

**1817 Warwick Road Knowle Solihull B93 0DS**  
**Feasibility Report**  
February 2024

# 1 Architect Review Site analysis

## 1.0 Site Location

The feasibility study includes the review of the following site at the address Yew Trees, 1817 Warwick Road Knowle, Solihull, B93 0DS.

The development site is residential and located on the Eastern side of Warwick Road and South to the Village of Knowle in Warwickshire.

The review is to understand the existing site constraints to inform the proposed brief for additional dwellings to be located within the site boundary.



## 1.1 Site Location

The site location falls within the Knowle, Dorridge, and Bentley Heath (KNBH), KNBH is a rural settlement situated approximately three miles southeast of the Solihull town centre. The site is positioned four miles away from both Birmingham International Airport and the National Exhibition Centre.

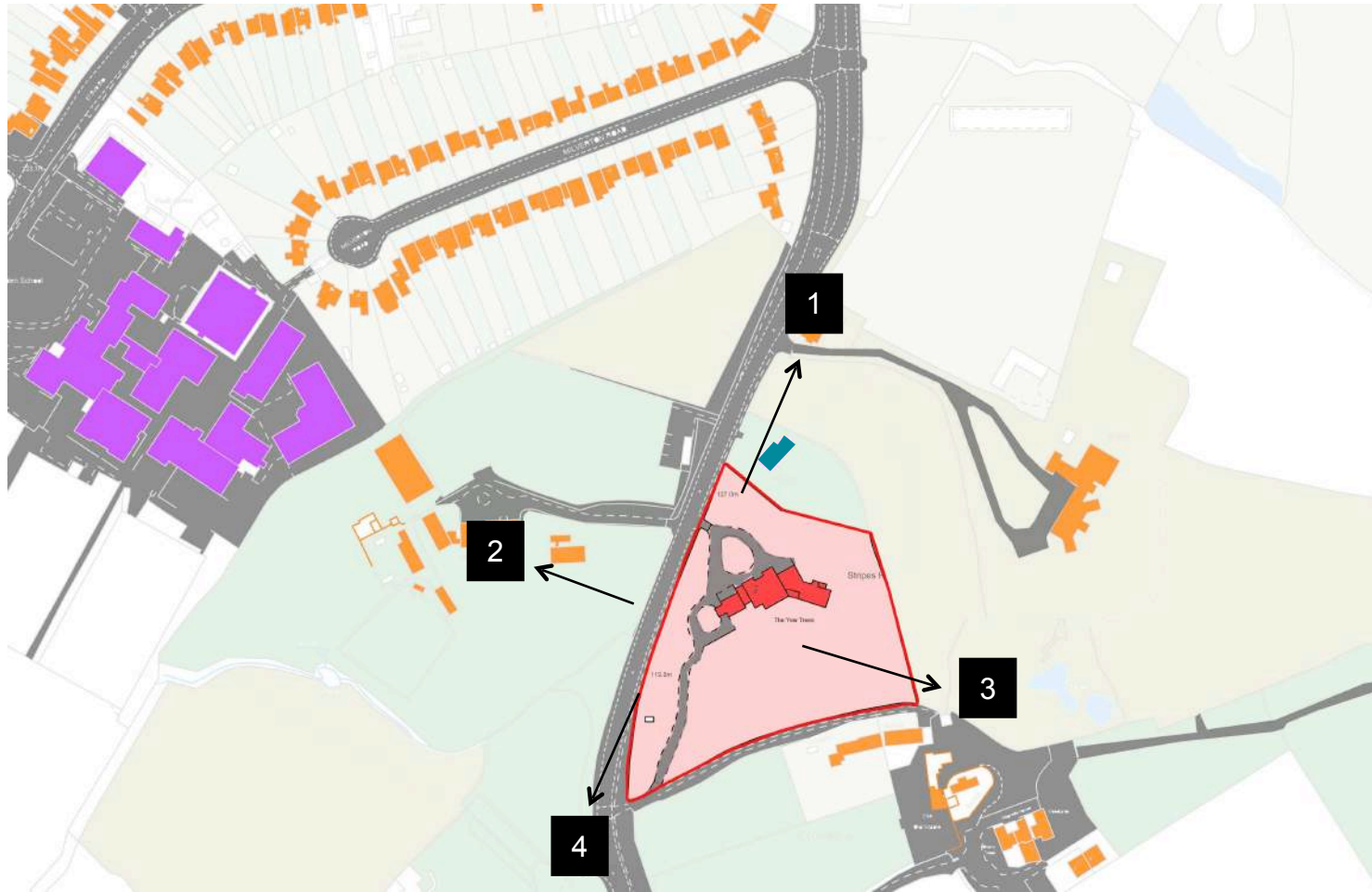
It is surrounded by Green Belt areas, intersected by the M42. The villages are enveloped by the countryside within the designated Green Belt, contributing to a verdant landscape.

## 1.2 Surrounding Context


The High Street and the St. John the Baptist, St. Lawrence, and St. Anne Church form the focal point of Knowle's historic medieval core, situated at the crossroads of two significant ancient routes. This area holds Conservation Area status, signifying its protection.


The site does not fall within the conservation area zone, the neighbouring properties are houses or agricultural land.

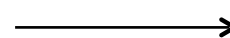
### 1.3 Land Use map



 Educational Building

 Residential Buildings

 Religious Buildings

 Views



## 1.4 Transport – Accessibility and Connectivity



The motorway network offers convenient access. Birmingham Airport and Birmingham International Rail Station are just a short car drive away.

Commuters benefit from train services connecting Dorridge and Widney Manor stations to Birmingham and London. The primary bus routes include the S2 from Solihull to Dorridge and the S3 from Wythall to Dorridge, passing through Shirley, Solihull, Knowle, and Bentley Heath with an hourly service throughout the day.

The S3 also operates at hourly intervals during evenings and Sundays. Additionally, the 87 and 88 services travel between Solihull and Balsall Common, with the 87 extending to Coventry. High car ownership is prevalent, with 55% of homes in Knowle and 59% in Dorridge owning two or more cars.

There is bus stop 1 minute away from the site which is opposite Lansdowne Farm.

### KEY



Bus stop

## 1.5 Planning Considerations

The site location has a number of constraints that can be addressed through during the design stage in order to comply with local policies.

The constraints for the site are as followed;

**Neighbourhood plan for Knowle, Dorridge and Bentley Heath**

**Birmingham Airport Telecommunications Mast Consultation**

**Green belt area considerations (Surrounding areas)**

**Brownfield Land Register**



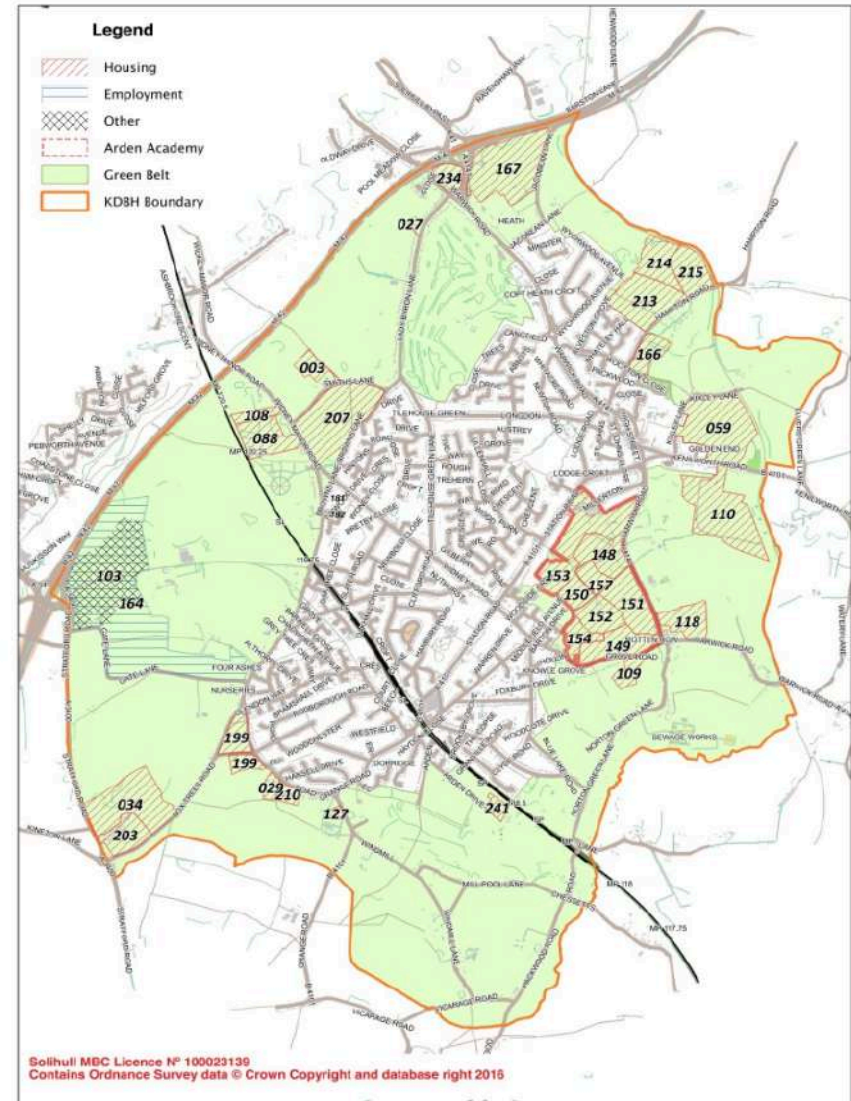
## 1.6 Green Belt considerations

National and Solihull Local Plan Green Belt policies will apply in the relevant parts of the Plan Area.

The NPPF states "Any development must be in harmony with the rural character of the villages' surroundings and sit well in the landscape. All development proposals should demonstrate how they have taken account of the setting of the built up areas within the wider landscape. Proposals shall have regard to the principles set out in: the Warwickshire Landscape Guidelines: Arden; the Solihull Borough Landscape Character Assessment 2016; and the Solihull Borough Local Character Guide 2016".

The design proposals will aim to meet the above criteria in creating a design that responds to the Warwickshire Landscape guidelines.

The proposed design will sit back from the main road (Warwick Road) which has a number of established hedgerows and trees this will ensure the key views and vistas will not be disrupted. The existing site area is not a green belt site.



## 1.7 Brownfield Land Register considerations

In April 2017 the Government introduced a requirement on Local Planning Authorities (LPAs) to publish a Brownfield Land Register (BLR). A BLR is a list of previously developed sites that are potentially suitable for residential development.

The BLR is to be kept in 2 parts:

- Part 1 will be for sites categorised as previously developed land which are suitable, available and achievable for residential development
- Part 2 allows LPAs to select sites from Part 1 and grant permission in principle (PiP) for housing led development.

The latest (2022) annual update of the Solihull Brownfield Land Register indicates a current Brownfield register of the site 1817 Warwick Road (BLR/025).

The image on the right shows the site boundary extracted from Solihull Gov Brownfield land register.

BLR/025 - 1817 Warwick Road, Knowle



## 1.8 Neighbourhood plan for Knowle, Dorridge and Bentley Heath

Planning policy for England is set out principally in the National Planning Policy Framework (NPPF). Planning Practice Guidance (PPG) also offers advice on how this policy should be implemented.

The Forum's Basic Conditions Statement includes an assessment of how the Plan has regard to national policies and advice, focusing on core planning principles. More specifically, and in line with the NPPF, the Plan aims to:

- Reflect the needs and priorities of the people and communities of Knowle, Dorridge and Bentley Heath
- support strategic development needs
- plan positively to support local development
- set out a positive vision for the future of the Area in a succinct plan
- identify, for special protection, Local Green Space
- set planning policies to determine decisions on planning applications
- shape and direct sustainable development.

In creating the brief the proposal aims to implement and comply with the national policies during the design concept stage in order to achieve a robust design which serves as a positive to the local community whilst being sensitive to the landscape.

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## 1.9 Previous planning applications

### Planning Applications (13)

#### GARAGE EXTENSION

Ref. No: PL/1991/00847/FULL | Status: Approved - Historic Data Transfer

TPC 12679A,,ERECT 3 DETACHED RESIDENCES ON SITE OF THE OLD VICARAGE, WHICH WILL BE DEMOLISHED. RETAINED TO ERECT NOT MORE THAN TWO ADDITIONAL RESIDENCES

Ref. No: PL/1959/12838/HIS | Status: Application Refused

TPC 13272,,O/L TO ERECT 3 BLOCKS OF 3 STOREY FLATS (TOTAL 54 FLATS) AND LOCK UP GARAGES, EXISTING HOUSE AND BUILDINGS TO BE DEMOLISHED.

Ref. No: PL/1960/11339/HIS | Status: Application Refused

TPC 15004,,CUL DE SAC AND 12 DETACHED HOUSES

Ref. No: PL/1962/12292/HIS | Status: Application Refused

TPC 14774,,O/L TO ERECT 2 BLOCKS OF 3 STOREY FLATS (TOAT 57 FLATS) AND 35 LOCK UP GARAGES

Ref. No: PL/1962/10853/HIS | Status: Application Refused

TPC 21061,,O/L DETACHED RESIDENCE,,TO APPEAL 550 - DISMISSED 15/5/69

Ref. No: PL/1968/13424/HIS | Status: Application Refused

TPC 20601,,O/L 4 DETACHED DWELLINGS

Ref. No: PL/1968/11267/HIS | Status: Application Refused

TPC 19112,,USE OF LAND AS A RESIDENTIAL CARAVAN SITE

Ref. No: PL/1966/12413/HIS | Status: Application Refused

ERECTION OF ONE DETACHED HOUSE

Ref. No: PL/1979/13390/HIS | Status: Application Refused

## 1.9 Previous planning applications

O/L ERECTION OF ONE DWELLING ,,TO APPEAL 993 - ALLOWED 5/1/79  
Ref. No: PL/1977/14373/HIS | Status: Application Refused

TPC 28409,,O/L REPLACEMENT OF DETACHED DWELLINGS,,TO APPEAL 773 - DISMISSED 16/5/75  
Ref. No: PL/1974/11198/HIS | Status: Application Refused

ERECTION OF DWELLING HOUSE, SWIMMING POOL AND GARAGE,,APPEAL 1231 - ALLOWED 9/4/81  
Ref. No: PL/1980/11904/HIS | Status: Application Refused

ERECTION OF DWELLING HOUSE, SWIMMING POOL AND GARAGE  
Ref. No: PL/1980/11447/HIS | Status: Application Refused

# 2 Architect Review Client Brief

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## 2.0 Client Brief

The following information details the client brief. The briefing information will form the basis for developing the design in the next stages of the project.

Requirements;

**3 no of dwellings on the site- 3x 5 bedroom houses**

**Neighbourhood plan for Knowle, Dorridge and Bentley Heath (KDBH)**

### **Changing Housing Needs**

There is a need to provide a more appropriate range of housing types and sizes in KDBH plan to meet future needs, whilst recognising that residents want to maintain a similar balance of styles (detached/semi-detached/terraced).

The project will aim to meet the KDBH plan in providing appropriate housing for the area. The current site is Brownfield land therefore the proposal meets the criteria for a housing led development.



### 3. Axonometric view – Existing site



#### Key

1. Warwick Road
2. Site Boundary
3. Existing house
4. Disused Pond
5. Neighbouring site
6. Hard Landscape
7. Shrubby lining the roads



### 3.1 Proposed Plan - 3x 5 bedroom houses



### 3.2 Axonometric view – Proposed site plan



#### Key

1. Warwick Road
2. Site Boundary
3. Existing house
4. Neighbouring site
5. Hard Landscape
6. Shrubbery lining the roads
7. Proposed 5 bedroom houses
8. Garage

### 3.3 Design Precedents





### 3.3 Design Precedents



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### 3.3 Design Precedents

