

## Knowle, Dorridge and Bentley Heath Neighbourhood Forum – Housing Focus Group

### Minutes of meeting held on 18/11/2015

Present: Steve Lyle, David Wallis, Lis Hedley, Gill Griggs, Louisa Jakeman.

#### 1. Knowle Village Green proposal v. possible housing provision

Following a recent walk through the three areas being considered for possible Village Green protection, we felt (in an effort to maximise any opportunities within our boundaries) there was potential for dual use i.e. some small housing development but incorporating improved and upgraded footpath access. If the Village Green gets approval (despite SMBC being against it) at the Public Enquiry in February then nothing further could be done. This issue was raised with Taylor Wimpey who own areas C & D, and is also being investigated via Barton Willmore who acts for Wallis Properties, the owners of area A from Wychwood roundabout.

A subsequent discussion with Anne Smith from TW elicited the following:

- a. in principal, she felt there was space for several small infill developments
- b. access from Wychwood roundabout to area A could be an issue although access from both cul de sacs to area D should not.
- c. area C would be unlikely to go ahead owing to the Wildlife area designation
- d. TW would not act as developers as the area would be too small for them so they would probably sell it on.
- e. their preference is for larger sites e.g. Hampton Road which allows them to make a contribution towards community developments.

**Action – GG to discuss further with Mark Sitch of Barton Willmore. LH to raise subject of area D with lawyer at Solihull Council**

#### 2. Feedback from Open Day

DW had typed up the written feedback received on housing related issues from the open day. Out of the c. 85 to 90 people who attended there were 11 cards submitted. Nothing unexpected came to light and the comments were generally recognising the need for further housing and broadly in agreement with issues raised at the meeting prior to the formation of the NF.

#### 3. Investigating report of building development on Wychwood Avenue.

According to GG this is related to the area around houses 30 to 31 and is being objected to by Knowle Society.

**Action – SL to respond to caller and advise this fact and that our role is more about future long term strategy - DONE**

#### 4. Update on mapping progress

SL reported on efforts to obtain a dedicated hard copy map based on OS data. An A0 size map covering slightly more than our specific area at a scale of 1:10,000 could be printed at a price of £111.95 + VAT. This would include property boundary details and main road names.

DW reported on his work based on freely available downloads from the OS website. These come in the form of a series of Tiff files which can be electronically stitched together to build up the area required. The scale is similar but with a lower level of

detail which makes them easier to read. The two advantages are that they are free and can be annotated (although not that easily). Our requirements would seem to be to identify possible development sites and distinguish between different types of existing properties.

Action – DW to continue working with Tony to see how far this can be developed. SL to contact Jane and ask for the issue to be raised at the next main meeting to ensure others are not also investigating and clarify what are the needs and preferences from the other groups. SL to re-check with Emma as to what maps of the area they can offer (e.g. extract from the previously supplied 2006 UDP proposal map)

#### 5. Update on Survey investigation

SL still awaiting response from Remarkable Engagement (Taylor Wimpey Middlefield Consultation organisers).

Action – SL to chase Remarkable Engagement. Also to contact Mark Collyer for details of any companies they may have used for surveys.

#### 6. Housing Targets

We need to set out in more detail what we currently have now in terms of housing mix in the forum area, in order to create a visual picture. It would also be useful to get hold of the Ward profiles in terms of age, per capita income etc. Also Solihull must have figures in terms of what numbers of houses windfall developments have yielded over recent years. This should be contained in the Annual Monitoring Report.

Action – LH to pursue this information.

#### 7. Evidence Base

We think this will be 4,000 houses at the very least which means a minimum of 650 houses per annum. One of the options in the Peter Brett report will mean substantial extensions to Bentley Heath and Knowle and Dorridge. In addition, item 82 seems to suggest removing the Forum area from the conurbation. GG suggested that we might ask Solihull for the distribution of any new housing to be delegated to the forum.

Action - SL to speak to Jane about the Forum's formal response to the Peter Brett Report.

#### 8. AOB -

LJ raised the issue of a recent Council consultation concerning demand for self-build housing opportunities. It was felt we should be aware of this for future inclusion in our plan.

There were also questions raised over what property/land is owned by SMBC and what is happening about the Waitrose development.

Action – SL to investigate both the latter issues with Emma at SMBC

Next meeting Wednesday 9<sup>th</sup> December at 19:30