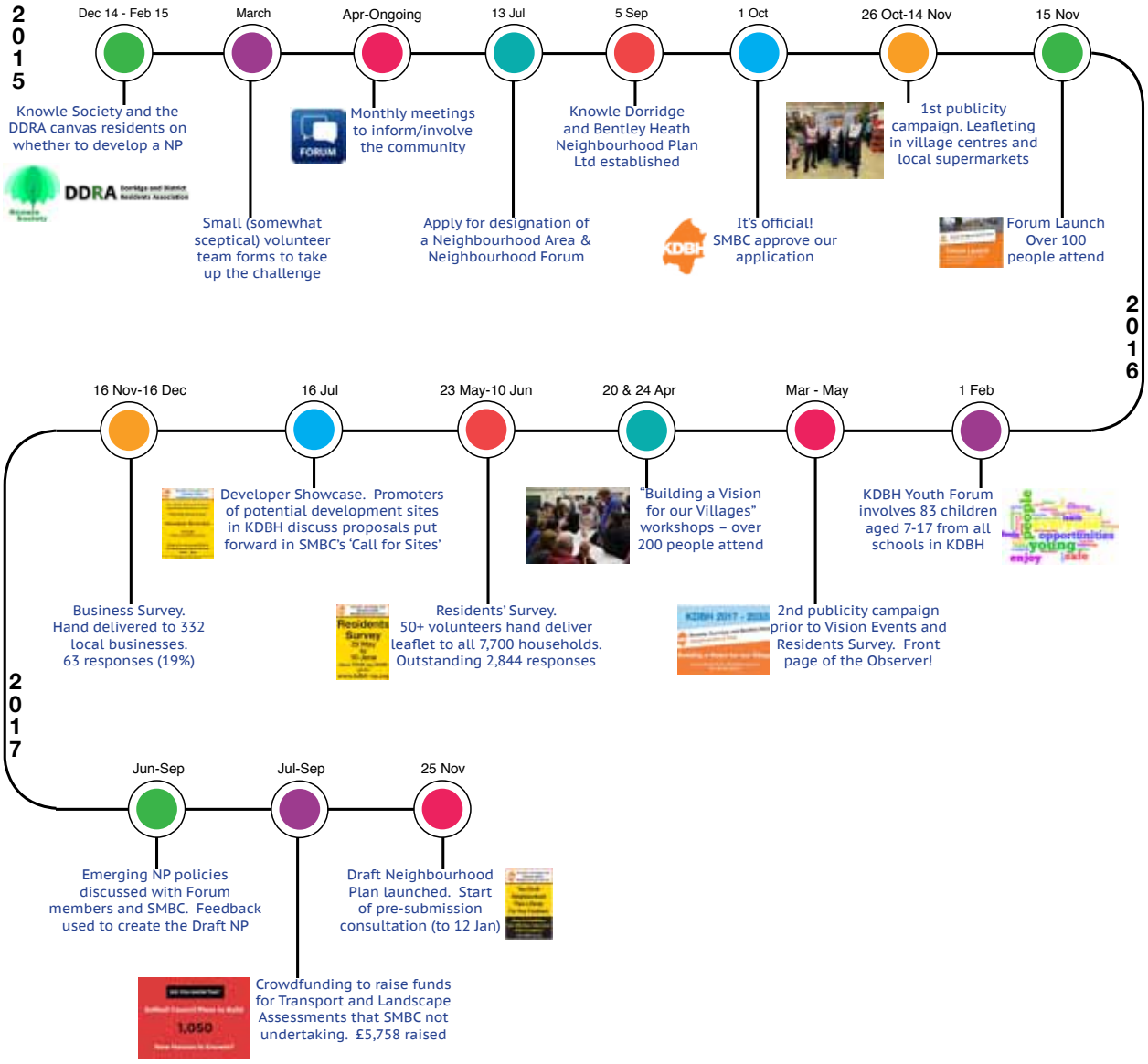
From the outset, the overarching goal was to ensure that all sectors of the KDBH community should be given every opportunity to participate in Plan development, make their views heard on what is most important to them, and be kept fully informed throughout.

A huge amount of time and resource has therefore been devoted to shaping and delivering a communications and consultation programme appropriate to each stage of Plan development. This was particularly so in the first year, given the need to maximise awareness and engagement to create a strong platform for Plan development.

The multiple strands of the programme aimed to:

- promote a high degree of awareness of the project, including raising the Forum's profile by leafleting in village centres and local supermarkets, and getting involved in a range of community events such as Fun Runs, fetes and fairs
- invite residents and local businesses to join the Forum and to participate in surveys via leaflet drop, poster campaigns, face to face presentations and subject matter briefings to many local organisations and stakeholder groups

KDBH Neighbourhood Forum - Our Journey



- gain publicity in the local press and by advertising events in a range of local journals that specifically target our Area. A notable achievement was a front-page spread in the Arden Observer, a local paper delivered to most homes in KDBH
- run monthly Forum meetings at the local secondary school to provide progress updates and, more importantly, seek Member decisions on Plan content
- create and actively maintain a dedicated website https://www.kdbh-np.org and Facebook page https://en-gb.facebook.com/kdbhforum/. This included creating an on-line KDBH Events Calendar to provide a service to the community and help raise our profile with local groups
- disseminate information via Forum newsletters, as well as in publicity produced by local organisations such as churches and Resident Associations. Many local shops displayed event publicity in their windows



- run interactive workshops on key topics, such as the two Visioning sessions, giving more time for community interaction to really understand the detail on resident needs and issues

- design and create posters for all main events, for both external and internal display. Street posters were placed at strategic places around the villages to maximise visibility to both pedestrians and people in vehicles. In many cases, leaflets were also created for people to pick up from eg. shop counters and public buildings.

The Forum website provides a good record of activities undertaken, including:

- pages dedicated to key events such as https://www.kdbh-np.org/developer-showcase
- examples of press publicity at https://www.kdbh-np.org/in-the-press
- photos at community events at https://www.kdbh-np.org/community-involvement.

As a result of the wide range of communication and consultation activities undertaken, the Forum is confident that it has achieved a good and fair cross-representation of community views.

3.3. Draft Plan Pre-Submission Consultation Process

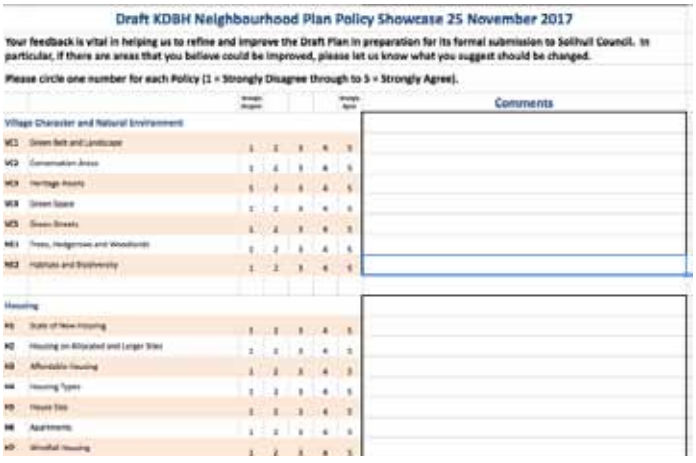
After five months spent discussing early draft policies with SMBC and Forum members, pre-submission consultation was set to run from 25 November 2017 - 12 January 2018.

To maximise early engagement in the consultation, the Draft Neighbourhood Plan was formally launched at a Drop-in Exhibition held in the hall of the local secondary school from 10am-2pm on Saturday 25th November 2017. The event was heavily promoted with another big publicity campaign, including leaflets, external posters around the villages and event publicity in the local press and community magazines.

With help from one of the Resident Associations and Solihull Council, we gathered together enough stands to display 24 posters specifically created to highlight the importance and proposed Policy content of the Draft Neighbourhood Plan – as shown at https://www.kdbh-np.org/exhibition-draft-np.

Display stands were grouped into areas for each major topic covered in the Plan. Throughout the Exhibition, a Forum Team subject matter specalist(s) was available in each topic area to provide information and answer questions.

On entry, attendees were personally welcomed and handed a short questionnaire to capture their feedback. This asked attendees to indicate their degree of support for each proposed Policy, ranging from 1 Strongly Disagree to 5 Strongly Agree. There was space also for short comments. More generally, flipcharts were available for attendees to provide comments via Post-It notes.


Draft KDBH Neighbourhood Plan Policy Showcase 25 November 2017

Your feedback is vital in helping us to refine and improve the Draft Plan in preparation for its formal submission to Solihull Council. In particular, if there are areas that you believe could be improved, please let us know what you suggest should be changed.

Please circle one number for each Policy (1 = Strongly Disagree through to 5 = Strongly Agree).

Comments



The hall was packed throughout the 4 hour Exhibition. Of the nearly 500 attendees, many spent a significant amount of time reviewing the material, chatting to the Forum team and responding to the questionnaire. We were hugely encouraged not only by the high turnout, but also by the extent of positive feedback received on the quality of the Exhibition itself and level of support for the Draft Policies.

All documentation used at the Exhibition was made available the following day on our website via pages dedicated to the Draft Neighbourhood Plan https://www.kdbh-np.org/copy-of-draft-np-1. The Draft Plan itself could be read or downloaded either as an e-book (accessible from anywhere), or in more traditional pdf format in full or by individual sections. For those without access to computers, or prefering to read printed material, paper copies of the Plan and questionnaire were made available at the local library. Our two Resident Associations provided a library service and could be contacted by anyone wanting to borrow a printed master copy to read for a few days.

The Draft Plan webpages also provided full details on the consultation process and the various ways to provide feedback. These included: on line from our website via a process that emulated the Exhibition paper questionnaire; via an email address dedicated to Plan feedback; or via paper using a feedback box located in a prominent place at the local library.

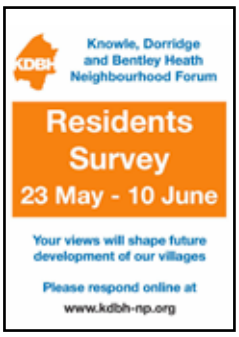
As legally required, we sent out 65 e-mails/letters to a range of Statutory Consultees (official bodies that may be affected by our proposals), including Solihull Council.

Section 4 of the Consultation Statement provides a summary analysis of the feedback and key themes arising. The second part of the document includes every comment received, along with the Forum response highlighting where the Draft Plan has been amended following feedback.

In summary, there was a high level of support for the Plan and its Policies. Most negative feedback related not to the Neighbourhood Plan, but to the Solihull Local Plan Review and its proposed new housing allocations in the Area.

3.4. Evidence Base Overview

The analysis, objectives and policies in this Neighbourhood Plan have drawn on a variety of sources as follows:



- the Residents' Survey in May/June 2016 that was distributed to 7,700 homes and received an outstanding 2,844 responses
- the Business Survey undertaken in November 2016 that was hand delivered to 332 premises and generated 65 responses
- the local Housing Needs Assessment, undertaken in spring 2017 by AECOM Infrastructure & Environment UK Limited, that provides independent analysis of KDBH-specific needs, including feedback from local estate agents
- the KDBH Heritage and Character Assessment Study, undertaken by Urban Vision Enterprise CIC, October 2017
- the KDBH Masterplanning/Design and Design Coding Study, undertaken by Urban Vision Enterprise CIC, November 2017

- KDBH Housing Density Map, created using the mapping database covering the KDBH Neighbourhood Area provided by Solihull Council (see Appendix 1)
- the KDBH Local Green Space Assessment, March 2018
- KDBH Draft Plan Healthcheck Report, April 2018
- the Knowle and the Dorridge and Hockley Heath Ward profiles 2016 prepared by SMBC
- Knowle Conservation Appraisal Area 2007
- Solihull Borough Local Character Guide 2016
- Solihull Borough Landscape Character Assessment 2016
- Warwickshire Landscape Guidelines: Arden
- BS5837: Trees in Relation to Design, Demolition and Construction
- KDBH Transport Study Data, SMBC Spring 2018
- the analysis of what makes our villages distinctive and the key issues to be addressed in the Neighbourhood Plan were obtained from the survey results**,** public consultations, workshops and meetings with key service providers including the schools and Residents' Associations
- data on population, employment, housing and car ownership largely obtained from the Office for National Statistics and Solihull Observatory
- landscape data obtained from Solihull Observatory
- flood risk data obtained from the Environment Agency
- data on school places, retail outlets, businesses and sports provision obtained from SMBC.

Section 4: Our Villages Today

4.1. Location and Setting

KDBH is a rural settlement which lies about three miles south east of Solihull town centre.



It is four miles from Birmingham International Airport and the National Exhibition Centre and is separated from these by Green Belt, through which the M42 passes.

The villages are encircled by countryside and designated Green Belt which provides a green landscape setting. The countryside forms part of the historic Arden landscape and is described as 'distinctly rural in character despite the close proximity to the urban edge' (Solihull Landscape Character Assessment 2016).

4.2. Knowle, Dorridge and Bentley Heath

The historic medieval core of Knowle is centred on the High Street and the church of St John the Baptist, St Lawrence and St Anne, at the junction of two historic routes. It is protected by Conservation Area status. Station Approach, with buildings from the later Victorian and Edwardian periods, and part of Granville Road in Dorridge are also protected by Conservation Areas. There are a number of listed buildings, of which Knowle Church and Grimshaw Hall off Hampton Road are Grade 1 Listed.

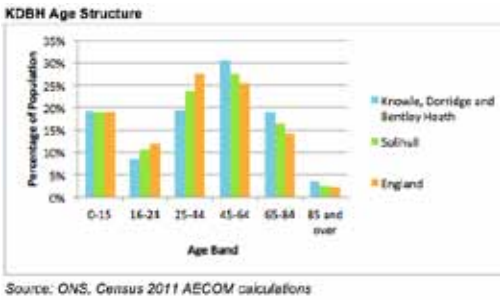


The Area experienced significant post-war development and there is now no obvious settlement boundary between the villages of Knowle, Dorridge and Bentley Heath. They are linked by development along Station Road and Widney Road, to such an extent that they now form one built up area. However, each village has its own shopping centre, park, primary school, community/village hall and churches which underpin the sense of individual village identity. The photographs on the cover pages of this Plan provide views of the village centres to provide a sense of place.

4.3. Population Profile

The population of KDBH in 2011 was 18,958 (source: 2011 Census) living in 7,624 households. The latest estimate is almost 20,000 residents in 8,068 households. About half live in Knowle (Ward profiles 2016).

Other key statistics are*:



Source: ONS, Census 2011 AECOM calculations

- 56% of the population has lived in KDBH for over 20 years and a further 20% for between 11 and 20 years
- the age structure has a larger proportion of middle age and older people than Solihull Borough
- the average age has risen from 42.3 years in 2001 to 46.7 years in 2011
- the number of people aged 75+ is estimated to grow by about 500 over the Plan period.

* Sources-Housing Needs Assessment, AECOM 2017; Ward Profiles 2016

4.4. Housing Profile

The KDBH Housing Needs Assessment and the Residents' Survey provide a snapshot of local housing characteristics which include:

Housing density: the density of established housing areas is typically less than 20 dwellings per hectare, although some locations in or around the village centres have higher densities. More recent developments have densities around 35 dwellings per hectare. (See Appendix 1).



Accommodation type: 59% of houses are detached; 21% are semi-detached; 7% are terraced; 11.5% are flats. This is a higher proportion of detached houses than elsewhere in the Borough.

Accommodation size: the average number of bedrooms is 3.83, higher than elsewhere in the Borough.

Tenure: nearly 86% of residential property is owner occupied. 5% is for social rent.

House prices: are amongst the most expensive in the Borough.

Affordable Housing: there are about 58 social housing lettings across the Area, with about 150 people on the Council's waiting list.

4.5. Housing Growth

The Area has accommodated significant levels of housing growth over the years. In the last 5 years, planned development has delivered new houses at: Hampton Road, Knowle; Four Ashes, Bentley Heath; and Middlefield, Knowle (under construction). This, together with windfall developments such as those at Old Silhillians and Knowle High Street, has increased the number of houses and apartments by almost 500.

The Area continues to be under enormous development pressure. The graphic overleaf shows the sites put forward for development in KDBH in response to the SMBC's "Call for Sites" in 2016.

4.6. Economic Role

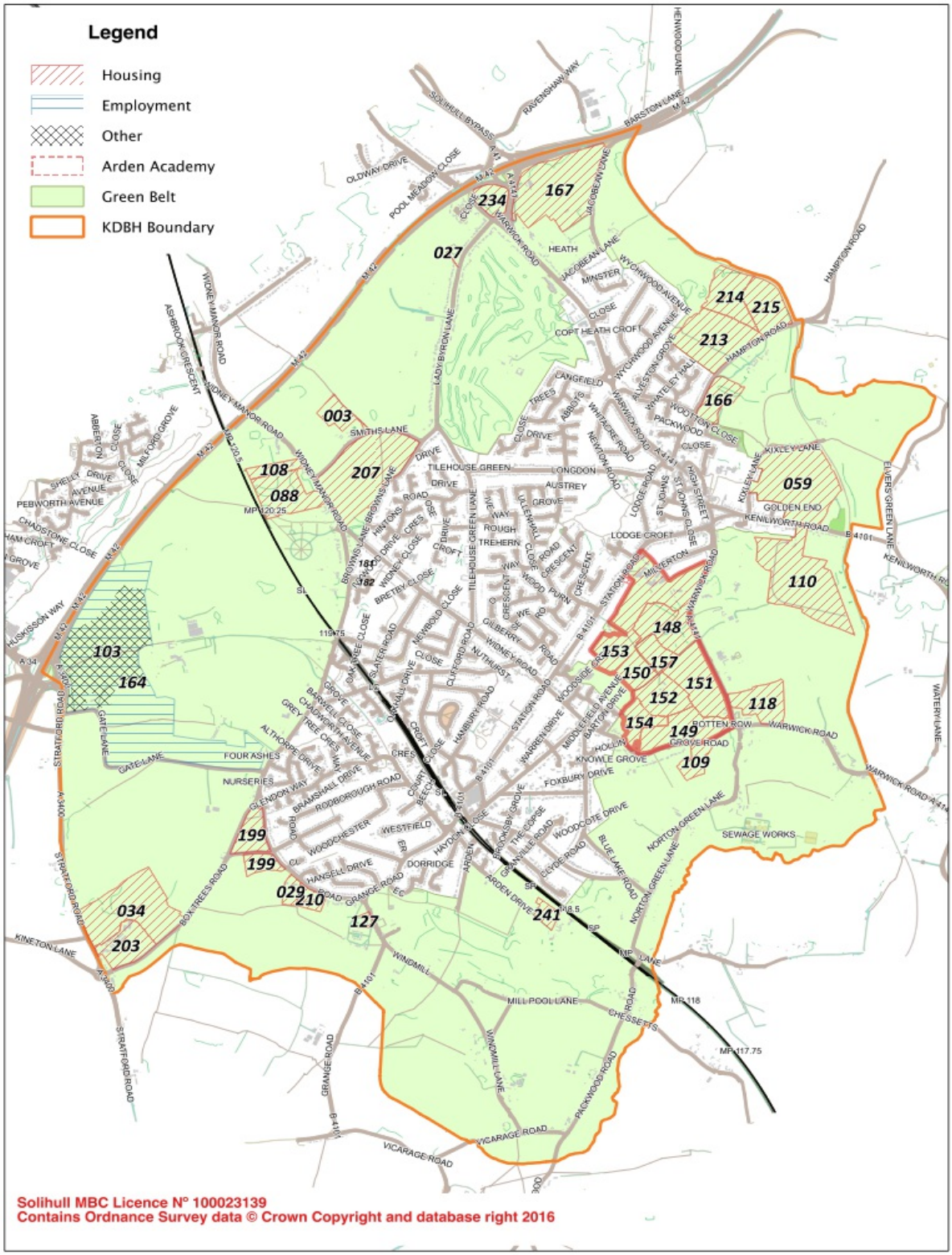
Employment in KDBH is mainly provided by the local shops, services, offices and schools. Most workers travel out of the villages to the main employment centres of Birmingham, Solihull and Shirley town centres, hospitals, Jaguar Land Rover, the airport and NEC and the Blythe Valley and Birmingham Business Parks.

The Ward Profiles 2016 reveal that:

- there are around 4,000 jobs in Knowle and 1,900 in Dorridge (including Hockley Heath)
- over 44% of adults aged 16 to 74 are qualified to NVQ level 4 (degree level or above)
- 28% work in the public sector and above average numbers work in the finance and business sectors
- the self employment rate is higher than the Borough average and is increasing.

This economic data correlates with the housing data to indicate that KDBH provides homes and a lifestyle that attracts the skilled workers necessary to support the wider economy.

Land offered to SMBC for potential development in KDBH
Call for Sites - January 2016



Plan showing the KDBH Neighbourhood Boundary Area (Orange)

Arden Triangle (red continuous line)

The reference numbers for sites were used by Solihull Council to notate the various sites and the names of the sites can be found in the SMBC 'Schedule of Call for Sites Submissions, May 2016'.

4.7. Transport

Access to the motorway network is good and it is only a short drive by car to Birmingham Airport and Birmingham International Rail Station.

Train services from Dorridge and Widney Manor stations to Birmingham and London are good and are heavily used by commuters.

There are two main bus routes: the S2 from Solihull to Dorridge and the S3 from Wythall to Dorridge via Shirley, Solihull, Knowle and Bentley Heath. Both provide an hourly service through the day. In addition, the S3 (only) runs at hourly intervals during evenings and on Sundays.

The 87 and 88 services run between Solihull and Balsall Common, via Knowle, with the 87 continuing on to Coventry. The essentially hourly services run through the day but not in the evenings or on Sundays.

Car ownership is high - 55% of all homes in Knowle and 59% in Dorridge own 2 or more cars.

4.8. Education, Community Facilities and Recreation

In addition to four primary schools, the Area is served by the Arden Academy and Sixth Form centre secondary school.

Health services are provided by three doctors' surgeries and a number of dental and other health related practices.

Outdoor sports clubs and facilities include: Old Silhillians (football, hockey and rugby); Knowle FC; three cricket clubs; Knowle and Dorridge running club; Knowle and Dorridge Racquets Club; Copt Heath Golf Club; Four Ashes Driving Range; and Knowle Ramblers. Knowle and Dorridge each have a Scout Group housed in their own premises. The canal is also a popular source of recreation for boating, walking and fishing.

Indoor activities take place mainly at Arden Academy, the church halls and village/community halls.

4.9. What Makes KDBH Distinctive?

This snapshot of village life provides the background for an understanding of what makes KDBH distinctive. The Residents' Survey and the Heritage and Character Assessment reveal that the most important and valued characteristics are:

- easy access to Green Belt and countryside
- village atmosphere
- clear separation from Solihull and other settlements
- quality of property and pride in place
- good schools
- good transport links
- green and natural environment
- local amenities.



Knowle locks

Section 5: Opportunities and Key Issues

New development brings both opportunities and challenges that need to be identified, planned for and addressed through policies in our Neighbourhood Plan. Drawing on all the evidence base, the table in Appendix 2 summarises the opportunities and key issues facing KDBH. The key issues are highlighted in the boxes below, along with some supporting commentary. Some of these, while not directly related to land use, are very relevant in providing planning context in terms of eg. ensuring the sustainability of future development and indicating areas of priority for potential Section 106 or Community Infrastructure Levey (CIL) developer contributions.

5.1. Housing Growth

Scale of Development

One of the biggest challenges facing the community is how to make provision for a proportionate amount of new housing without spoiling the character and setting of the Area and without exacerbating infrastructure problems.

Risk of Urbanisation

Maintaining separation of KDBH from Solihull and other settlements is a high priority for residents, together with minimising the loss of Green Belt and landscape in the adjoining countryside.

Housing in KDBH has expanded rapidly over a relatively short period of time but facilities and amenities have not increased accordingly. Residents have expressed strong concerns that additional housing will put pressure on already stretched amenities. Residents overwhelmingly want brownfield land to be used first wherever possible. However KDBH only has one small brownfield site, and less than a handful of non Green Belt sites, which together have capacity for less than 100 houses in total to put towards any allocated housing.

The strong desire to remain distinct from other settlements has land use implications, particularly in terms of resisting significant new development to the West of the KDBH built area out to the motorway beyond which are the major conurbations of Solihull, Blythe Valley and Shirley.

5.2. Housing Mix

Changing Housing Needs

There is a need to provide a more appropriate range of housing types and sizes in KDBH to meet future needs, whilst recognising that residents want to maintain a similar balance of styles (detached/semi-detached/terraced)

There is an emerging mis-alignment between the types and sizes of homes available in the Neighbourhood and the needs of the community. Demand is shifting towards relatively smaller housing - for older households who wish to downsize; for young families; and for growing numbers of people living on their own. This shift in demand away from very large houses to more 'average' 2-4 bedroom homes is reflected in feedback from the Residents' Survey. However, residents still want new houses to reflect existing styles with an emphasis on detached properties.

In short, there is a need to provide an appropriate mix of housing types in KDBH to meet future needs.

Downsizing: Careful consideration needs to be given to the most appropriate type and design of accommodation in our Area - well-off, older residents do not want to move from spacious housing into 'shoeboxes'. Where this need can be successfully met, it will 'free up' housing supply, releasing more family accommodation and reducing rates of under-occupancy.

Specialist Accommodation for Older People: KDBH's demographic means that the current and emerging needs of a growing number of older people are a priority for our Area. Policy needs to provide support for a significant increase in affordable market sheltered, extra-care and accessible housing as part and parcel of the delivery of new housing development.

Young Families: Many younger households in the Area can afford market housing to rent, but cannot afford to buy at full market prices. The affordability gap suggests that some could take advantage of discounted market housing and part-ownership models (intermediate housing).

The Residents' Survey shows strong support for starter homes.

Single Households: Policy should consider how to meet the needs of people who wish to live alone but remain in the Area to preserve local family and friendship ties. A bias towards smaller homes and making available forms of shared equity would offer a means of catering for these needs.

Affordable Homes for People on Low Incomes: Given the current low level of social rented accommodation in KDBH, consideration needs to be given to how any increase in this type of housing is well integrated into the community. For example, one approach to help integrate housing of a particular tenure (eg affordable housing) is to spread it around a development, avoiding obvious concentrations of that tenure (this approach is known as 'pepper-potting'). Another approach is to build 'tenure blind', which means applying careful design so that properties in different tenures or ownerships (eg affordable housing and market housing) cannot be distinguished from one another.

5.3. Design

Poor Design Standards in Recent Developments

Some aspects of the most recent developments have been out of keeping with the character of the Area, particularly in relation to higher densities, poor layout and design.

Recent developments have prompted strong criticisms from local residents. Our Plan policies place strong emphasis on scheme design to make sure future development is more in character with, and sympathetic to, the specific context of our Area.

Design considerations are an equally high priority for our local businesses. In our survey, 73% of businesses responded that commercial building design should be in keeping with the scale, location and appearance of existing buildings; and 68% that business development should in harmony with the rural character of the Neighbourhood and sit well in the landscape.

Top 3 factors for the design and layout of new housing in KDBH:

1. Keep development in line with current housing design and streetscape (65%)
2. Adequate parking on premises (64%)
3. Reflect the current, generally lower than average, housing density (58%)

Source Residents' Survey

For any major new development, the Forum would seek to actively work with all relevant stakeholders in developing Concept Masterplans to help ensure that future development is more in character with the Area and avoids some of the issues with recent new housing. This has already started, with early involvement in the Concept Masterplanning for the large sites SMBC propose allocating in KDBH in their Draft Local Plan Review (on a 'without prejudice' basis).

5.4. Traffic and Transport

Parking:

Lack of Parking in Village Centres

All village shopping centres have problems with a shortage of parking spaces. Local businesses are suffering because some shoppers, staff and customers cannot park and some shoppers are going elsewhere.

Commuter Parking at Dorridge Station

Over the last ten years, the huge growth in both in and out of Area commuters has not been met by commensurate additional parking provision.

In our surveys - and consistently in every form of consultation undertaken over more than two years of Plan development - residents and businesses alike highlight parking as a top issue.

71% of business survey respondents rated parking as 'poor'. An overwhelming 80% said parking was the top priority for infrastructure investment. Similarly, when asked what the Plan should consider in terms of allocating land for business use, 59% responded parking.

Business concerns relate to parking both for staff and for customers, and the two are inextricably linked. In the survey, over 75% of staff travel to work by car (partly due to inadequate public transport) but 57% of staff do not have parking on site. This lack of on-site parking has an adverse knock-on effect on traffic flow and road safety, where staff park on streets. There is also a view that shoppers' parking spaces are being taken by employees, causing displacement, although recent changes to charging are aimed at discouraging this.

"None of our staff can use public transport, no service at needed times"

"Insufficient parking for employees - they take up shoppers parking spaces - so shoppers stay away"

From a shoppers' perspective, all village centres have major issues with under-provision of parking, leading a number of residents to state that parking issues have caused them to travel elsewhere to access facilities.

The other major parking-related issue is at Dorridge Station, where, again, this affects availability of parking for local shoppers.

Given the existing issues with parking capacity, and no obvious brownfield land available for expansion, a priority consideration to ensure sustainable new development is a robust assessment of how additional parking needs will be met.

Transport and Traffic Management:

Inadequate Public Transport

Except for day time services to Solihull, public transport to other nearby population centres, employment, education, retail and leisure facilities are poor – which means that the vast majority of journeys are made by private car.

Need to Reduce Car Use

More needs to be done to encourage walking, cycling and sustainable modes of transport.

School Run Congestion

There are problems outside schools at peak times of drop-off and pickup, interrupting the free flow of traffic and compromising road safety.

Again, although not directly land use matters, an understanding of these issues will be important to ensuring the sustainable design of any major new development, such as that being proposed by SMBC. These proposals also include relocation / rebuilding of school(s), driving a focus on designing to avoid new development aggravating existing issues with school run congestion.

5.5. Village Character and Natural Environment

Protect Green Space and the Environment

The Residents' Survey shows a strong desire to maintain village atmosphere and character, particularly of the conservation areas; to preserve existing publicly accessible parks, open spaces and green spaces within and surrounding the villages; to ensure that any new developments maintain public rights of way; and also to improve footpath networks to provide access to the surrounding countryside. The natural environment, particularly trees, landscape and ecology, needs to be protected.

5.6. Education and Community Facilities (including Health Care, Sport, Recreation and Leisure)

Education:

School Places

Residents are concerned that new housing growth may mean that their children may not be able to access places in local schools or in a school of their choice, particularly at primary level.

Lifelong Learning

Beyond statutory education, there is a desire to improve access to education facilities within the Area across all age ranges.

The Residents' Survey showed there is currently a high level of satisfaction with the provision of statutory education, although some restriction on the choice of primary school for those moving into the Area. This has raised concerns around the impact of new housing development.

Whilst small overall, concerns about the lack of sufficient facilities for pre-school and childcare are considered significant when related to those potentially most affected. Residents also expressed a desire for improved provision of (and publicity for) facilities for adult/older age lifelong learning.

Community Facilities:

Strain on Community Services

A major area of concern for residents is that new development will put even greater strain on vital community services, particularly health. Timely access to an appropriate practitioner is an issue for many residents, with concerns that access to a doctor of choice will become increasingly difficult with any further new development.

Improve Wellbeing

There is a high level of dissatisfaction with the suitability and availability of indoor and outdoor facilities in the Area for sport, leisure, exercise and recreation.

Social Facilities

There is a need for improved social facilities for the young (under 18's) and for the elderly to have better access to a range of facilities at appropriate times.

While there is a high level of satisfaction with the quality of healthcare, some existing GP services are already stretched due to the rate of recent developments prompting concerns about the impact of further new housing development. Similar concerns have been raised in relation to the impact of additional housing on other community facilities.

Businesses also suggest an increase in premises available for leisure activity.

5.7. Employment including Retail and other Commercial Uses

Protect Employment and Shops

Residents and business are of one accord that the Plan needs to define policies that protect existing employment sites, promote appropriate opportunities for people to work in the Area, and maintain the mix, balance and vibrancy of local shopping facilities and services.

5.8. Communications Infrastructure and Utilities

Improve Communications

Improvement in the speed of broadband and resolving issues with patchy mobile phone coverage is needed to enable and improve business effectiveness and new, more sustainable, ways of working.

Modernise Infrastructure

Housing in KDBH has expanded rapidly over a relatively short time period, but the infrastructure has not increased accordingly - a view confirmed by 88% of business survey respondents.

Residents strongly support facilitating working from home.

Section 6: Vision and Objectives

6.1. Background

Looking ahead over the period 2018 - 2033, the KDBH Neighourhood Plan aims to preserve and protect what is best about our villages, to identify what needs improving and how, and to define clear policies guiding future development that enhances our Area for future generations.

Central to the process of defining local needs and priorities were two 'visioning events' held on 13 and 20th April 2016 where local people gave their views on a range of community matters. In addition, a special Youth Forum was held in February 2016, when 83 children from schools across the Area gave their vision for the future of KDBH. Feedback from these events, together with survey responses, has enabled us to: identify future opportunities and current challenges affecting our villages; create a vision for the future of our community; and define a clear set of policies to realise this vision.

6.2. Vision Statement

Our vision is to conserve KDBH as a unique place within Solihull Borough, encircled by unspoilt open countryside and characterised by its community spirit, attractive green spaces, leafy green streets and well preserved historic buildings and conservation areas within its three villages.

KDBH will have a vibrant local economy and retain its importance in providing an attractive and highly desirable residential area that supports the economic success of the local and regional economies, remaining separated from other settlements, but well connected to Solihull, Birmingham, the greater West Midlands and London.

As residents, working together through our Neighbourhood Forum, we will support delivery of this vision by promoting and endorsing policies that deliver a high quality of life for all residents, in an environment where new residents are welcomed, people feel safe and have a high sense of pride in both place and community.



Words most used by our young people describing the future of our Area
KDBH Youth Vision Event, February 2016

6.3. Objectives

The analysis has led to the definition of a number of Objectives set out below and addressed in the following policy sections.

Housing	Plan for appropriate and proportionate growth in new, high quality homes without over-provision and without compromising what makes our villages distinctive. Plan for new homes to be well integrated into the existing community and built environment, sited in sustainable locations, and meet locally identified, changing needs for all life stages. Plan for an ageing population.
Design	Improve the quality and appropriateness of future new developments by focusing strongly on robust application of policies in the design stage. Require production of 'Concept Masterplans', in discussion with the community (through the Neighbourhood Forum), for any new development in KDBH of 20 or more houses.
Village Character and Natural Environment	Prioritise local distinctiveness in every element of change and growth. Safeguard our natural environment, enhance biodiversity, maintain a high quality landscape both for its own sake and for the setting it provides for historic settlements, and ensure that the edges of settlements meet appropriately with the countryside. Limiting the impact and visual intrusion of new development on the surrounding countryside by respecting skylines and the 'low landscape capacity' identified in SMBC's Local Character Assessment. Protect and enhance the Neighbourhood's heritage and open spaces.
Traffic and Transport	Plan for adequate parking in all new housing developments, seek on-going improvements to roads and parking, and improve traffic management to facilitate flow at key locations. Target a range of measures to reduce reliance on car usage.
Education and Community Facilities	Ensure sufficient capacity in local schools to accommodate any new housing proposed and to allow families in KDBH to access their choice of primary school. Ensure community facilities and services (including healthcare, sport and recreation, and emergency services) meet the needs of the diverse and growing community through protection of, investment in, and ongoing access to new and improved facilities in tandem with new housing growth.
Employment, inc Retail and other Commercial Uses	Recognise the importance of local shops and businesses, support and maintain their presence, encourage retention of existing employers and promote appropriate new economic and employment opportunities in suitable locations.
Communications Infrastructure	Seek on-going improvements to the utility infrastructure and digital connectivity - especially mobile phone reception and broadband.
Sustainable Development	Actively promote sustainable development across the economic, social and enviromental realms to deliver positive improvements in the quality of the built, natural and historic environments, as well as quality of life, in line with residents' needs and priorities.

By implementing these objectives, this Neighbourhood Plan seeks to achieve the following;

- the community has more control of future development in their Neighbourhood, and in particular, the boundaries of our Area are respected
- there will be a sufficient and appropriate housing mix to meet the needs of the community, with an emphasis on increasing the availability of homes for local people, starter homes and homes for 'downsizing', as well as specialist housing such as care homes
- new development will contribute positively to the village atmosphere and will respect the design, appearance, scale, location and density of existing buildings and landscape
- throughout the Area, historic and natural features - including landscape, trees and hedgerows - will have enjoyed enhanced protection. Key local habitats and wildlife biodiversity will have been protected and, where possible, improved
- open green space and recreational areas will have been maintained and improved, with increased provision for walking and cycling
- car parking will have been addressed such that development does not make existing issues worse. Improving conditions relating to commuter parking, shoppers' parking and parking at or near schools will be a priority consideration for all new development
- local facilities, including village halls, schools, sports and leisure places will have been maintained and enhanced to promote a sense of community and encourage a healthy lifestyle
- there will be more businesses in the Area that will continue to offer a diverse range of local retail and service businesses and provide additional employment opportunities
- investment will be encouraged to improve the condition of roads and pavements, especially as a result of new development
- the Neighbourhood Forum will have worked with Solihull Council to establish defensible Green Belt boundaries with the aim of preventing excessive development expansion into surrounding countryside.



A festive Knowle High Street

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KDBH NEIGHBOURHOOD PLAN

POLICIES

Plan Policies are integrated and should be read as a whole, ie. application of any one Policy is expected to satisfy the requirements of other relevant Plan Policies.

For example, application of Housing Policies will be expected to comply with relevant Transport, Design, Environmental and other Policies even if not explicitly stated in an individual policy.

In this Section, orange boxes are used to highlight the overall Policy Goals for each main Section topic. Green boxes are used to highlight individual policies within each Section.

Section 7: Village Character and Natural Environment

The policy drivers and target outcomes are to:

- safeguard Green Belt open countryside
- maintain and improve the village setting and feel
- ensure clear separation from Solihull and surrounding villages
- safeguard ease of access to surrounding open countryside
- avoid housing development on large Green Belt sites
- protect important trees, hedgerows and woodlands
- preserve and restore key biodiversity features
- promote the maintenance and improvement of green spaces
- protect the landscape and historic and natural features
- give the Community a meaningful say in the design and layout of new developments in respect of landscape and biodiversity impacts and their mitigation.

This gives rise to the following policy goal:

7.1. Village Character and Natural Environment - Policy Goal

Our policies aim to maintain separation of Knowle, Dorridge and Bentley Heath from Solihull, Shirley and surrounding villages by protecting the Green Belt from inappropriate development whilst ensuring easy access to the countryside. The setting, character and feel of the villages, their historic cores and the natural environment will be protected. The provision of new features that enrich the quality of the natural environment will be supported. Existing and new assets will be carefully managed and improved.

7.2. Policy VC1: Green Belt and Landscape

National and Solihull Local Plan Green Belt policies will apply in the relevant parts of the Plan Area.

Any development must be in harmony with the rural character of the villages' surroundings and sit well in the landscape. All development proposals should demonstrate how they have taken account of the setting of the built up areas within the wider landscape. Proposals shall have regard to the principles set out in: the Warwickshire Landscape Guidelines: Arden; the Solihull Borough Landscape Character Assessment 2016; and the Solihull Borough Local Character Guide 2016.

The built-up area of Knowle, Dorridge and Bentley Heath is defined by the inner Green Belt boundary. It is anticipated that this boundary will be revised as part of the Solihull Local Plan Review to remove any sites currently in Green Belt that are allocated for housing by the Council. The area beyond this revised boundary will be subject to national and local Green Belt policies. Application of the policies will help achieve key aspects of the Neighbourhood Plan's Policy Goal.

Under the policies, there are a limited number of exceptions where new building may be permissible. One example is the replacement of a building provided that the new building is in the same use and not materially larger than the one it replaces. Another is that the extension or alteration of a building does not result in disproportionate additions over and above the size of the original building. The limitation of size is, in the main, directed at limiting the impact on the openness of the Green Belt.

It would normally be permissible for a building to be extended again under permitted development rights, but in the Green Belt further development could impact on its openness, contrary to the intent of paragraph 89 of the National Planning Policy Framework. Where the effect of further development on the openness of Green Belt is relevant, the Neighbourhood Forum will seek the removal of permitted development rights in relation to the alteration and extension of dwelling houses and development within the curtilage of houses (within Schedule 2, Part 1 A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015) will be withdrawn.

The Warwickshire Landscape Guidelines: Arden; the Solihull Borough Landscape Character Assessment 2016; and the Solihull Borough Local Character Guide 2016 provide a reference point for the definition of the landscape character and particular assets that should be respected when considering development proposals. The Heritage and Character Assessment October 2017 prepared as an evidence base for this Plan provides a good summary of these landscape related documents.

7.3. Policy VC2: Conservation Areas

Within the conservation areas, there will be a presumption in favour of retaining existing buildings, gardens, trees and green open spaces that contribute positively to the character and appearance of the areas. New development shall seek to conserve and enhance the Conservation Areas and their heritage assets. Building design, signage, advertising and street furniture shall be in keeping with the character of the area.

Conservation areas are designated heritage assets and are a finite resource. They are a fundamental component of local character and distinctiveness. Seeking positive improvements is important to sustainable development.

There are three conservation areas within KDBH – the Knowle Conservation Area; and, in Dorridge, the Station Approach and Granville Road Conservation Areas. In September 2007, Solihull Council adopted an appraisal of the Knowle Conservation Area. Various recommendations were made including some that are equally applicable at Station Approach, Dorridge. However, the recommendations have not been given the weight of Solihull's development plan.

The recommendations are equally valid today. As such, the Neighbourhood Forum is taking the opportunity of including the key provisions relating to land use within this Neighbourhood Plan. Some of the recommendations cannot be addressed through development plan policies. As such, they are the subject of Community Actions, as set out in Appendix 4.

Policy D2 of the Neighbourhood Plan relates to design in Conservation Areas.



Station Approach Conservation Area, Dorridge

7.4. Policy VC3: Heritage Assets

Designated heritage assets including listed buildings, conservation areas and archaeological features must be protected, conserved and enhanced in accordance with national and local planning guidance and policies.

Non-designated assets include those buildings on the local list, in Appendix 5, "positive buildings" identified in the Knowle Conservation Area Appraisal 2007 and any future Conservation Appraisals. When considering development affecting non-designated heritage assets a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the building or structure.

Proposals for the change of use of a building or structure on the local list, or a positive building, will be required to demonstrate how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest.

Applications proposing demolition that materially affects the heritage value of the asset will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. Where demolition is unavoidable, provision must be made for an appropriate level of recording of the building or structure as relevant.

Pursuing sustainable development involves seeking positive improvements in the quality of the historic environment.

Heritage assets are to be protected in a manner appropriate to their significance. Listed buildings and conservation areas are protected by statute. Listed buildings in the Area are identified in Appendix A of the KDBH Heritage and Character Assessment, Urban Vision Enterprise CIC, October 2017.

Historic England identifies that local lists (buildings of local interest but not on the statutory list) also play an essential role in reinforcing a sense of character and local distinctiveness. There are a number of buildings in KDBH on the Council's local list, as shown in Appendix 5. This policy seeks to give weight to the protection, conservation and enhancement of such buildings. It should be noted that Appendix 5 is not an exclusive list of non-designated heritage assets and will be periodically updated.

"Positive buildings" are buildings that make a positive contribution to the character of the conservation area. The term is used in the Council's Knowle Conservation Area Appraisal, where relevant buildings are identified. However, the concept is equally applicable in the other Conservation Areas within the Neighbourhood.

A review of KDBH heritage assets is overdue and the Neighbourhood Forum will pursue this with the Council as a Community Action.

In some instances, a change of material (such as glass reinforced plastic roofing instead of lead) could help deter crime. The use of alternative materials could be appropriate in circumstances where the heritage value of the asset is not compromised.



The Knot Garden, Knowle

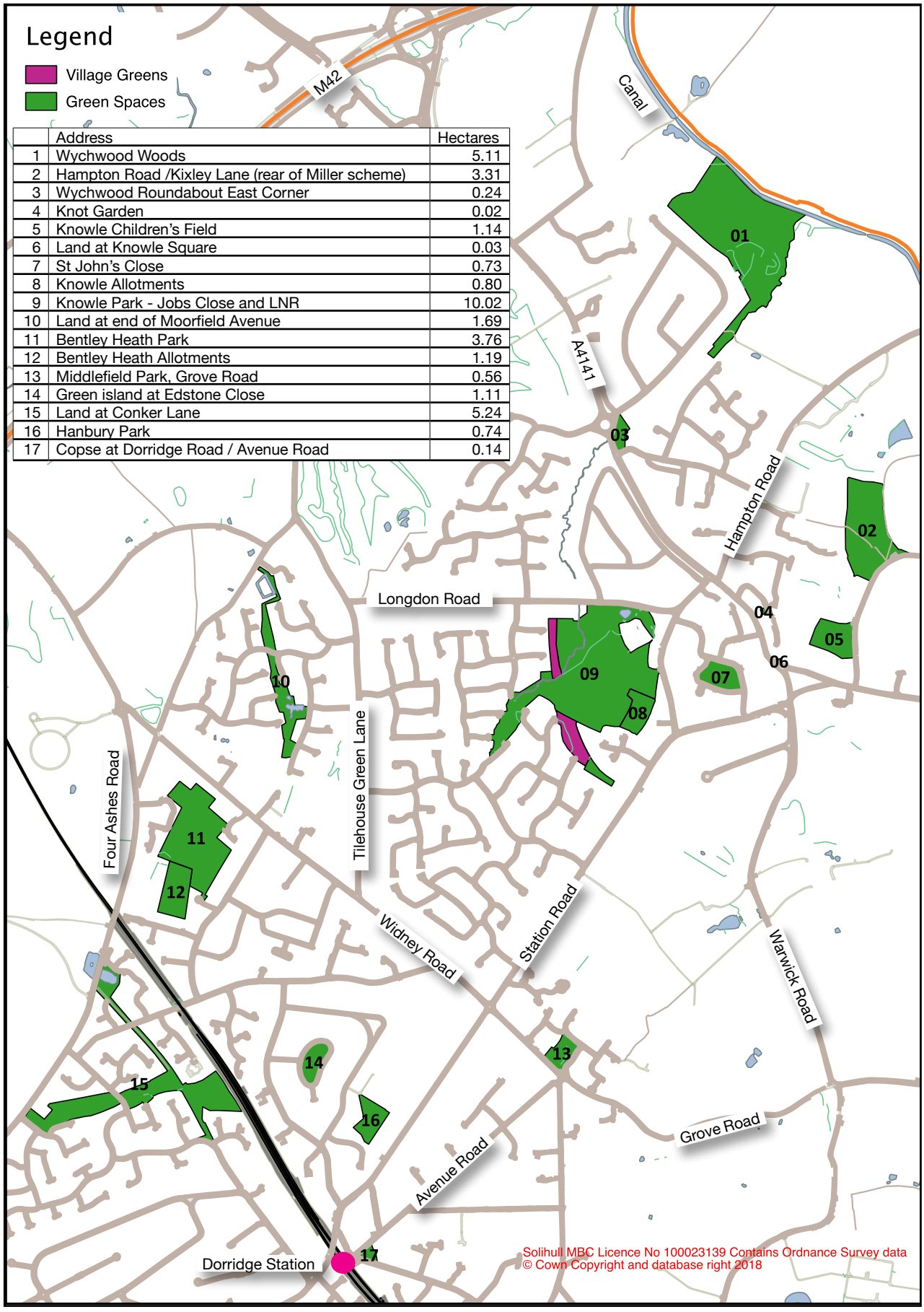
7.5. Policy VC4: Green Space

In line with the National Planning Policy Framework paragraphs 76 and 77, the Neighbourhood Plan designates the land identified below as Local Green Space where development will not be allowed unless it is ancillary to use of that green space and does not diminish its character as a green space or it is demonstrated there are very special circumstances in which to make an exception.

1. Wychwood Woods
2. Hampton Road / Kixley Lane (rear of Millar Scheme)
3. Wychwood Roundabout East Corner
4. Knot Garden, Knowle
5. Knowle Children's Field
6. Land at Knowle Square
7. St John's Close, Knowle
8. Knowle Allotments
9. Knowle Park, Jobs Close and Local Nature Reserve
10. Land at end of Moorfield Avenue
11. Bentley Heath Park
12. Bentley Heath Allotments
13. Middlefield Park, Grove Road
14. Green Island at Edstone Close
15. Land at Conker Lane
16. Hanbury Park
17. Copse at Dorridge Road / Avenue Road

Other areas of green space and woodland will be protected against significant loss or harm to their character, setting, accessibility, appearance or amenity value, except where the community would gain equivalent or greater benefit from provision of a suitable local replacement.

The plans in Appendix 3 (summarised on the map opposite) show the designated Local Green Space, together with two areas at the rear of Knowle Park and land off Starbold Crescent, that already have Village Green status. A full assessment and justification of the Local Green Spaces designation is included in the KDBH Neighbourhood Plan Evidence Base.



	Address	Hectares
1	Wychwood Woods	5.11
2	Hampton Road /Kixley Lane (rear of Miller scheme)	3.31
3	Wychwood Roundabout East Corner	0.24
4	Knot Garden	0.02
5	Knowle Children's Field	1.14
6	Land at Knowle Square	0.03
7	St John's Close	0.73
8	Knowle Allotments	0.80
9	Knowle Park - Jobs Close and LNR	10.02
10	Land at end of Moorfield Avenue	1.69
11	Bentley Heath Park	3.76
12	Bentley Heath Allotments	1.19
13	Middlefield Park, Grove Road	0.56
14	Green island at Edstone Close	1.11
15	Land at Conker Lane	5.24
16	Hanbury Park	0.74
17	Copse at Dorridge Road / Avenue Road	0.14

Village Greens and Local Green Spaces

This policy covers various types of green space that are to be found within the KDBH Neighbourhood Area.

The NPPF states that: 'The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.'

Residents suggested a wide range of sites as candidates for Local Green Space (LGS). Some, such as Dorridge Park and the Grand Union Canal, are highly valued for their recreational, beauty, tranquility and wildlife benefits and meet the LGS criteria. However, where such sites already benefit from the protection afforded by Green Belt, it is deemed unnecessary to also apply the LGS designation. Where LGS sites have been proposed that lie within or adjoining large tracts of Green Belt threatened by development proposals, these have been included where they have been assessed as meeting the LGS criteria.

In addition to Local Green Space and Village Greens, there are other areas of open green space and woodland within the built area that are valued for their contribution to the environment and to the character of the Neighbourhood Area. These include amenity green spaces such as informal recreation spaces, areas of landscape planting, treed areas, green spaces within housing developments and other incidental space. Some form part of landscape or wildlife corridors. They contribute to the attractive and green built environment that is a distinctive characteristic of the Neighbourhood Area and, as such, will be protected under paragraph 74 of the National Planning Policy Framework.

For Village Green sites, 'restricted works' (such as the erection of fencing or the construction of buildings or other structures) cannot be carried out except with the consent of the Secretary of State for the Environment, Food and Rural Affairs. Given this protection under the Commons Act 2006, no related Neighbourhood Plan policy is needed in relation to these two areas.

Although the development of green space is generally precluded, works that would enhance the green space experience are to be encouraged. These include the provision of walking routes; also wildlife areas, hedgerows, wild flower meadows and bird and bat boxes. The provision of new green space is also encouraged, particularly where this can be linked to green corridors.

The matter of a full Green Spaces Plan is addressed under Community Actions.

7.6. Policy VC5: Green Streets

KDBH is characterised by green streets. New development must respect, maintain and, so far as is reasonably practicable, enhance the green character of residential roads. Where loss of frontage planting is unavoidable, applicants shall include, in their proposals, details of replacement planting that is in keeping with the green character of the road.

Green Streets are those where houses are set behind mature front gardens with strong natural boundary treatments, typically comprising mature trees and hedges, which provide a soft, natural semi-rural setting. Some also have grass verges containing mature trees which add to the verdant village character. This is a distinctive characteristic of the Area, as recognised in the Heritage and Character Assessment Study.

Examples (in a non-exhaustive list) of roads where the Green Streets policy would apply are Station Road, Tilehouse Green Road, Widney Road and Warwick Road. These are all key village routes. However, the policy will be applied to all streets where their green nature can be recognised as a characteristic feature. The use of native species is to be preferred, except where this would be out of keeping with the local planting.



St John's Close, Knowle is special to the community as an oasis of green in the heart of the village.

The Natural Environment

7.7. Policy NE1: Trees, Hedgerows and Woodland

On sites with mature or important trees or hedgerows, groups of trees or woodland, the protection of such features shall be promoted in any development scheme. Where such features make a significant contribution to the street scene or landscape but are not protected within the proposed development, such proposals will be resisted.

Promoting the protection of trees, hedgerows and woodland is a priority for residents. Such features are a valued amenity and an integral part of the Area's green character and appearance.

This policy applies not just to features subject to a Tree Preservation Order but also to all reasonably healthy features that have an amenity or screening value. On all sites, there will be a presumption that a tree survey will accompany the planning application and that the provisions of this policy are relevant. Amongst other things, the tree survey must plot accurately positions and crown spread and identify the species and comparative age and health. Steps to protect trees and hedgerows during site clearance and building operations shall be detailed in planning applications where applicable. BS5837 Trees in Relation to Design, Demolition and Construction provides guidance on the appropriate level of survey and assessment required.

Habitats and Biodiversity

National guidance and the adopted Solihull Local Plan 2013 in Policy P10 'Natural Environment' provide protection for areas of national and local importance for biodiversity and provision of habitats.

Promoting the preservation and restoration of key local habitats and biodiversity is a priority for residents in Knowle, Dorridge and Bentley Heath. The Area contains two nationally designated Sites of Special Scientific Interest (SSSI) at Blythe based on the river, and at Brooke Meadow, Darley Green. Local Nature Reserves are designated by Solihull Council. Local Wildlife Sites are identified, surveyed and designated annually by the Warwickshire, Coventry and Solihull Local Wildlife Sites Partnership. Such sites should be protected from direct and indirect impacts of development. This includes sites which have been identified as 'potential wildlife sites' pending completion of their assessment.

For all applications involving sites in excess of 0.25 hectares, there will be a presumption that an ecological survey shall accompany the planning application and that the provisions of the policy are relevant. An ecological survey may be required for smaller sites where there is a possibility that key flora and/or fauna habitats exist.

Applications should include features to encourage local wildlife, eg boundaries and barriers being made permeable to creatures such as hedgehogs, the use of native species hedgerows, and the inclusion of grassy margins.

Section 8: Housing

The policy drivers and target outcomes are:

- that new housing growth should not add to existing infrastructure pressures and should bring some wider community benefit
- that new housing development needs to be well integrated in terms of built form and community mix
- that the community has a significant say in the design and layout of new housing
- that new property is of a high standard and in keeping with its environment
- to keep development in line with established housing design and streetscape
- to reflect the current, generally lower than average, housing density
- to make provision for starter homes, sheltered housing, retirement homes and family housing
- to determine a mix of house sizes that meets the needs of the population
- to safeguard the quality of existing property.

This gives rise to the following policy goal:

8.1. Housing - Policy Goal

Our housing policies are directed at influencing the type, nature and occupancy of the new homes that will be built on allocated sites and through windfall developments. An appropriate housing mix will be promoted in both market and specialist schemes. The emphasis will be on meeting the needs of the residents of Knowle, Dorridge and Bentley Heath.

All three housing development sites allocated to the Area in Solihull's adopted Local Plan 2013 for the Plan period 2013 - 2028 have now been built.

Solihull's Draft LPR, November 2016, proposes two strategic site allocations in KDBH to accommodate 1,050 dwellings. These sites are at Hampton Road (300 houses) and the "Arden Triangle" (750 houses). In addition, a site located off Wychwood Roundabout has an assumed capacity for 20 houses, with an estimated capacity for a further 31 houses at the St George and St Teresa RC Primary School site.

The consultation on the Neighbourhood Plan has raised concerns in relation to the scale of new housing proposed for the Area in Solihull's Draft Local Plan Review (LPR). The community will be further engaged in making representations on this subject as the LPR process develops.

The current adopted Solihull Local Plan 2013 has detailed policies on windfall housing proposals.

8.2. Policy H1: Housing on Allocated and Larger Sites

Housing on sites allocated in emerging and adopted development plans, and on larger windfall sites (defined as sites for 20 or more dwellings), shall address the matters set out below and amplified in the following text. These matters are also relevant to the consideration of some smaller scale development.

- setting, topography and design
- density
- movement by vehicles, pedestrians, cyclists and, where appropriate, equestrians
- off-site traffic and transportation effects
- open space provision, landscaping and gardens
- refuse storage
- capacity in local services
- construction practices
- air pollution
- capacity in statutory utilities services
- crime and community safety.

Application: Policy H1 above acknowledges that additional housing will be built in the Area and that this will most likely come forward through strategic housing allocations in the Solihull LPR. Whatever the outcome of the Neighbourhood Forum objections, the intent of this policy, and other relevant Plan policies, is to provide a policy framework to guide future development and achieve higher standards of built development that meet Plan objectives. This and other policies set out the Neighbourhood Forum's expectations with regard to any site allocations or proposals for 20+ dwellings that may come forward through the LPR and / or planning applications. This includes land at Wychwood Roundabout and at the St George and St Teresa RC Primary School sites, both of which have been included in the SMBC's land availability calculations. These design criteria are also relevant to varying degrees to smaller scale development and will be applied in a proportionate and relevant manner.

These policies will apply alongside other relevant considerations such as National Planning policies and Solihull Local Plan policies.

Setting, topography and design: The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards of design across all forms of development. It indicates that planning should, amongst other things, promote local character, including landscape setting, and stresses the importance of safe, connected and efficient streets, a network of green spaces and cohesive and vibrant neighbourhoods. The Heritage and Character Assessment together with the Masterplanning / Design and Design Coding study (Urban Vision Enterprise CIC 2017) provide guidance on how this might be achieved in the local context.

National planning guidance supports the practice of independent design review to ensure high standards of design. This would be appropriate for any strategic allocations in KDBH and is given effect in this policy.

It is expected that on these sites a concept or masterplan or design brief including design coding will have been prepared in consultation with the Neighbourhood Forum prior to submission of a planning application in accordance with the Council's "Statement of Community Involvement".

All the matters in Policy H2 must be satisfactorily addressed when considering the setting and design of housing developments on allocated sites. Particular care must be taken to respond to local topography and to achieve a green setting with landscaping and design that reflects that of the existing villages. Any development on the edge of the built settlements should respect the low landscape capacity and include a sensitive transition between the built environment and the open countryside or Green Belt to avoid the appearance of overdevelopment (see KDBH Heritage and Character Assessment, Urban Vision Enterprise CIC, October 2017 included in the Evidence Base).

Density: Lower housing density is a key characteristic of some parts of KDBH, particularly as it reflects the semi-rural nature of the Area. No absolute figure or average is set for future housing in the Neighbourhood Plan Area, but it is important that new development reflects the locality and that any suggestion of a cramped appearance is avoided.

All other things being equal, those sites or parts of sites close to village amenities and public transport corridors or nodes are likely to be more suitable for housing of a higher density. Purpose built specialist accommodation (eg for the elderly) may also be suitable for higher densities.

Movement by vehicles, pedestrians, cyclists and equestrians: Applications must address the safe and free flow of movement on site by vehicles, pedestrians, cyclists and equestrians in a network connecting to the surrounding area, including village amenities and the countryside. Opportunities to improve linkages to the canal should be incorporated into layouts, where appropriate. Existing rights of way, including bridle paths, shall be maintained or, where this is impractical, diverted to an equally convenient alignment or new route. Such rerouted public rights of way should be provided through attractive settings. Narrow, barren footpaths between walls or high fences will not be acceptable.

Off-site traffic and transportation effects: Potential impacts on village car parks (including the Dorridge Station car parks), on-street parking, junctions and queuing traffic must all be considered and satisfactory mitigation measures proposed to ensure new development does not exacerbate existing issues.

Open space provision, landscaping and gardens: Residents in KDBH are keen to promote green space and gardens in new developments. Proposals must identify and include opportunities to meet this need, with links to green corridors wherever possible. Considerations will include:

- ensuring that main access routes into and through a development reflect the green character of existing key routes in the villages by incorporating tree planting and landscaping along frontages
- providing communal greens and recreational space (including play areas)
- providing generous landscaping that reflects and enhances the distinctive green nature and natural features of the Area
- ensuring open space, particularly structural open space and landscaping, is designed and implemented at the early stages of development, where feasible.

Proposals must include practical arrangements for the maintenance and management of open spaces and landscaping in perpetuity.



Open/Green space in the 1990's Four Ashes development: Conker Lane, Dorridge

Refuse and general storage: Convenient and discreet provision shall be made wherever possible for the storage of receptacles used for the collection of local authority collected waste. The receptacles shall be screened from public view and the storage space shall be of a capacity adequate to meet the Council's waste collection arrangement as in force at the time of any planning permission. Consideration should also be given to making adequate provision for items such as lawnmowers and cycles.

Capacity in local services: Where new development will outstrip the ability/capacity of the existing physical or social infrastructure (schools including nursery provision, health care etc), there must be a clear demonstration of proposed mitigation. Where necessary, this may involve a financial contribution or other mechanism that will ensure the provision of expansion to meet the new demand, secured through a Section 106 planning obligation.

Construction practices: The construction phase of development can give rise to a number of negative impacts. Matters such as parking of contractors' vehicles, mud on roads, hours of working and suitable haulage routes for heavy lorries must be addressed through submission of a construction management plan.

Air pollution: Developments will be expected to demonstrate that they will not add significantly to levels of air pollution, particularly on key vehicular routes such as the High Street, Station Road, Lodge Road, Tilehouse Green Lane, Longdon Road and Widney Road. The introduction of traffic lights at, for example, the High Street / Hampton Road junction would be likely to lead to queuing traffic on the High Street, with potential adverse impacts on air quality as well as on the character of the Conservation Area.

Capacity in statutory utilities services: Respondents to the Residents' Survey felt that infrastructure was not keeping up with new development and the provision of it was insufficiently planned – a sense that new homes were being built and that the existing utilities and foul water drainage infrastructure would not be up to serving the additional user population. A delivery plan to address capacity in utilities and drainage shall accompany planning applications and be implemented as approved.

Crime and community safety: Designing out crime and designing in community safety are central to the design and delivery of new development. Applications should address the creation and management of safe neighbourhoods by including measures to reduce crime and the fear of crime. The Neighbourhood Forum will expect the relevant measures contained in the national police crime initiative 'Secure by Design' to be adopted at the masterplanning and application stages.

Other relevant Plan policies: Design policies in the Solihull Local Plan will also need to be taken into account. All other housing-related policies in this Plan shall be taken into account in progressing schemes. These include, but are not limited to, Policies EN1 (Trees, Hedgerows and Woodland), EN2 (Habitats and Biodiversity), H4 (Housing Mix), D1 (Character and Appearance) and policies on access and parking.

The recommendations of the Heritage and Character Assessment and the Masterplanning/Design and Design Coding Study should also be taken into account.

Flood Risk: There may be a need to consider flood risk issues as explained in the NPPF in Chapter 10 or in any subsequent versions of government guidance.

8.3. Policy H2: Affordable Housing

25% of all new affordable housing shall be occupied by households with a strong local connection to the Area, both when first built and at the point of any subsequent re-occupation. In this context, a strong local connection means applicants who:

- are current residents of the Neighbourhood Area who have lived in the Area for a minimum of 5 years
- are past residents of the Neighbourhood Area who lived in the Area for 5 years
- have close relatives (parents, children, siblings, grandparents or grandchildren) who are current residents of the Area and have lived in the Area for a minimum of 5 years
- are currently employed in the Neighbourhood Area and have been so for at least 5 years (employer reference required)
- need to reside in the Neighbourhood Area either to provide care/support or to be cared for/supported by another member of the family who has lived in the Area for a minimum of 24 months (medical reference required).

In the event there are no applicants that fulfill the 'strong local connection' criteria, housing will be allocated to other persons in accordance with SMBC's allocation procedures or an affordable housing provider, whichever is appropriate.

This definition is based on suggested criteria set out in the Council's Supplementary Planning Document "Meeting Housing Needs", July 2014.

This Policy seeks to address some of the matters of tenure and layout raised by residents.

New affordable housing will be constructed to be "tenure blind", meaning that such provision is well designed and indistinguishable in appearance from market housing. In larger developments, the affordable housing shall be well dispersed across the development. The size and type of affordable housing should be broadly the same as the market provision and respect the character of the villages.

Policy P4 a) of the Solihull Local Plan 2013 expects that 40% of the dwellings on qualifying sites shall be in the form of affordable housing. This is subject to viability and other considerations. The requirements of Policy H3 above will apply to the actual provision made and will be secured through a Section 106 planning obligation.

In the event that there are insufficient numbers of qualifying applicants, the remaining properties shall be allocated in accordance with details to be approved by SMBC in conjunction with the affordable housing provider.

The Council's policy seeks 65% of affordable housing to be social rented accommodation and 35% to be for shared ownership. Residents' views, supported to some extent by the AECOM Housing Needs Assessment, show a strong preference for a higher percentage of the affordable housing provision to be in the form of shared ownership to support more young people and families. This will be pursued with the Council as part of consideration of any planning applications that come forward on strategic sites. This is included as a Community Action in Appendix 4.

8.4. Policy H3: Housing Mix

Market housing

On allocated sites and larger sites, market housing shall be provided in the following sizes:

- about 32% shall be a relatively even split of flats/apartments and bungalows/ houses of predominantly 2 bedrooms or less
- about 34% shall be 3 bedroom dwellings
- about 34% shall be 4+ bedroom dwellings.

The provision of a different housing mix, including a higher proportion of smaller dwelling units of 2 bedrooms or less, will be supported where justified by the evidence of:

- the latest Strategic Housing Market Assessment (SHMA)
- an equivalent Housing Needs Survey approved by SMBC; or
- other evidence considered by the Council to be robust for the purposes of this policy.

In such circumstance, dwellings with 3 or 4+ bedrooms shall be provided in broadly equal numbers. Determination of the housing mix shall also take into account any relevant adopted strategic policies in the Solihull Local Plan or supplementary planning documents.

The provision of specialist institutionalised housing (under Class C2 or C2A of the Town and Country Planning (Use Classes) Order 1987 or any statutory instrument revoking and re-enacting that Order with or without modification), sheltered housing for older people or affordable housing will be supported where it meets an evidenced need and complies with relevant Plan and Solihull Local Plan policies. The dwelling size percentages set out above would not apply to housing in these categories.

Housing mix on sites not allocated or less than 20 dwellings shall be considered in relation to Solihull Local Plan policies.

This policy applies to allocated sites and larger sites of more than 20 units. It does not apply to schemes or parts of schemes which are for institutionalised housing, sheltered, or affordable housing.

The KDBH "Housing Needs Assesment" demonstrates a need to deliver a higher proportion of smaller dwellings suitable for downsizing among the elderly and for young families. It also identifies a need for additional specialist housing to meet the needs of older people (such as additional affordable, market sheltered and extra care housing units) and starter homes for those seeking entry to the property market. The Plan's objectives and policies seek to meet these needs as far as possible within the Plan's jurisdiction.

In accordance with national planning guidance in the NPPF, strategic housing policies in the adopted Solihull Local Plan and the local Area evidence base, it is the intention to meet the objectively assessed housing needs of all sectors of the community.

This policy provides a local dimension, but should be read with close reference to policies in the NPPF and the Solihull Local Plan relating to housing mix.

Residents in KDBH are keen to see that new housing is in keeping with established housing design and streetscapes. One important element of this is reflecting the mix of housing that exists at present, with modest adjustments to cater for demographic change. This Policy identifies the mix of new property considered to be most suitable for Knowle, Dorridge and Bentley Heath, as evidenced in the Residents' Survey. The proportions and sizes set out in the Policy also have regard to the results of the 2011 Census and to SMBC's Strategic Housing Market Assessment.

Residents support the provision of more two and three bedroom homes (as apartments, bungalows or smaller houses), but are not supportive of one bedroom units, unless these are part of purpose built accommodation for the elderly. This is consistent with the expressed desire for the size of homes to be suitable for the needs of down-sizers and for young families, where a minimum of two bedrooms is regarded as necessary.

The housing mix for sites not allocated or less than 20 dwellings will have regard to Solihull Local Plan policies, which include the need to take account of factors such as: site size; existing mix; accessibility to services; economics of provision; and the need to secure a range of house types. There may be some windfall sites which by their nature and location suggest a particular form of development, for example one and two bedroom apartments. This Policy makes provision for such developments where the character of the area is not compromised.



Middlefield Springs
The most recent development in the KDBH Area

Section 9: Design

The policy drivers and target outcomes are to:

- safeguard the quality of existing property
- ensure that new property is of a high standard and in keeping with its environment
- keep development in line with current housing design and streetscape
- secure parking on the premises
- reflect the current, generally lower than average, housing density
- minimise pollution caused by development and transport infrastructure
- reflect the priorities of residents and the business community in protecting the quality of the built environment
- protect historic features.

This gives rise to the following policy goal:

9.1. Design - Policy Goal

Our policies aim to secure housing and other development of a high quality of design and layout which protects and enhances the character and appearance of the built environment, harmonises with the rural setting of the Area and sits well in the landscape.

The intent of this Policy is to ensure that the design of new developments is more in keeping with the distinctive local character of the Area and is sustainable. In particular, recent developments have suffered from issues of poor design, a few examples of which are shown in Appendix 6. An example of a well designed new development that blends with its environment is shown below.



Old and new in harmony, High Street, Knowle

9.2. Policy D1: Character and Appearance

Planning applications for a new development, including extensions, shall demonstrate that it would be of a high standard of design and preserves or enhances the character and appearance of the Area. In KDBH, the following are some of the criteria that will be used, when relevant, to assess the acceptability of the design of development:

- be in harmony with the village character and sit well in the landscape
- where on the edge of the built up area, achieve a sensitive transition between the built environment and the open countryside
- protect, enhance and maximise the value of key natural environment characteristics including the canal, mature hedgerows and large mature trees that define the natural landscape character
- reflect layouts characteristic of the surrounding area
- be of a density characteristic of the Area
- be in keeping with the scale, siting and appearance of nearby buildings
- preserve or enhance the character and appearance of the streetscene or the area within which it is located, taking into account matters such as building lines, established plot widths, parking, access and the arrangement of front gardens, walls, railings and hedges
- echo obvious local characteristics (such as the form and type of development, roof style, fenestration, materials, means of enclosure, landscaping and hard surfacing)
- use external finishes that respect local traditions in the use of brick, tile and render with wood for decoration or other materials of construction
- provide parking spaces and garages of a size capable of accommodating a modern family car
- feature green spaces
- provide good quality public realm with well maintained streets and spaces.

The recommendations and findings of the "Heritage and Character Assessment" 2017 and the "Masterplanning Design and Design Coding Study" 2017 will be taken into account in the assessment of development.

Extensions (such as side and roof extensions) must be proportionate in scale and respect existing style characteristics.

This Policy is intended to apply to all new development. It is not intended to stifle innovative design where this would be appropriate in the local context.

The standard of design, particularly in some recent housing developments, has been criticised by local residents as being out of keeping with the character of the Area. Improving the quality of design of new development, together with maintaining and enhancing the character of the Neighbourhood Plan Area, are therefore important priorities for local residents. This and other policies in the Plan reflect on the features that make our villages distinctive and special. The Heritage and Character Assessment 2017, the Masterplanning and Design Coding Study 2017 and the Knowle Conservation Area Appraisal 2007 have identified these features.

There are design policies in the Solihull Local Plan that will also apply in assessing any development.

Policy D1 applies to all new development, although the emphasis is on residential development in view of the proposed scale of new housing development. It is intended to complement the policy on Housing on Allocated and Larger Sites (Policy H2) which seeks to further identify and promote locally distinctive characteristics.

The Conservation Areas, as the setting of listed buildings and heritage assets, are particularly sensitive to change. More exacting requirements shall apply in such areas (see Policy D2 below).

9.3. Policy D2: Design in Conservation Areas

In the Knowle Conservation Area, development proposals must have regard to the Knowle Conservation Area Appraisal 2007. Building design, shop fronts, signage and advertising shall be in keeping with the scale, location and appearance of existing buildings and signage. This means that, where planning permission or advertisement consent is required:

- buildings will generally be of two storeys in height
- shop fronts and fascias shall address the six key principles for good shop front design set out in the Council's Supplementary Planning Guidance on Shop Fronts and Signs, as summarised in Appendix 7
- corporate identity should be tailored to suit the context of the building or street
- illumination shall be subdued and appropriate to the building. Signage shall not be backlit unless it can be demonstrated that there is no significant impact on visual amenities. Neon lighting will not generally be supported
- materials, lettering and colour shall be sensitively chosen and appropriate to the existing building and the area. Vibrant colours for shop fronts and signs will not be supported
- security safeguards shall be unobtrusive and of appropriate colour
- important vistas of of listed and local listed buildings, as identified in Appendix 3 of the Knowle Conservation Appraisal 2007, shall be maintained
- street furniture and signage shall avoid cluttering the appearance of the area.

Except for building heights, these principles shall apply in the Dorridge (Station Approach) Conservation Area.

In the Granville Road Conservation Area, the design of buildings and extensions shall respect the Victorian character of the existing buildings and their green setting.

The protection of village atmosphere and character is a high priority for local residents and businesses alike and the Conservation Areas play a significant role in creating and maintaining that character.

The Knowle and Dorridge (Station Approach) Conservation Areas are focused on the village centres and contain a mix of commerical and residential uses. The design and appearance of new shop fronts and advertisements in particular can have a significant impact on character and appearance, for example where neon lighting is proposed. Not all new shop fronts and advertisements require planning permission or advertisement consent; but, where they do, this policy intends to strengthen the existing Council guidance, some of which is now quite old, by incorporating it into this Neighbourhood Plan policy.

Further detailed advice on the principles to be applied in the design of advertisements and shop fronts in the Conservation Areas is provided in the following documents and summarised in Appendix 7:

- Knowle Conservation Appraisal, September 2007
- The Historic Environment Supplementary Planning Guidance No. 1, 2003 Solihull Council
- Shop Fronts and Signs Supplementary Planning Guidance, 1995 Solihull Council - see Appendix 7
- Policy P16 of the Solihull Local Plan 2013.

The Granville Road Conservation Area is smaller and comprises mainly 3 storey Victorian semi-detached houses built with a consistent materials palette of red brick, tile, stone and wood architectural detailing. The properties are set within a street scene of large, established trees. The design of new development must maintain and enhance the character of this area.

9.4. Policy D3: Residential Extensions/Alterations & Development within the Curtilage

Planning permission for residential development within the curtilage of dwelling houses will be granted if the design would respect the dwelling and the character and appearance of the area and there would be no unacceptable harm to the living conditions of nearby occupiers.

The residential development that is the subject of this Policy comprises enlargements, improvements and other alterations including extensions, garages, roof alterations and outbuildings. A wide range of alterations and extensions may fall within the definition of 'permitted development' and will not require the submission of a planning application. Where such development does require the submission of a planning application, the above Policy will apply.

Development could affect nearby occupiers in a number of ways, for example through noise and disturbance (including hours of working during construction), loss of daylight or sunlight, light pollution or overlooking. Extensions could also be overbearing, intrusive or otherwise unneighbourly as a result of their size, positioning or choice of materials. Development that would be materially harmful is to be avoided.

Policy D1 Character and Appearance provides guidance on design.

Section 10 : Traffic and Transport

The policy drivers and target outcomes are to:

- improve public transport and introduce new services
- provide more off-street parking in the centre of each village
- provide more off-street parking for rail users in Dorridge
- alleviate problems caused by on-street parking in all parts of KDBH, particularly at school pick-up and drop-off times
- relieve congestion from commuting and the school run
- improve identified roads and junctions
- improve provision for pedestrians and cyclists
- support sustainable means of transport
- future-proof transport infrastructure.

This gives rise to the following policy goal:

10.1. Traffic and Transport - Policy Goal

Transport infrastructure will be well designed and will respond to the needs of those living and working in KDBH. KDBH will be well connected to Solihull and the greater West Midlands, London and beyond.

Safe transport infrastructure will exist for all forms of tansport and travel, both motorised and non-motorised.

Congestion and environmental harm caused by road traffic will be minimised.

Sustainable forms of transport and travel will be supported and encouraged.

Provision of off-street parking will be supported, particularly for rail commuters travelling from Dorridge station and visitors to the centres of Knowle and Bentley Heath.

Many of the policies involve interests of the Highway Authority and public transport providers. The Plan is concerned with land use matters and development proposals and cannot require the Highway Authority to carry out schemes to improve the highway infrastructure. However, the Neighbourhood Forum has identified a Community Action in Appendix 4 and will work with such stakeholders to help meet the Plan's target outcomes.

10.2. Parking Policy

SMBC has produced guidelines in a supplementary planning document "Vehicle Parking Standards and Green Travel Plans" 2006. These embody national guidelines in the NPPF which seek a flexible approach to parking provision to promote sustainable transport. Parking requirements respond to a number of factors, including: accessibility to public transport and services; levels of car ownership anticipated in association with the development; and the type, mix and uses in a development.

There are areas in the Plan coverage where there is particular parking stress and congestion. In some cases developers will need to demonstrate with the benefit of travel plans showing how parking can be accommodated on site and measures to reduce car usage.

10.3. Policy T1: Parking at Village Centres and for Rail Users

The provision of appropriate additional off-street parking in the centres of Knowle, Dorridge and Bentley Heath, including provision for users of Dorridge Station, will be supported subject to conformity with other adopted national and local policies.

In new areas of parking in these locations, provision for the charging of electric vehicles shall be made.

The new parking would have to be in a suitable position and appropriately designed so that it respects the character of the neighbourhood and does not cause unacceptable harm to the living conditions of nearby residents or compromise highway safety and the free flow of traffic. In the absence of any obvious existing land suitable for additional parking, this is an important consideration in the design and development of future strategic site allocations and/or for developer contributions to extend car parking on existing sites by eg. building tiered parking.



Welcome to Dorridge Station

10.4. Policy T2: Contributions to Additional Parking and Road Improvements

Development which generates a significant impact on traffic movements shall make a proportionate contribution to any identified traffic infrastructure improvements and/or additional parking capacity in any related scheme. The contribution will be secured by a planning obligation and/or as a requirement under the Community Infrastructure Levy.

If part of the development is within a 750 metre radius of the centres (defined below) of Knowle, Dorridge or Bentley Heath, then any parking provision can alternatively be made by allocating proportionate off-street parking areas within that part of the development site itself.

The provisions must be sufficient to ensure that any existing conditions regarding traffic congestion or parking capacity are not exacerbated.

All three village centres suffer from traffic congestion and a shortage of off-street parking. The Plan seeks to relieve these issues in the interests of highway safety and the free flow of traffic, as well as to improve accessibility and provision for shoppers and other users. Observations show that conditions are worst within a radius of 750 metres from the respective centres, which are defined as:

- Bentley Heath - the junction of Slater Road and Widney Road
- Dorridge - the junction of Station Road and Station Approach
- Knowle - the junction of Kenilworth Road and the High Street.

Transport Assessment and Travel Plans

All planning applications that include proposals which may generate significant traffic volumes, or are likely to have a material impact on the highway network or on parking demand in the village centres, shall be accompanied by a Transport Assessment and Travel Plan.

The Transport Assessment and Travel Plan must demonstrate what those impacts will be and how they will be accommodated, including how the need to travel by motor vehicles will be reduced such that there is no significant impact.

The Solihull Local Plan Policy P8 on 'Managing Demand for Travel and Reducing Congestion' aims to ensure that, following development, there would be no material harm to the safe and free flow of traffic, nor any significant affect upon the the availability of public parking space within the village centres.

10.5. Policy T3: Walking Infrastructure

Proposals that involve the creation of new units of residential accommodation or non-residential development that is to be open to visiting members of the public shall be required to demonstrate that the needs of pedestrians and cyclists have been considered.

Proposals which do not provide for safe and free flowing movement by pedestrians and cyclists will not be supported. Development should link to existing public footpaths whenever possible.

Where new streets are to be created and it is practicable or appropriate to do so, developments shall incorporate continuous and well-lit footways on both sides of the streets.

New footpaths for pedestrians should be separated from roads and, where practicable, from cycle paths/tracks. However, it shall be permissible for new shared footpaths/cycle ways to be provided if a developer can demonstrate that there is no practicable alternative way of accommodating the needs of both cyclists and pedestrians for safe and free flowing movement.

The creation of new roads with no footways for pedestrians will be resisted.

Proposals for the improvement of existing footways, footpaths or cycle paths/tracks, or the creation of new ones, will be supported.

Proposals for the provision of pedestrian crossings in key locations which have been agreed to be acceptable to the Highway Authority will be supported. These shall include in proximity to schools, places of worship, GPs' surgeries/health centres, recreation facilities and shops.

10.6. Policy T4: Cycling Infrastructure

All proposals for new major development shall incorporate continuous and well-lit cycle paths/tracks linking with village centres, schools, busy destinations and surrounding countryside unless a developer can show that such provision would not be appropriate for the development proposed. In any event, developers shall demonstrate how the design will support and promote an increase in safe and free flowing cycling.

Proposals that involve the creation of new units of residential accommodation or new buildings for employment use, or that will be open to visiting members of the public, shall incorporate adequate facilities for the secure storage of bicycles.

Where new streets are to be created and it is practicable to do so, they should include lanes which provide separation between cyclists and motor vehicles. However, it shall be permissible for new shared roads/cycle routes to be provided if a developer can demonstrate that there is no practicable alternative. New shared roads/cycle routes shall in such cases incorporate appropriate elements of design and traffic calming in order to reduce average speeds.

Proposals for the improvement or extension of existing cycle paths, lanes or tracks or the creation of new ones will be supported. Development should link to existing cycle paths whenever possible.

In common with Policy T6, this Policy provides for safe and convenient movement by cyclists and ensures that new developments are well connected to key amenities and to the surrounding countryside. The requirement to provide secure storage will also encourage cycle usage.

Across the Area, cyclists needs are currently very poorly met, with only one existing short stretch of cycle lane in the approach to Knowle. Increasing cycling facilities will support more sustainable travel, responding to Survey findings that over 50% of residents would cycle around the villages if facilities were improved.

An example of an extension to existing cycle lanes could be the creation of a continuous route by connecting the existing cycle lanes on Warwick Road via the former route of the Knowle Bypass, in conjunction with dedicated paths through Knowle Park to meet and cross Station Road and to connect with new cycle paths within the land bounded by Station Road, Grove Road and Warwick Road.



A green Warwick Road
(main road through Knowle)

10.7. Policy T5: Road Infrastructure

The impact of development on highway safety and capacity must include consideration of, and, where relevant, appropriate mitigation measures in relation to the following locally identified pressure points:

- junction of Station Approach / Avenue Road / Dorridge Road, including the reinstatement of the former roundabout
- provision of a dedicated area for taxis/drop-offs at Dorridge Station
- St John's Close
- junction of Hampton Road / Lodge Road / High Street / Warwick Road
- Gate Lane
- Poplar Road.

The context for this Policy is that SMBC has commissioned a range of studies to assess the traffic impacts, additional parking demands and infrastructure requirements associated with proposed site allocations included in Solihull's Draft Local Plan Review. For the KDBH Area, early indications are that there is likely to be measurable impact associated with additional traffic generated by the proposals for a total of 1,100 new houses (excluding 450+ likely windfall developments). The analysis undertaken to date already recognises the need for improvements to some junctions.

Residents are keen to mitigate congestion that is already being experienced in the Area. Related development will need to include measures necessary to ensure that conditions are not materially exacerbated. At the same time, environmental sensitivities will need to be taken into account. For example, in the Conservation Areas, materials appropriate to the context will need to be used and the felling of important trees avoided.

A map showing the main roads and transport links in the Area is provided in Appendix 8.

10.8. Public Transport Initiative

The Neighbourhood Forum intends to liaise with the Highway Authority and other agencies to promote public transport infrastructure. In appropriate cases of new development, planning obligations may be used to secure these improvements.

Section 11: Education and Community Facilities
(including Healthcare, Sport, Recreation and Leisure)

The key issues raised and policy drivers are:

- that existing education and community services, including healthcare, are maintained and expanded to meet the needs arising from new development
- that facilities proposed in new housing developments are delivered and made available to the community as planned
- to address the need for new and improved sport, recreation and leisure facilities for local people, and in particular indoor leisure, sport and recreation
- to improve availability of facilities for the under 18's (eg meeting places / youth clubs)
- to expand the provision of outdoor sport, leisure and recreation facilities
- to provide facilities for sport, recreation and leisure appropriate for the elderly
- to improve access to, and availability of, facilities for the arts and culture, including library facilities
- to enable sufficient pre-school and childcare provision for those in the KDBH Area both now and in the future
- to address shortcomings in the current provision of lifelong learning and improve provision in the future.

This gives rise to the following policy goal:

11.1. Education and Community Facilities - Policy Goal

To maintain, enhance and extend education and community facilities to address the needs of existing and future local residents, including for the young and the elderly. New provision provided as part of housing developments should be well located for access, particularly by walking and cycling, and operate with formal management arrangements that ensure on-going availability to, and effective use by, the community.

Maps showing the location of a range of community facilities in each of the village centres are shown in Appendix 9.

11.2. Policy ECF1: Formal Education - Places for Local Pupils

Proposals for development on sites allocated for housing or large scale housing development (20 or more dwellings) should when a need is identified contribute to provision of local schools infrastructure to accommodate the increased demand for places. This funding will be dependent on a consideration of the overall viability of the scheme.

Although there is a high level of satisfaction with the current provision for statutory education, there is considerable concern about the future. The main concern arises from KDBH residents wanting to be able to access places in local schools of their choice, particularly primary, where

there is growing demand from new housing. The Policy intent is to ensure that, in the short and the long term, there is no reduction in the ability of local residents to obtain access to the schools of their choice within the Area. It should be noted that a consequence of providing more housing suitable for downsizing will be the release of more family housing, thereby potentially adding more pressure on school places from migration of pupils into the Area. All relevant parties need to work together to ensure that there always remains sufficient capacity within the local schools' infrastructure for the number of young people resident within the Area.

The intention of this Policy also applies to pre-school and childcare provision, accepting that these are subject to additional commercial considerations.

Under this policy, 'funding' shall mean not only direct funding from the public purse or from developer contributions, but also funding in kind through the use of public land.

The provisions of this Policy will be given effect through the use of planning obligations.

11.3. Policy ECF2: Formal Education - Location of New Schools

Where the need for additional pupil capacity has been demonstrated, provision of new or expanded schools will be supported provided that:

- the location is conveniently situated for pupils from within the KDBH Area and has adequate car parking, safe drop off and pick up provision and easy access by local public transport without any significant additional impact on traffic congestion. New or improved walking and cycling routes will be strongly encouraged
- there would be no significant impacts on local amenities
- the planning application demonstrates adequate consideration of opportunities for dual-use, by the community, of school buildings and outdoor recreational facilities; and
- other policies in this Plan and the Solihull Local Plan, including design policies, are satisfied.

Survey findings indicate relatively high levels of concern about existing traffic congestion and safety, notably that associated with the start and end of the school day. Roads affected include Station Road and Widney Road, both of which are key routes within and between the villages. This policy aims to ensure that this situation is not exacerbated.



Arden Academy, Knowle

The interpretation of "conveniently situated" will be assessed on a case by case basis, taking into account such factors as the expected age profile of pupils and the school's admission policy.

Proposals for new or extended schools should also comply with other relevant Plan policies including, but not limited to, those in the Design and Village Character sections. As such, the buildings should be well-designed and material detrimental effects on local amenities should be avoided.

New and expanded schools normally represent a substantial public investment. It is appropriate for the dual-use of the facilities to be considered in the application and fully documented in a Community Access Statement (See Policy ECF6).

One intention of this policy is that it should achieve long term access by the community to school buildings and recreational facilities. Dual use is supported where an appropriate balance is struck between ensuring the availability of school facilities to maximise educational opportunities for pupils and improving community benefits in terms of significant but proportionate daytime, evening and weekend use by groups and individual within the Area.

11.4. Policy ECF3: Protection of Community Facilities and Services

Proposals involving the loss of sites or properties presently used as community facilities will not be supported unless:

- the community facility or asset is no longer needed
- the development would not result in a shortfall of community facilities
- new facilities of equivalent or better quality/community value will be provided in an equally suitable and accessible location.

In the case of commercial premises, the applicant must also provide evidence that:

- the current use is not economically viable
- the site or property has been actively marketed over a period of 12 months or more and there is no realistic interest in its retention in its current use or for an alternative community use.

KDBH residents value the wide range of community services and facilities that they currently enjoy and use extensively and want to protect them from being reduced or lost. Community buildings include: local schools, Knowle Library, Bentley Heath Community Hall, Dorridge and Knowle Village Halls, Downing Hall, the Knowle and Dorridge scout huts, sports facilities, local allotments, doctors' and dental practices, places of worship and their halls, and, potentially, commercial premises such as post offices, chemists and public houses that are a vital part of village life. The MIND garden (to the rear of Greswolde House, Station Road, Knowle) is also included.

This Policy seeks to safeguard assets valued by the community by applying the tests set out in the Policy. It should be noted that in the case of tests applied to commercial property there is an expectation that the premises will have been marketed at a justifiable value reflecting the current use and, where appropriate, recent business performance.



Dorridge Surgery, one of three GP surgeries in KDBH already feeling the impact of new development

11.5. Policy ECF4: New Housing Development, Investment in Community Facilities

Proposals for new housing on allocated sites or larger sites (20 or more dwellings) will be assessed in relation to the need to enhance local community facilities to meet the needs of new residents.

Opportunities to create new facilities that enhance the range and quality of provision available to the KDBH community as a whole will be strongly encouraged. New or enhanced facilities will be expected to be available for use on a timely basis, in accordance with agreed plans. The phasing of provision will depend on the specific circumstances of each individual development.

This policy seeks to address the local concern that further large scale housing development will lead to unacceptable adverse impacts on community services, some of which are already under pressure. The need for, and level of contribution to, enhanced facilities will be assessed in relation to:

- the NPPF advice on planning obligations
- the need to assess the overall viability of the development and
- the extent of other planning obligations, including any requirements under the Community Infrastructure Levy.

New developments will provide capacity to meet the resulting overall increased or additional need in the Area in relation to, for example:

- new or expanded health services, particularly doctors' surgeries, dental practices and related local medical services;
- suitable venues for community activities, including new or improved existing venues such as halls and church halls, scout/guide huts, buildings for youth activities and adult learning venues;
- recreation, leisure and sports facilities including indoor and outdoor sports to meet the needs of new residents of all ages; and

- the maintenance of an effective police presence and the provision of appropriate crime prevention facilities such as CCTV or street lighting.

The Neighbourhood Forum will expect these additional or enhanced community facilities to benefit the wider community.

In support of Policy ECF4, and subsequent Policies ECF5 and ECF6, the Neighbourhood Forum will work as is appropriate with other relevant bodies, residents, businesses, Solihull Council and the West Midlands Police to ensure that a list is prepared of improvements that people would like to see made to local community facilities, services and infrastructure. This list might include, for example, improvements to village halls, the local environment, cycling or walkways. The items within this list will be candidates to be funded by the available financial contributions raised through the Community Infrastructure Levy.

11.6. Policy ECF5: Recreation, Leisure and Sport

The KDBH community will support applications for the provision and extension of both indoor and outdoor venues for recreation, leisure and sport provided that they would:

- widen the range of local sport, leisure and recreational facilities
- allow use by all groups, community sectors and individuals within KDBH
- be conveniently located relative to sustainable forms of transport
- cause no material harm to residential amenity; and
- satisfy other Plan policies in this Plan and the Solihull Local Plan.

This policy covers aspects that would provide benefits to all members of the community, including the young and the elderly. The Residents' Survey, in particular, provides evidence on the shortage, for different age groups, of recreational, leisure and sporting facilities in the Area. The benefits of such facilities for the health and wellbeing of people of all ages are widely acknowledged. Enhanced provision would be in keeping with Solihull Local Plan strategic policies on supporting local communities.

11.7. Policy ECF6: Community Access and Management

When development of sites allocated for housing or of 20 or more dwellings include proposals for new community facilities, the extent of public access to the facilities shall be agreed as part of the terms of a planning permission. Applicants are encouraged to submit a Community Access Statement setting out arrangements for providing and maintaining public access and details of future management of the facility.

Large scale housing allocations have been proposed on the edge of the KDBH built area that reference provision of various community facilities, including schools, a doctors' surgery, local shop and extensive sports facilities. At this stage of preparation of the Neighbourhood Plan (pending progress on the Solihull Draft Local Plan Review and the scale of new housing allocations), there is no clarity or certainty over the nature of such provision, or how and when it may be delivered.

Concept masterplans will be expected to clarify these matters before the planning application stage. In the absence of any certainty, however, this policy sets a framework for the delivery and improvement of new community services and facilities. The submission of a Community Access Statement, in consultation with residents' representatives, will provide transparency regarding how new facilities will be delivered and made available to local residents.

The Community Access Statement shall cover matters such as:

- the facilities to be provided, indicating those that are integral to the development and certain to be provided and those which may be aspirational, pending further feasibility and viability assessment
- other than for commercial facilities such as shops, the proposed arrangements for community access including significant but proportionate daytime availability to groups and individuals within KDBH, and
- the proposed management of the facility by means of a management plan to demonstrate how its long- term future will be secured.







The three Village Halls

Section 12: Employment, including Retail and Other Commercial Uses

The policy drivers and target outcomes are to:

- protect existing employment
- maintain an appropriate balance of retail facilities within the three villages
- support creation of a business centre and other opportunities for employment/business uses
- promote and encourage working from home.

This gives rise to the following policy goal:

12.1. Employment - Policy Goal

To protect and enhance local employment uses, create places to do business together and maintain a range of shops and services that meet the ongoing need of all sectors of the community. Working from home and the safeguarding of employment sites will be supported, together with a new business centre.



The home of one of the childcare service providers in Knowle

12.2. Policy E1: Retention of Shops and Services

In the centres defined in Appendix 9:

- Proposals for shops within Class A1 of the Town and Country Planning Act (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without modification) will be supported subject to their scale and retail policy in the Solihull Local Plan and other policies. (Part A of the Use Classes Order is explained in the Glossary.)
- Proposals that result in the loss of shops (Class A1) may be resisted subject to the criteria below.
- Uses within Part A, and in the case of Knowle also Class B1(a), of The Town and Country Planning Act (Use Classes) Order 1987 (or subsequent re-enactment) - such as shops, financial and professional services, restaurants, cafes, takeaways and drinking establishments (full list described in the Plan glossary) - will be protected and encouraged subject to the criteria below:

Dorridge:

Proposals resulting in the loss of existing ground floor units from use as shops, financial and professional services, and other uses within Part A of the Schedule to the Town and Country Planning Act (Use Classes) Order 1987 (or subsequent re-enactment) will be resisted. However, if it can be demonstrated with evidence that the proposed alternative use will contribute to the day-time viability and vitality of the centre, or that a Part A use is no longer viable, the alternative use may be acceptable subject to other policies.

Bentley Heath:

Proposals resulting in the loss of existing ground floor shop units (Class A1) will be resisted unless it can be demonstrated with evidence that the use of the premises for that purpose is no longer viable.

In such cases, proposals for the change of use to uses within Part A of the Schedule to the Town and Country Planning Act (Use Classes) Order 1987 (or subsequent re-enactment), or to a use which would contribute to the day-time viability and vitality of the centre, will be supported subject to other policies. In the event that it can be proven with evidence that none of the above-specified uses are economically or functionally viable, then alternative uses may be acceptable subject to other policies.

Knowle

Within primary retail frontages, proposals that would result in the loss of ground floor shop units (within Use Class A1) will be resisted unless it can be demonstrated with evidence that such use is not viable or the alternative use will contribute to the day-time viability and vitality of the centre.

In secondary frontages, a mix of shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways and offices (within use Classes A1-A5 and B1(a) will be supported subject to other policies.

In all centres, the use of upper floors above ground floor commercial units for residential or office uses will be supported, subject to other policies.

The findings of the Residents' Survey and the Business Survey showed support for retaining and supporting local employment. The local shops, services and offices within the village centres (see Appendix 9) are an important source of local employment which the policy seeks to protect. At the same time, there is a degree of dissatisfaction with the range of retail outlets, although not a consistent view about what might be ideal. The retention and encouragement of independent shops is often mentioned in the survey feedback. There is also reference to the desire for a post office in Dorridge and improved supermarket facilities in Knowle. There is a strong view from businesses that high-street shops should be protected and the current mix maintained.

The policy seeks to maintain and improve local shopping facilities and services, including local offices, to safeguard their vitality and viability, provide a comprehensive range of shops and services for use by residents and provide flexibility for the various retail centres to adapt to changing shopping patterns.

The policy operates in the context of Solihull Local Plan policies that determine the smaller scale of shops and services suitable for the centres in the Plan area. It is intended to retain uses in the centres that support their viability and vitality. However, the policies will operate when necessary with a need to consider the economic and functional viability of the uses that are being lost to determine whether there is justification for their removal. This will require submission of evidence that a use is not economically viable or for which in functional terms there is insufficient demand. In some cases, it will be necessary to demonstrate via a report from a chartered surveyor that the property has been marketed on reasonable terms for a minimum period of 6 months and there have been no written offers of purchase for the existing use.

In some cases where a retail use cannot be supported, an alternative use may be acceptable which encourages footfall mainly in the day-time and contributes to the vitality and viability of the centre. Such uses are acceptable in principle but also need to conform to other policies, particularly E2 below "New Development in Village Centres".

The policy aims to reflect the differing size and role of each centre. The Heritage and Character Assessment recommended a policy for Dorridge to maintain village centre uses within the square formed by Arden Buildings to ensure that incremental change over time to residential use would be resisted. The policy aims to achieve this, and extends the protection to the Station Approach and Station Road frontages.

The Bentley Heath centre is much smaller than Knowle or Dorridge and the loss of existing shopunits around the junction of Widney Road and Slater Road would impact on the provision of local convenience shopping. The policy therefore seeks to protect these uses.

Knowle village centre is much larger and a different approach to maintaining a balance of uses is therefore proposed, based on primary frontages where the retention of shops will be a priority. A greater mix of retail and non retail commercial uses will be supported in both primary and secondary frontages. It is important to protect the primary frontages in the centre. In some cases, in the primary frontages, uses that are not within A1 use may be acceptable if it can be demonstrated they will encourage footfall during the day-time and are acceptable in terms of other policies.

In common with Policy E2, this Policy will be applied where express planning permission is required, recognising that certain changes of use are 'permitted development'.

12.3. Policy E2: New Development in Village Centres

Proposals for the erection or change of use of buildings within the village retail centres will be supported subject to:

- the scale of development being proportionate to its location
- there being no unacceptable impact on the character and appearance of the area, particularly if located in a Conservation Area
- there is no material harm to residential amenity
- an overall mix of uses is maintained consistent with policy E1
- adequate provision is made for car parking and servicing
- compliance with policies in national guidance and the Solihull's Local Plan.

This policy covers shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, and business uses (within Part A and Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended).

This policy intends to provide a positive framework to encourage new developments across a wide range of uses appropriate to the village centres to support their vitality and role as employment centres. It complements policy E1 in recognising the differing roles played by each centre and the criteria that new developments must satisfy. Whilst small units of a size similar to existing units would normally be appropriate in principle for such uses, subject to the above tests, larger development proposals will also be subject to the policies of the Solihull Local Plan, having regard to their status and role as retail centres within the Borough.

Pictures of the Knowle, Dorridge and Bentley Heath village centres are included on the cover pages of this Plan to provide the reader with a sense of place.



Sainsburys - new development in 2015 reviving the heart of Dorridge

12.4. Policy E3: Business Centre

Proposals for the erection, or change of use, of a building to provide a business centre will be granted provided that:

- adequate car parking and servicing is available
- retail uses are precluded unless the site is within a centre
- the premises are in a suitable location in relation to neighbouring uses
- there are no material effects on residential amenity
- there is no material harm to the appearance and character of the area
- it complies with national guidance and Solihull Local Plan policies.

Acceptable uses within the Business Centre will be Class B1 of the Town and Country Planning (Use Classes) Order 1987. The preferred location would be in, or adjoining, an existing village centre.

Residents in Knowle, Dorridge and Bentley Heath are supportive of a business centre which could include low-cost, flexible workspaces, meeting rooms, communications technology and managed services for local start-ups, small enterprises, freelancers and home workers.

12.5. Policy E4: Working from Home

Planning applications that would enable working from home will be supported where there would be no unacceptable harm to the residential amenities of nearby properties or to the character and appearance of the area.

The residents of KDBH are in favour of working from home and see this as a form of employment to be promoted and encouraged. In most cases, working from home would not amount to a “material change of use” and would not need planning permission. However, there will be instances where running a business from home constitutes a new use requiring planning permission. In these circumstances, the main considerations are noise and disturbance. This could arise from the operation of any equipment or from the comings and goings, including parking, of people calling at the premises. Where no significant concerns arise, working from home is to be welcomed.

Section 13: Communications Infrastructure and Utilities

The policy drivers and target outcomes are to:

- Improve broadband and mobile phone reception
- Ensure that the services and communications infrastructures meet the needs of the population, support businesses and are future-proofed
- Achieve high standards of water management and avoiding flooding.

This gives rise to the following policy goal:

13.1. Infrastructure - Policy Goal

Infrastructure and utilities for energy, communications and water drainage shall meet the needs of users and be secured in a way that is friendly to the environment. They shall be planned so as to keep pace with advances in technology and innovation. Communications infrastructure will support the digital economy and facilitate working from home.

13.2. Policy U1: Mobile Phone and Broadband Infrastructure

The provision of mobile phone masts and other telephony or communications transmission or receiving equipment will be permitted provided that, either alone or in combination, they are not materially harmful to the character or appearance of the area within which they are located. Measures that allow for the provision of a good mobile phone service to every new home or business from more than one provider will be supported provided that this does not lead to an unacceptable proliferation of equipment above ground. Through the provision of ducts and draw pits, allowance shall be made for the installation of fibre optic cables to every new home and business.

Sharing of masts by different telecommunications providers will be encouraged.

Many residents in KDBH have recorded a poor mobile phone or broadband service. Good mobile telephony and fast broadband speeds are an essential aspect of modern living. They support working from home and make a vital contribution to the digital economy as well as reducing the need to travel. Measures that support improved provision will be encouraged and supported.

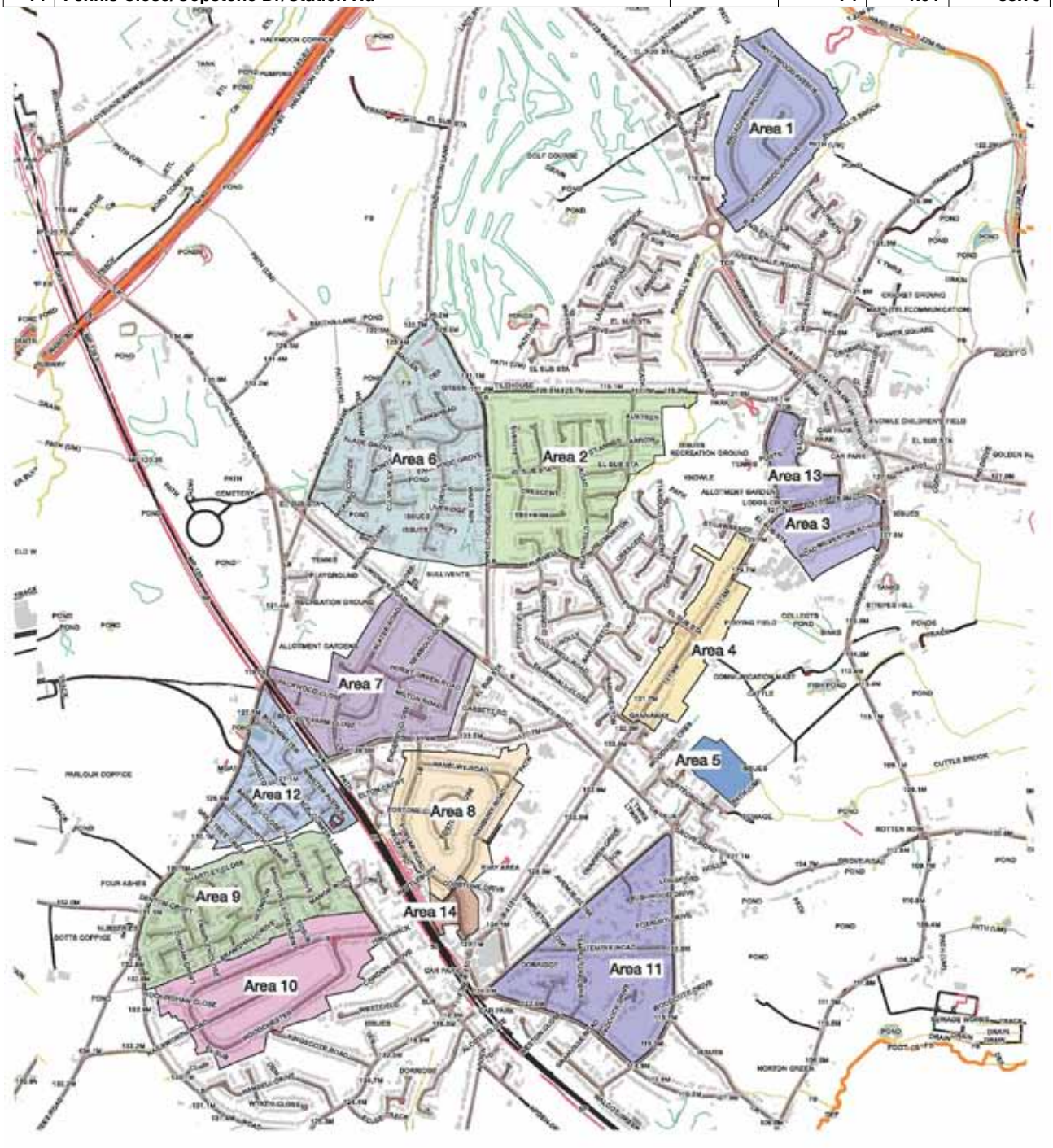
Providers will be expected to share equipment, where practical, but new and replacement transmission or receiving equipment will be approved in the circumstances set out in the policy. Multiple equipment in any particular area should be avoided as should the provision of equipment where it would result in or compound an unacceptable clutter of street furniture.

Issues raised in relation to water management, flooding and drainage are addressed in the Solihull Local Plan.

Appendix 1: Housing Density Map

KDBH Estimated Housing Density Examples 31/05/17

Area	Streets	Age	Dwellings	Hectares	Density/ha
1	Wychwood Ave/Broadfern Rd/Holland Ave	1950	193	15.90	12.14
2	Longdon Rd/Tilehouse Green La/Purnells Way	1950/70	520	26.74	19.45
3	Milverton Rd/Warwick Rd/Station Rd(from bus stop to Arden Achool)	1930	101	6.18	16.34
4	Station Rd (From Arden School to roundabout)	1950	97	9.31	10.42
5	Middlefield Development	2017	110	2.86	38.46
6	Tilehouse Green La/Browns La/Widney Rd	1980	461	30.37	15.18
7	Slater Rd/Packwood Close/Hurst Green Rd/Mill La	1950/60	446	19.15	23.29
8	Poplar Rd/Hanbury Rd/Edstone Close	1950/60	248	14.38	17.25
9	Glendon Way/Pembridge Rd/Chadworth Ave/Manor Rd (to Conker Lane)	1990	353	20.63	17.11
10	Rodborough Rd/Besbury Close/Woodchester	1950	202	18.82	10.73
11	Avenue Rd/Knowle Wood Rd/Dorridge Rd	1930/50/70	183	22.39	8.17
12	Mill La/Buckminster/Manton/Four Ashes	1930/50/51	294	12.13	24.24
13	St Johns/Lodge Rd/Station Rd		142	3.72	38.20
14	Fennis Close/Copstone Dr/Station Rd		74	1.91	38.70



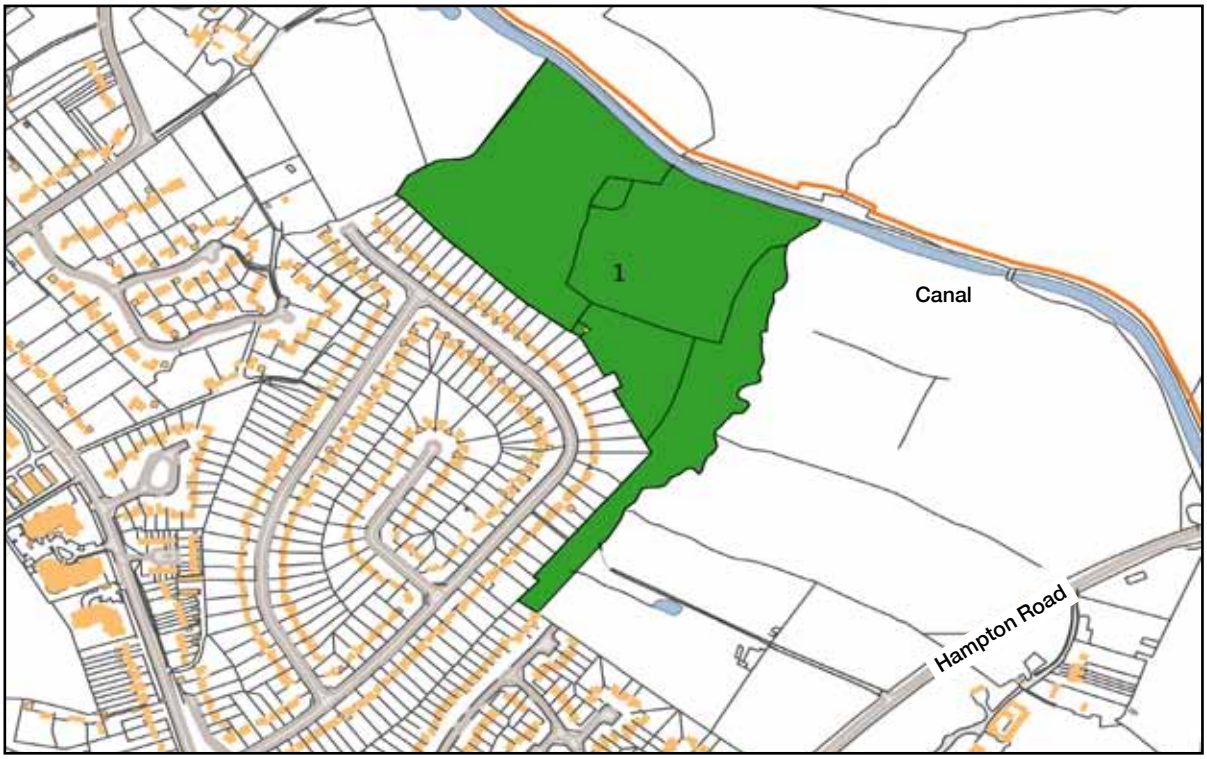
Appendix 2: Opportunities and Key Issues

Drawing on all the evidence base, the table below summarises feedback on the opportunities and challenges facing the KDBH community.

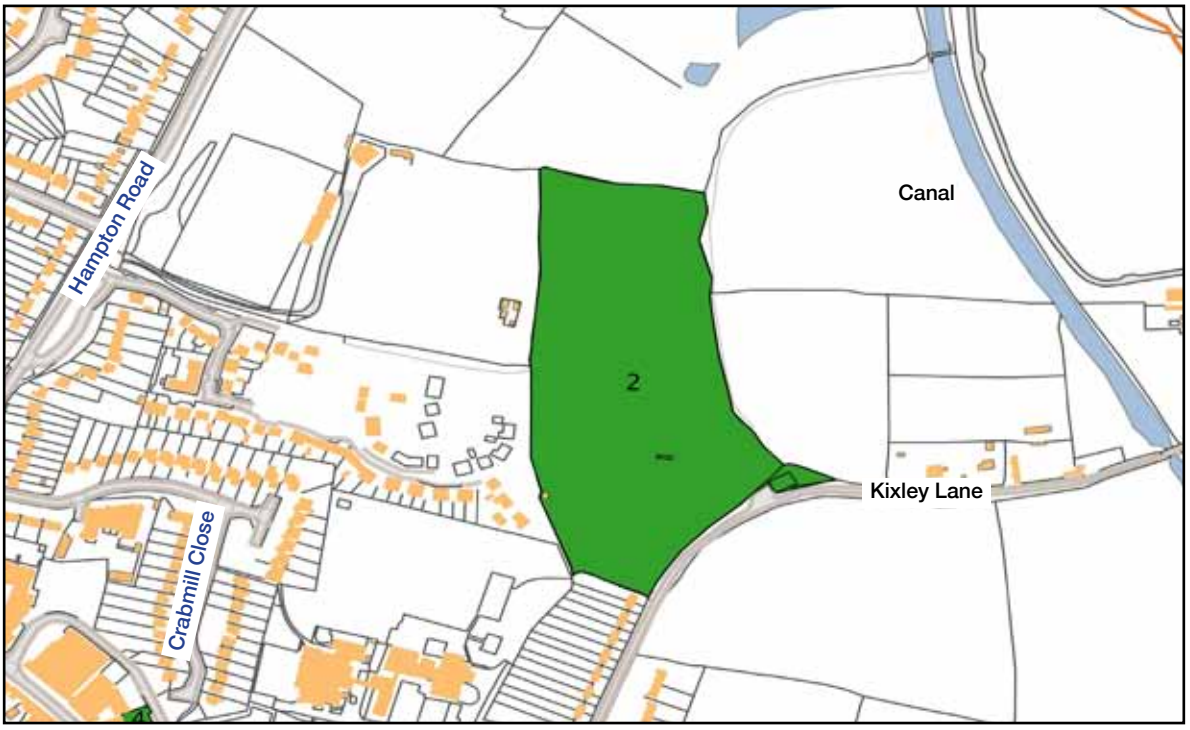
Strengths	Weaknesses
• Separation of the villages from Solihull and other settlements • Village feel • Easy access to the open countryside • Conservation Areas • Low density housing • Open space in the built area • Green streetscape • Features such as low boundary walls/hedging • Excellent schools • Independent shops • Quality of property • Quality of built environment • Good transport	• Lack of parking both on and off street • Commuter and school parking • Traffic flow at peak times • Infrastructure not keeping pace with new developments • Poor design of new developments (large and small) in relation to existing • Lack of design for practical elements such as bin storage, parking, garages • New developments not taking ground levels into account • Boundary treatments, particularly the edge to the open countryside • Over-reliance on car transport • Lack of cycling provision • Poor mobile phone and broadband coverage and its effect on business • Limited youth facilities • Housing market 'stickiness' due to lack of homes suitable for downsizing from large properties
Opportunities	**Threats**
• Reinforce the special character of the three villages • Deliver improved infrastructure (community, recreation and transportation) • Deliver better quality schemes • Schemes to be taken to Design Review • Build tenure blind developments • Retain hedgerows and boundary treatments and replicate in new development • Encourage retail uses • Deliver improved services and infrastructure for young people and the elderly • Address the need for dementia homes and starter homes • Protect and enhance community meeting places as hubs of village life • Enhance leisure and recreational facilities • Protect existing employment sites • Consider allocating land for creation of a business centre • Promote maintenance and improvement of green spaces	• Proposed scale and density of new development adversely affecting village character and infrastructure • Erosion of separation of the villages from other settlements • Community has no say in release/use of Green Belt • Loss of Green Belt and natural landscape • Lack of delivery of infrastructure or poor timing • Meeting local housing need for younger people starting out and for downsizing • Over development of both infill plots and large plots. • Poor design of development • Balancing land efficiency v green belt character • Inappropriate traffic schemes/junction works eg traffic lights • Existing rights of way/access to countryside being diverted and closed in by panel fences • Change of use affecting retail economy • Increased housing and external demand threatening capacity and community priority access to local schools

Appendix 3: Local Green Spaces

01: Wychwood Woods



02: Hampton Road / Kixley Lane



03: Wychwood Roundabout East Corner



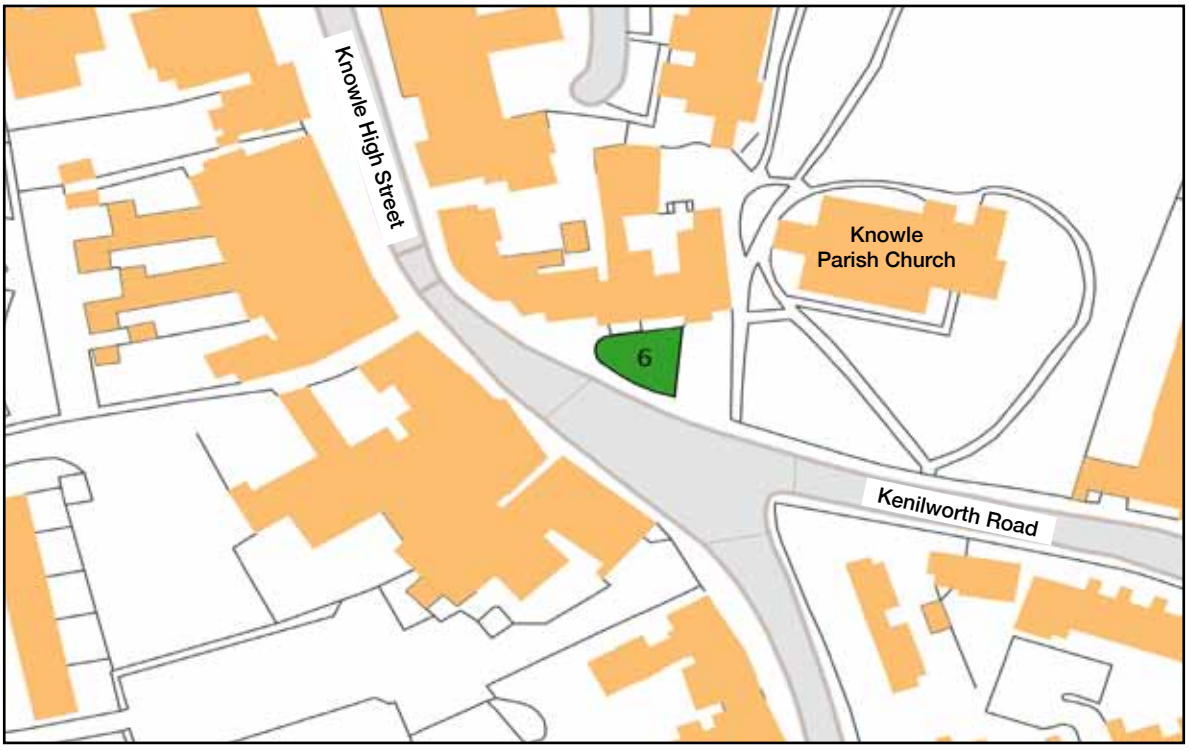
04: The Knot Garden



05: Knowle Children's Field



06: Land at Knowle Square



07: St Johns Close



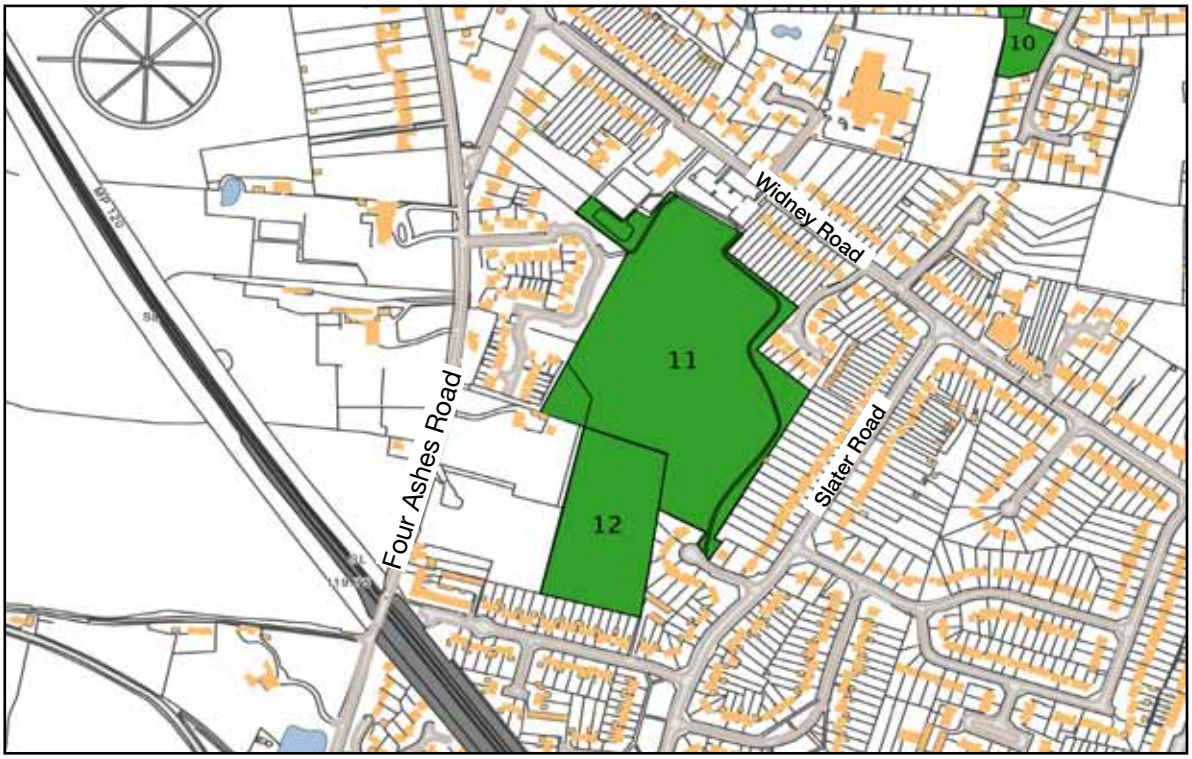
08: Knowle Allotments
09: Knowle Park - Jobs Close and Local Nature Reserve



10: Land at end of Moorfield Avenue



11: Bentley Heath Park
12: Bentley Heath Allotments



13: Middlefield Park, Grove Road



14: Green Island at Edstone Close



15: Land at Conker Lane



16: Hanbury Park



17: Copse at Dorridge Road / Avenue Road



Appendix 4: Community Actions

In developing the Neighbourhood Plan, local residents and businesses have raised a range of issues not related to land use. Where these are important local matters, they have been included here as Community Actions.

Community Actions do not have statutory weight, but are nevertheless matters that the KDBH Forum wishes to pursue in collaboration with our Residents Associations, local businesses, Councillors, Solihull Council, other community groups, and relevant organisations. The latter might variously include GP Practices and other healthcare providers, schools and their Boards of Governors, Warwickshire Wildlife Trust, Friends of the Earth, local ramblers' groups, cycling groups, transport user groups and infrastructure service providers.

The list is ambitious and needs community involvement to prioritise according to preferences and availability of resources.

Village Character and Natural Environment

1 Measures to **protect and enhance Knowle Conservation Area**:

a. Review of "Article 4 directions" with a view to withdrawing further permitted development rights, where appropriate, in the Conservation Area. Consider whether this should also apply to Dorridge Conservation Areas.

b. Prepare development briefs for the opportunity sites identified in the Knowle Conservation Area Appraisal.

c. Consider opportunities for enhancement, particularly in the area between High Street and St John's Close.

d. Review the list of listed buildings (in partnership with Historic England) to include buildings of local interest.

e. Consider further work in the High Street area to include traffic calming, pedestrian priority and environmental enhancement.

2 Review heritage assets in conjunction with SMBC

3 Draw up a **Tree Management Plan** to provide a management regime for existing trees and plan ahead for future planting needs.

4 Promote a **Green Spaces Plan** directed at managing the future needs of existing green spaces, promoting new green spaces in new developments and providing more rigorous policing of littering, dog-fouling and fly tipping in and around green open spaces. Also review maintenance regimes to ensure that existing public sports, leisure and recreation facilities are maintained to their existing standard or, where possible, improved.

2 Explore the possibility of **measuring air pollution levels** on M42 Junctions 4 – 6. Use results to inform responses to new development proposals. Monitor the effects of new development on the local built and natural environments and on residents' living conditions over the Plan Period.

Traffic and Transport

1 **Parking:** press SMBC to review the following:

a. On-street parking in selected streets with the overarching objective that major roads (see Appendix 8) and bus routes should be free from on-street parking, with limited exceptions, to facilitate highway safety and free flow of traffic.

b. Resident/visitor parking permits in streets where off- street parking is not provided for residents.

c. Effective policing by SMBC of off/on-street parking to reduce unauthorised parking.

d. The need for Traffic Regulation Orders in key locations where on-street parking or traffic priorities need to be changed, especially at St John's Close and the adjacent car parks.

2 **Walking:** Review the condition of all footpaths and pavements/footways in KDBH and call for SMBC/ landowners (as appropriate) to repair defects.

3 **Cycling:**

a. Review the condition of all cycle paths/lanes/ tracks in KDBH and call for SMBC/landowners (as appropriate) to repair defects.

b. Lobby for the creation of separate cycle routes in appropriate places, that may include in public parks, to encourage cycling.

Appendix 4: Community Actions 2

Traffic and Transport (continued)

4 Roads:

a. Review the condition of public roads and road signage in KDBH and call for SMBC to repair defects and to clean/clear obscured signage.

b. Identify roads that lend themselves to one-way systems, draw up proposals and consult on their introduction.

c. Identify roads that lend themselves to traffic calming measures, draw up proposals and consult on their introduction.

d. Identify roads where speed needs to be reduced, draw up proposals and consult on their introduction.

e. Consider the feasibility and desirability of a route to take through traffic out of the centre of Knowle.

Housing

In discussion with SMBC relating to planning applications that come forward on strategic sites, promote resident's strong preference for a higher percentage of affordable housing provision to be in the form of shared ownership to support more young people and families.

Communications Infrastructure and Utilities

a. Identify areas where mobile phone and broadband coverage is poor and lobby providers to improve their infrastructure.

b. Campaign for essential fibre to become possible for every home in KDBH.

c. Identify areas where flooding has occurred in the past, or where surface water tends to collect during periods of wet weather, and lobby SMBC or STW as relevant to carry out remedial work for which they are responsible (e.g. clearing roadside ditches).

Public Transport: campaign for improvements to include:-

a. Increased frequency of bus and rail services, and introduction of additional routes, to provide a more efficient and effective service to more destinations.

b. Sufficient bus shelters and real time bus information at bus stops.

c. Good value public transport and easier ways to buy travel tickets - e.g. Oyster style cards, contactless card payment on bus/train

d. Creation of sufficient off-street parking spaces in Dorridge for rail users.

In addition, residents wish to:

e. Ensure that Dorridge station remains staffed and continues to enjoy high frequency direct services to Birmingham and London

f. Make KDBH's voice heard inside the West Midlands Combined Authority and other regional transport bodies.

g. Enable and encourage more sustainable travel, eg electric charging.

h. Explore the possibility of KDBH hosting a pilot/ trial of driverless vehicles e.g. for school run, or an "Uber" style on-demand taxi/bus service (could be useful for certain user groups such as pensioners.)

Education and Community Facilities

a. Press for ongoing appropriate access to schools within the KDBH Area for local young people within the Area.

b. Support initiatives that improve the planning and coordination of, and additional provision for, local preschool and childcare.

c. Support schemes intended to increase the number of healthcare professionals working in the Area providing services to the KDBH population.

d. Support schemes intended to increase the consistency of healthcare services in the Area and/ or reduce the need for travel.

e. Encourage the establishment of a local base, or bases, for lifelong learning opportunities.

f. Encourage provision of additional resources, including voluntary staffing, to maintain and further develop learning centres, libraries and other points of community access to information, knowledge and cultural resources.

Appendix 5: Local List of Heritage Assets

Introduction

This Local List of Heritage Assets describes all the locally listed buildings of special architectural or historic interest in KDBH. More recent additions have fuller descriptions, but this does not indicate greater significance, it merely reflects the more detailed description of statutorily listed heritage assets seen since 2000. These heritage assets make an important contribution to the character of KDBH, whilst not being of sufficient importance to merit inclusion on the statutory list of buildings of special architectural or historic merit held by the Secretary of State for Culture, Media and Sport.

Heritage assets with a reference number are those that were transferred to the list at the abolition of grade 3 listed buildings in 1974. Those without a reference number have been added since that date. All are Locally Listed and the lack of a reference does not imply any distinction between them.

Because these heritage assets form such a significant part of Solihull's heritage, the Council, when considering planning applications for their alteration or extension, will always wish to ensure that their special character is retained.

The statutory list of buildings of special architectural or historic interest in Solihull can be consulted in Solihull Connect, Central Library, Solihull. List entries can be accessed online through the Historic England website under the National Heritage List. Photographs of many are found at Images of England, also on the Historic England website.

Dorridge

DoE Ref.

5/396 - Parkfield, Arden Drive

1869 in Jacobean style. 2 storeys & attics. Red brick with lavish stone dressings, tiled roof, central 4 storey tower with octagonal plan ogee shaped cupola. Symmetrical design with 2 Dutch gables above 2 storey canted bays flanking central arched doorway under semi-circular oriel bow window. Wood mullion & transom casements

3/406 - Laurel Cottage, Four Ashes Road

C17, altered. Whitewashed roughcast, tiled roof with 2 gabled dormers. 1 storey & attics, modern casements. Gabled closed porch. Some timber framework exposed.

5/409 - The Railway Public House, Grange Road

C18, early C19. Red brick, partly cement rendered & whitewashed. Old tiled roofs of 3 separate ridges, corbelled brick cornices. Block on right has 2 sash windows to first floor, canted bay & casement to ground floor, all with glazing bars. Recessed block on left has 2 flush first floor casements, wide ground floor lattice casement under tiled roof. Late C19 back wing.

3/466 - 462 Station Road

Early C19, formerly an inn. Red brick. Welsh slated roof with 2 gables to sides. 2 storeys, 3 casement windows flush set under cambered arches. Door & oblong fanlight with glazing bars in surround under hood on consoles.

5/492 - Windmill House, Windmill Lane

Early C19, with south west front much altered. Whitewashed pebbledash, hipped low-pitched Welsh slated roof. 2 storeys, 3 sash windows with glazing bars.

5/96 - 4 Vicarage Road, Packwood

Known as Packwood Smithy, now incorporated in adjoining smith's cottage. Red brick, old tiled roofs. Modern flush wooden casement windows with glazing bars. New roof truss to smithy & window in place of doorway.

St. Philip's Church, Manor Road

Parish church, red brick nave, 1878, by E J Payne, sandstone ashlar chancel, Lady Chapel and vestry, 1896-7, by J A Chatwin. Steeply pitched plain tiled nave roof, brick buttresses, open porch on oak posts and dwarf wall has carved bargeboards and timber bellcote. South west nave window of sandstone mullions and tracery, three lights with cusped heads, quatrefoil panels, rubbed brick pointed arch with sandstone key block. Chancel five light north east window, cusped ogee head lower lights, stone tracery to heads. Welsh slate chancel, Lady Chapel and vestry roofs. Lady Chapel has four light east window with semi- circular hood mould, trefoil heads, simple chamfered reveals. Sandstone chimney to vestry boiler room. Chatwin building has ornate cast rainwater hoppers. Interior - exposed pine trusses with queen posts, moulded sandstone door surrounds, pointed arches, heavy studded oak doors with ornate ironmongery, sandstone order arches on columns with carved capitals and chamfered plinths, stained glass and mosaic tiled floors. Pine pews with carved ends, some with carved animals. Principal subscriptions from locally important Muntz and Wykeham-Martin families.

Knowle

DoE Ref.

3/412 - East Barn, Grove Farm, Grove Road

C18. Red brick with battened buttresses. Timber frame of roof truss exposed on gable ends.

1 storey height, 2 bays long.

3/413 - Northwest Barn, Grove Farm, Grove Road

Late C17 or early C18. Timber frame, red brick nogging, old tiled roof. 2 bays long.

20/418 - Greswolde Hotel, 1657 High Street

Main central block has mid-C19 gabled stucco front with ornamental bargeboards. 2 storeys & attics, 2 casements with glazing bars, pointed arched lights. Ground floor pair of canted bay windows flanking central door under hood. Later wings.

20/419 - Outbuildings behind 1677 High Street – Demolished pre 2012

C17. Timber framed with red brick nogging. Old tiled roof.

20/421 - 1707 High Street

Mid-C19. Red brick, hipped machine tiled roof with corbelled cornice. 2 storeys, shop front in Georgian style. 1st floor sashes under rusticated stucco arch & keyblock.

DoE Ref.

20/425 - 1632 - 1636 High Street

Early C19. Colourwashed brick, old tiled hipped roof. 2 storeys, corbelled cornice.

Modern shops, 4 first floor sashes with glazing bars under cornices on consoles.

20/428 - School, Kenilworth Road

Late C19. Polychromatic brick, Gothic style, 1 storey, 5 arched windows, 2 gabled porches.

20/429 - 29 - 35 Kenilworth Road

Early timber framed house much altered but with framework exposed at angle between nos. 31 & 33. Red brick C19 refacing, old & machine tiled roofs. Recessed centre, gables projecting either end. 2 storeys, 1:2:1 casement windows. No 33 has C19 ribbed door surround with cornice on consoles.

20/430 - The Old Barn House, Kenilworth Road

C17. Timber frame, tiled roof, red brick nogging. 1 storey & attics, modern casement windows, 6 gabled dormers. House converted from barn.

20/431 - 30 Kenilworth Road

Mid-C19. Red brick. Welsh slated roof. 2 storeys, 3 flush casement windows with glazing bars under cambered arches. 6-panel door & oblong fanlight in ribbed surround under cornice on consoles.

20/432 - 62 - 68 Kenilworth Road

Early C19, altered. Red brick, mansard old tiled roof with tiled coped side gables, corbelled brick cornice. 2 storeys & attics, casements under cambered arches, 3 gabled dormers to back elevation. Nos. 66 & 68 cement rendered & colourwashed.

20/438 - 96 - 98 Kenilworth Road

C18. Red brick, old tiled roof with 2 gabled dormers. 1 storey & attics, 3 casements.

3/470 - 110 Tilehouse Green Lane

C17 timber framed cottage with colourwashed cement rendering, tiled roof. 2 storeys, lattice casement windows. Modern porch & red brick wing.

3/471 - 52 - 54 Tilehouse Green Lane

C17, considerably altered but retaining some original timber framework. Newer walling of brick. Tiled roofs. Casement windows.

3/476 - 1021 Warwick Road

Early C19. Red brick, old tiled roof. 1 storey & attics, 3 gabled dormers. 3 flush casement windows with glazing bars under cambered arches. Corbelled brick cornice

21/478 - 1405A Warwick Road

Former outbuildings to 1405. Whitewashed brick. Welsh slates. 2 storeys, casement windows.

Grand Union Locks, Wharf and Road Bridge, south of Kenilworth Road, Knowle

Flight of five locks on Grand Union Canal. Wharf south of Kenilworth Road. C18th locks now overflows, 1930s wider locks parallel to west. Built for Warwick and Birmingham

Canal. Blue brick chambers, English bond, fine joints. Some sandstone cill blocks, chamfered below C18th locks. Early oak sections near waterline in early chambers. Iron posts in early locks, dated 1901 and 1912, marked GK (Guest Keen foundry pre-expansion as GKN in early C20th). Flat stone copings, pavement in concrete. 'Ginny ring' or blue brick kickers through arc of beams set in blue brick or concrete. Mitred timber gates, with repairs. New oak balance beams to top two locks, steel to lower three, all painted black with white end cap. Gate paddle gears in cast iron housings, 'candlesticks' painted black and white. Housings by Ham Baker and Co. foundry, Westminster. Black iron dolly bollards with white caps to lock-side. White metal handrails to chamber side brick stair. 1930s modifications in pre-fabricated concrete sections, then relatively new. Blue brick chambers in English bond, few patches of red C18th brickwork at water line. Some sandstone cill blocks, and quoins to C18th chambers, some rusticated. Bridge of red brick to arch mid point, blue brick above to bull nose parapet. Wide blue brick buttresses with rectangular stone caps. Southern face brick soldier course of arch and interior face cement rendered. South edge to footpath guarded by white iron rails in black iron posts. Wharf building C19th painted brick, cantilevered roof over cut. Blue brick floor, original rectangular plan. C20th roof frame and cover does not detract from this fundamental asymmetrical and "fit for purpose" character. Wharf edge at building and to north of sandstone with evocative wear-and- tear. Weighbridge scales house of dark red brick, English bond. Plain clay tile modern roof. Iron weighbridge plate to front by George Pooley and Sons (cast at Birmingham foundry?). Stables and pump house at Bottom Lock Cottage C19th century and early C20th respectively. Red and blue brick respectively, English bond. Plain clay tiled roofs. Typical ancillary buildings valuable to overall canalscape, well maintained. Listed grade 2 1984, deleted from list 1985, Historic England declined to re- list 2009.

DoE Ref.

3/440 - Far End Cottage, Kixley Lane

C19 in traditional local manner. Red brick, tiled roof. 2 storeys, casement windows.

3/441 - 31 - 33 Lodge Road

C17. Remains of timber framework, replaced in parts by red bricks. Tiled roof. 1 storey & attics, casement windows. Lean-to addition to front on left.

3/442 - 119 Lodge Road

C17, much altered. Whitewashed plaster, machine tiled roof with 3 gabled dormers. 1 storey & attics, 2 casement bow windows & gabled porch. Timber framed 1 storey wing on right.

20/444 - 44 - 52 Station Road

C17 & C18. Red brick, old tiled roofs. Cement rendered gable to road. 3 gabled dormers. 1 storey & attics, casement windows with glazing bars. Some timber framework to Nos. 48 - 52. Brick buttresses to side wall of Nos. 44 & 46 & part of 48

20/445 - 70 - 72 Station Road

Early to mid- C19. Red brick. Welsh slated roof with bracketed eaves. 2 storeys, 1 sash window with glazing bars, 1 modern casement. Fluted door surrounds of Doric pilasters, ornamented entablatures, cornice hoods.

20/447 20 - 24 Wilson's Road

1841. Red brick, old tiled roof. 2 storeys. Casement windows nearly flush with glazing bars, ground floor cambered arches & keystones to windows & doors.

Heritage Assets Glossary

The following is a list of architectural terms and words used throughout this document and their meaning.

Architrave	the lintel extending from one column or pier to another, or the moulded frame surrounding a door or window
Bargeboards	sloping boards as a decoration along a gable
Battered Buttress	sloping projection from a wall to create additional strength
Cambered	curved
Chamferred reveals	side of opening in a wall, cut at an angle, between the framework and outer face of a wall
Console	an ornamented bracket, of greater height than projection
Corbel	stone or wooden bracket jutting from wall face as support for a structural feature
Cornice	projecting course of masonry at top of a building
Coursed rubble	rough stone walling laid in a continuous level range of stones
Cusp	ornamental feature projecting from the inner curve of a Gothic arch
Diaper	diamond shaped
Doorhood	covering of wood or stone over a door
Doric	earliest of Greek Orders of Architecture, comprising a column with base, capital and entablature
Dripmould	moulding over door or window
Entablature	part of building structure above a column that includes the cornice, frieze and architrave
Foil	a small area in Gothic tracery. Foils are separated by cusps
Frieze	ornamental band, especially below cornice
Keyblock	central wedge-shaped stone at crown of an arch
Lattice casement	vertically hung window, with lozenge shaped leaded lights
Mullion	vertical bar of a window
Nogging	brickwork in a wooden frame
Oriel	a large window that projects from a wall
Pilaster	shallow pier projecting from face of wall
Quatrefoil	a decorative form of four foils and cusps
Rusticate	to give a rough surface
Segmental	an arch which is only part of a semicircle
Stucco	calcareous cement or plaster
Transom	horizontal pier dividing a window
Truss	combination of timbers to form a frame

Appendix 6: Examples of Poor Housing Development

Introduction

Poor use of topography where taller three storey building is built above lower two storey houses.

Taller building overpowers the smaller one with total lack of privacy for rear gardens.

Unattractive fencing.













Parking problems

Four Ashes - Space outside garage is insufficient to park whilst accessing garage.



Hampton Road - Parked cars obstruct pavement as parking area outside garage is too small.



Hampton Road - Main access road is not wide enough for cars to pass each other.



Hampton Road - Evidence of pavement parking due to insufficient width of road.



Appendix 7: Policy D2 Design in Conservation Areas

This Appendix provides a summary of the key principles that apply to the design of shop fronts and advertisements in Conservation Areas as referred to in Policy D2.

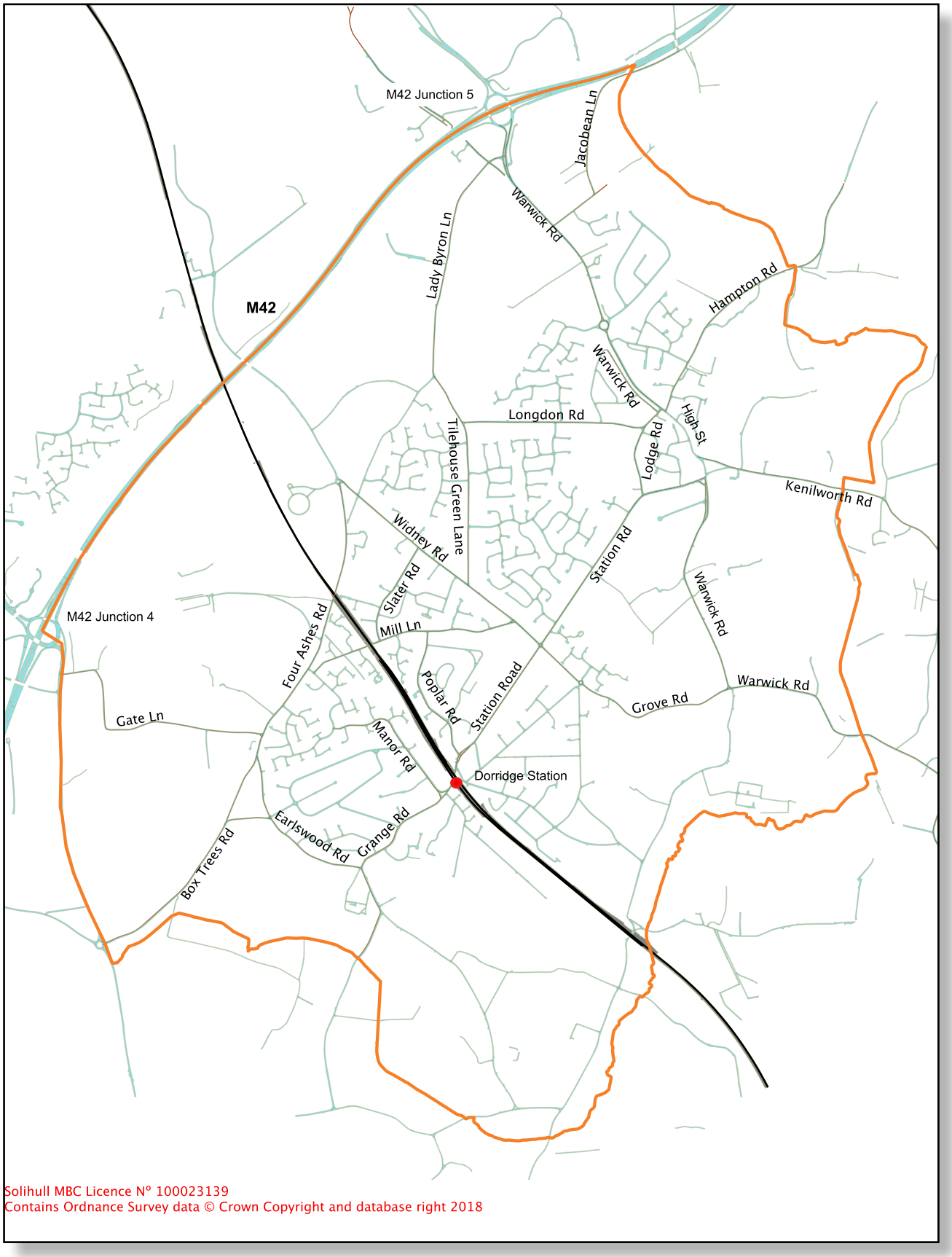
Advertisements

- Advertisements in conservation areas should be restrained in terms of their size, colour materials and appearance and should relate well to the design and appearance of the building upon which they are to be displayed.
- Any proposed method of illumination should be either internal or very discreet in its design. Fascia-length internally illuminated box signs and any plastic blinds will generally be considered inappropriate in an historic context.
- Free standing fixed poster-type signs will generally be considered inappropriate in conservation areas; if allowed, they should not compromise the setting and appearance of the area and should be located discreetly.
- Lettering on new signage should ideally be no more than 300mm in height in sensitive conservation area settings or where displayed on listed buildings, although the Council will consider each proposal on its individual merits. The Council will encourage the use of non-illuminated individual letters in very sensitive locations, such as on listed buildings.
- Projecting illuminated signs in plastic or metal will not generally be allowed in conservation area or their settings.
- Small non-illuminated hanging signs, preferably of wood are the preferred form of signage in conservation areas.

Shop Fronts and Display Windows

- Surviving shop fronts of merit should be retained where possible. Early 20th century shop fronts can be as unusual as 18th or 19th century examples. Features of value include blinds in blind boxes, shutters in shutter boxes against an upright, recessed doorways and stall-risers and are sometimes concealed behind later facings.
- Shop Blinds and Security Grills: Retractable apron blinds in canvas are often characteristic features of historic shop fronts and should be retained. Modern plastic canopies are not acceptable in conservation areas. External steel roller shutters are not appropriate for historic shop fronts. Traditional wooden shutters give protection and laminated glass and internally set chain-link screens are modern alternatives. Traditional stall risers are an effective deterrent to “ram raiders”, as are small shop windows between masonry piers.
- New shop fronts should be designed to be in sympathy with the rest of the elevation and should incorporate any ground floor details of interest. Large inserted plate-glass shop fronts without any visual support for the upper parts of the premises can have an unfortunate effect and shop fronts should not extend into the storey above or alter the proportions of first floor windows. The fascia board should be in scale with the building as a whole, and should be finished at the top with console brackets and a cornice or other capping. Not only is this traditional, but the cornice provides an architectural division between the modern shop front and the older upper floors.
- It is often unnecessary to provide display windows and thus alter a ground floor that is otherwise intact. Alterations should be minimal. Standard corporate shop fronts are seldom appropriate for historic buildings, nor are internally illuminated fascia boxes, although some forms of restrained halo-type illumination to fascia signage may be more acceptable.

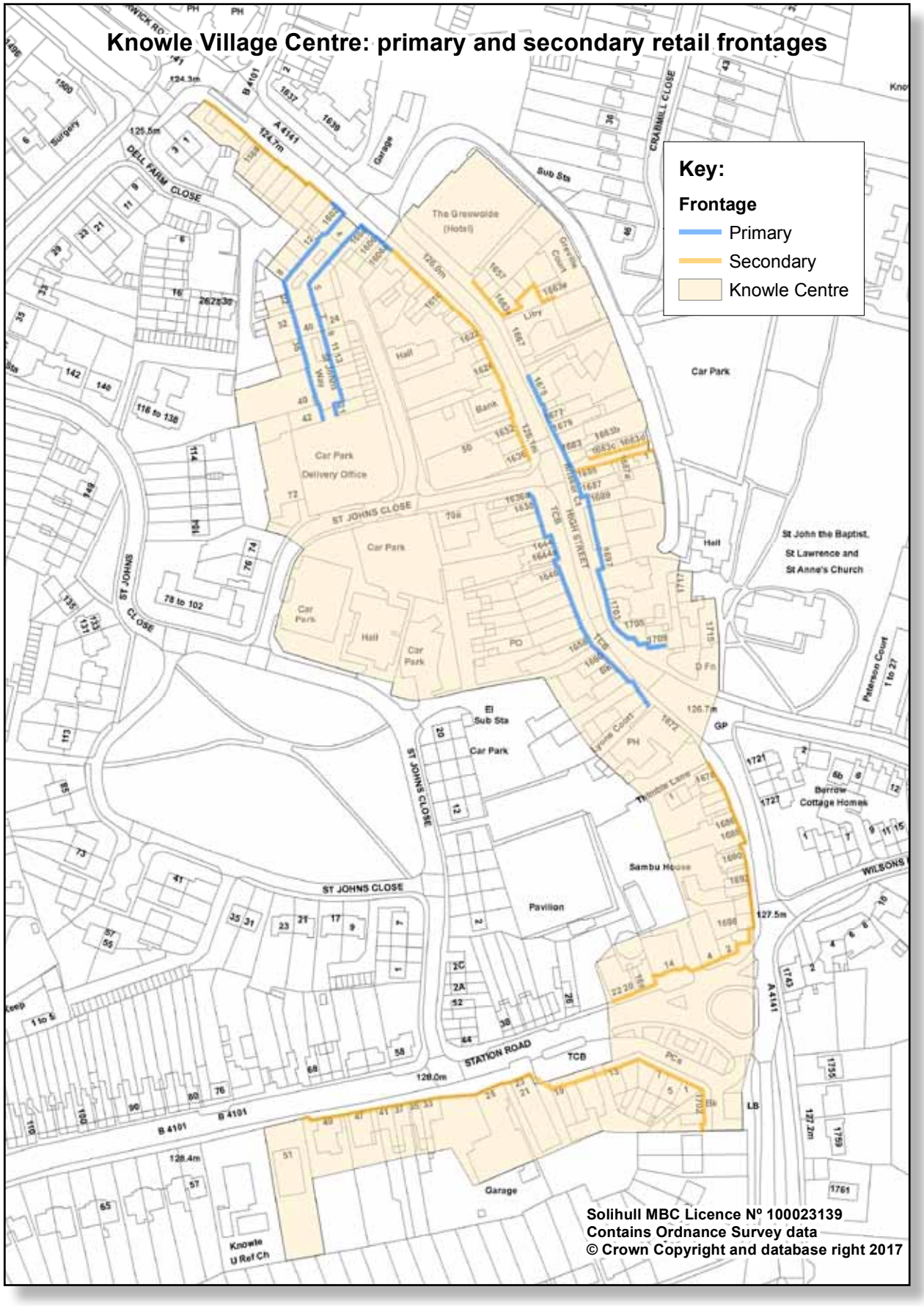
Appendix 8: Main Transport Links in KDBH



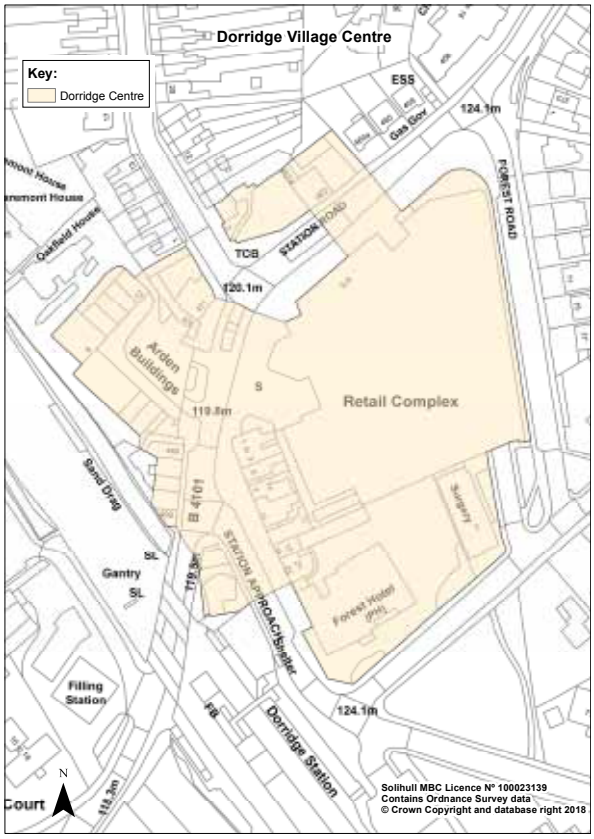
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Appendix 9: Village Centres

Knowle Village Centre



Dorridge Village Centre



Bentley Heath Village Centre



Appendix 10: Glossary

Acronym	Subject	Explanation
KDBH		Villages of Knowle, Dorridge and Bentley Heath
	Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. It does not include low cost market housing.
	Biodiversity	The variety of life in the world or in a particular habitat or ecosystem.
CIL	Community Infrastructure Levy	A flat rate levy that is non negotiable. If a development is CIL liable, then 25% of that money raised will be made available by the Council to be spent on local projects of the community's choosing.
	Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.
	Green Belt	Designated land around a town or city to be kept permanently open and where there is a strong presumption against inappropriate development.
	Infill	The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.
	Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals, etc.
	Intermediate Affordable Housing	Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. Home-Buy), other low cost homes for sale and intermediate rent.
	Listed Buildings	Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance is the subject of special legislation.
	Major Residential Developments	Ten or more dwellings or sites of 0.5 hectares or more for residential development.
	(Open) Market Housing	Private housing for rent or for sale, where the price is set in the open market.
NP	Neighbourhood Plan	A plan forming part of the development plan prepared by Solihull Metropolitan Borough Council.
NPPF	National Planning Policy Framework	A document setting out the Government's planning policies for England and how these are expected to be applied.
	Pepper-Potting	Helping to integrate housing of a particular tenure (eg affordable housing) into the community by spreading it around a development and avoiding obvious concentrations of that tenure.
	Social Rented (Affordable) Housing	Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.
	Tenure Blind	Where, as a result of careful design, properties in different tenures or ownerships (eg affordable housing and market housing) cannot be distinguished from one another.

	Use Classes	**The Town and Country Planning (Use Classes) Order 1987** (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. This Order is periodically amended, view details of the amendments. It is generally the case that you will need planning permission to change from one use class to another, although there are exceptions where the legislation does allow some changes between uses. The following list gives an indication of the types of use which may fall within each use class. **Part A** • A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes. • A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below). • A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes. • A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with exapnded food provision. • A5 Hot food takeaways - For the sale of hot food for consumption off the premises **Part B** • Business B1(a) offices excluding those in A2 use

Bentley Heath Village Centre







Dorridge Village Centre









