

Knowle, Dorridge and Bentley Heath Forum Meeting 7th Dec 2016

- A presentation to set out the Steering Groups understanding of what the residents want in KDBH – or don't want, based on what we were told in the residents' survey

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- When it comes to the Green Belt, 58% saw a potential role for sites with less than 25 properties; and 24% for sites of 25 to 100 properties. Only 4% offered any support for Green Belt sites with 101 to 500 dwellings, like the Hampton Road site. A mere 2% supported development on Green Belt sites of over 500 properties – like the Arden Triangle proposals.

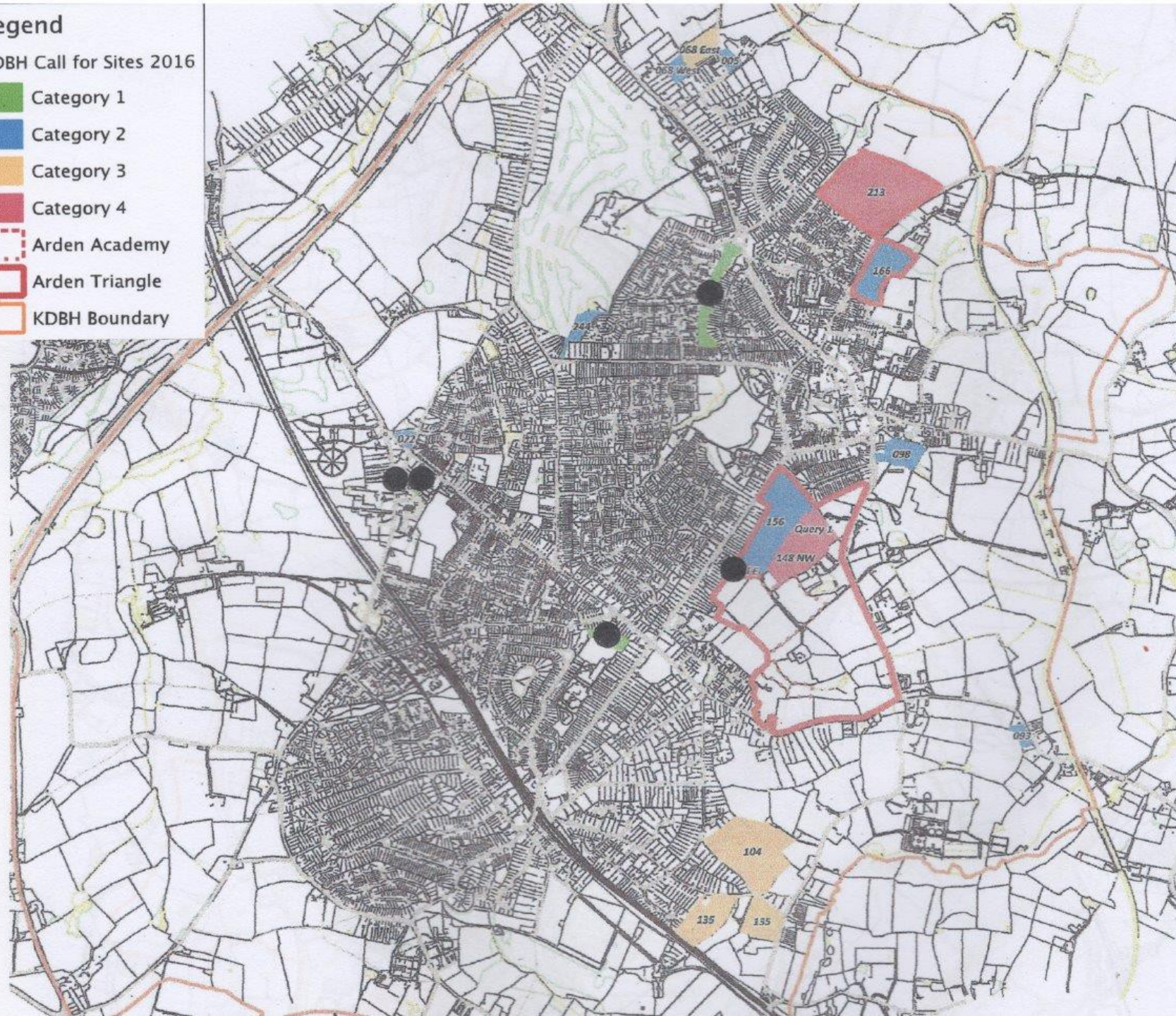
The first category to explore are non-Green Belt sites.

- There are only five of these [*refer to Call for Sites plan*]: land at Wychwood roundabout; the St George and St Teresa RC Primary School site if that were redeveloped following relocation of the school; 18 Browns Lane; 20 Browns Lane; and a small square of Council-owned land to the right of the entrance to Arden Academy.
- In all, these sites might yield 60, 62 dwellings.

Legend

KDBH Call for Sites 2016

- Category 1
- Category 2
- Category 3
- Category 4
- Arden Academy
- Arden Triangle
- KDBH Boundary



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- The next category of sites worthy of investigation are small sites that would round off the built-up area, albeit in the Green Belt, or would be broadly acceptable outlier sites.
- In this category we would include land at Grove Road; part of the land off Jacobean Lane; land at Widney Road and Browns Lane; Heronfield; land at the rear of 1761 Warwick Road; that part of the Knowle Football Club site south of Hampton Road; the site of the existing buildings and courts at Arden Academy if they were to be redeveloped; and land at Copt Heath Golf Club.
- Here we have potential for an extra 415 dwellings and a cumulative total of 477.

Legend

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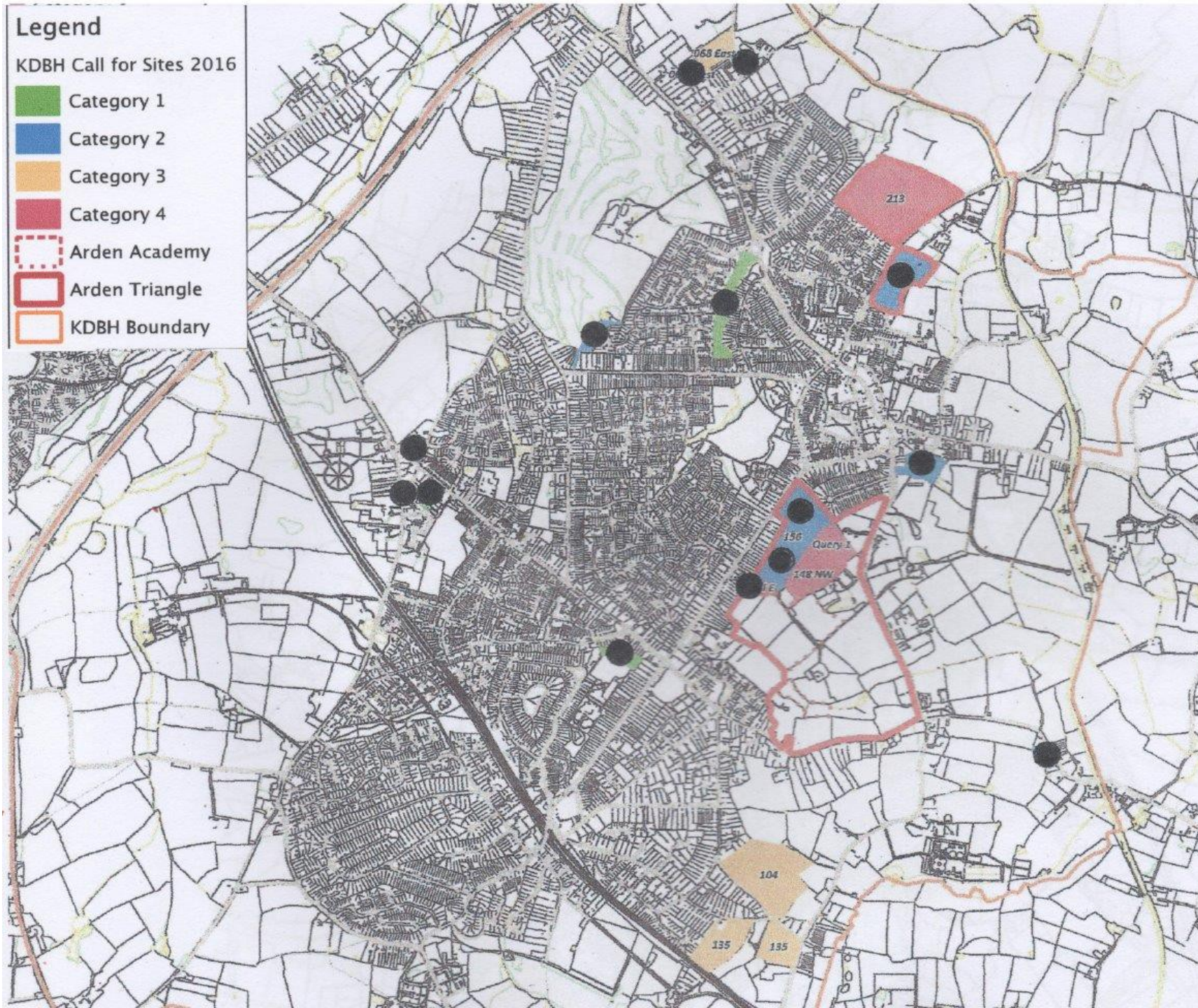
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




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- The next category might be described as small village expansion sites, again in the Green Belt.
- Like it or not, sites falling into this category could include the remainder of the land at Jacobean Lane; the Blue Lake Road site; and most of the Dorridge Road sites.
- These would yield an extra 183 houses giving us a cumulative total of 660.


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 Category 2

 Category 4

 Arden Triangle



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- We then enter the realm of the next largest Green Belt sites.
- We would include *some* of the land within the Arden Triangle in this category – perhaps part of Lansdowne, 1806 Warwick Road; and land at Stripes Hill House. Some of the land at Golden End Farm could also be a candidate; or the main Hampton Road site. If we went with the Council's Hampton Road option, we could, with the other sites, be looking at another 400 houses or a grand total of 1,060 dwellings.

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- All of this could be described as a *dispersed pattern of development*.
- That is what the residents' survey supported. Many of the sites mentioned are controversial; and there are others to which reference could be made.
- However, it is the principle of a dispersed pattern of development that is more important than the precise mix of sites. The support for a dispersed pattern contrasts markedly with the Council's proposal for concentration in just two large sites