

# Solihull Local Plan – Draft Submission Plan

*A plan for people and places,  
where wellbeing and the  
environment matter*

October 2020





Two sites are currently under consideration for development. These are designated 'KN1', located in the north east of Knowle at Hampton Road, and 'KN2', the area surrounding Arden Academy just south of the village centre. As previously stated, the school is in strong support of plans for the development of the 'Arden Triangle' identified as KN2, as well as KN1, as vehicles which will address numerous issues raised by the Solihull Local Plan and KDBH Neighbourhood Plan.

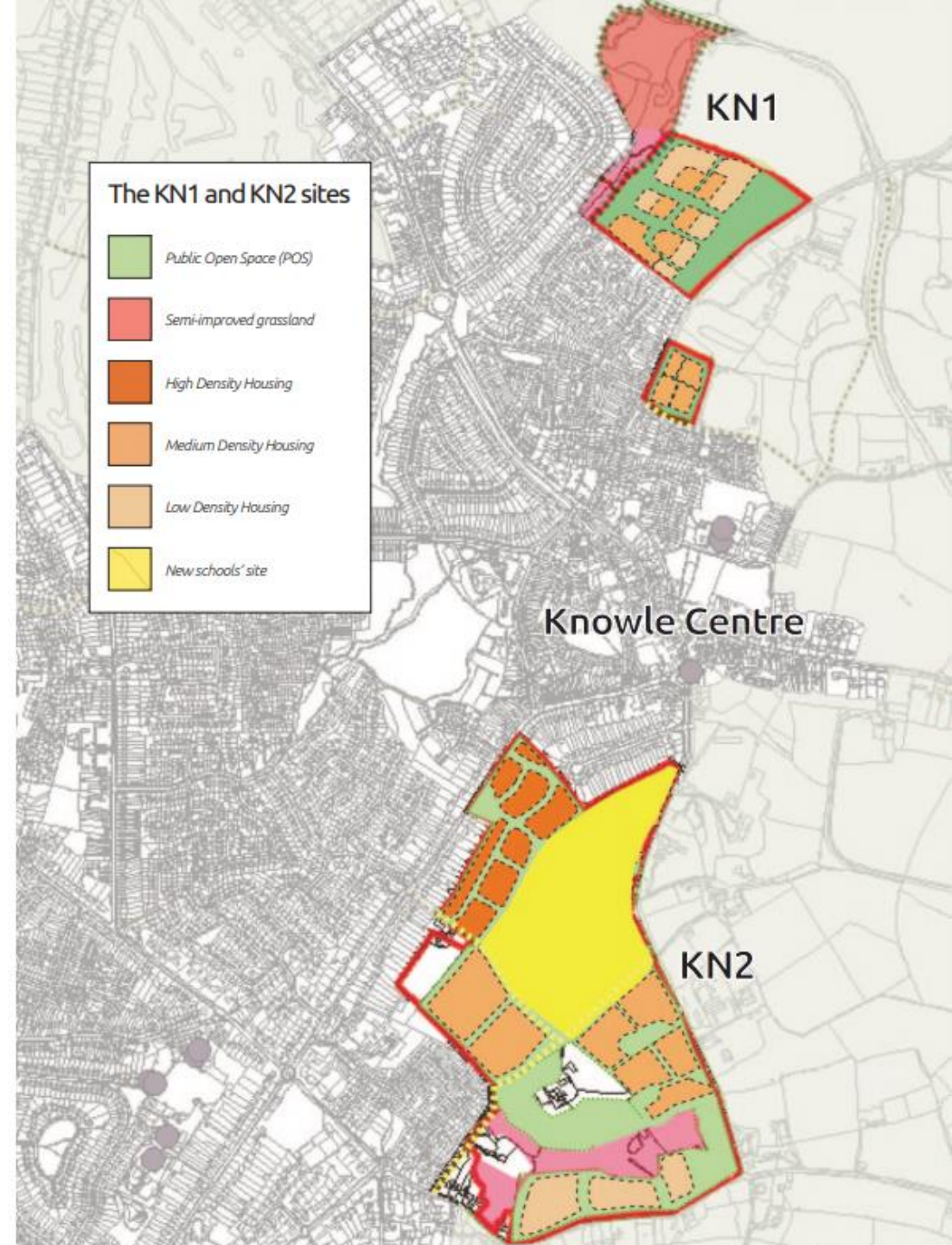
### KN1 Hampton Road

- The smaller of the two sites, KN1 is made up of two separate development blocks on land on the north east edge of Knowle at Hampton Road.
- Plans for the site comprise primarily mid-range and high end housing.
- There is also significant provision for amenity land and wildlife surrounding the developments which will benefit existing residents of the north Knowle area.

### KN2 The Arden Triangle

- KN2 'fills in' a substantial pocket of part-developed land already surrounded on two sides by housing and bounded to the east by a major 'A' road. KN2 is located close to Knowle high street to the south east of the village centre.
- Housing plans on the KN2 site include substantial provision for smaller starter homes ideal for young families, downsizers and house sharers, as well as mid-range houses and premium properties.
- The transfer of access to Arden from Station Road, east to Warwick Road, will help substantially reduce local congestion and parking issues during peak periods.
- Close proximity to Knowle centre, with easy pedestrian and cycle access, will encourage much greater use of shops and businesses on our high street with minimal increase in car journeys.
- As with KN1, extensive green amenity space and wildlife areas, particularly towards the south of the site, are included in the proposals.
- The construction of two new schools within the site provides superb educational facilities and will offer excellent, much needed amenities for the local community. Since they will be constructed adjacent to the existing school there will be little or no disruption to education during construction.

**NEW ARDEN ACADEMY**  
THE CENTRE FOR  
COMMUNITY LEARNING



**Arden's proposals are fully in line with the five building blocks of inclusive growth**

**Proposals for KN2 could play a key role in sustainable recovery from COVID-19 and the regeneration of our local community**



**Economy**

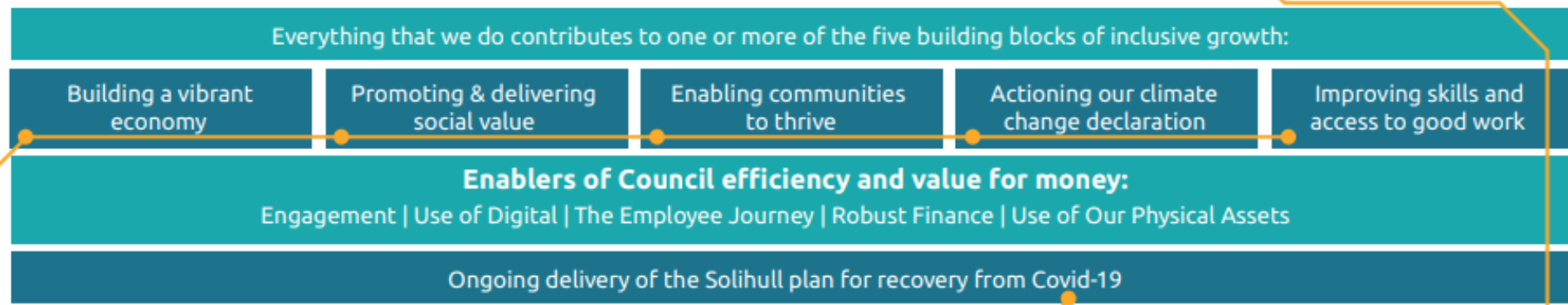
- People, business and the environment benefit from UKC and HS2, including increased access to good work
- More affordable and environmentally sustainable housing built
- Our town and local centres have stable or growing economies
- More visitors to the borough.

**Environment**

- An enhanced, well connected natural environment
- More people walking, cycling and using public transport
- Air quality has improved by 2025
- The Council is net zero carbon by 2030 and the Borough is net zero carbon by 2041.

**People and Communities**

- Improvements in early childhood development and school readiness in disadvantaged communities
- Stronger, more connected, resourceful communities finding solutions to local problems
- Children and adults with care and support needs are empowered to build on their strengths and be as independent as possible.







**Chance in a life  
time opportunity**

# NEW ARDEN ACADEMY THE CENTRE FOR COMMUNITY LEARNING

Your support for the KN2 Arden Triangle proposals comprising 600 new homes and a new Arden with co-located primary school is hugely important; bringing extensive educational, economic and social benefits to our community.



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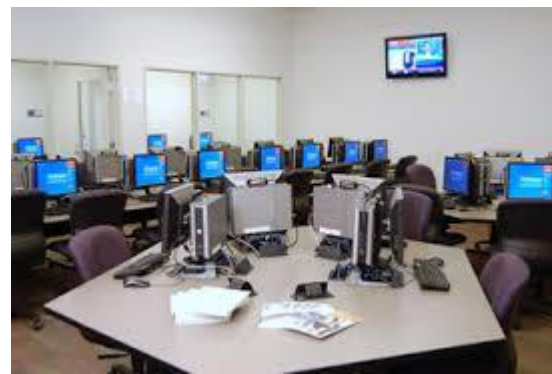






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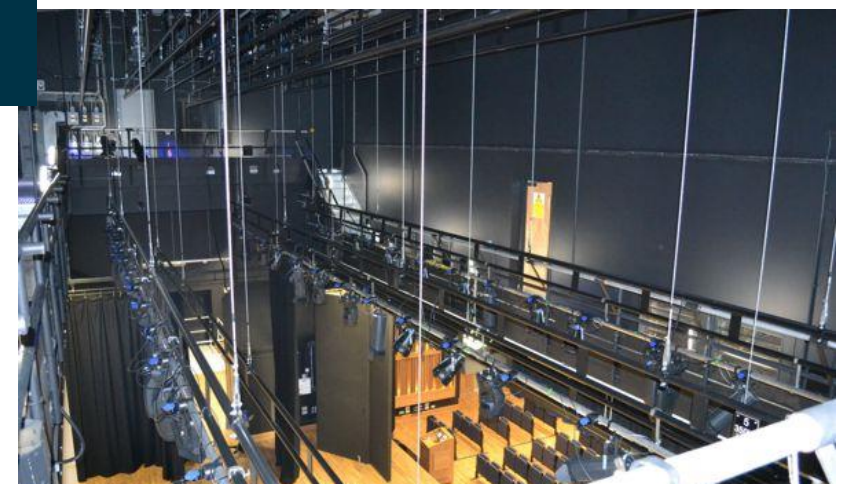


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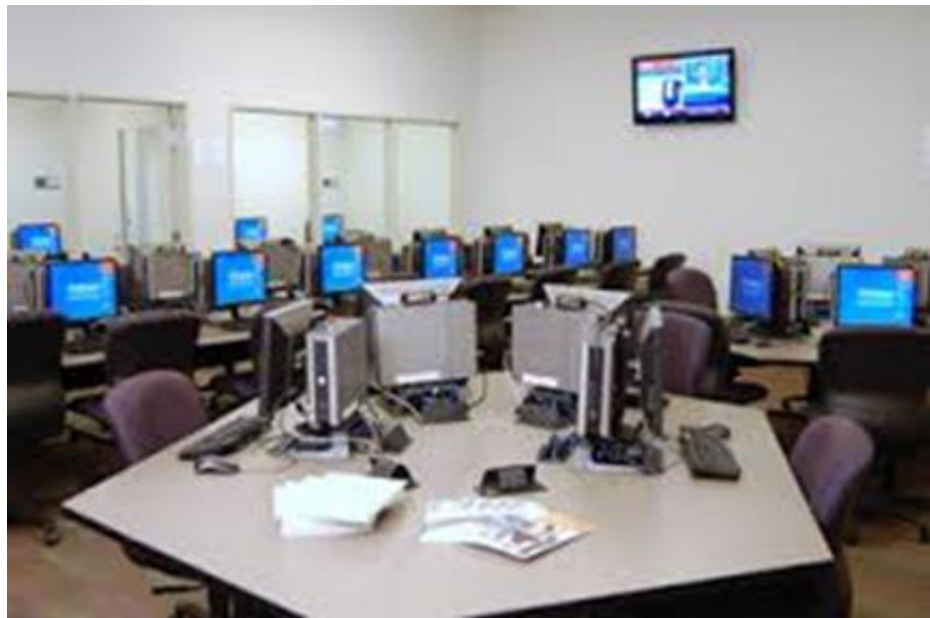






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










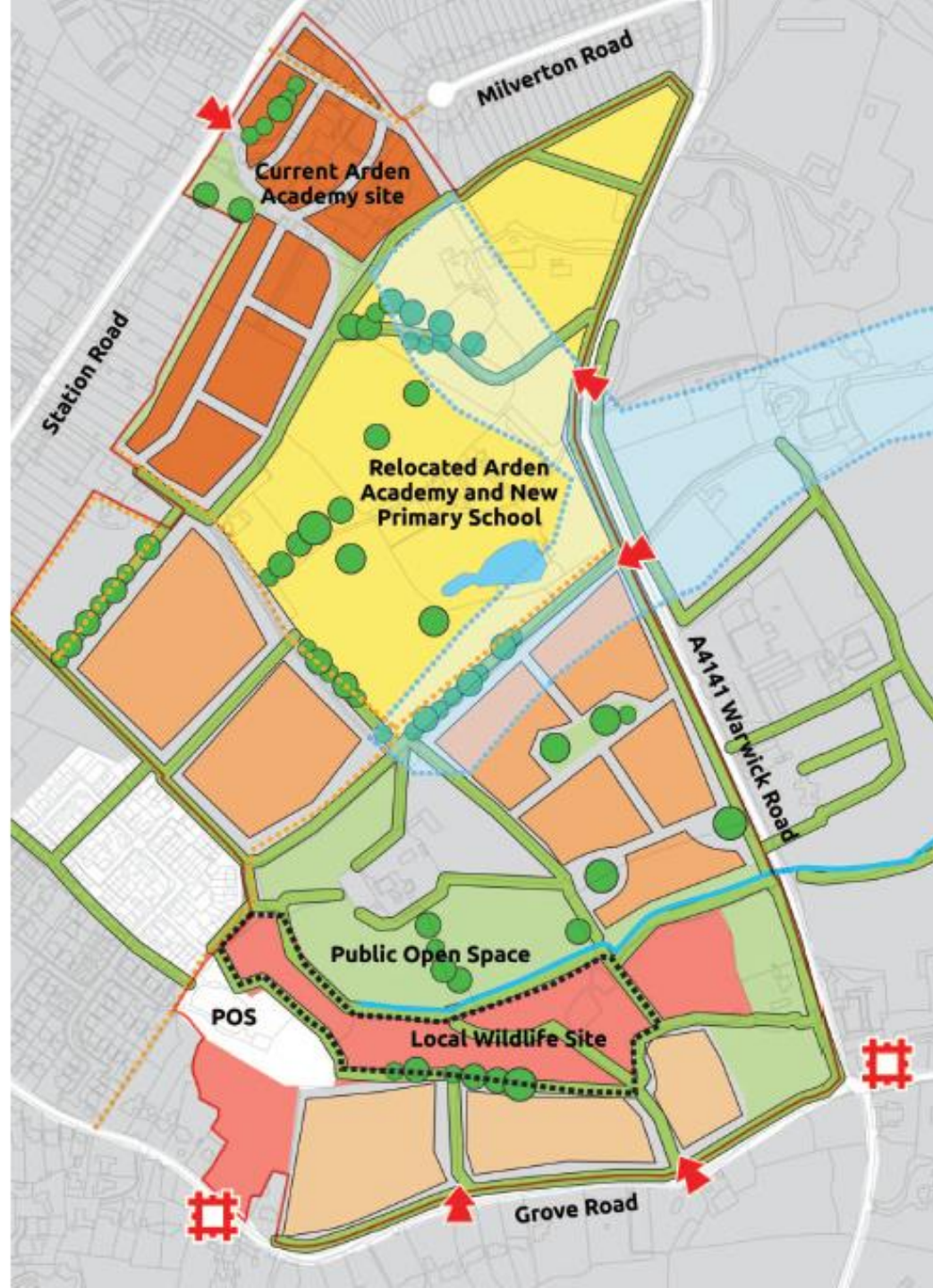




## SMBC's Illustrative Concept Masterplan for the KN2 site

The illustrative concept masterplan opposite is intended to be an exact reproduction of the SMBC Illustrative Concept Masterplan featured on page 87 of the Solihull Local Plan Concept Masterplans document. Any slight variation from the original is unintentional and purely coincidental.

	KN2 Boundary		Public Open Space (POS)
	Future Access		Semi-improved grassland
	Significant Road		High Density Housing
	Existing Hedgerow		Medium Density Housing
	Existing Trees		Low Density Housing
	SuDS Feature		New schools' site
	Local Wildlife Site		Flood risk assessment required at detailed design stage
	Footpath		
	Listed Building		



**NEW ARDEN ACADEMY**  
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The new schools will help reduce Solihull's net carbon emissions and fully support SMBC's 'Net Zero Carbon' target for 2030. We already know modern insulation and heating will cut Arden's CO2 emissions by over 60% and the annual energy bill to less than half current costs, saving in excess of £50k per year. Nevertheless, it is our aim to achieve even greater efficiencies through use of the most up-to-date technologies, making the new, sustainable Arden a centre for green technology in the West Midlands.

**NEW ARDEN ACADEMY**  
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**A new, greener, more sustainable Arden**

**Sustainable Learning** 

The planned KN2 developments represent a once in a lifetime opportunity to meet the fundamental community needs identified in KDBH People Survey and Neighbourhood Plan. Once plans are adopted by SMBC we will liaise with our many partners to secure the funding needed to ensure this site is an inspiring centre for COMMUNITY LEARNING, LEISURE AND LIVING.

Please show your positive support for these exciting proposals for Arden and the local community by completing the **REPRESENTATION FORM**, either via the Parent/Guardian's letter and Reference Sheet provided with the SMBC Local Plan Publication Stage, OR by visiting [www.solihull.gov.uk/lpr](http://www.solihull.gov.uk/lpr)





2<sup>nd</sup> December 2020

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Dear Parents and Guardians

### **Proposal for The New Arden Academy – The Centre for Community Learning**

Hopefully you are aware of our aspirations to create a New Arden Academy, a Centre for Community Learning, which we have been promoting for several years through the KDBH Neighbourhood Plan and Solihull Local Plan Review process. During this time, we have liaised closely with local residents and community groups, SMBC and other local land owners and relevant third parties, with the aim of realising this once in a lifetime opportunity to create a 21<sup>st</sup> Century Community Learning hub. More details can be found at |

The Council has now published the Draft Submission Version of the Local Plan ('Draft Submission') for consultation. This is the final chance for us to make representations before the Plan is submitted to the Planning Inspectorate for independent examination prior to adoption.

**The consultation runs from 30<sup>th</sup> October 2020 to 14<sup>th</sup> December 2020.**

The Draft Submission includes numerous areas of land throughout Solihull. **The area relevant to the New Arden Academy is Policy KN2. This specifically refers to the land south of Knowle (Arden Triangle)** as an allocation for 600 dwellings, together with the redevelopment of the Arden Academy secondary school, and a new co-located primary school (to provide an 'all through' school).



**Please show your positive support for these exciting proposals for Arden and the local community by completing the REPRESENTATION FORM:**

**Either via the Parent/Guardian's letter and Reference Sheet provided with the SMBC Local Plan Publication Stage**

**OR by visiting [www.solihull.gov.uk/lpr](http://www.solihull.gov.uk/lpr).**







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**‘Chance in a life time’ opportunity**

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