

Decision in respect of the application to designate Knowle, Dorridge and Bentley Heath as a Neighbourhood Area

In respect of the application by the proposed Knowle, Dorridge and Bentley Heath Neighbourhood Forum to designate Knowle, Dorridge and Bentley Heath as a Neighbourhood Area, the following decision has been taken in accordance with the requirements of the Neighbourhood Planning (General) Regulations 2012 and S.61G of the Town and Country Planning Act 1990.

In accordance with the Cabinet Portfolio Holder for Managed Growth decision session of 1st October 2015, the application to designate a Knowle, Dorridge and Bentley Heath Neighbourhood Area as submitted by the proposed Knowle, Dorridge and Bentley Heath Neighbourhood Forum and identified in Figure 1, is **refused**.

The reason for the refusal for the Neighbourhood Area as applied for is as follows:

- It is considered that the area applied for is not the most appropriate in planning terms in this case. The Neighbourhood Area application includes a small area of Knowle ward that extends to the north of the M42. This area is physically separated from the rest of the proposed Neighbourhood Area by the motorway. The area is closer to Solihull town centre and is therefore more likely to share common facilities with this part of the Borough than with Knowle, Dorridge and Bentley Heath. The area beyond the M42 also falls outside the catchment areas for schools in Knowle, Dorridge and Bentley Heath and the area does not have resident or business representation on the proposed Neighbourhood Forum.

However, Solihull Metropolitan Borough Council has **designated**¹ a smaller Neighbourhood Area which excludes the part of Knowle ward extending to the north of the M42. In this case it is considered that the M42 provides a more appropriate and stronger physical northern boundary to the Knowle, Dorridge and Bentley Heath Neighbourhood Area. This revised Neighbourhood Area is set out in Figure 2 and forms the designated Knowle, Dorridge and Bentley Heath Neighbourhood Area for the purposes of neighbourhood planning.

The relevant designation information is set out below:

- **Name of Neighbourhood Area** - Knowle, Dorridge and Bentley Heath
- **Map of Area** - See attached map (Figure 2)
- **Relevant Body** - Knowle, Dorridge and Bentley Heath Neighbourhood Forum

The Neighbourhood Area has not been designated as a business area under S.61H of the Act as it is not wholly or predominantly business in nature.

¹ S.61G (5) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act 2011

Figure 1 – Neighbourhood Area as proposed by the Knowle, Dorridge and Bentley Heath Neighbourhood Forum and refused by Solihull Metropolitan Borough Council

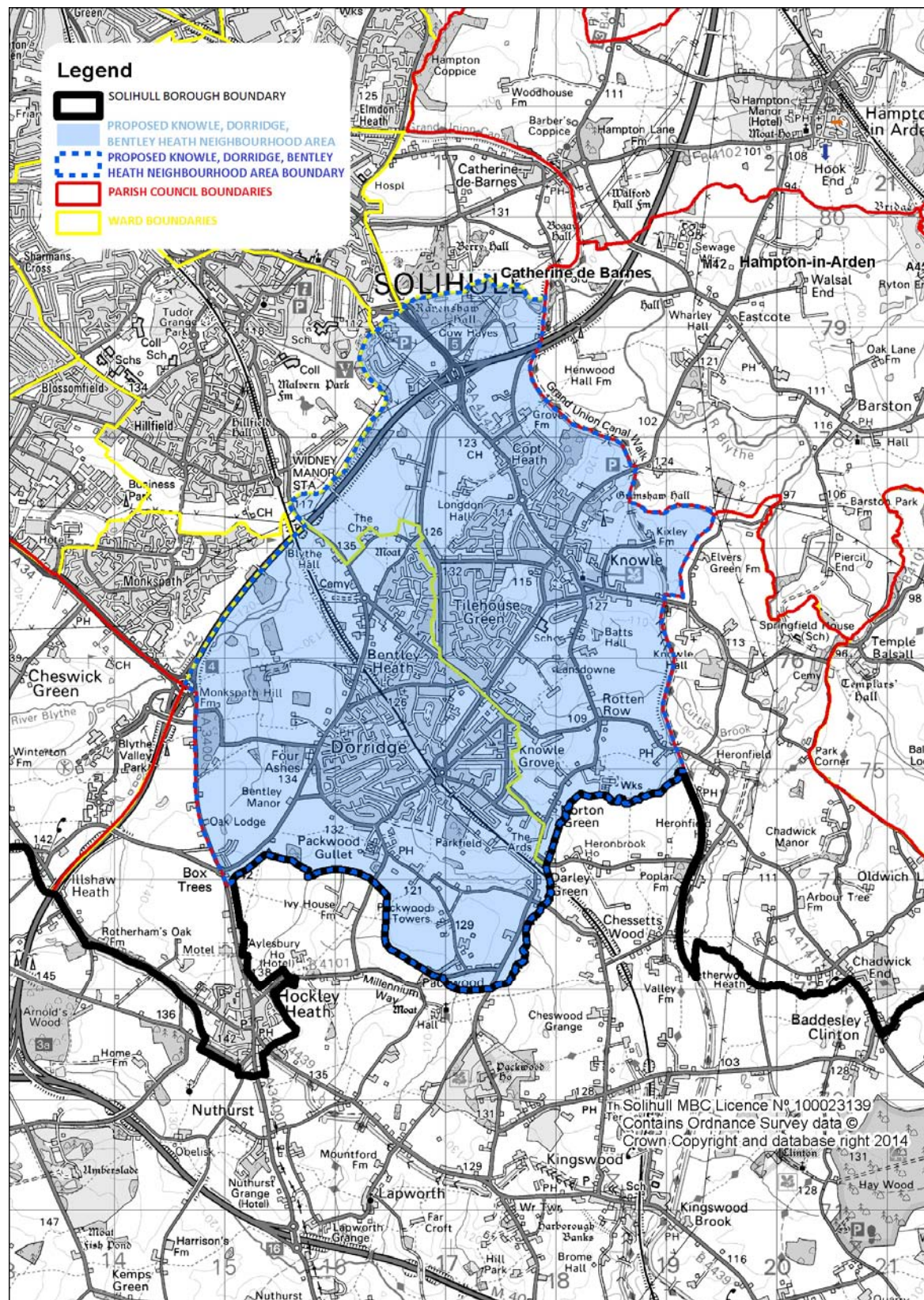


Figure 2: Map showing Knowle, Dorridge and Bentley Heath Neighbourhood Area as designated by Solihull Metropolitan Borough Council

