

KDBH
Neighbourhood **Forum**
CIO

**Neighbourhood Plan
Monitoring Report**

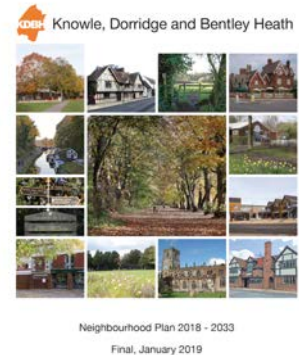
December 2021

1. Introduction

The Knowle Dorridge and Bentley Heath Neighbourhood Plan (the Plan) was ‘made’ (adopted) by Solihull Council in April 2019. Paragraph 1.5 ‘Plan Monitoring and Review’ of the Plan sets out a need for periodic monitoring to test the effectiveness of Plan policies in practice, and whether amendments may be required.

This is the first Plan monitoring report. It draws upon a detailed dataset¹ covering two years since the Plan was made, ie April 2019 - March 2020 and April 2020 - March 2021. General commentary on background conditions reflects changes up to the time of writing the report in December 2021.

We anticipate a further review may be needed once the Solihull Local Plan is adopted to assess any potential impact this may have on, and any consequential changes required to, the Plan.



2. Background to the KDBH Neighbourhood Forum

The KDBH Neighbourhood Forum (the Forum) was established in 2015 for the purpose of preparing a Neighbourhood Plan for the Knowle, Dorridge and Bentley Heath (KDBH) Neighbourhood Area, covering a population of some 20,000 people.

Our initial goal was for the Plan to be ‘made’ immediately following adoption of the Council’s own Local Plan Review (development of which started shortly after Forum launch in November 2015). As Local Plan timescales became protracted, however, the Forum decided to ‘decouple’ development of the two plans and deliver the Plan, and the protections and benefits it provides to KDBH residents, as quickly as possible. Five years of exceptionally hard work, from the team and thousands of residents involved in Plan development, was rewarded in March 2019 with a resounding 96% ‘Yes’ vote at Referendum.

In July 2020, following resident consultation, the Forum became a registered charity whose overall purposes are “to promote and or improve the social economic and environmental well-being of the Area”². The Plan remains at the heart of what we do in achieving these purposes, with a focus now on securing effective Plan implementation for the benefit of our Neighbourhood Area (KDBH). We face new challenges, not least of which how to operate with much reduced resources (grant funding stops once a Neighbourhood Plan is ‘made’); and also severely constrained by the Covid pandemic that has been ever-present since the Forum became a charity.



¹ The Forum has worked with the Council to specify the core dataset required to be extracted from the Borough-wide Planning Database, recognising the Plan’s shared commitment to producing a monitoring report. We thank them for their time and effort in providing the raw data to serve as an objective ‘evidence base’. The data extract process can now be repeated in future years. The Forum has subsequently spent considerable time analysing and shaping the output to create an overview dashboard giving insights into planning in KDBH.

² [KDBH Neighbourhood Forum CIO Constitution](#), Section 3

Sections 3 onwards of this report focus on Plan and planning related activities, providing a review and outcomes since the Plan was made in April 2019. Behind these achievements, the other core strand underpinning all Forum activity is a continued strong focus on resident communication and engagement. Thus, for example, since charity registration in July 2020 our work has included:

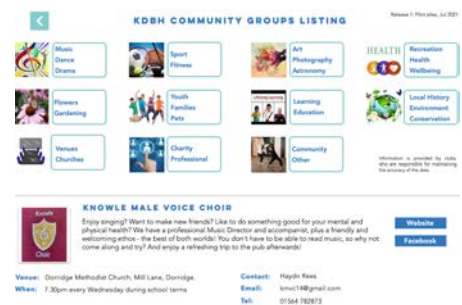
- 17 e-newsletters keeping those registered with the Forum fully informed on our activities
- Creating a weekly extract of all KDBH-related planning applications under consultation and making this available to residents [on our website](#)
- Placing the Forum’s responses to planning applications (as a statutory consultee), and key other Council communications, [on our website](#)
- Undertaking [on-line resident consultations](#) in 2020 and 2021 enabling residents to vote on their priorities for using funds from new developments to support community-led projects (NCIL); and providing an analysis of voting outcomes to inform Council decision making
- Raising resident awareness of, and seeking feedback on, the [Council’s Local Plan final consultation in late 2020](#): this included 3 x explainer videos; making all draft representations on our website prior to issue, and enabling residents to provide on-line feedback
- Participating in outdoor community events, eg. Knowle Heritage weekends and Dorridge Day, gaining positive and very valued feedback from over 140 face-to-face engagements
- Publicly representing the KDBH community and its Plan policies at the [Solihull Local Plan Hearings in Person](#) taking place from September 2021 - January 2022. To date this has involved at least 20 working days spent in preparation, review and issue of representations; attending hearings; and documenting potential implications for the Plan and the KDBH community
- Trialling ways to reach new audiences, extend our community presence and deliver enhanced community benefits. Given Covid, the main thrust here has been to capitalise on our Forum web assets to create new on-line facilities for:



[Coronavirus](#)

[KDBH Listed and Heritage buildings; interactive local walks](#)

[Local clubs and events listings](#)



While some of these developments remain a work in progress, ideally needing interactive community involvement once Covid constraints ease, the team is pleased and proud that, since becoming a charity:

- our Facebook followers have increased from 1,750 to 2,327, a 33% increase
- Forum membership continues to grow steadily, with over 130 new registrations
- our total number of registered contacts has grown to 1,571.

3. Purpose of Plan Monitoring Review

Paragraph 1.5 of the Plan sets out the purpose of the Plan Monitoring review, to:

- identify any material change in background conditions
- assess the success of the Plan in meeting its 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.

In addition, more recent national guidance produced by Locality on monitoring of neighbourhood plans includes:

- whether projects and actions are being achieved, and
- the level of monies raised through Community Infrastructure Levy and how such monies are being used.

4. Material Changes in Background Conditions

4.1 Local Area Changes

The main changes in our KDBH Neighbourhood Area (Area) are seen largely in Knowle High Street and the commercial areas. Shop closures in the High Street have continued, reflecting conditions experienced in high streets and town centres throughout the country. The situation has been accelerated by the Covid 19 pandemic.

There is now only one bank in our Area (Barclays in Knowle), with banking facilities being provided mainly through the post offices in Knowle and Bentley Heath. There have been welcome additions to the local offer, for example, the opening of Jacques, Bonds and Ella's Earth on Knowle High St, the reopening of a local butchers in Dorridge and the Dark Horse Café in Bentley Heath. The recent facelift of the Greswolde Arms on Knowle High Street is welcomed.

The situation in Knowle has also been accelerated by uncertainty surrounding proposals for redevelopment of the precinct. Many of the retail units are now vacant, awaiting redevelopment or refurbishment. Thankfully, some of the independent retailers have now relocated elsewhere within Knowle village centre; however, the ongoing uncertainty is having a damaging effect on the appearance and vitality of this shopping area. In October 2021, the promoters of a new development scheme published, and undertook public consultation on, their emerging proposals for refurbishing the precinct. A planning application has just been submitted in December 2021.



Public consultation on re-development of Knowle precinct

Elsewhere, throughout our Area, 'windfall' developments continue apace, particularly in parts of Dorridge. These arise from demolition of houses on large plots which are then redeveloped with one or more new houses. Windfall development is also happening on commercial sites, such as the redevelopment of Johnsons garage on Station Rd to be replaced with residential development which is now nearing completion. While some redevelopments are welcome, one of the Plan's important aims is to protect and enhance the character of an area. The impact of windfall developments on local character, density and appearance therefore needs to be kept under review.

4.2 Changes in the Planning System

Some changes at both the national and the local planning level have implications for neighbourhood planning. These include:

- **Revised National Planning Policy Framework (NPPF) (July 2021):**

Key changes relevant to the Plan are the increased emphasis on improving design quality and place making. A National Model Design Code has also been published. Design codes for entire neighbourhoods, or for individual sites, can be prepared, with a clear stipulation that such codes must be developed 'in conversation with' local communities. These changes support our Plan policies and are welcomed, given that one of the main aims of the Plan is to improve the quality of new development in our Area.

- **Changes to the Use Classes Order, published in September 2020:**

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes' (eg shops, offices and commercial, residential, community etc). 'Change of use' can occur within the same use class or from one use class to another. An application for planning permission or prior approval may be required, depending on the specifics of any proposed change of use, including any building work associated with the proposal. The latest update has changed some classes significantly. For example, the former 'A' class, relating to shops, offices, cafes, pubs and takeaways, has been replaced by Class E, relating to Commercial, Business and Service uses. Such changes, linked with changes to permitted development rights (see below), will have implications for some Plan policies eg Policy E1 Retention of Shops and Services.

- **Changes to the Town and Country Planning (General Permitted Development) (England) (Amendment) Regulations Order (GDPO), made in April and August 2021:**

This Order permits prescribed forms of development to take place without the need for a planning application. For example, the GDPO now allows residential uses to locate in shopping frontages without the need for planning permission. This does not, however, apply in Conservation Areas so will not apply on Knowle High St or parts of Dorridge centre. Nevertheless, the implications for Plan employment policies will need to be reviewed.



- **Solihull Local Plan Review, Currently at Examination in Public Stage:**

Once this is completed and the Local Plan is adopted, our Plan policies will need to be in general conformity with the Council's strategic planning policies. Public Examination of the draft Local Plan started in September 2021 and is now expected to run through to the end of January 2022, with adoption possibly later in 2022. Forum representatives attended the Local Plan Hearing sessions, including those relevant to the two proposed Knowle sites, and our Hearing submissions are available on the Forum web site. As things stand currently, there are potential implications arising from inconsistencies between Plan policies: H1 Housing on Allocated Sites; H2 Affordable Housing; and H3 Housing Mix regarding matters of density.

- **Residential Backland Development Supplementary Planning Document, Solihull MBC, August 2021:**

In creating this document, the Council's aim is to provide greater clarity on what is expected in terms of location, siting and design of backland development. This type of development is a feature in our Area, so the requirements set out should help in assessing the suitability of related planning proposals and, in principle, support Plan policy implementation. How effectively it does so depends, however, upon how the Council interprets and applies its guidance.

The above summary demonstrates how matters of planning policy are in a constant state of flux. The Forum will need to continue to monitor changes and consider implications for Plan policies.

5. Assess the Success of the Plan in Meeting the Vision, Objectives and Target Outcomes

In general, it is too early to assess how successful Plan policies are in achieving the vision and objectives for the KDBH Area, with the Plan lifecycle covering 2019 - 2033.

The most important test of whether the Plan helps improve the quality of new development will come if our Area's two proposed large development sites, at Hampton Road and the Arden Triangle, are confirmed as part of the Local Plan Review process. There are nevertheless a few early indications of where policies are being successful, as well as where adjustments to policies may be required in due course.

6. How Policies are Being Applied to Identify Any Unintended Consequences

The Forum monitors the Council's application of Plan policies by reviewing decisions on planning applications (the Council's development management process). This enables us to assess the success of the Plan in meeting its stated aims and whether there is a need to amend any policies.

To monitor application of Plan policies, the Forum team:

- On a weekly basis, extracts and reviews data on all planning applications under consultation for the KDBH Area. We make the planning application list generated available for all residents to view on our website (cf. link at Section 2b above).

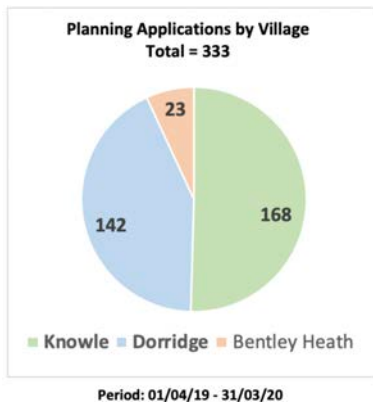
- Regularly liaises with the Knowle Society (KS) and the Dorridge and District Residents Association (DDRA) regarding the work they also do relating to planning applications. In agreement with the KS and DDRA, the Forum's remit is to focus on larger applications or those considered to have Area-wide implications for Plan policies. We also provide support to our two Residents Associations on request.



- Holds review meetings with Kim Allen, the Council's Head of Development Management. These prove very useful in taking stock of progress and discussing decision outcomes in the context of Forum responses. The meetings were originally scheduled to be held quarterly. However, their value and frequency depend to some extent on the level of applications and number of Forum responses. Over the last 18 months, Covid too has been a constraining factor. As a minimum, we hold an annual review.

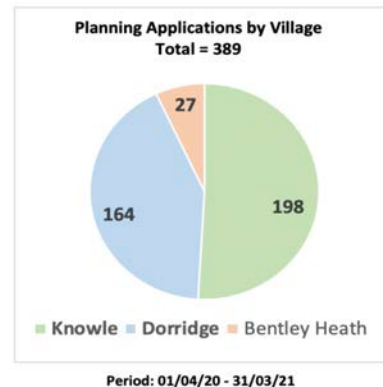
The Forum team has created a summary of KDBH-related planning applications for years April 2019 - March 2020 and April 2020 - March 21, shown in Appendix 1. This has been designed to provide an easy-to-read graphical 'dashboard', together with a more detailed schedule of Forum responses to planning applications.

The dashboard reveals that:



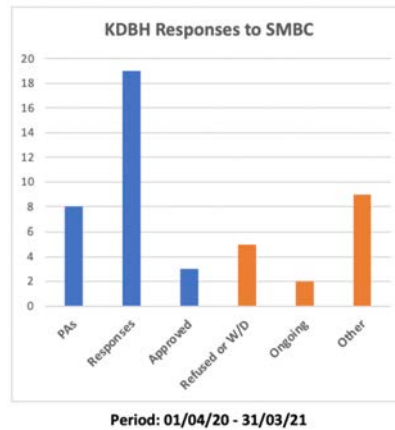
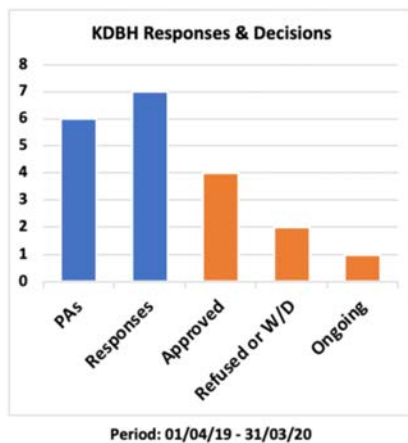
The total number of planning applications increased from:

- 333 in 2019/20 (Year1) to
- 389 in 2020/2021 (Year2)



- many applications were classed as 'minor householder', ie relating to house alterations and extensions. These totalled 64% in Year1; and 58% in Year2
- Year1 saw 3 major full dwelling applications (over 10 houses or over 0.5ha), with only 1 in Year2
- In both years, all the new dwellings were classed as windfalls (ie unexpected, as not on sites allocated for development). These totalled 11 in Year1; and 39 in Year2, with the significant increase mainly relating to the Churchill retirement development in Knowle
- a significant number of applications relate to protected trees, either those with Tree Preservation Orders or located in a Conservation Area. These totalled 36 in Year1; and 73 in Year2. Other trees are often affected by development proposals, for example when windfall developments are proposed

- a significant number of applications related to development within Conservation Areas, totalling 39 Year1; and 45 in Year2. On top of this, applications in the Green Belt totalled 17 in Year1; rising to 46 in Year2
- 91% of applications were approved in Year1; and 85% in Year2. This reflects the fact that most planning applications were classed as ‘minor’
- In Year1, 97% of applications for our Area were determined by officers under delegated authority, with only 9 being determined by Planning Committee. In Year2, the figures are 94% and 11 applications³
- In Year1, the Forum responded to 6 applications and 1 appeal; this increased in Year2 to 7 applications and 1 appeal. The relatively low number reflects the Forum’s focus on proposals that raise Area-wide policy considerations, rather than minor applications.



Note, however, that the total number of responses (letters) sent to the Council can be greater than the number of applications responded to. This arises where a single planning application is subject to more than one consultation, eg. following a planning

amendment; a report to, or attendance at, Planning Committee; or an appeal following a refusal by the Council. Every Forum response is recorded for monitoring purposes

- The schedule in Appendix 1 shows that Forum responses were mainly in respect of breaches of Plan policies concerning:
 - loss of trees
 - inappropriate design or density (usually through windfall developments)
 - unacceptable impacts on Local Green Space
 - impacts on Conservation Areas and impacts on employment/commercial centres

³ Explanatory note from the Council’s Group Manager, Development Management review of the draft of this report: *“delegated decision making will always account for the vast majority of decision making because these more simple and straightforward, uncontroversial applications may be taken by officers so freeing up Planning Committee time to focus on the major, significant and potentially controversial proposals. This is all set out within the Council’s scheme of delegation as found on page 6 of the [Planning Committee Handbook](#)”.*



- In Year1, of the 7 objections made, 4 applications were approved, 1 was refused, 1 was withdrawn and 1 is still on-going. In Year2, the Forum responded to 8 applications, of which 3 were approved, 3 were refused, 1 was withdrawn and one is awaiting an appeal decision. The schedule for Year2 shows that the Forum made several follow up responses in respect of the Conker Lane mast application and the Johnsons Garage Station Rd application; as well as being active regarding loss of protected trees and commenting on the Council's draft document on Backland Residential Development.

The summary reveals a rather mixed picture to date in terms of the success of applying Plan policies. The main issues appear to be:

- Ensuring that Plan policies are referenced and applied in decision making. Some early Council decisions failed to refer to Plan policies as Planning Officers developed their knowledge and understanding of the Plan. We are pleased that this now seems to have been addressed and that Plan policies are regularly referenced in planning decisions.
- Differing interpretations of policies. The Council's view of what constitutes acceptable building design or acceptable backland development (Policies D1 and D2) has sometimes differed from that of the Forum, such that our objections have been overruled (eg 46 Avenue Road). In respect of the Johnson's Garage site, the Forum was disappointed with the Council's interpretation of Policy E2, which was intended to ensure that employment sites were not lost to housing without first undertaking both viability and marketing exercises. We may need to review the effectiveness of this policy in the light of both the Council's decision and the wider changes to permitted uses in commercial areas. The Forum was also disappointed with the approval of a large telecoms mast and equipment on the Local Green Space at Conker Lane, which we deemed to be contrary to Plan policy V4 that seeks to protect such spaces.
- On the plus side, the Council has referenced Plan policies in support of refusals of a telecoms mast on Widney Road (outside Vernon James/ Post office corner); the Wyndley Garden centre care home application (now the subject of an appeal); and an office building on Lodge Croft.

Regarding enforcement matters, the main issue relates to the Skogen development in Dorridge. This matter is currently awaiting a decision by the Council on a further planning application following the Independent Inspector's rejection of the owner's case against enforcement action. The latest application, submitted in April 2021, is still awaiting determination.

The Forum also monitors unauthorised felling of trees. These are usually alerted urgently to the Forum by resident concerns or complaints as, for example, the felling of some protected trees at the site of the former Lansdowne House. Having taken up, and persisted with, the matter with the Council, this eventually resulted in a requirement on the landowner to replace planting of felled protected trees. We continue to monitor that this has been done.



7. Are Plan Assumptions and Objectives Still Relevant? Is There a Need to Amend Policies?

Plan assumptions and objectives remain relevant. The desire to maintain village character, improve design, protect and enhance the local green environment and maintain the vitality and viability of the village centres remains at the heart of the Plan.

Increased national planning emphasis (in the NPPF) on improving design and enhancing greenery within new developments aligns well with policies relating to housing design, protecting local green spaces and maintaining the character of the villages. However, there is clear tension between central Government's desire to increase densities and how that is interpreted alongside the need to reflect village character. This issue is expected to be tested through the process of Independent Public Examination of the Solihull Local Plan, to which the Forum has made representations.

As indicated above, some Plan policies may need to be revisited following adoption of the Council's Local Plan. Differences in Council policy, where they relate to Local Plan strategic goals, could supersede our KDBH Neighbourhood Plan policies. The main Plan policies likely to be affected relate to new housing, ie H1, H2 and H3. We await the outcome of the Local Plan Public Examination and the result of Forum representations on these matters.

We may also need to update policies relating to commercial areas, notably Policy E1 Retention of Shops and Services, in the light of changes to the Use Classes Order, permitted development rights and the Johnsons Garage decision. The original purpose of the primary and secondary frontage policies, which aim to protect the core areas for retail purposes, may need to be revisited.

It is yet too early to undertake a more detailed review of the Plan and its policies, pending completion of the Solihull Local Plan. Over time, further monitoring of planning applications will also provide a clearer picture of the extent to which Plan policies are being applied as intended to achieve the Plan objectives.

8. Are Projects and Actions Being Achieved?

The Plan Appendix 4 includes a range of Community Actions to address issues raised by residents which, though very important, could not be included as part of Plan policy as they do not relate to land use.

Progress on these areas has been limited by a lack of funding for the Forum now the Plan has been 'made'. The impact of the global pandemic and our limited human resources have also held us back.

Areas where some progress on Community Actions has been made relate mainly to the Traffic and Transport issues. The Council's Knowle Transport Study and work on parking have led to the amendment of some traffic orders in Knowle and Dorridge, as well as proposals to improve cycling routes. Further traffic and transport improvements, particularly to bus travel, will be required if the proposed housing development sites in Knowle are allocated in the Local Plan. The Forum is pushing hard for greater clarity, and local consultation, on the design of local highway, cycling and bus improvement schemes.



Another area of Forum involvement is Communications Infrastructure provision. The need to improve mobile phone and broadband is a recognised issue for our Area and the addition of new masts on Widney Road (near the M42) are welcomed. However, other proposals have been opposed (see above) because of insensitive choice of locations.

9. Use of Neighbourhood CIL Monies and Other Community Activities

The Forum has played a very active role in successful delivery of Neighbourhood CIL (NCIL) projects to allocate £160,000 of funds generated from new development in our Area since the scheme started in 2019.

Neighbourhood CIL (NCIL) is designed to help address the impact or demands of new development by funding smaller scale community infrastructure projects. The good news is that, as our Area has an adopted Neighbourhood Plan, the funds available increase from 15% to 25% of all Community Infrastructure Levy (CIL) money raised by the Council from new development in KDBH.

In April each year, Solihull Council announces the level of CIL receipts it has received for each Ward that community groups can bid for. The bidding process then runs until the end of September. The Council must consult with the local community, through the KDBH Neighbourhood Forum, to sound out local views on how the funds should be prioritised and spent. Project bids from KDBH organisations that contribute to resident priorities set out in the Plan (eg its objectives, policies, and community actions) score favourably and are more likely to receive funding. Throughout the bidding process, the Forum works closely with KDBH residents, organisations, and the Council, providing valuable advice and guidance to ensure wherever possible that project proposals align to the Plan and meet bid qualifying criteria.

Once the bidding process is closed and bids have been submitted, the Forum undertakes an online resident's survey across the KDBH Area to determine the overall community prioritisation across the various bids. The results are submitted to the Council, along with the Forum's own assessment. The Council is then responsible for assessing our (and other non-parished area) bids against a scoring matrix. The successful bids are announced around the end of the year, with funds distributed shortly thereafter so that work can commence as soon as possible.

To date, there have been two bidding rounds. In the first year, six bids were submitted, from which four were awarded funding totalling £68,000:

- Dorridge & District Residents' Association (DDRA) - A Path for Bentley Heath Park (£12,865)
- The Knowle Society - Renovation of Knowle Park Play Equipment (£35,000)
- Visit Knowle - Central Knowle Improvement Plan (£17,000)
- Knowle Allotment Society - Knowle Allotments Security Fencing (£3,000)



Children enjoying the new playground equipment at Knowle Park

(Image: Love Knowle Park)

The amount of NCIL funding available in 2021/22 was less than the previous year, at just under £60,000, following the Council's decision to allow developers to request deferment of their payments due to the pandemic.

As at the closing date of 30th September 2021 six bids had been submitted:

- Dorridge Scout Group 2 - Construction of a properly surfaced carpark (£7,500)
- St Philips Church and Community Centre - Installation of a disabled and wheelchair bound person's lift (£20,507)
- Royal British Legion - Replacement tables and chairs (£5,592)
- The Knowle Society - Installation of a Basketball court (£12,000)
- Solihull MBC - Bridge Meadow Pond Enhancement (£31,506)
- Solihull MBC - Jobs Close Pond Enhancement (£20,500)

This year's bids exceed the NCIL funds available, so unfortunately not all projects will be successful.

Underpinning all the Forum's work on NCIL is a commitment to applying our knowledge of the Area and our established network of contacts with community groups and with residents to:

- publicise the opportunity and inform as wide an audience as possible to maximise the opportunity and benefit of project funding
- conduct an on-line resident's survey enabling all those that wish to, to register their views on bid priorities, whilst also ensuring full transparency and providing clear evidence of outcomes to feed into bid assessment.



10. Other Community Activities

In 2021, the Forum has explored various avenues to extend its presence in the community, and to broaden its appeal beyond just those interested in planning matters. Although still a 'work-in-progress, this has included applying the Forum team's knowledge, skills and IT assets to create an on-line:

- interactive map of local listed building and heritage assets to showcase what makes our Area so special
- listing of KDBH Groups and an associated KDBH Events Calendar to promote our local clubs and organisations as they re-set post lockdowns
- inter-active map with details of walks in and around the KDBH area, including printable / downloadable leaflets.

Covid has unfortunately put an end for the time being to face-to-face public open Forum meetings. None-the-less, we continue to take opportunities to interact within the community, where safe to do so. Most recently, for example, this has been at the Knowle Time Machine Festival and Dorridge Day community events, where many residents appreciated the opportunity to catch up on what has been happening both on development in KDBH and on the Council's Local Plan.

11. In Conclusion

The KDBH Neighbourhood Forum, using data provided by the Council, has designed and implemented appropriate Plan monitoring systems and processes. Our progress assessment to date, still early in the Plan lifecycle, shows rather mixed outcomes regarding the effectiveness of Plan policies. Policy application has certainly delivered some positive results. The Forum's intent in defining Plan policies has not, however, always been reflected or upheld in the Council's interpretation and application of Plan policy in making its planning decisions.

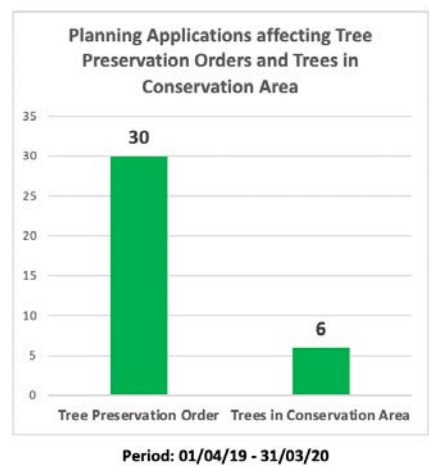
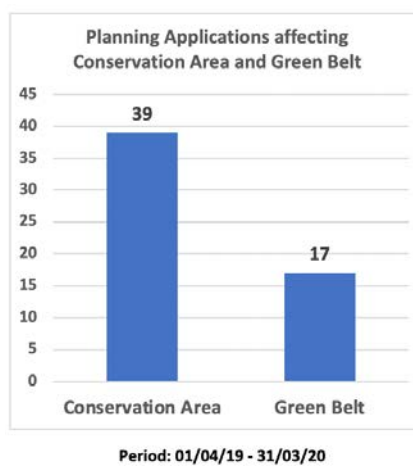
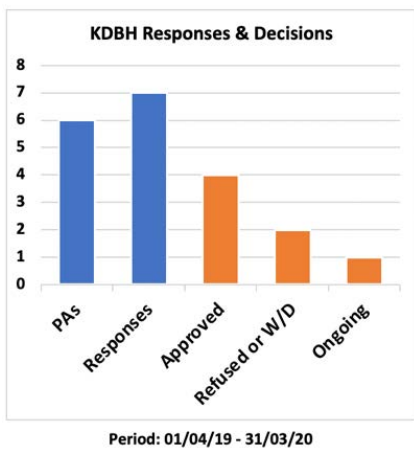
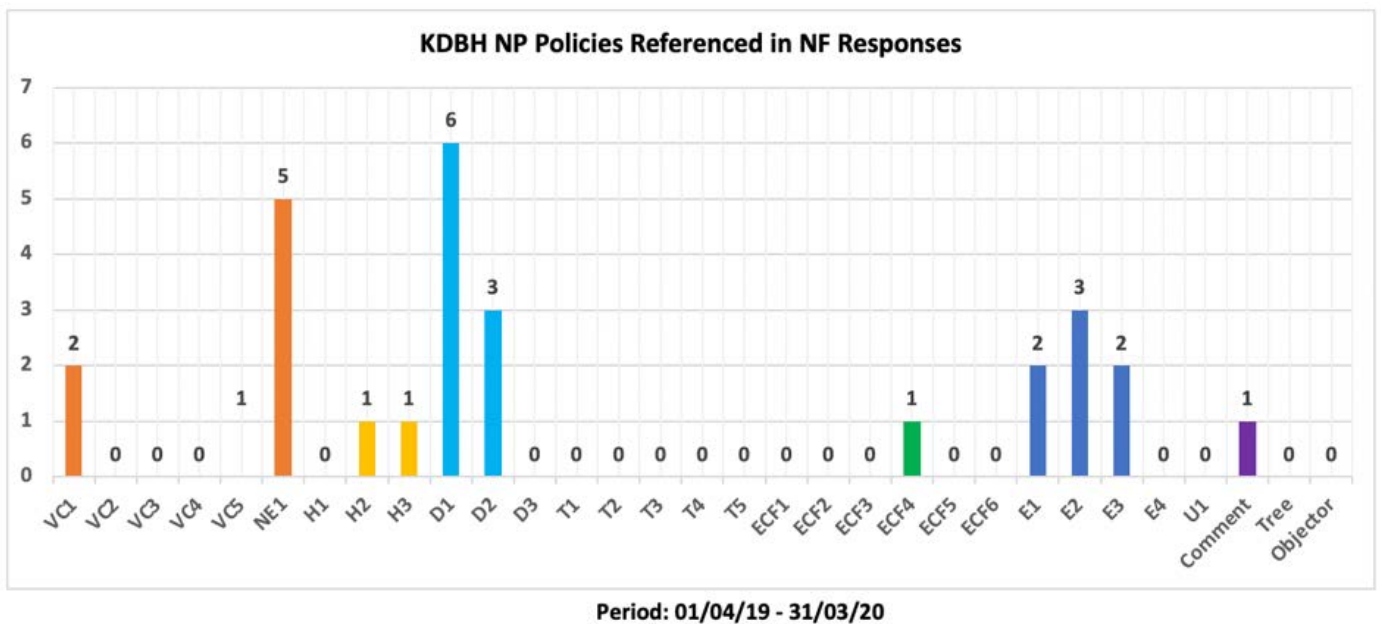
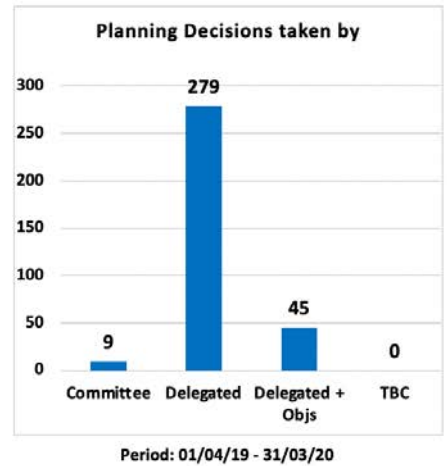
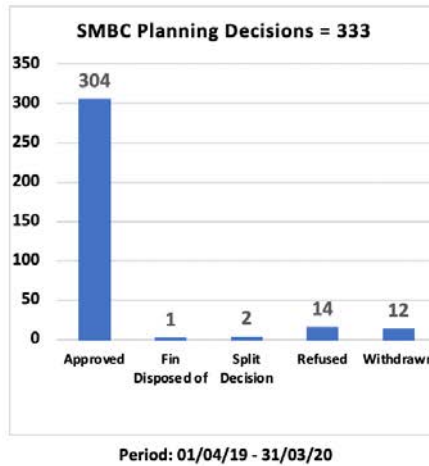
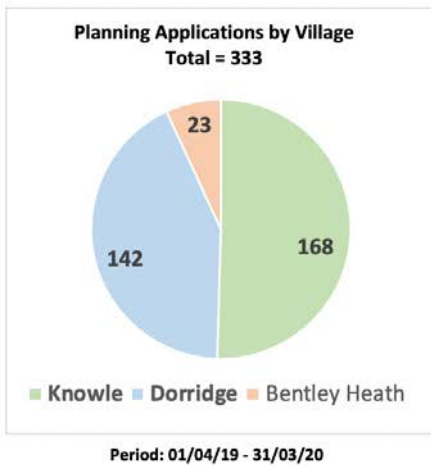
It is premature to consider revising the Plan, pending the outcome of Public Examination of the Solihull Local Plan and, in due course, its adoption. This may have significant implications for some Plan policies, notably relating to housing. On-going monitoring of planning applications and related data will develop knowledge, improve understanding, and extend insights into new development in KDBH and what this means for the Plan.

On a day-to-day basis, the Forum's collaboration with the Council on NCIL community funding has progressed well and is generally positive. Some material issues remain, however, where the Forum is seeking changes from the Council in both its bidding and assessment processes to better align these with, and to reflect more closely, KDBH community expressed wishes.

Finally, the Forum team continues to actively seek and encourage greater participation from residents in Forum activities, without which we remain severely constrained in the level of activity we can undertake on behalf, and for the benefit of, our whole KDBH community.

Appendix 1

Dashboard for the period April 1, 2019 to March 31, 2020



There can be more than 1 Response per Planning Application

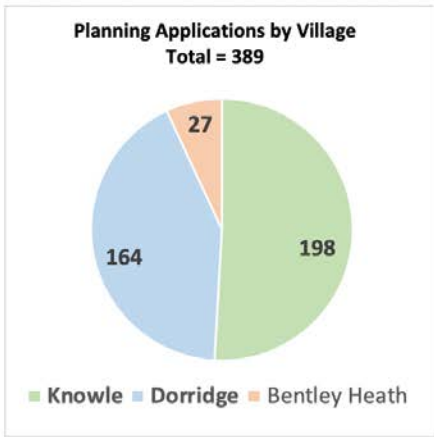
Planning Application Type	Frequency
Application to Display Adverts	5
Cert. Lawful Dev Existing	3
Cert. Lawful Dev Proposed	13
Change of Use	7
Listed Building Consent	3
Major Full Dwellings	3
Minor Full Dwellings	24
Minor Full Householder	212
Minor Full Other	12
Minor Reserved Matters Dwellings	1
Planning Portal - Outline Application	1
Prior Notification Ag Bldg to Resi	1
Prior Notification Householder	4
Tree Preservation Order	30
Trees in Conservation Area	6
Variation of Condition	8
Total	333

Period: 01/04/19 - 31/03/20

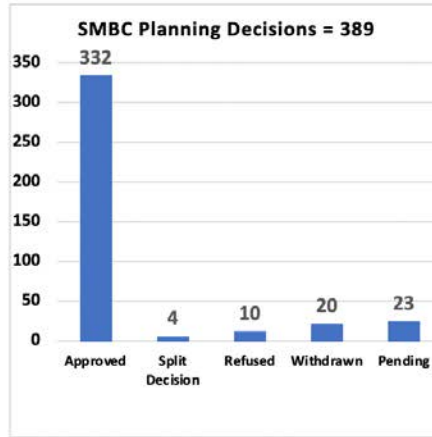
Summary of Responses Submitted 2019 - 2020

Response	Location	Address	Policies Referred to 2019-2020	Decision
Response to Planning Application Ref: PL/2019/00723/PPOL	Location: Land Between 39 And 79 Earlswood Road, Dorridge Solihull Proposal Outline planning application for the erection of a care home (use class C2) comprising up to 81 bedrooms with all matters reserved save access. Decision: Refused Date: 03.06.2019	Land Between 39 And 79 Earlswood Road, Dorridge	VC1, D1, NE1, H2, H3, ECF4	Refused
Response to Planning Application Ref: PL/2019/00346/MINFDW	Location: 2 Spring Coppice Drive, Dorridge Proposal to demolish a bungalow and build a six bedroom house. Decision: Approved Date: 12.06.2019	2 Spring Coppice Drive, Dorridge	Comment	Approved
Response to Planning Application Ref: PL/2018/03552/PPFL	Location: 162 Browns Lane, Knowle Existing detached single storey dwelling on the site to be demolished and replaced with part two storey detached dwelling. Decision: Approved Date: 12.06.2019	162 Browns Lane, Knowle	D1, D2, E2, NE1	Approved
Response to Planning Application Ref: PL/2019/02619/MINFDW	Location: 46 Avenue Road, Dorridge The Council has previously refused an application on this site in 2018 for the erection of one new dwelling and alterations / extensions to the existing dwelling under application PL/2018/02209/PPFL. Decision: Approved	46 Avenue Road, Dorridge	D1, NE1, VC5	Approved
Response to Planning Appeal Ref: AP/2019/00046/REF	Location: Land Between 39 And 79 Earlswood Road, Dorridge Solihull Proposal Outline planning application for the erection of a care home (use class C2) comprising up to 81 bedrooms with all matters reserved save access. The response to the Planning Application Ref: PL/2019//00723/PPOL is below dated 3 April 2019 Appeal Withdrawn January 2020	Land Between 39 And 79 Earlswood Road, Dorridge	VC1, D1, NE1	Withdrawn
Response to Planning Appeal Ref: APPP/Q4625/C/19/3223403	Re Planning Application Ref: PL/2017/00988/COU Location: 2 Station Approach, Dorridge Decision: Pending. Appeal Hearing date 31 March 2020 Solihull's Statement of Case of the Local Planning Authority: https://b0c3a377-e395-4bb7-8fb9-75318997a75c.filesusr.com/ugd/3745c0_e9f8afc872f34b14af8aa0118df3e7e4.pdf	2 Station Approach, Dorridge	D1, D2, E2, NE1	Ongoing
1) Response to Planning Application PL/2020/00411/PPFL	Location: 25 Station Road, Knowle, Solihull B93 0HL	25 Station Road, Knowle, Solihull B93 0HL	E1, E3	Approved

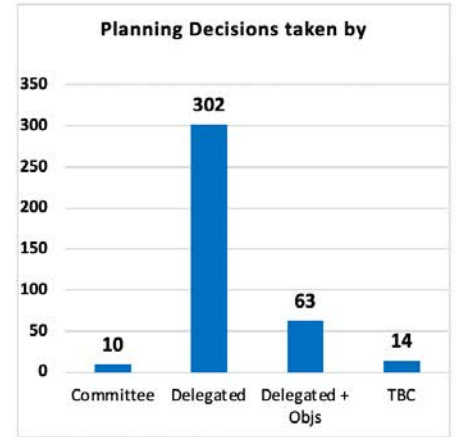
Dashboard for the period April 1, 2020 to March 31, 2021



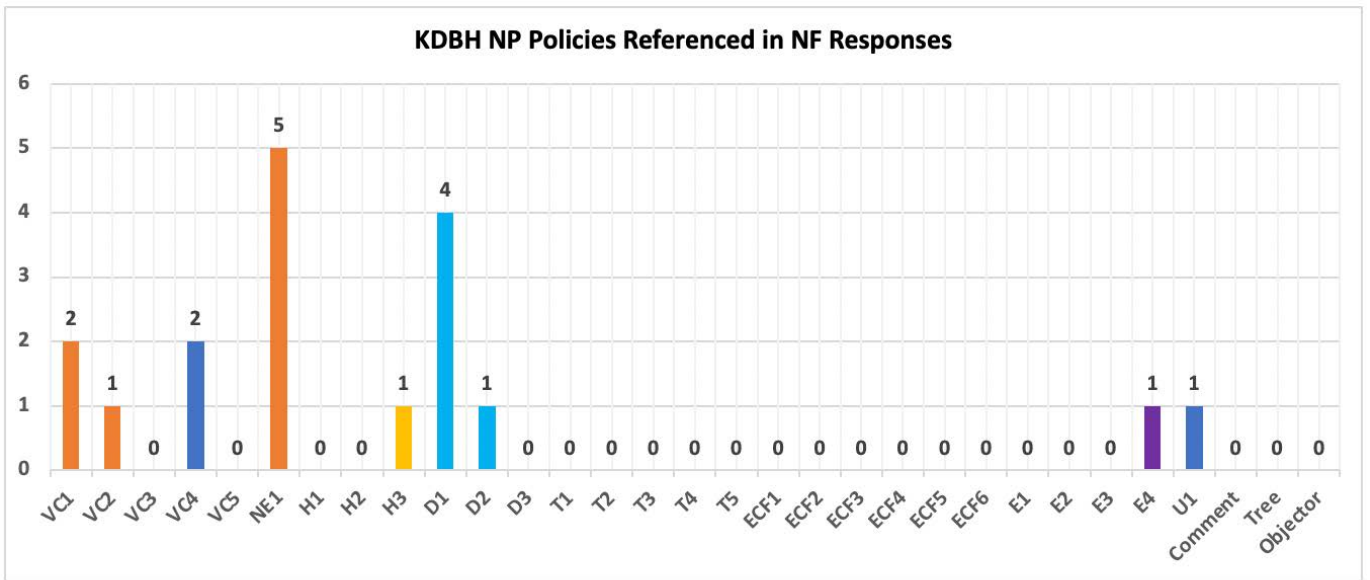
Period: 01/04/20 - 31/03/21



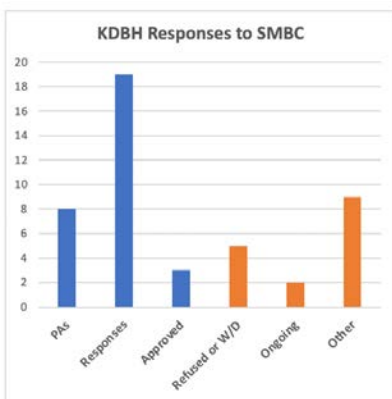
Period: 01/04/20 - 31/03/21



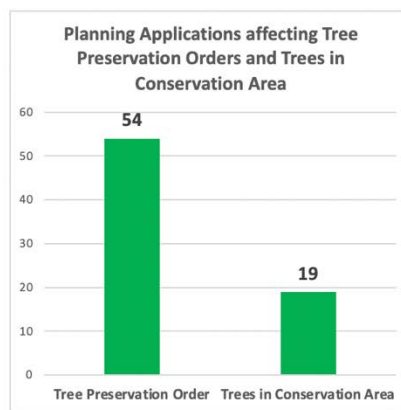
Period: 01/04/20 - 31/03/21



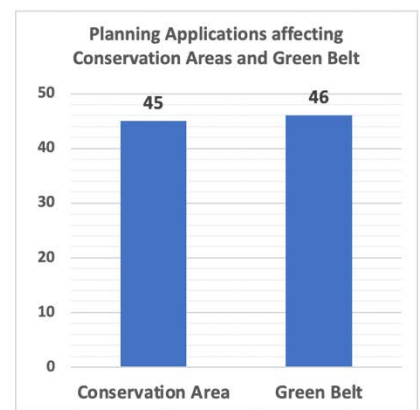
Period: 01/04/20 - 31/03/21



Period: 01/04/20 - 31/03/21



Period: 01/04/20 - 31/03/21



Period: 01/04/20 - 31/03/21

There can be more than 1 Response per Planning Application

Application Type	Frequency
Application to Display Adverts	1
Cert. Lawful Dev Existing	3
Cert. Lawful Dev Proposed	27
Change of Use	6
Listed Building Consent	2
Major Full Dwellings	1
Major Full Other	1
Minor Full Dwellings	22
Minor Full Householder	226
Minor Full Other	11
Minor Outline Dwellings	1
Planning Portal - Full Application	4
Prior Notification (Telecommunications)	2
Prior Notification Ag Bldg to Resi	1
Prior Notification Demolition	1
Prior Notification Householder	3
Tree Preservation Order	54
Trees in Conservation Area	19
Variation of Condition	7
Total	392

Period: 01/04/20 - 31/03/21

Summary of Responses Submitted 2020 – 2021 (Page 1)

Date	Response	Location	Address	Policies Referred to 2020-2021	Decision
28/04/2020	VF13274 Vodafone Installation of 5G base station, Pre-Application Consultation Response	Location: Land off Conker Lane, off Manor Road, Dorridge, B93 8SN.	Land off Conker Lane, off Manor Road, Dorridge, B93 8SN	U1, E4, VC4	
21/05/2020	Response to Planning Application PL/2020/00439/PPFL	Location: 65, Knowle Wood Road, Dorridge, Solihull B93 8JP Demolition of existing dwelling, ancillary dwelling, garages and erection of apartments and associated parking. It is a third submission for the proposed development that has previously been refused by Solihull Council, now for 7 rather than 8 apartments. Decision: Planning Permission Refused	65, Knowle Wood Road, Dorridge, Solihull B93 8JP	D1, H1, NE1	Refused
28/05/2020	Supplementary Response to Planning Application PL/2020/00411/PPFL	Location: 25 Station Road, Knowle, Solihull B93 0HL	25 Station Road, Knowle, Solihull B93 0HL	E1, E3	Approved
01/06/2020	SMBC Email Correspondence		25 Station Road, Knowle, Solihull B93 0HL	E1	
02/06/2020	VF13274 Vodafone Installation of 5G base station, Supplementary Response	Location: Land off Conker Lane, off Manor Road, Dorridge, B93 8SN.	Land off Conker Lane, off Manor Road, Dorridge, B93 8SN	Comment	
01/07/2020	SMBC Email Correspondence	Location: 25 Station Road, Knowle	25 Station Road, Knowle, Solihull B93 0HL	E1	
09/07/2020	Response to Planning Application PL2020/01274 PPFL	Location: 2 and 3 Bushwood Drive, Dorridge Demolition of existing dwelling, erection of 3 detached dwellings and one detached garage	2 and 3 Bushwood Drive, Dorridge	D1, NE1	Withdrawn
13/07/2020	Response to Prior Notification Application Number PL/2020/01360/PN	Location: 1806 Warwick Road, Knowle (Lansdowne House)	1806 Warwick Road, Knowle (Lansdowne House)	None	
22/07/2020	Forum Statement to Planning Committee for PL/2020/00411/PPFL	Location: 25 Station Road, Knowle, Solihull B93 0HL This application went to Solihull Planning Committee on July 22 when a Forum representative attended as objector. Decision: Planning Application Approved.	25 Station Road, Knowle, Solihull B93 0HL	Objector	Approved
24/07/2020	Prior Notification PL/2020/01408/PN (Vodafone Mast)	Location: Land off Conker Lane, off Manor Road, Dorridge, B93 8SN. Installation of an 18 metre lattice mast (Total Height 21 metres) with 6 No. antennas and 1 No. 600mm dish and 1 No. 300mm dish, 3 No. equipment cabinets and 1 No. meter cabinet enclosed in a secure compound measuring 5.2m x 8m Full Planning Application: https://publicaccess.solihull.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCP0FTOEGMT00	Land off Conker Lane, off Manor Road, Dorridge, B93 8SN	U1, VC4	
28/08/2020	Prior Notification PL/2020/01693/PN (EE Mast)	Location: Road Vergeside Land, Widney Manor Road, Solihull Installation of a 20 metre telecommunications Phase 8 monopole with wrap around cabin built round the base and 4 no. ground based equipment cabinets and ancillary development thereto. Full Planning Application: https://publicaccess.solihull.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QEC9UKOEH7F00&prevPage=inTray	Widney Manor Road, Knowle	U1	Conditional
16/09/2020	Forum Statement to Planning Committee for PL/2020/01408/PN (Vodafone Mast)	This application went to Solihull Planning Committee on September 16 when a Forum representative attended as objector. Decision: Planning Application Approved	Land off Conker Lane, off Manor Road, Dorridge, B93 8SN	Objector	Approved

Blocks of colour show Responses for the same Location.

Summary of Responses Submitted 2020 – 2021 (Page 2)

Date	Response	Location	Address	Policies Referred to 2020-2021	Decision
09/10/2020	Having again reviewed the details, the Forum has restated its strong objection in our response Here	Objection to PL/2016/02754/MAJFOT Motorway Service Station at Junction 4 of M42 (off Gate Lane, Dorridge) Link to Application https://publicaccess.solihull.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFWW SPOE01G00&prevPage=inTray The Forum's response to the original planning application on 22/11/2016 is Here https://b0c3a377-e395-4bb7-8fb9-75318997a75c.filesusr.com/ugd/3745c0_1ffc7b99886b4f3b8f49f67540965c12.pdf	Motorway Service Station at Junction 4 of M42 (off Gate Lane, Dorridge)	VC1, T5, E1, E2, E3, E4	Appeal
21/10/2020	Objection to PL/2020/01993/PPFL Following a detailed review of the planning application, the Forum has submitted a strong objection. Here	Wyndley Garden Centre, Warwick Road, Knowle, Solihull, B93 0DX	Wyndley Garden Centre, Warwick Road, Knowle, Solihull, B93 0DX	VC1, D1, H3	Refused
22/12/2020	Objection to Planning Application PL/2020/02541/PPOL	Location: 65, Knowle Wood Road, Dorridge, Solihull B93 8JP Outline application for access and layout (appearance, landscaping and scale to be reserved) for the demolition of existing dwelling, building ancillary to dwelling & garage and the erection of 3 No. 5 bedroom houses, garaging and associated parking.	65, Knowle Wood Road, Dorridge, Solihull B93 8JP	D1, NE1	Refused
01/02/2021	Arden Triangle: Removal of Trees on the Council's Proposed Development Site	On 1 February 2021, a number of concerned residents contacted the Knowle Society and the Forum having seen trees being felled around Lansdowne House, Knowle. This understandably rang alarm bells given previous experience (see our Facebook posts 6-8 November 2017). On 4 February, the Forum formally raised the matter to the Council, with various subsequent communications, see links below, to understand the process followed both in this particular case, and also more generally regarding removal of trees with a TPO. 1. 01-Feb-21 GG to SMBC 2. SMBC to Forum, 4/2/21 3. Forum to SMBC, 4/2/21 4. SMBC to Forum, 12/2/21 5. Forum to SMBC, 1/3/21. 6. SMBC to Forum 16/3/21	Lansdowne House, Knowle	Tree	Objection
04/02/2021	Forum to SMBC		Tree	Follow up	
01/03/2021	Forum to SMBC		Tree	Follow up	
04/03/2021	Response to Solihull Council Consultation on 'Residential Backland Development'	In February 2021, the Council launched a new consultation on draft guidelines for 'Backland Development'. This type of development has been a notable feature in KDBH over recent years, a typical example being erection of one or two big houses in the rear garden of large plots in a residential area (called tandem development). In some cases, this is giving rise to neighbour objections and adversely affecting local character.	Backland Development	Comment	

Blocks of colour show Responses for the same Location

From Charlene

I've looked at the completions monitoring data that we hold and have pulled off the 'completions' and 'losses' for the KDBH area for the period 2021-2022. These are all windfall applications.

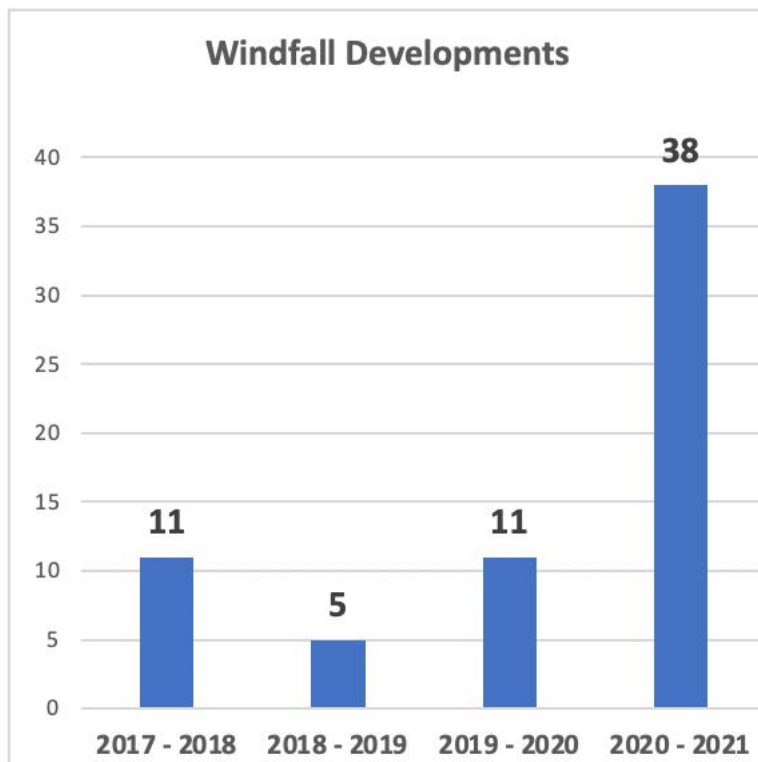
In the last monitoring year, we have counted 39 completions, and 1 loss, therefore a net of 38 homes. The majority of these are composed of the retirement apartments at 20-22 Station Road in Knowle.

Looking at the applications approved in the 2020-2021 year, all of these are windfalls.

Monitoring Year	Net No. Dwellings	SLP Sites*	Non-SLP Sites/Windfall
TOTAL	448	321	127
2019_2020	11	0	11
2018_2019	67	62	5
2017_2018	59	48	11
2016_2017	33	0	33
2015_2016	173	154	19
2014_2015	105	57	48

*Build out of Sites 12 (Four Ashes Road), 13 (Hampton Road) and 14 (Middlefield) in the existing Solihull Local Plan

Monitoring Year	Windfall
2020 - 2021	38
2019 - 2020	11
2018 - 2019	5
2017 - 2018	11



Period: 01/04/20 - 31/03/21