



## **Knowle, Dorridge and Bentley Heath (KDBH)**

### **Neighbourhood Forum**

**Response to Planning Application: PL/2021/00422/MINFOT**

**Erect a Two Storey Office Building, Land at Lodge Croft, Knowle**

FAO: Benn Watkinson, Case Officer

This proposal lies within the Knowle Conservation Area and is immediately adjacent to Knowle allotments. The allotments are a protected Local Green Space under Policy VC4 of the KDBH Neighbourhood Plan. Policies VC2 and D2 of the KDBH Neighbourhood Plan are relevant to new buildings in the Conservation Area. The site lies outside the designated Knowle Village Centre as defined in the Neighbourhood Plan.

The Forum included Policy VC4 in the Neighbourhood Plan following consultation with residents to establish which areas of green space are locally most treasured and important within the KDBH area. The Forum will therefore object to any development which it considers will adversely affect the use and enjoyment of such areas. In this case, these allotments are very popular and well used. The proposed development will diminish the character, amenity and functionality of this protected LGS for the reasons explained by the Knowle Allotments Society and the Forum therefore objects to this proposed development.

The Forum also objects on the grounds that the development is contrary to policies VC2 and D2 of the Neighbourhood Plan. Policy NE1 may also be relevant although it is difficult to establish from the submitted information the extent of impact on trees.

In regard to these matters, the Forum is aware of objections by the Knowle Society and the Knowle Allotments Society and the Forum supports their objections.

pp Jane Aykroyd  
Chair  
Knowle Dorridge and Bentley Heath Neighbourhood Forum