



## **KNOWLE, DORRIDGE AND BENTLEY HEATH**

### **NEIGHBOURHOOD PLAN**

**2018 – 2033**

### **LOCAL GREEN SPACE ASSESSMENT**

#### **INTRODUCTION**

The National Planning Policy Framework contains the following guidance with regard to the designation of Local Green Space:

- 76 Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.
- 77 The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- i. where the green space is in reasonably close proximity to the community it serves;
  - ii. where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - iii. where the green area concerned is local in character and is not an extensive tract of land.
- 78 Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

The sites put forward for designation as Local Green Space in the Knowle, Dorrige and Bentley Heath Neighbourhood Plan 2018 – 2033 are assessed against the Paragraph 77 criteria in the attached schedule.

In light of the guidance in paragraph 78, where sites have been proposed for Local Green Space designation that lie in the Green Belt, they have not been recommended for designation bearing in mind the high level of protection they already enjoy. The exception to this is where sites have been proposed that lie within or adjoining large tracts of Green Belt which are threatened by development proposals. These sites have been included as Local Green Spaces if they have been assessed as meeting the LGS criteria.

The landowners and/or long term leaseholders of proposed Local Green Space sites have been consulted during the assessment. Two sites, frontage land at Arden Academy and the former by pass land off Wychwood Roundabout, have attracted objections.

**Evaluation of proposed site against the criteria for Local Green Space (LGS) set out in: National Planning Policy Framework clauses 76-78**

**All Sites listed meet the criteria 'in reasonably close proximity to the community it serves' and 'the area concerned is local in character and is not an extensive tract of land**

NP Site Ref No.	Site Name OS Grid Ref (~centre point / beg & end for linear sites)	Particular local significance, for example:					Evaluation Details	Meet Criteria?		Additional Comments	Ownership	Area - Hectares	SMBC Public Open Space classification
		Beauty	Historic Significance	Recreational value	Tranquillity	Wildlife significance							
1	Wychwood woods SP 18132 77954	X		X	X	X	Situated within current Green Belt boundaries, the site has special significance for the local community and wildlife. The land is held in trust for conservation purposes. Donated to the community as part of a land deal. Highly valued as a green corridor by people, corridor for wildlife corridor, links Purnells Brook to Canal (SP 18280 78047) and to the former bypass route (SP 17689 77373 to SP 17591 76962), designated LWS. The land is potentially affected by the proposed development in the draft Solihull Local Plan Review and therefore designated as LGS.	Yes	Yes		SMBC owns Streamside Trust manages	5.11	Natural Open Space
2	Hampton Road / Kixley Lane (rear of Miller Scheme) SP 18468 77122			X	X	X	Balancing pond and open space. Area 3.2 ha of designated Local Wildlife Site (LWS). Recreation route from Hampton road to both Kixley lane & the canal. The site lies within the current Green Belt boundaries and is an area of marshland and semi-improved grassland and as such is particularly special in the KDBH area.  Land adjoins proposed development site in draft Solihull Local Plan Review so Green Belt boundary subject to change, therefore designate as LGS	Yes	Yes		Probably SMBC - it was a significant wildlife site long before Miller Homes scheme	3.31	
3	East corner of Wychwood roundabout SP 17680 77421 SP 17721 77395			X		X	Green vista on entering Knowle. Corner path used as a safe green route.  Forms one end of the wildlife corridor between Wychwood Woods and the Longdon Rd – Warwick Rd bypass route (site ref 12)	Yes	Yes		Local Highway Authority	0.24	
4	8 metre strip along Purnell's Brook. Former bypass route (part) from Longdon Rd to Warwick Rd (at Wychwood roundabout) SP 17689 77373 to SP 17591 76962			X	X	X	Valued for recreational use as demonstrated by findings of the inspector into the Village Green application. Corridor for wildlife linking Job's Close LNR with Streamside Trust land (Wychwood Woods) and River Blythe SSSI and farmland.  Presumption in draft Solihull LP Review of some development, hence LGS designation of a corridor of 8 metres from Purnells Brook to protect recreation and wildlife without precluding development.	Yes	Yes	Landowners do not support.	Private	0.43	
5	Knot Garden SP 18156 76864	X		X	X		Only public garden in the centre of Knowle. A garden area created to enhance the setting of the grade 2* listed building Chester House. Referred to in the Knowle Conservation Area Appraisal 2007 as "an important social and historical resource"	Yes	Yes		SMBC	0.02	
6	Knowle Children's Field, Kixley Lane (vested in National Trust) SP 18365 76789		X	X			Used for generations and donated to the community and then given to National Trust. National Trust supports classification as LGS.	Yes	Yes		NT have emailed support	1.14	Amenity Open Space

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7	Knowle Square – cobbled area and tree by church SP 18203 76715		X	X			Important space for community activities such as Christmas lights switch on, focus for Remembrance day, and provides a view of Guild House. Referred to in the Knowle Conservation Area Appraisal 2007 as “an important open space within Knowle village”	Yes	Yes		SMBC	0.03	
8	St John’s Close SP 18027 76675	X		X			The area is special as an oasis of green in the centre of the villag . Its greenery, mature trees and pathways act as a focal point linking parts of the village centre. The land has been used as a marshalling area for community events such as the annual Knowle Fun Run and the Remembrance Day parade. It is locally important as it adds significantly to the green character of the village centre and plays an important role in the setting of the Knowle Conservation Area. Exceptionally some minor incursions into the edge of the area may be acceptable if it can be demonstrated that the benefits in terms of safety, enhanced parking and the free flow of traffic outweigh the loss of green edge.	Yes	Yes		SMBC	0.73	Amenity Open Space
9	Allotments – Knowle SP 17776 76567			X	X	X	Well used by the local community. 26 full size plots/ 44 plot- holders. Over subscribed with waiting list approx. 5 years.	Yes	Yes		SMBC / Statutory	0.80	
10	Knowle Park – Jobs Close Park and LNR SP 17664 76664	X		X	X	X	The Park is highly valued for its recreational value, tranquillity, beauty and for its wildlife. Jobs Close Local Nature Reserve is located on the Longdon Rd frontage of the Park and extends along the Purnells Brook on the western side of the park. The Nature Reserve contains a pond as well as the Brook both of which support wildlife. The whole area is very popular with the local community.	Yes	Yes		SMBC	10.02	Principal Park
11	Land at Arden Academy (part) SP 17817 76359		X	X			The green space at the front of Arden Academy provides an attractive green setting on to Station Road with mature trees and a small pond. It contains three memorial features associated with the school and a young oak planted in 2012 as part of a schools and colleges initiative linked to the London Olympic Games. It forms part of the entrance area to the Academy and is accessible to the public and used for school and public events. This area is special as green space fronting Station Road and it makes a significant contribution to its green character. Green frontages are a distinctive local feature which the Neighbourhood Plan seeks to maintain. The land is currently in Green Belt but proposed for development. LGS designation would retain the same level of protection of part of the frontage as it currently enjoys (Green Belt) and would not preclude redevelopment of the Arden Academy site for residential purposes should the land be allocated as proposed. In the event that the school seeks to redevelop in situ, a case for development on this green frontage would need to be made as it would if were to be retained in Green Belt. Consider possible option of maintaining a narrower strip of green frontage that does not go all the way back to the school building	Yes	Yes		SMBC	0.17	

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12	Land at end of Moorfield Avenue (Pool End) SP 16744 76561 SP 16660 76932			X	X		A green traffic free pedestrian route with two ponds and passes a moat.	Yes	Yes		SMBC	1.69	Amenity Open Space
13	Bentley Heath Park SP 16452 76175			X			The Park is highly valued for its recreational value and provides a pedestrian green route. There are tennis courts, football pitches and children's play equipment.	Yes	Yes		SMBC	3.76	Park
14	Allotments – Bentley Heath SP 16398 76026			X	X	X	A valued area of green space. 40 full size plots/60 plot-holders Association well supported providing social events and support to members. Waiting list.	Yes	Yes		SMBC / Statutory	1.19	
15	MIND Garden SP 17652 75926	X		X	X	X	This is a horticulture and conservation project run by Solihull Mind created to support those with mental health issues and their families. It contains growing areas, wildlife conservation areas and a sports pitch. It contains mature trees together with many native and hedgerow plants planted in the last 20 years and provides a tranquil environment. It is special locally as it serves the local Mind community and is widely supported by the KDBH community as demonstrated by the level of concern when threatened with relocation or closure. The site is part of the area proposed to be removed from Green Belt to allow development of the Arden Triangle. The promoters of the Arden Academy proposals have publicly stated that the Mind Garden will not be affected by its proposals. LGS designation recognises the special qualities of this area and will retain the existing level of protection for this highly valued green space.	Yes	Yes		SMBC	1.12	
16	Middlefield Park on Grove Road SP 17554 75553		X	X			Last remaining evidence of the extensive gardens of the former Middlefield Hall. Well used and appreciated as amenity green space for its recreational value	Yes	Yes		SMBC	0.56	Amenity Open Space
17	Green island in Edstone Close SP 16810 75524			X	X		Highly valued by local residents. Focal point for residents of Edstone Close and used by residents from adjacent roads for recreational purposes and community events	Yes	Yes		SMBC	1.11	Amenity Open Space
18	Conker Lane including Green route from Four Ashes (by D&M) to Conker Lane and Railway SP 15999 75355 : SP 16528 75423 SP 16496 75293 : SP 16183 75746			X	X	X	Well used and accessible green route through the area and provides a corridor for wildlife.	Yes	Yes		SMBC	5.24	Amenity Open Space Natural Open Space (Buckminster Dr end)

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19	Hanbury Park SP 16987 75358			X			Located close to 2 local primary schools so it is ideal after school play area. Wheelchair Accessible route around the park. Well-used excellent Children's recreation ground. Variety of terrains. Also used for dog walking.	Yes	Yes		SMBC	0.74	Park
20	Copse at Dorrige Rd / Avenue Rd corner (opposite station) SP 16977 74947			X		X	An area of mature trees with informal footpaths adding to the green street scene and visual amenity value.	Yes	Yes		SMBC	0.14	
	Dorrige Park SP 17022 74378	X		X	X	X	The Park is highly valued for its recreational value, tranquillity, beauty and for its wildlife. Dorrige Wood is designated as a Local Nature Reserve. The areas adjacent to the wood extending to Arden Road and the area from the brook to Windmill Road are adopted as Local Wildlife Sites. The LNR and LWS support wildlife and the whole area is very popular with the local community. Area adjacent to east end of LWS along Windmill land extending to Darley Green Road and at west end to Grange Road are currently listed as Potential LWS. The park is of particular value for local residents and residents from nearby villages (eg Knowle) as a recreational area as well as for its significance for wildlife, with a mosaic of habitats including Dorrige Wood and the brook. Although Dorrige Park satisfies the LGS criteria, it already benefits from Green Belt status which affords it a high level of protection from development. It is therefore not proposed as LGS. Local residents would, however, strongly object to any proposals to remove any part of the park from Green Belt.	Yes	No	Not designated in view of Green Belt status - see Evaluation Details	SMBC	22.16	Principal Park Natural Open Space (Dorrige Wood)
	The Ards, Dorrige Rd SP 17567 74492				X		An area of mature trees and grassland adjacent to a Potential Local Wildlife Site and highly valued by local residents but currently there is no public access.	Yes	No	Not designated in view of Green Belt status	Private	2.80	
	Grand Union Canal at Knowle: Canal towpath M42 to NP boundary SP 17785 78760 SP 19097 75111	X	X	X	X	X	Knowle Locks are locally listed and situated within the current Green Belt boundaries. The towpath and locks are special to the surrounding local communities for their heritage and recreational value as well as their beauty, having elevated vistas over the countryside. An active boatyard adjoins the locks and there are houses fronting the tow path which are excluded from the designation. The towpath alongside the Grand Union Canal passes along the eastern edge of Knowle and is special for its informal recreational value, tranquillity and as wildlife. Although the Canal and its towpath satisfies the LGS criteria, it already benefits from Green Belt status which affords it a high level of protection from development. It is therefore not proposed as LGS.	Yes	No	Not designated in view of Green Belt status	Canal and River Trust	15.54	
	Green island in Hanbury Rd SP 16992 75627						An area of mature trees adding to the green street scene and visual amenity value.	No	No	Covered by other aspects of VC4 and VC5	Local Highway Authority	0.12	



# Village Greens and Local Green Spaces

- Village Greens
- Proposed Green Spaces

	Address	Hectares
1	Wychwood Woods	5.11
2	Hampton Road /Kixley Lane (rear of Miller scheme)	3.31
3	Wychwood Roundabout East Corner	0.24
4	8 metre strip alongside Purnells Brook	0.43
5	Knot Garden	0.02
6	Knowle Children's Field	1.14
7	Land at Knowle Square	0.03
8	St John's Close	0.73
9	Knowle Allotments	0.80
10	Knowle Park - Jobs Close and LNR	10.02
11	Land at Arden Academy (part)	0.17
12	Land at end of Moorfield Avenue	1.69
13	Bentley Heath Park	3.76
14	Bentley Heath Allotments	1.19
15	MIND Garden	1.12
16	Middlefield Park, Grove Road	0.56
17	Green island at Edstone Close	1.11
18	Land at Conker Lane	5.24
19	Hanbury Park	0.74
20	Copse at Dorrige Road / Avenue Road	0.14

