

Proposed relocation of Knowle Football Club and enabling residential development

On behalf of A Family Trust, Demrastore Ltd and Knowle Football Club

January 2016



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Photo: Knowle Football Club

Introduction

This document has been prepared on behalf of a Family Trust, Demrastore Ltd and Knowle Football Club in respect of proposals to relocate and enhance facilities for Knowle Football Club and to provide residential development of around 350 dwellings.

The landowners have been consistently promoting the potential suitability for the release of their land west of Hampton Road for residential development. Submissions have been made to the previous SHLAA evidence base, the draft Core Strategy and the Local Plan, including representations both to the Council and to the Independent examiner in 2012/2013. It is considered that the arguments previously made are even more relevant in the context of refreshing the Local Plan. The key points previously made to the Local Plan process that we consider to be relevant to this current review include:

- a. Sites should be allocated to provide for the medium / long term sustainable development of the sizable settlement of Knowle, Dorridge and Bentley Heath; and
- b. There should be a positive plan for the future shape and structure of this settlement, including a coherent review of its Green Belt edges (as part of a District wide review).

Knowle Football Club currently has 23 teams and only one playing pitch with a smaller training area. As such the club is required to hire out alternative pitches in and outside the local area. The club fails to properly meet the latest Sport England requirements as the pitch is significantly overplayed and the club house and changing facilities are of poor quality and substandard. In order to enable the facilities for Knowle Football Club to be upgraded to a suitable size and standard to meet the local demand, residential development is proposed. The residential

development could also provide a sustainable and valuable contribution to Solihull's housing requirement, estimated to be a minimum of 4000 homes.

The comprehensive site area comprises four areas totalling approximately 23.7ha that include the existing football ground, existing poor quality woodland, proposed developable area and the proposed relocation of the football ground, as shown in Figure 1. The land is solely controlled by a Family Trust, Demrastore Ltd and Knowle Football Club.

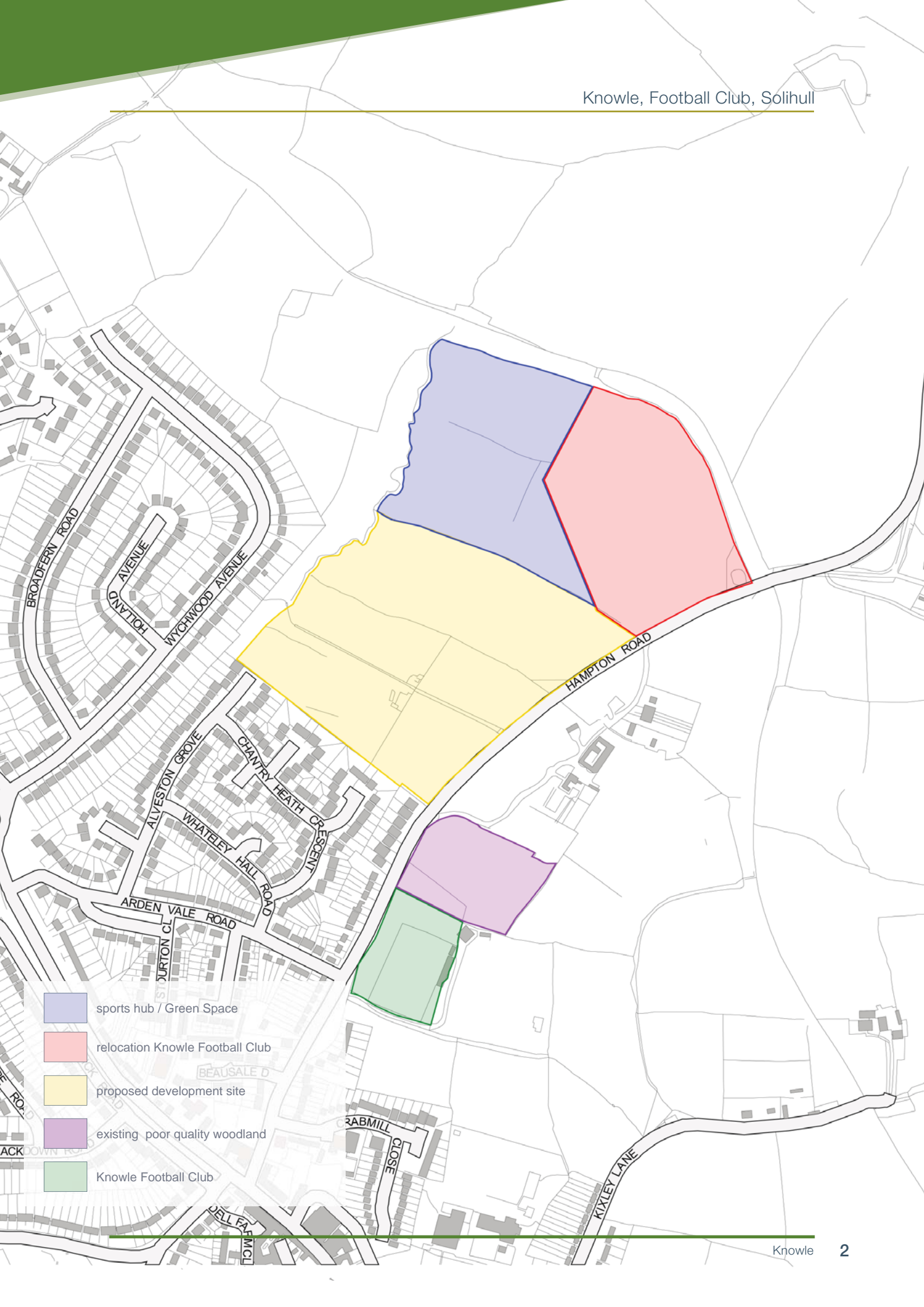
The purpose of the document

The purpose of this document is to provide a detailed response to the Solihull Metropolitan Borough Council (SMBC) Issues and Options Consultation and Playing Pitch Strategy.

This document demonstrates that this site could provide, when considered comprehensively, the opportunity to accommodate a combination of a sports 'hub' and enabling residential development. The document is structured as follows:

- Description of the site placing it within its local context and within the urban context of Knowle;
- An examination of the existing landscape of the area and landscape framework for development; and
- Thoughts on how the site could be developed and integrated into the existing settlement to create a thriving community well connected with the surrounding neighbourhood.

Opposite Figure 1: Location plan



-  sports hub / Green Space
-  relocation Knowle Football Club
-  proposed development site
-  existing poor quality woodland
-  Knowle Football Club

Background

The site is located on the north-eastern urban fringe of Knowle, close to the village centre (Figure 2). Land parcels gain access east and west from Hampton Road. The land lies within the Green Belt and the landowners are promoting a single comprehensive proposal including long-term revision to the Green Belt boundary in this location. Technical studies specifically dealing with transport, ecology, drainage, landscape and heritage have been undertaken and support this document.

Proposed Strategy

The strategy identified in the document is to:

1. Provide a relocation site and new expanded sports facilities for Knowle FC;
2. Provide an opportunity for other local sports teams to use the new sports facilities (where viable);
3. Enable further work with SMBC leisure services to support the ongoing Playing Pitch Strategy review;
4. Assist the consideration of the facilities providing a sports hub for wider community benefits; and
5. Support SMBC's proposed growth option G - significant expansion of rural settlements.

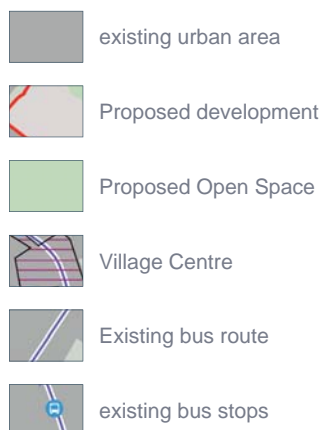
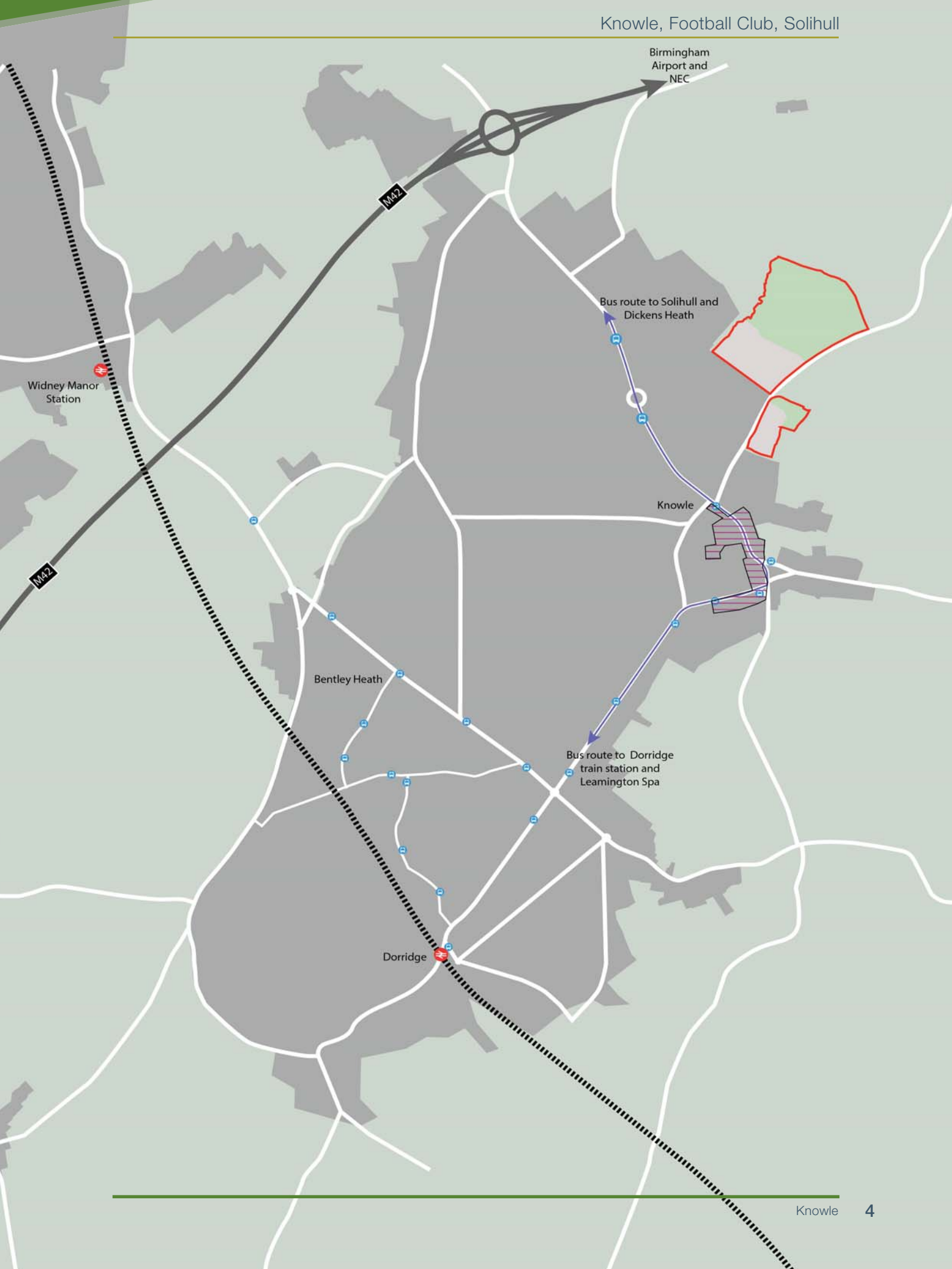


Figure 2: Wider location plan







The Issue

Sports Facilities

A Family Trust and Demrastore Ltd are working alongside Knowle Football Club (FC) to deliver the relocation of the Football Club facilities with the potential for the co-location of a new sports hub.

Knowle FC was established in 1926 and currently has 23 teams ranging from under 8's to adults (231 children and 60 adults).

The existing facility comprises one playing pitch and small training area, a poor quality clubhouse, a basic changing facility with only two changing rooms and a parking area. The pitch is overplayed and as a consequence is in poor condition. Not all of the teams are able to train at the Knowle FC ground and have to hire out pitches elsewhere in the area, costing the club circa £4,000 per annum.

Number of children involved at Knowle FC:			
Nr of teams	Side	Average in a squad	Amount of Players
5	5 a side (U6, U7 & U8)	8 in a squad	40 children
6	7 a side (GU10, GU11, U9 & U10)	10 in a squad	60 children
4	9 a side (GU12, U11 & U12)	14 in a squad	56 children
5	11 a side (U17, U15, U14 & U13)	15 in a squad	75 children
Total players			231

Number of adults involved:-		
Nr of teams	Teams	Amount
1	First team	20
1	Vets < 35s	20
1	Ladies	20
Total players		60
23	Total teams	

Summary

The existing facilities of Knowle FC are not sufficient to meet the demand for the current 291 players, volunteers and supporters. The club is not physically able to expand in its current location and therefore Knowle FC needs to relocate to a larger site, where more pitches and better facilities can be provided. To enable the relocation, significant funds need to be raised which can be secured via the delivery of residential development and further funding for a sports hub could also come forward with support from Sport England and the FA.

Solihull Council Playing Pitch Strategy

SMBC Playing Pitch Strategy (2012) recognises that the pitch at Knowle FC is overplayed and poor quality as a result of hosting approximately 8.5 matches on the site per week. Additionally, its first team competes in Division One of the Midland Combination Football League (FA Step 6 and 7 League). In order to meet minimum ground grading Step 7 (Ground Grading G) requirements it should provide floodlighting on its competitive senior football pitch and refurbishment of its changing provision. Planning permission has been granted for floodlighting at the existing site. This has been commenced but not completed due to issues with funding.

Solihull Local Plan Review

As part of the Local Plan Review the Council is undertaking a review of the Playing Pitch Strategy (2012). We consider that there is an opportunity to fund a new facility for Knowle FC and the potential for an enhanced facility to provide a sports hub for wider community benefit.

The Issue and Options consultation document identifies a requirement for a minimum of 4,000 dwellings within the Solihull Metropolitan Borough. It is understood that this figure could increase if either the OAHN for the Borough is higher than the currently projected need.

The issue therefore is where the new dwellings will

be accommodated within the borough, particularly given that a large proportion of the Borough is located within the Green Belt.

Birmingham Overspill

One of the other pressing planning issues which may give rise to significant Green Belt land release in Solihull Borough is the housing shortfall identified through the Birmingham Development Plan (BDP) process. The BDP Main Modifications published for consultation in August 2015 provided the following confirmation on the housing shortfall:

“Birmingham’s objectively assessed housing need for the period 2011 to 2031 is 89,000 additional homes. It is not possible to deliver all of this additional housing within the City boundary. The City Council will continue to work actively with neighbouring Councils through the Duty to Co-operate to ensure that appropriate provision is made elsewhere within the Greater Birmingham Housing Market Area to meet the shortfall of 37,900 homes.”

In parallel to the BDP process the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) commissioned Peter Brett Associates (PBA) to undertake an assessment of future housing need across the sub-regional housing market area for the period 2011 – 2031. Stage three of their work was published in August / September 2015 and seeks to compare the housing need against land supply currently identified and, if supply falls short of need, to explore spatial options for meeting that shortfall.

When the Spatial Plan for Growth is published by the GBSLEP it may become more apparent where the housing can be delivered and what proportion is required to be delivered in Solihull.

Knowle, Dorridge and Bentley Heath Neighbourhood Plan

The site is within the designated Neighbourhood Area for the Knowle, Dorridge and Bentley Heath Neighbourhood Plan (KD&BH). The Neighbourhood Forum who are preparing the KD&BH Plan received official designation of the Neighbourhood Area on 10 October 2015. The Forum formally launched on 15 November 2015.

A public meeting was held on 13 January 2016 to discuss the Solihull Local Plan review Issues and Options consultation document and canvass views on the proposed options for growth.

The Forum recognise that there are a number of options within the Solihull Local Plan Review Issues and Options consultation document which would have a significant impact on the area. These include: Growth Option A - High Frequency Public Transport Corridors and Hubs; Growth Option F - Limited Expansion of Rural Villages/Settlements and Growth Option G - New settlements, Large Scale Urban Extensions or Significant.

The meeting was primarily focused on the issue of housing. The Forum objectively presented the 7 options set out in the SMBC Solihull Local Plan Review, emphasising the three options most likely to impact on the Neighbourhood Area. Questions were raised regarding local infrastructure such as roads and schools, and a number of comments recognised that a large site release would be necessary to obtain the financial contributions for the community benefit. Some, residents identified that there is a need for more affordable housing which could provide support to key workers such as teachers and nurses. The meeting was generally positive.

Green Belt

SMBC undertook a Green Belt Assessment in 2012 which focussed solely on North Solihull. As such the site was not assessed. SMBC will be carrying out another Green Belt Assessment as part of the Local Plan Review and this site should be assessed as part of that review. We have carried out an initial Green Belt review to determine the site's removal from the Green belt. This is considered later in this document.

-  site boundary
-  Conservation Area
-  listed buildings
-  Public Right of Way
-  Green Belt
-  Parish boundary

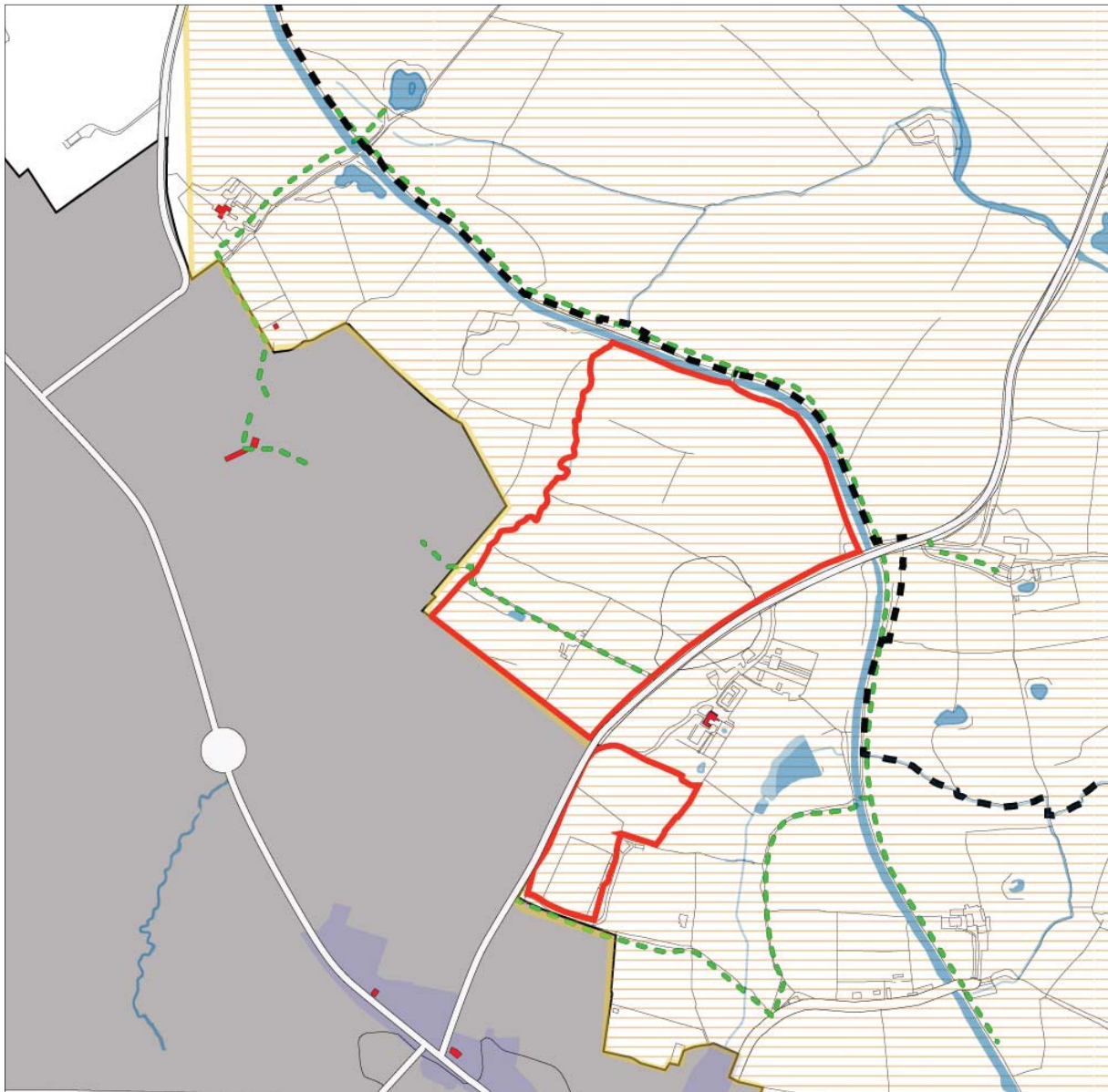


Figure 3: Planning policy plan

Analysis

Knowle Football Club

Knowle Football Club (Knowle FC) lies on the north-eastern urban fringe of Knowle, Solihull, within the Green Belt. The facilities comprise a single field with: an adult pitch bounded by a white painted railing; a floodlit training area; a building with two changing rooms and two outside toilets; a clubhouse with two rows of exterior seating; and parking with a single access off Hampton Road. These facilities are of very poor quality (see photos opposite).

The sports field and associated facilities lie in an urban fringe location. The field is bounded by generally low hedgerows with occasional outgrown trees. It is overlooked from the west by residential development along Hampton Road and from the south by a new residential development called Arden Fields, developed by Miller Homes. This is nearing completion. To the north of the Football Club is an area of woodland separating the site from Grimshaw Hall. Knowle village Cricket Club occupy the land to the east. The field feels enclosed and with a sub-urban character.

The proposed residential area and the proposed relocation site lies directly to the north of the existing Football Club. This site is bound by the Grand Union Canal to the north and provides a crossing point over the Canal. This leads to a wider route, Grand Union canal Walk (Tow-path). The site is overlooked along Hampton Road from the east, and from the south by residential development from the south. Along the western edge Purnell's Brook runs and its well screened by woodland.





Photo's: Knowle Football Club facilities and sport pitch



1. Knowle Shopping Centre
2. Knowle Village hall
3. Knowle Park
4. Knowle Library
5. Knowle Doctors Surgery
6. Knowle C of E Primary School
7. Arden Medical Centre / Arden Academy

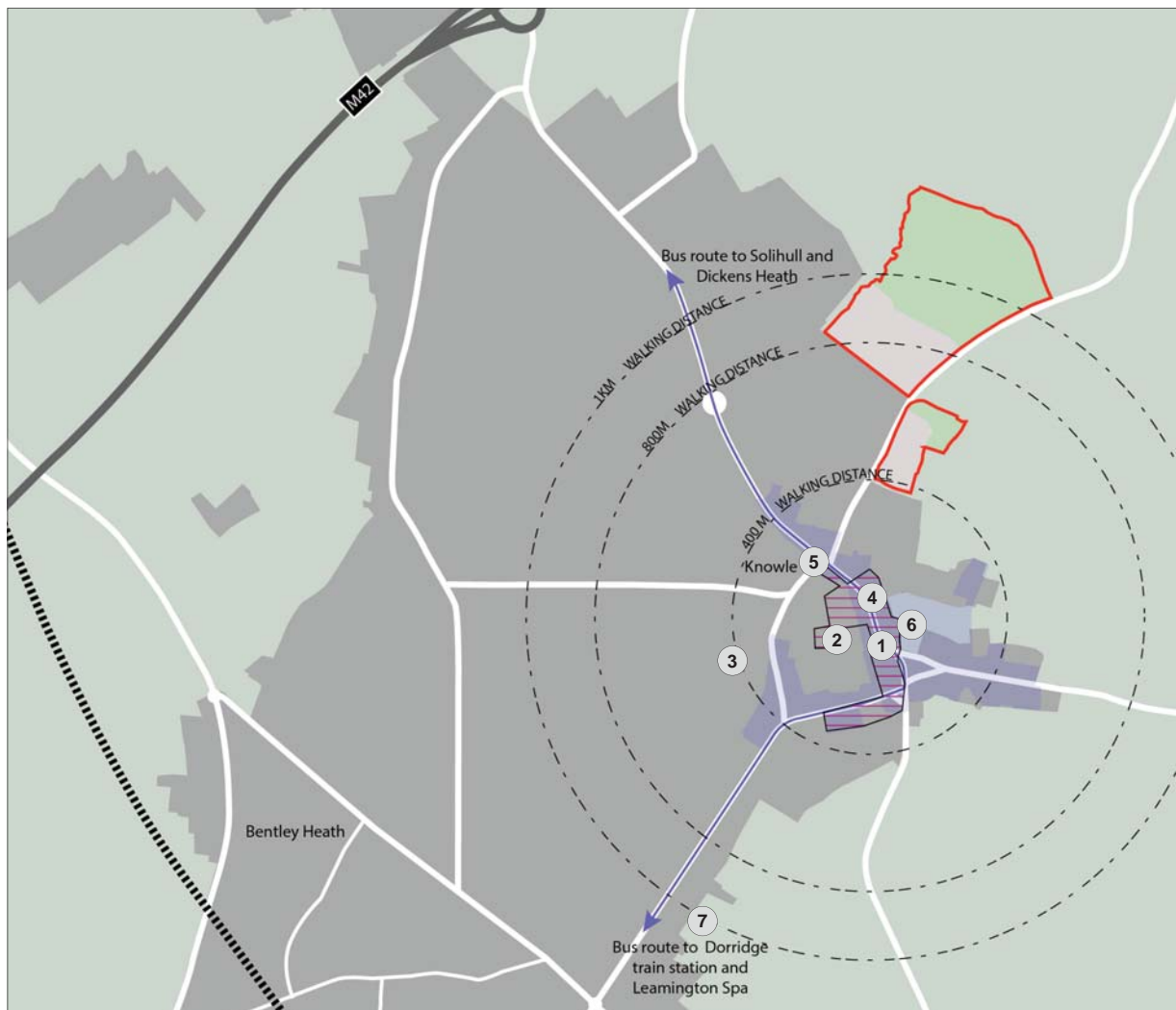


Figure 4: Services and facilities

Local amenities

Adopted Local Plan Policy (P7) requires housing development to be:

- Within a 800m walk distance of a primary school, doctor's surgery and food shop offering a range of fresh food; and
- Within a 400m walk distance of a bus stop served by a commercial high frequency bus service (daytime frequency of 15 minutes or better) providing access to local and regional employment and retail centres; and/or
- Within an 800m walk distance of a rail station providing high frequency service (3 or more per hour during peak periods) to local and regional employment and retail centres.

We have analysed the accessibility of the land parcels to the key services and facilities identified in policy P7 and have measured distances from the centre of parcel A and the centre of parcel C to these. The proposed housing development will be located approximately as follows:

1. Between 620m and 1km from Knowle CofE Primary School and between 320m and 850m to Knowle Surgery.
2. Between 440m – 880m walk to Knowle village centre from the sites which provides a range of local shopping and services including convenience and comparison stores, and financial services.
3. There is a bus stop on Knowle High Street located, approximately 400m and 800m from parcel A and C. The bus stop accommodates services 87, 88 and S3 which run services to Solihull, Coventry, Wythall and Hockley Heath. The bus services connect Knowle village to Dorridge train station. Dorridge station is located approximately 3-4 Km from parcels A and C and provides services to Solihull and Birmingham City Centre.



Technical Assessments

A number of technical assessments have been carried out to consider the suitability of the site. These are summarised below. In addition, highways, landscape and ecology assessments have also been carried out at baseline level.

Access and movement

Hampton Road provides a connection between the A4141 in Knowle to the B4102, just south of Hampton in Arden. It is subject to a 30mph speed limit within the Knowle area. The 30mph zone changes to national speed limit just north of the existing PRow which leads through to Wychwood Avenue.

There are footways and street lighting along both sides of Hampton Road as far north as the access to the existing Knowle FC pitches. North of this point there is a footway and street lighting along the northbound side of Hampton Road only up to the northernmost residential property. Further north, as Hampton Road becomes progressively rural in nature, there are no footways or street lighting.

Within the built-up area of Knowle, Hampton Road provides direct access to residential properties, plus access to a number of residential distributor streets (Arden Vale Road, Beausale Drive and Crabmill Close).

Heritage

A Heritage Review has identified three potential heritage assets (designated and non-designated) which include:

- Listed buildings: Grimshaw Hall (Grade I) & Henwood Hall (Grade II)
- Knowle Conservation Area
- Grand Union Canal

There are no heritage constraints within the red

line boundary. Although some of the red line area historically formed part of the estate of Grimshaw Hall, it has never formed part of its formal gardens and has always been in agricultural use.

Listed Buildings

The Listed buildings include Grimshaw Hall (I) and Henwood Hall (II). Any potential impact on these listed buildings will be minimal or negligible due to natural and existing topography and screening by existing tree planting. However, it is proposed to enhance existing hedgerows and trees to mitigate any potential impact.

Conservation Area

The sites make no contribution to the immediate setting of the Conservation Area owing to distance, topography and screening. The existing club site and fields might be considered to contribute to its rural village character. Therefore, some mitigation on the approach to Knowle along Hampton Road could be provided if necessary. This will reflect and enhance the semi-wooded character and appearance of Hampton Road, thus sustaining the rural character of the village.

Grand Union Canal

Non-Designated Assets include the Grand Union Canal. There will be an impact on this asset for users of the canal and the towpath walk and so mitigation will be considered as part of any further proposals. Mitigation measures will include:

- Creating a buffer zone to avoid a sense of enclosure along the canal boundary;
- Enhancing the mature planting to the canal boundaries.

Lighting

The Moated Site at Eastcote Hall (Scheduled) and Eastcote Hall (Grade II*) is within a mile distance from the site, but due to the topography and dense tree cover is not visible from both sites, even

during the winter months. It is unlikely that any impacts from floodlighting could be significant different than those already consented at Knowle F.C.

- 1 Grimshaw Hall
- 2 Henwood Hall
- 3 Grand union Canal

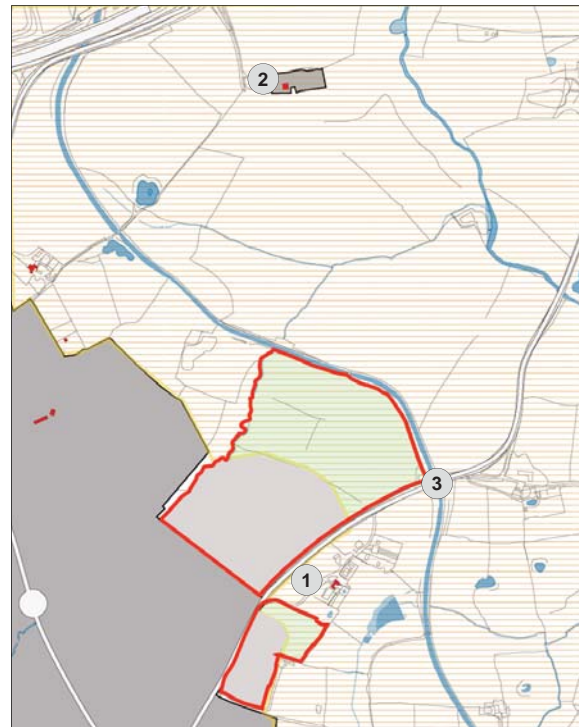


Figure 5: Heritage assets



Constraints and Opportunities

The Constraints and Opportunities, as concluded from the technical studies and together with an analysis of the site identified on the plan opposite, have been used to prepare a series of concept option plans.

Constraints

- Integration of existing trees and hedgerows;
- Potential impacts on the Green Belt;
- The siting and design of a vehicle access will need to consider impacts upon existing trees;
- Maintain the privacy and amenity of existing residential properties backing onto the site;
- Seek to retain the existing Public Right of Way on it's existing alignment; and
- Intervisibility Grimshaw Hall.

Opportunities

- Relocation of the current football club, to north east of the site to cater for the local demand;
- Relatively flat area and space for relocating Knowle Football Club;
- Providing wider connections into Grand Union Canal walk;
- Good connectivity in and around the site, with the potential to connect into these links to wider the network and provide a safe walking route;
- Provide new market and affordable housing with associated infrastructure and public open space to help meet local need;
- Provide a hub of informal and formal public open space which could include sports pitches and a MUGA south west of the relocated Knowle FC to meet wider community requirements;
- Provide local areas of open space with equipped children's play areas;
- Retain important trees and vegetation that can provide a mature landscape structure;
- Retain and where possible enhance connecting wildlife corridors;
- Build upon existing footpath links through the site to establish sustainable pedestrian and cycle access to local facilities;
- Link existing open spaces and access to the wider countryside;
- Retain views across Union Canal;
- Enhance access to and from the Grand union Canal; and
- Potentially enhance the existing coal bridge crossing.



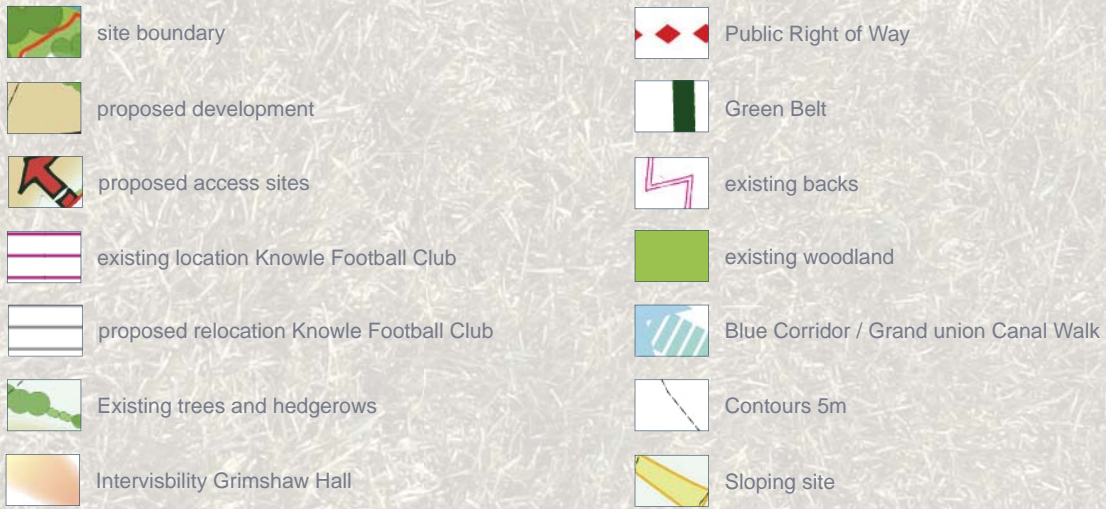


Figure 6: Constraints and opportunities



Photo "CCB Centre for Sporting Excellence Football Pitch" by Morgans11

The Opportunity

Sports / Community Benefit

A Family Trust and Demrastore Ltd propose to provide Knowle Football Club with the enlarged local area required to deliver enhanced sports facilities. These enhanced facilities will provide at least 4 full-size pitches including a 3G pitch alongside a new clubhouse. In addition, subject to support from Sport England, the FA, and SMBC, there may be an opportunity to provide an enhanced sports hub in conjunction with the proposals for Knowle FC.

It is envisaged that a number of other football teams/clubs in the area, could utilise the new sports hub. In addition to this, a number of other local sports teams could utilise the space such as cricket, running and cycling clubs. For the latter, this hub could become a meeting place and the opportunity to use the club house facilities.

For cycling, the hub could be the starting and finishing point for a number of cycle clubs/teams with the ability to utilise the showers and cafe facilities at the end of their ride.

For running, a number of safe trails could be incorporated around the site which could be used as a warm-up / cool-down route or as a tempo training route.

The proposals are in accordance with paragraph 70 (bullet 1) of the NPPF which states that planning policies and decisions should:

'plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments...'

With recent and proposed growth in housing in the area, the projected increase in demand for such facilities is likely to rise.

Between 2001 and 2011, the population of Knowle increased by +1.2%, and Dorridge, Bentley Heath and Hockley Heath by +9.1%. Taking the total population to circa 21,818 residents. We understand that in 1901 the population of Knowle, Dorridge and Bentley Heath was around 2,102. Whilst the population has increased by around ten fold the level of sports provision has not grown within the area. Therefore, there is a significant under provision of football pitches which these proposals can assist with.

We understand that the Playing Pitch Strategy will be updated as part of the evidence base for the Local Plan Review. We consider that the relocation of Knowle FC will greatly assist in meeting the needs for enhanced facilities both locally and across the wider Borough.

Housing

In response to the Issue and Options consultation document and to support the identified housing requirement, we anticipate that a number of strategic land releases will be required to deliver new homes. The site subject of these representations is considered to provide a viable and deliverable option to help meet the need.

We consider that these proposals address Option G of the Issues and Options document and will assist in meeting the Borough's requirement by providing land for approximately 350 houses. Part of the site (Demrastore Ltd parcel) forms a SHLAA site which was considered in the 2012 SHLAA which we believe to be part of the '500 dwellings proposals around Knowle and Dorridge' identified in the consultation document. The sites we are proposing for housing development will contribute towards this identified figure and are also capable of enabling the provision of much needed sports and leisure facilities.

Development Framework

The development framework shows how the site could be developed in a logical way, responding to identified considerations. The framework demonstrates the capacity of the site to accommodate up to 300-350 dwellings, the relocation of Knowle Football Club and potential sports hub. The site will be subject to further analysis, testing and public consultation to inform emerging strategies for development.

Open space

The landscape-led scheme will establish a range of different open spaces throughout the site. Green spaces will be particularly focussed through the main movement corridors such as the public rights of way and to the northern part of the site, to integrate the proposed sports hub. Public open space is proposed opposite Grimshaw Hall to mitigate any visual impact on the listed building. This informal park connects through to the wider public open space where facilities such as MUGA and the club house form a focal point within the proposed scheme. On the north-western edge of the site the open space and enhanced tree planting will enhance existing ecology and wild life habitat.

To meet the open space requirements of Local Plan Policy, further consideration will be given to the Solihull Green Space Strategy 2006, Green Infrastructure Study 2012 and the Sport and Recreation Facilities strategy 2012.









Density

The density of the proposed residential development will be an average of 30 - 35dph. Densities would vary across the site, working in tandem with the built context and landscape character. This provides an opportunity to deliver a range of 2,3,4 and 5 bedroom houses.

Landscape strategy

The landowners have met with the Forestry Commission to discuss which trees can be removed from the poor quality woodland area north of the Football Club and where they shall be replanted. This will ensure that appropriate screening



- | | | | |
|---|------------------------------|---|----------------------------------|
|  | Existing PRoW |  | Proposed residential development |
|  | Proposed footpath |  | Proposed public open space |
|  | Existing trees and hedgerows |  | Proposed vehicular access |
|  | Proposed trees and hedgerows |  | Proposed traffic calming |

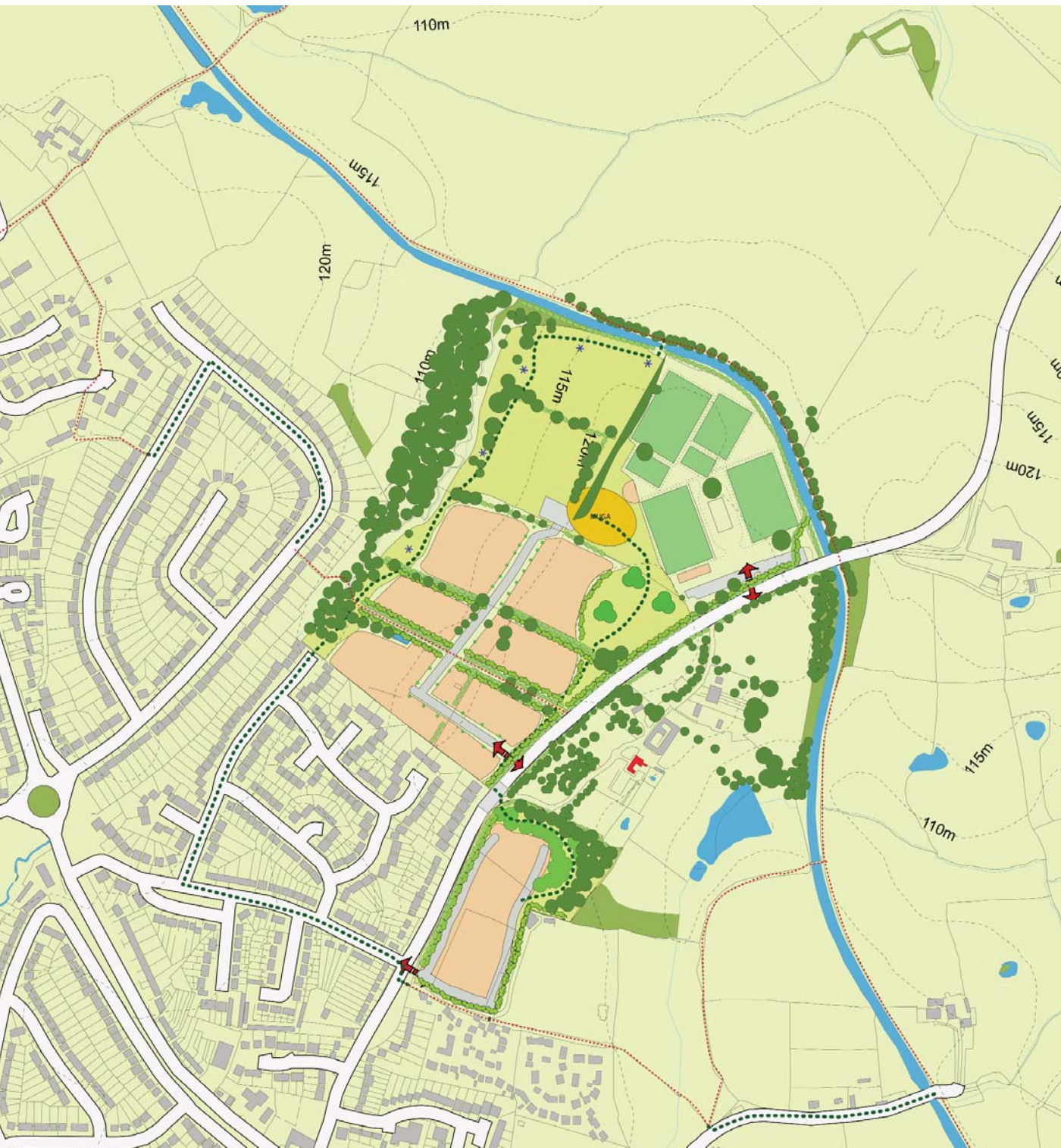


Figure 7: Development option

is maintained between the new residential development and Grimshaw Hall to minimise any potential impact on its setting.

Along the proposed main vehicular route new tree planting is proposed. This will link in to an informal footpath along the sport fields towards the pedestrian crossing over the Canal.

Opposite Grimshaw Hall a green buffer is retained to prevent intervisible constraints. The existing hedgerows along Hampton Road will be retained and enhanced with tree planting. This will retain the rural character of the area and retain a green setting and approach to Knowle village.

Within the sites all hedgerows and trees will be retained. Some areas of scrubs of limited value will be cleared from the site as shown in Figure 6.

The existing track through the site will be enhanced with tree planting to keep the feel of a rural footpath. Proposed development could overlook the footpath to provide a safe route.

Figure 8, indicates the proposed revised Green Belt boundary. The boundary would follow the boundary of the proposed development which falls within the existing village pattern. The sports hub and Knowle Football Club would be part of the Green Belt.



Example for a club house with a green roof

To mitigate any impact within the Green Belt of the proposed club house of Knowle FC we propose a green roof. This would blend in with the wider area and mitigate any views from the wider countryside.

Access strategy

Vehicular access to the site is potentially available from several locations, along Hampton Road. Initial studies indicate that one access point would be sufficient. An emergency access onto Alveston Grove could also be provided.

Pedestrian network

The pedestrian network will link in with the existing Public Right of Ways, and footpaths. Along Hampton Road there is the potential to create a formal footpath which links to the village centre. Footpath access to Alveston Grove would improve local connections to countryside walks for existing residents and, access to recreational routes could also be upgraded, such as the Grand Union Canal Walk.

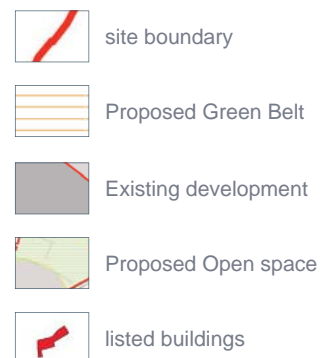
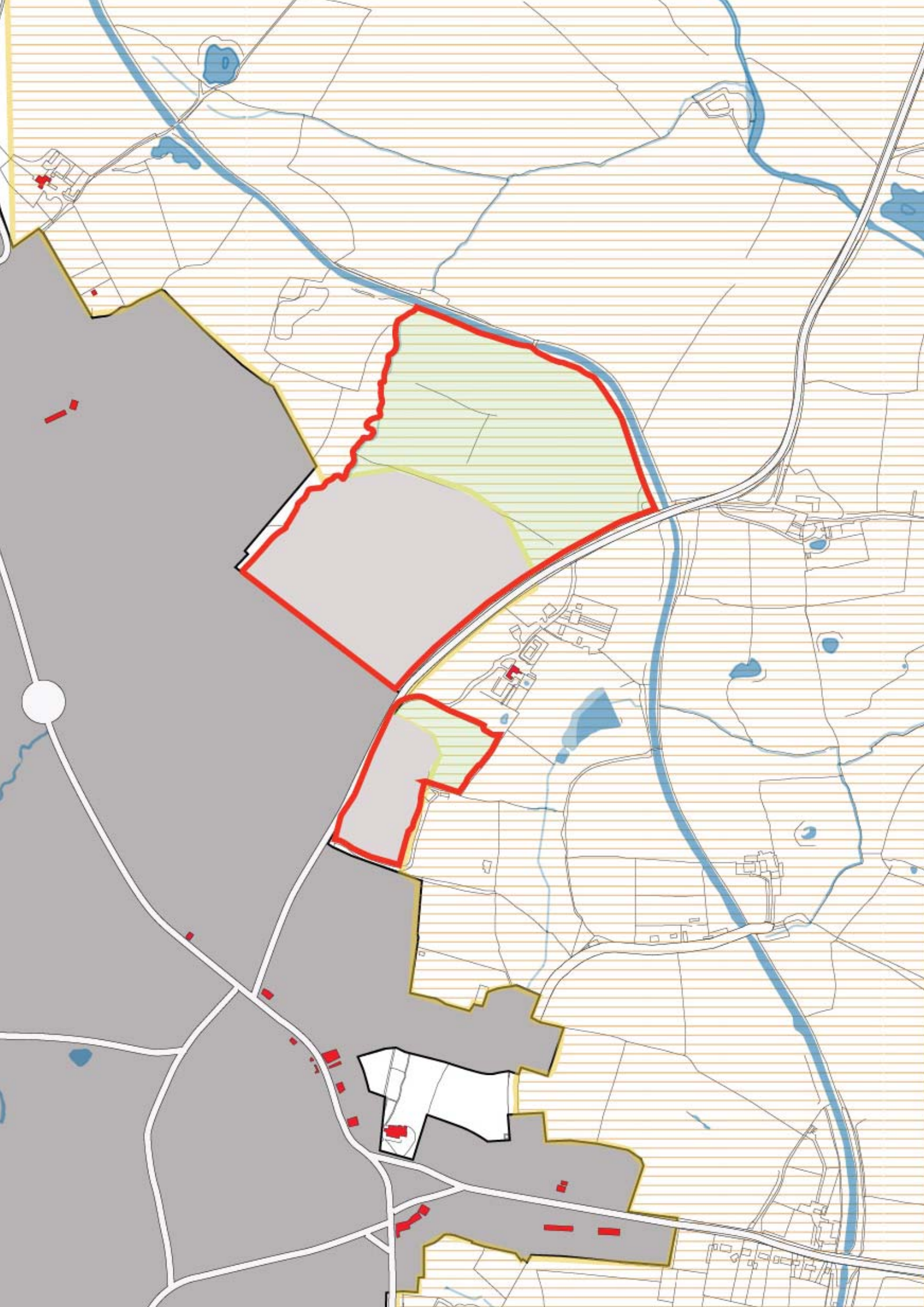


Figure 8: Proposed Green Belt boundary



Land Budget

Parcel A and B- Schedule	ha	acre
Total Site (Gross)	3.4	8.4
Public Open Space / Green Infrastructure	1.2	2.8
Net Residential development	2.2	5.6

On an average of 30dph to 35dph the site can provide a range up to **70 - 80 homes**

Parcel C- Schedule	ha	acre
Total Site (Gross)	10.4	25.7
Public Open Space / Green Infrastructure	2.7	8.1
Net Residential development	7.7	17.6

On an average of 30dph to 35dph the site can provide a range up to **230 - 270 homes**

Parcel D -Schedule	ha	acre
Total Site (Gross)	4.9	11.9

Parcel F- Schedule	ha	acre
Total Site (Gross)	5.2	12.8

Figure 9: Proposed land use

-  Proposed residential development
-  Proposed public open space
-  Proposed relocation Knowle Football Club
-  Potential for sports hub



Potential Sports hub

Facilities

- Potential additional football pitches for SMBC sports hub
- 2K and 3K running route and trim equipment along the western edge
- Outdoor exercise equipment
- Lockers
- Changing facilities
- Cycle parking / car parking
- Club house facilities / meeting place



New proposed footpath



Outdoor exercise equipment



3K run



5K run

Figure 10: Sports hub facilities





Phasing Strategy



Phase 1

The first phase of development will be residential development to the north of Hampton Road. The delivery of the houses on this site will generate the capital necessary to implement the first phase of the relocation of Knowle Football Club.



Phase 2

The delivery of the dwellings in the first phase generates capital for Knowle Football Club's relocation, changing facilities and a club house.



Phase 3

Upon completion of the first phase of the club house and pitches will be provided for, Knowle Football Club to relocate from their existing location. When the relocation is complete, the existing football site can be released for residential along with part of the existing wooded area.



Phase 4

The final phase of the proposal is to enhance the Knowle Football Club sports facilities with additional pitches or facilities to potentially provide one of the Borough's sports hub.

Conclusion

Football pitch provision within the area of Knowle has not significantly grown since 1901, whereas the population has increased approximately tenfold. This pressure of demand has its effect on the current conditions of pitches and facilities, which are of poor quality.

In addition, to the poor quality provision, teams need to hire out pitches elsewhere in the area, costing the club circa £4,000 per annum.

The proposal for the relocation of Knowle Football Club to a larger area for more and better facilities can be provided by delivering the first phase of approximately 270 dwellings on land west of Hampton Road.

The parcels sits well within the village development pattern, and is within 10 minutes walking distance from the main facilities and services of Knowle village centre.

There is a potential for the Borough to enhance the relocation of Knowle Football Club and promote the location to a wider sports hub. With support from Sports England the sports hub could become a community meeting place, where multiple sports such as runners, cyclists and potentially a cricket team could utilise the changing and cafe facilities in a club house facility.

The proposal assist in meeting the housing requirement for Solihull, and in particular support Option G for growth.

Benefits

- the relocation of Knowle FC, to provide facilities which are in line with Sport England's standards and the local demand for sports pitches;
- provide much needed housing in the area, increasing the choice of homes and providing a range of high quality housing, including affordable;
- enhance the existing landscape by preserving the important aspects of the existing landscape and providing a variety of new open spaces for health and recreation, including the potential for a Borough sports hub; and
- Provide a community meeting place.

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