

# The Knowle Society



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[www.knowledgesociety.org.uk](http://www.knowledgesociety.org.uk)

## Retrospective

The last few months have been, to say the least, busy ones for the Society, particularly, but not exclusively, for our planning committee. I felt, therefore, that it might be helpful if I summarised some of the matters that have exercised our committees recently.

Obviously the Kimberley application has taken the greatest amount of our consideration under the very able leadership of Leighton Jones and his committee. The Trustee Directors very early on took the view that we should reserve our opinions until we had done our best to give our members and the village population as a whole the chance to express their views. We were clearly bound to make a final decision on the basis of what we perceived to be the long term interests of the village and under the constraints of our constitution. Many of you will have read the full script of our planning committee's response to the application and most of you will be aware of the gist of it [See pages 5-10 of this newsletter—Ed]. I have to say the carefully reasoned objections appear to have met the expectations of most of our members to judge by the positive response. I am aware of one or two negative reactions, some feeling that we should have been more appreciative of the application and some the opposite. We have however had a lot of people saying that the reaction was just about right.

Another matter that has come before us again is the application for a marina near Grove Farm off Jacobean Lane. You will recall that that was turned down some time ago at the same time as a similar application at the other end of the village near Stripes Hill. The applicants have decided to appeal almost at the last moment and we have reiterated our objections.

A matter of slightly more sensitivity was the situation relating to the temporary classrooms at Arden school. I do not wish to go into a great deal of detail but suffice it to say that planning permission was given for the erection of temporary classrooms for which permission had expired. This put the planning department of the Council in the invidious position of possibly having to take some sort of enforcement action against the education authorities. The only observation I would wish to make is heartfelt relief that it didn't have to come to such a pass, as the classrooms were removed on the 4th and 5th of June.

### Events Diary

**Monday 19th July**  
8.00pm at the Village Hall

**The History of Transport in the West Midlands**  
Roger Cragg—the development of transport systems since 1760

**Monday 20th September**  
8.00pm at the Village Hall

**Firmin**  
Maker of ceremonial military uniforms and accoutrements, est. 1677

**Sunday 26th September**  
2.00pm at Fen End Road

**Temple Balsall Walk**  
4 miles—the usual excuse for tea & cakes; different route from the past

On a brighter note, I was very happy to be present at the official inauguration of the new storage facility for the village archive in the upstairs room of the Library on 8<sup>th</sup> May. Accompanied by many fellow Trustee Directors and our very hard working and enthusiastic History Group, I was delighted to ask our President, Peter Ellis to declare the facility in full working order. This is the fulfilment of a long held desire as we are the 'Holder of the Archive' and it is now held in a fine and worthy state. Those of you who have not seen it, please take the opportunity of doing so at the same time as enjoying one of the excellent exhibitions put on by Janet Erzen and her team.

Finally, John Rowley and his committee would be delighted to hear from any of you who have comments on the possible cycle routes through the village which I touched on in the last newsletter. If any of you feel that it is inappropriate to consider any route, then again please let John know. We would like to be pro-active but if the feeling is anti in principle, this could colour our attitude.

I hope you all enjoy a good summer and better weather than we have had for some time.

**Peter Ewin—Chairman - Knowle 776381**  
**chairman@knowlesociety.org.uk**

(Continued from page 16)

and David Bower who from time to time, at my request, makes changes to the structure of the database but does not deal with the data. I can give you the assurance that neither of us would reveal your personal data without your permission.

Last but not least may I again make a plea for more volunteers for newsletter distribution particularly for occasional relief for distributors who are ill or away from home.

**Bryan Smart - Knowle 779902**

### **Jean Laughton—May 2010**

It is with great regret that I report that Jean Laughton, who lived in Whitaker Road, recently died after a short illness, aged 82 yrs.

Jean was one of my bulk distributors and carried out the job quietly and promptly. She always delivered one of the rounds herself without any fuss, if a distributor was unable to deal with it. She was a quiet, although jolly, unassuming person, but highly regarded by everyone and she made a significant contribution in many areas.

Nearly two hundred people came to the Service of Thanksgiving in Knowle Parish Church and she was a faithful member of Knowle Church and a valued member of a number of local societies including Age Concern and The Knowle Society.

But it was her 'day job' where she really shone – as a member for many years of the Production Team of Gardener's World. Peter Seebrook was at the church service and also relatives of Geoff Hamilton came to pay their respects. Some of the television team said that Jean had looked after them and guided them when they were raw recruits and they couldn't speak too highly of her.

A number of years ago she was presenter at The Chelsea Flower Show and she has a rose named after her – Miss Jean Laughton. What a fitting tribute to a lovely lady.

**Anne Smith—Newsletter Distribution**

Well, life is never boring, is it? There's certainly plenty to keep my committee and me busy. Our normal fare is made up of changes of use to shops in the High Street; extensions and conservatories and the occasional small building project. As you will all know it's been rather more complicated than that lately. The proposals for a Sainsbury store in Dorridge and major changes between the High Street and St John's Close have come hard on the heels of the two marina applications. You'd never believe the amount we have learnt about government planning policies and the Council's Unitary Development Plan!

As you will know both marina applications were refused by the Council. However the promoters of the Grove Farm/'Jacobean Moorings' plan have appealed (as they are entitled) to the Planning Inspectorate. We have reiterated our concerns over the impact (mainly on the Green Belt) of this plan, pointing out why it does not meet the requirements of various government and local policies. You can read the letter on the Society's website [www.knowledgesociety.org.uk/news/GroveFarmMarinaObjection/GroveFarmMarinaObjection](http://www.knowledgesociety.org.uk/news/GroveFarmMarinaObjection/GroveFarmMarinaObjection) - a copy is also available at the Knowle Society History Centre, upstairs in Knowle Library. *[Since this was written it is understood that the Stripes Hill marina application will also be going to appeal—Ed.]*

The Sainsbury application was also refused and we await developments. They could appeal and/or submit a perhaps slightly modified plan. We will keep a close eye on what happens. Our major concern over this plan was the impact of the additional shopper and delivery traffic on Knowle, particularly the High Street and Station Road.

The Kimberley Developments Ltd proposals for a Waitrose store and changes to the area off St John's Close is still being reviewed by the Council officers prior to a hearing by the Planning Committee. We have submitted a long letter identifying our concerns and the problems with the plans and formally objecting to the plan as it stands. You can read the letter on Page 5 or on the Society's website [www.knowledgesociety.org.uk/news/KimberleyPAObjection/PAs2010321to324SJC.pdf](http://www.knowledgesociety.org.uk/news/KimberleyPAObjection/PAs2010321to324SJC.pdf)—a copy is also available in the History Centre in Knowle Library.

The Knowle Society is not against some changes to this area that would enhance it. In fact we've been responsible for the small improvements that the Council have made over the recent past. We were also involved in the Knowle Conservation Area Appraisal that identified this area as in need of 'enhancement'. It is very clear to us that the current plan would not enhance the area. We do have a problem with getting any significant enhancements to the 'public realm' in Knowle, as the Council will have no money, especially in the current financial situation. The only realistic way would be through working with a developer who is willing to provide funds for enhancement while getting something that they want. What that would be and how it would work we would have to see. However we first have to wait for the Council to decide on this planning application. I certainly hope it is refused as the current plan would just not work.

The change in Government has produced a raft of new proposals relating to planning and the involvement of bodies like Knowle Society in how our communities work. I have listed some of them below:

#### 1. Give communities more powers

- We will radically reform the planning system to give neighbourhoods far more ability to determine the shape of the places in which their inhabitants live.
- We will train a new generation of community organisers and support the creation of neighbourhood groups across the UK, especially in the most deprived areas.

#### 2. Encourage people to take an active role in their communities

- We will take a range of measures to encourage volunteering and involvement in social action, including launching a national 'Big Society Day' and making regular community involvement a key element of civil service staff appraisals.
- We will take a range of measures to encourage charitable giving and philanthropy.

#### 3. Transfer power from central to local government

- We will abolish Regional Spatial Strategies and return decision-making powers on housing and planning to local councils.

#### 4. Support co-ops, mutuals, charities and social enterprises

- We will support the creation and expansion of mutuals, co-operatives, charities and social enterprises, and support these groups to have much greater involvement in the running of public services.

One matter which is not directly to do with planning, but is to do with your house/flat etc. is its council tax band. You will be aware that every property has an associated tax band A to H. This is used to calculate your council tax, the higher the letter, the higher the tax. You might think that such an important piece of

*(Continued on page 4)*

**AIRPORT**

The Airport Company has now commenced work to merge its two passenger terminals into a single facility to improve passenger flows and operational efficiency. The works, which are largely internal, will lead to a larger centralised passenger security area, an enlarged meeting and greetings arrival point and an improved shopping and catering offer in both landside and airside areas. The work is scheduled for completion in 2011.

**SMBC**

At the time of going to press, work on Lodge Road and Station Road, to install traffic calming measures are not yet completed. SMBC has informed us that it is currently reviewing the signing of a 20 mph part time speed limit outside Arden School. SUSTAIn which is a partner in the Solihull Partnership has sent out a Draft Document on Community Involvement Standards which sets out how Third Party Organisations such as The Knowle Society are informed and involved.

**POLICE MATTERS—Lorna Gale reports**

Since my last report, West Midlands Police Programme Paragon has 'gone live'. Our local team is still led by Sgt. Ann Strachan, with six police constables and two Police Community Support Officers (PCSOs) working with her. Shift patterns have changed, giving us fewer times and days where no officers are covering our area. Members of the team have attended our committee's last two meetings and it is hoped that this will be a regular feature, where shift patterns permit. It is useful for both sides to have this brief face-to-face contact, where we can discuss matters of common interest. "Visibility" is high on Sgt. Strachan's agenda, so expect to see our officers around and about.

Neighbourhood meetings continue to take place frequently. As I write, there are two scheduled for June, when the Community Van will be outside the church for one and in St Johns Close for the other. In addition, the team has held Community Coffee Mornings, in partnership with Solihull Community Housing. These have been held on the first Thursday of the month at 90 St Johns Close, from 10am – 12noon. You are welcome to drop in to any of the local events if you have questions or matters you'd like to raise with the police team.

With hopes for a good summer, do remember to secure windows and doors when leaving the house, and remember to close downstairs windows when going to bed. Opportunist thieves love a good summer – with lots of open windows to climb through! As ever, the number to contact if you have matters to bring to the attention of the local policing team is 0845 113 5000 extension 7928 6264. You can email them on [knowledorridge@west-midlands.pnn.police.uk](mailto:knowledorridge@west-midlands.pnn.police.uk).

**PUBLIC TRANSPORT—Gary Masters reports**

It is now confirmed that Central Connect will be taking over the routes S2 and S3 with effect from Monday 7<sup>th</sup> June 2010. For those with access to the internet, summary timetables are available on the Knowle Society website under Community Services. *[Also printed here on Page 15 -Ed]*

John Rowley - Knowle 778289

(Continued from page 3)

information has been determined accurately for each property. In most cases this is not so. The bands of all properties were determined in 1993 as part of a rushed project to assess every property in England & Scotland. This was done by means of a drive-by assessment, allocating properties to bands from what could be seen as the assessors (literally) drove past. As a result some properties were incorrectly assessed. It is possible to check your banding and compare it with similar houses in the locality. If it appears that your property is incorrectly banded you can request a reassessment. If this is successful in lowering your banding you should get a rebate, perhaps a significant one. A number of local residents have succeeded in reducing their tax band and have received significant sums in rebates. N.B. be aware that it is possible that your banding could go UP, so be sure that you have a good case. It is also possible that it could go up if you've had a significant extension or other alteration to your property since 1993.

You can check the banding of neighbouring properties on the internet at [www.voa.gov.uk](http://www.voa.gov.uk), or by asking your neighbours. Be sure though, that the houses you compare with are similar, so many have been altered or extended since 1993. There is a very good guide on the internet at [www.moneysavingexpert.com/reclaim/council-tax-bands-change](http://www.moneysavingexpert.com/reclaim/council-tax-bands-change). My apologies for so much reference to the internet, but it is rapidly becoming a vital tool, with no or little recognition of those who do not have access themselves or via a grandchild.

Leighton Jones – Knowle 773894

Dear Mr Palmer,

**PLANNING APPLICATIONS 2010/321, 2010/322, 2010/323, 2010/324 ST JOHN'S CLOSE, KNOWLE**

The Knowle Society has given very careful consideration to the above proposals in consultation with its members and the wider village community. Our response is detailed in this letter. In view of the extent of our comments, I have provided a summary of our views at the outset, as follows:

The Society recognises that there is a need for sympathetic enhancement of the area between the High Street and St John's Close and that there are elements of this proposal that go some way to achieving that. However, the numerous and significant concerns that we have over the details of this application mean that we must object to it on the following grounds:

- The size and scale of the store are inappropriate in relation to the Conservation Area and to the size of the site available. It is also too large having regard to the Council's own retail evidence base which shows that capacity exists in Knowle only for a smaller store.
- Car parking and servicing arrangements are totally inadequate leading to traffic congestion, safety concerns and amenity impacts, particularly for residents in St John's Close.
- The replacement bungalows would have an unacceptable level of amenity.

**Introduction**

As you are well aware The Knowle Society, while not usually being in a position formally to represent all the residents of the village, does speak on behalf of its 3000-plus members, virtually all of whom are Knowle residents. In normal circumstances it does this through its committees, whose decisions are ratified by the Trustee Directors. However, the above planning applications have given rise to an abnormal circumstance and the Trustee Directors decided that the Society should seek the views of the community.

Accordingly we launched a public consultation exercise which involved an on-line forum; a public exhibition and meeting which was promoted through a leaflet delivered to almost all dwellings in the village and attended by close on 300 people; analysis of the feedback forms submitted by over 200 people as well as taking note of letters in the press and informal contacts.

Since its foundation the Society has been very involved in the examination of changes in the village. In fact it was established in 1962 to 'maintain the character of the village' at a time when major developments were taking place in the heart of the village. We have always taken the view that change is not necessarily a bad thing, but have tried to ensure that changes were positive and enhanced the village, or at least that their impact did not adversely affect the village.

The Society was very involved in the creation and development of the Conservation Area and particularly in the most recent revision, the report of which was published in 2007. It was this report that identified most of the area that is the subject of PA 2010/321 as an 'Area of Enhancement'. [s7.3/1 ... 'To the north of the green, the character is less cohesive. Here, an unplanned clutter of buildings, service areas, garages and car parks present a less than welcoming access to the conservation area that would benefit from concerted enhancement.'] The adoption of the Report by the Council included the recommendation that the Council should prepare a Design Brief for this area – we are not aware of any such brief having been prepared and the applicant has made no reference to such a document.

As part of a 'Pathfinder' project led by the Civic Trust in 2003, the Society identified the area between the High Street and St John's Close as an area that would benefit from a programme of improvements. Discussions were held with the then Head of Planning, Mr Paul Watson but the lack of finance meant that no more than minor cosmetic improvements have been made. In the light of this background the Society is well aware that a sympathetic development of this area in both size and appearance to the existing village would be advantageous.

In this letter I will deal mainly with the main application (2010/321) as its approval would be a necessary precursor for the applicant to progress the other three applications.

With regard to the issue of sympathetic development, the Society acknowledges that an effort has been made to design the scheme in a way that addresses some of the issues affecting the area of the application. In particular the designs of the buildings have attempted to incorporate various individual themes that are present in the local architectures.

The Society also recognises the potential benefits that the introduction of a further small food store into the Village could bring by enhancing the retail area and offering greater choice and competition for the Tesco Metro store.

In principle, therefore, the Society is not necessarily opposed to a new food store of a suitable scale and design in the village. We are, however, cognisant that this is a full application and it is necessary to consider the plan as it stands to see if it presents a satisfactory detailed solution to development in this area and if the advantages of development outweigh the disadvantages.

We set out our views below, recognising that these applications must be assessed against the adopted Solihull UDP (2006) and any other material considerations of which the recently published PPS 4 Planning for Sustainable Economic Growth is highly relevant. The UDP will be replaced by the Local Development Framework in due course and as part of the preparation for the Core Strategy the Council has commissioned a Retail, Leisure and Offices survey from DTZ, which was published in November 2009. These and other national and local policies provide the context for our assessment.

### Impact on the Knowle Conservation Area

Not all the area covered by the application is in the Conservation Area and not all the area of enhancement is included in the application. The Conservation Area Appraisal identifies that the character of the designated area can also be affected by development outside the boundary and that St John's Close is a particular case. It is therefore necessary to consider the impact of the development of the area on which the community housing bungalows are situated. The plan calls for these to be replaced by an area of car parking. Even though some landscaping is promised, this would have to be very well done to be considered 'enhancement'. The few details of the proposed landscaping that have been given do not suggest a suitable scheme. The bungalows presently form a screen that shields the Green in the centre of St John's Close from views of the unattractive rear of the commercial premises on the High Street. These rear parts of the High Street premises are included in the area of enhancement, but are not addressed in the application, which is unfortunate and weakens the merit of the application.

The former bowling green is included in the CA, the area of enhancement and the application. The plan calls for this green space to be used for construction of 6 of the replacement bungalows and the replacement Village Hall. PPG17 Planning for Open Space, Sport and Recreation includes (in the quotes from Policies etc my emphasis in bold):-

*10. Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. For open space, 'surplus to requirements' should include consideration of all the functions that open space can perform. Not all open space, sport and recreational land and buildings are of equal merit and some may be available for alternative uses. In the absence of a robust and up-to-date assessment by a local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. Developers will need to consult the local community and demonstrate that their proposals are widely supported by them.*

The UDP includes (my emphasis in bold):-

#### **POLICY R2**

##### **PROTECTION OF EXISTING OPEN SPACE**

*The Council recognises the value of open space used for recreational and other uses and will not permit the loss of existing open space through development, where it is of value for formal and informal recreation, urban quality, nature conservation, visual amenity, and strategic purposes, or as a community resource. The Council will protect and enhance the character and quality of parks and public open spaces in the Borough.*

*Where development takes place, the Council will require appropriate compensatory measures for the loss of existing recreational facilities and open space.*

[NB in evidence to the appeal hearing on a previous application (91/1114) to develop the bowling green the Council stated that policy R5 in the then current UDP, although headed 'Public Open Spaces' in fact applied to all open spaces, not just public ones.]

6

Although this green space is no longer used as a bowling green, we consider that it still falls to be considered under PPG 17 as there has been no intervening use and it remains private open space. We believe that the Council undertook an Open Spaces Study in 2006 but are not clear how up to date this is and whether its robustness has been tested. Also we do not know if this area of land was included within the assessment of provision within the Knowle/Dorridge zone and would appreciate clarification of this, particularly as there is no mention of PPG 17 in the applicant's submissions.

In the context of the above policy, the Council is asked to note that:

there is no evidence that the local community 'widely supports' these particular proposals as required by PPG17, rather the contrary;

it is well known that the former bowling green area provides a village centre location for a range of species, some protected. The nature conservation merits of this area therefore need to be properly considered against the requirements of both PPG 17 and PPS 9 Biodiversity and Geological Conservation and of UDP Policy ENV11 Conservation of Biodiversity; and clarification is requested on the open space status of the bowling green.

### The Proposed Store

The proposed location of the store is in the area of enhancement but outside the Conservation Area, although contiguous with it. Its impact on the Conservation Area must therefore be considered. One of the issues identified in the Conservation Area Appraisal is the need to observe historical plot sizes. The plot size of the store is many times greater than any other plot in the village centre. Although the Greswolde Arms is larger overall, it is composed of several buildings that have been incorporated into a single facility and the plots of the individual buildings are still clearly visible. The only other buildings in the village that approach the size of the proposed store are the schools, and these are well out of the centre and are also not a single block. The gross floor area of the store is given on the application form as 2614 sq m. This appears to exclude the plant area on the roof, which is an integral part of the building, so should be taken into account.

The scale of the store is significant and its plot size is considerably in excess of plot sizes in the Conservation Area and these factors, coupled with other concerns about scale, as explained in relation to retail policy below, lead us to conclude that this scale of development will harm the character of the CA.

In addition, the position of the store, especially with its entrance on the south west corner, has the effect of enlarging the shopping area which, together with the removal of the bungalows and creation of the open car parks between the store and the replacement village hall will significantly change the character of St John's Close. At present this consists of an almost entirely residential area surrounding the green. The only exception is the village hall, which has a minimal impact. The development would introduce a significant and prominent commercial building into the scene and the car park would open up the view to the unsightly rears of the High Street shops, quite spoiling the ambience and removing the natural boundary of the Conservation Area.

This change to the residential environment is in contradiction to:

**POLICY ENV2  
URBAN DESIGN**

*In considering proposals for development, the Council will promote good quality building and urban design. Development will be permitted only if it:*

- (i) Respects the harmony and relationships between buildings, the urban environment and the landscape;*
- (ii) Enhances the quality and attractiveness of the Borough;*
- (iii) Contributes to a sense of local identity and regional diversity;*
- (iv) Protects and enhances the character and local distinctiveness of the Borough's urban areas;*
- (v) Protects and enhances the amenity of existing occupiers;*
- (vi) Optimises the use of the site, makes efficient and prudent use of resources, and supports local facilities and transport networks;*
- (vii) Allows for ease of movement by pedestrians and cyclists and gives priority to the needs of pedestrians; and*
- (viii) Minimises the potential for crime and anti-social behaviour.*

*This policy should be read in conjunction with Policy H5.*

**Retail Policy**

PPS4 sets out the various policy tests for assessing retail applications depending on whether a store is "in centre" and in accordance with an up to date plan. The applicants consider the store to be "in centre" such that no sequential test or impact assessment is required, although they do proceed to submit some information on both these areas. The Society would question whether this location is "in centre" in light of the definitions set out in PPS4 and the accompanying guidance. For the purposes of retail assessments "in centre" is defined as the primary shopping area. Although no such area is formally defined for Knowle in the UDP, the application site is not within the primary shopping area and is more properly defined as edge of centre, requiring compliance with the tests in Policies EC 15 and 16. From the information submitted, the Society considers the capacity assessment overstates the available capacity for Knowle and Dorridge through adopting an unrealistically high retention rate, as further explained later in this note.

Knowle is recognised in the UDP as a 'local centre'. Policy S6 Local Centres states:-

*The Council will support development proposals that will maintain or enhance the important function of local centres providing for day to day convenience shopping and other needs of the local communities that they serve. Having regard to the size and function of the centres, such proposals could include complementary service uses, extensions to shops or redevelopment proposals for retailing and other supporting uses.*

*Any proposals that affect the character or appearance of a conservation area will be considered in the light of conservation area policies contained within the Environment section of this Plan.*

Amplifying this, the UDP states:

***8.5.3 The Council consider that it is important that the policies of the Plan support and encourage local centres to ensure a diverse range of easily accessible services to residents can be maintained or improved. It is, however, important to have regard to the scale and function of local centres to ensure that development/redevelopment proposals do not encourage car borne trips from beyond the local areas they serve.***

The more recent DTZ Retail etc Study for the Council, which will inform the Core Strategy, identified scope for additional capacity for convenience (food) stores in Knowle of 550 sq m net by 2011 and 800 sq m net by 2026. The net sales area of the proposed store would be 1251 sq m, considerably greater than the suggested scope for additional capacity identified by DTZ, even for 2026. The argument for exceeding this size depends on the proposition in the applicant's retail capacity assessment (within the Economic Statement) that it would be possible to retain 86% of the surplus convenience 'spend' within the catchment area if both this application and a major store in Dorridge were approved. However, the applicants assume, wrongly in our view, that the current expenditure outflow figure of about £37m equates to capacity to support new development, implying that all leakage out could be retained within the catchment. They then assume that a Waitrose store and a Sainsbury store would absorb about 86% of available capacity, leaving a small surplus. In reality, however, it would not be possible to retain such high levels of spend as people will always exercise choice to shop elsewhere, particularly given the proximity to Solihull town centre and the availability of other stores. The Waitrose target market is well known to be at the top end of the quality scale and therefore the prices are generally higher than many other stores. While there are clearly residents of Knowle (and Dorridge) who would be very keen to shop at the store there are many others who would not pay their prices and/or who have loyalties to other stores which are within easy reach. An increase in the retention rate from 35% to about 70 or 75% would be more reasonable which leads to the conclusion that the assessment overstates the available capacity in Knowle and Dorridge and leads to a larger scale of store than is appropriate for the village.

On the other hand, the existing Waitrose stores in the area attract shoppers from a significant distance, so, following these examples, shoppers who do not live in Knowle would travel to the Knowle store. Partitioning the urban areas between the existing Waitrose stores at Hall Green and Kenilworth according to ease of access suggests that shoppers who frequent Waitrose would travel to Knowle from south, central and east Solihull; Hockley Heath, Lapworth, Dorridge and Chadwick End; Sheldon, Elmdon and Hampton in Arden, all within a 10 minute drive time but considerably outside the natural catchment. While this might reduce their travel distances, it would do nothing to increase retention of spend from within Knowle and would go much further than Policy S6 in providing for shoppers from outside the local community. The size of the store is also said to be determined by a desire to be able to meet a full range of shopping, including the weekly shop, rather than just the 'day to day' needs.

These considerations of size and capacity raise the question of what is the appropriate balance of new retail floor space to be achieved between the villages of Knowle and Dorridge given that there is a very clear need to address the need to improve the retail provision in Dorridge. We suggest that the DTZ Study provides the best evidence of what is the appropriate scale of store for Knowle and this is smaller than that proposed.

**Impact on traffic movements within Knowle**

The roads in the vicinity of the site are generally narrow and were designed as residential routes, not as ones suitable for regular use

by heavy goods vehicles. The HGV Swept Path Plots in the Transportation Assessment (Appendix E) purport to show that the delivery vehicles would be able to access the store and leave using these roads. What they do show is that in order to do so they would have to use the entire width of the roadway at several places.

The additional traffic generated by the store would access the car parks and leave the area through one of three access points – off the High Street past Loch Fyne; off Station Road; and off Lodge Road. The latter two routes are not obvious ones for those travelling to Knowle to shop, leaving them to use the narrow road off the High Street, and thereby increasing the congestion at this junction, already one of the most congested in the area. The crossing near this junction is very well used in the morning and afternoon peaks by adults taking children to the primary school. A survey carried out for the Knowle Society counted adults and children using it at an hourly rate of 70 and 94 respectively in the morning and 130 and 160 in the afternoon. Traffic using the High Street access would have to pass the entrance to the precinct car park, a notorious bottle-neck as drivers queue for spaces, resulting in congestion that could extend back to the High Street.

The proposed closure of the rear entrance from St John's Close into the (reduced) Red Lion car park would necessitate all its users to enter and leave via the entrance off the High Street. This is on a blind bend and opposite the junction with Kenilworth Road. This is bound to increase the likelihood of accidents, especially in the evenings.

The departure route to be used by service lorries from the store is via St John's Close, Station Road and the High Street. The application does not address the ability of the service lorries to make an adequate left-turn into Station Road from St John's Close without impeding any traffic in Station Road which, in any event, is subject to delay at this point when car transporters service the car sales garage directly opposite this junction.

Furthermore, there is nothing in the Transportation Assessment stating that the increase in delivery traffic will not impact on the existing historic buildings on the High Street which are in the conservation area. These lorries will use the whole length of the High Street for egress whilst those accessing the site will also use the High Street to the north of the junction opposite the Loch Fyne restaurant and may also traverse the length of the High Street to turn into St John's Close from Station Road.

The UDP includes ENV2: Urban Design which states:-

*In considering proposals for developments, the Council will promote good quality building and urban design. Development will be permitted only if it:*

*(iv) Protects and enhances the character and local distinctiveness of the Borough's urban areas*

*(vi) Optimises the use of the site, makes efficient and prudent use of resources, and supports local facilities and transport networks.*

#### Car parking demand and provision

**PPS4. Policy EC18: APPLICATION OF CAR PARKING STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT includes**

**EC18.1 Local parking standards should apply to individual planning applications unless**

***h. for retail and leisure developments located in a town centre, or on an edge of centre site, the planning authority is satisfied that:***

***I the parking provision is consistent with any town centre parking strategy and the facilities will genuinely serve the town centre as a whole and this has been secured before planning permission is granted***

***II the scale of parking is proportionate to the size of the centre.***

The Transportation Assessment provided with the application describes the existing and planned car parking provision. The three car parks around the village hall plus that at the rear of the NatWest bank provide 123 spaces at present. The plans are said to provide 180 spaces, thus increasing the provision by 57 spaces.

If these figures are taken at face value and assessed against the maximum requirement for food store parking in PPG 13 Transport (i.e. 1 space per 14 sq m) this would generate a maximum parking requirement of 187 spaces. The increase in provision (on the applicant's figures) therefore amounts to only 30% of the maximum. Even allowing for the Government's desire to reduce travel by car, such a low provision is totally inadequate for a store which is explicitly targeted at bulk shopping trips.

However, the applicant's figures are erroneous. No account has been taken of the loss of the 26 spaces taken from the Red Lion car park, nor of the 17 or so on-road spaces that would have to disappear to allow for movement of the delivery vehicles and for the access to the end-on spaces where the bungalows are now; nor of the two disabled spaces that would be removed from outside Loch Fyne. All of these are well used. Taking these into account the number of existing spaces is some 168, so there would only be 12 or so additional spaces. The on-road spaces are currently unrestricted and would be replaced by time-limited spaces, further reducing the provision for long-term parking in Knowle, which is already under-provided. Looking slightly wider, application 2010/323, for the replacement bungalow at Plot 2, would result in the demolition of garages and the removal of off-road parking for residents, increasing further the demand for on-road parking in St John's Close. Clearly, the lack of parking provision is a very serious concern.

The calculations for demand given in the Transportation Assessment are confusing, as they include the precinct car park with its 63 spaces, making 186 spaces in the existing public car parks. The TA identifies that the current provision of car parking is fully utilised on weekdays between 11:00 and 17:00. The summary provided in Appendix C states that two of the five short stay car parks are currently 'Full at times' while the other three are 'in excess of capacity at times.' The estimate for additional parking generated by the food store use during this period is around 60 spaces, some 48 greater than would be available. The peak demand on a Saturday is for a shorter period, but even so it is greater than the capacity from 10:00 – 16:00 by some 40 spaces. Even these figures are likely to be underestimates, as no allowance has been made for staff parking for the new store and the demand by shoppers at the store has been reduced by 40% to allow for shared trips. However the length of use of the car park by those on shared trips would obviously be greater, to allow for shopping in Waitrose in addition to the other purpose(s) of the trip, which would reduce the availability for new arrivals. One person using a car park space for an additional hour to shop at the store would block that space for



any other user, thereby reducing availability anyway, so the suggested reduction in demand due to shared trips is a fallacy. Traffic safety is a further matter of concern. The suggestion of end-on spaces accessed directly off the eastern arm of St John's Close introduces significant traffic hazards. Drivers would either have to reverse into the space, which many are clearly reluctant to do, or reverse out into the traffic stream. Either would stop traffic in both directions. Drivers who had driven straight into the space and then done their shopping would naturally wheel their trolley along the road (where there is no pavement) and proceed to load their shopping into the boot of the car while standing in the roadway. If they were disciplined enough to return their trolley, that would require another trip along the road, against the traffic flow. If not the trolley would be left in the roadway. This arrangement has clearly been suggested in order to squeeze as many car park spaces as possible out of the inadequate space available.

The presence of an electricity sub-station on the car park area does not seem to have been recognised. If it were feasible to re-locate this sub-station it would be at great expense and its proposed location should have been identified, which it has not been. Therefore its presence could interfere with some of the proposed parking spaces, reducing the provision even further. The plans are not clear on this point.

It cannot be realistic to introduce a new store into an area where there is already insufficient parking, where very little extra is being provided and where any such store must produce a significant extra demand. Most stores of this size have sizable car parks of their own, of the order of 150 – 200 dedicated spaces.

### The community housing bungalows

The ten bungalows that are planned for replacement are occupied mainly by older persons. While they are not designed to the most modern standards they are well maintained and perfectly adequate for their occupants. They benefit from a modest front garden space that keeps the building back from the roadway and they have ample rear gardens. Some of the front gardens are used as private parking spaces. The bungalows also serve as a boundary to the eastern side of St John's Close, screening the rear of the High Street shops.

The proposal would separate four of the residences from the others, one to be re-provided at the junction of Lodge Road and Longdon Road (Plot 1, 2010/322); one on the site of lock-up garages near the Lodge Road junction (Plot 2, 2010/323) and two as a pair behind the residential home (Plots 3 & 4, 2010/324). The location of Plot 1 is at a busy junction and means that the resident would have a much longer walk to the centre of the village and have to cross Lodge Road to do so. Plot 2 would necessitate the demolition of the lock-up garages. No proposal has been put forward for their suitable replacement.

The site identified for Plots 3 & 4 (amended plans PL401 & PL402) is between the residential home and No 104 St John's Close. These plans are incorrect, showing the site extending about a metre into other properties. The planned building is hard up against the site boundary and would need to be moved this distance towards the road, which would result in encroachment onto the land belonging to No 104. The building shown would also be too close to the rear of the residential home, particularly to a ground floor window. The Plot is on an awkward bend where vehicular access would be difficult. They are also on the north side of the tall building of the residential home, so would have very little sun-light at any time of the year. They have a rear space of only 3m ending in a 2m high wall. The car parking shown for plot 3 would require the residents to cross the parking areas of Plot 4 or of No 104, each of which is unacceptable.

The UDP indicated in Table 1 Housing Provision at April 2001 that there was a requirement of 4000 homes in the Regional Spatial Strategy Requirement (2001-2011) of which 1,500 are anticipated to be built on Windfall Sites. Policy H4 Affordable Housing states

*The Council will require developers of both strategic and suitable windfall sites to make a contribution to affordable housing on residential sites of 0.5 hectares or more or housing developments of 15 or more dwellings. Contributions will be expected to be made in the form of 40% dwelling units on the development site or, in exceptional circumstances, by means of a financial sum or other contribution towards provision elsewhere throughout the Borough that would not otherwise be provided.*

*In assessing the suitability of the site and the amount of affordable housing, the Council will, in negotiations, have regard to:*

*(ii) Existing provision of affordable housing and local housing need in the area;*

*(iv) The economics of provision, including particular costs that may threaten the viability of the site;*

With there being a long-standing need for additional affordable housing in Knowle, the putting forward of these three proposed locations for 4 new bungalows is in fact, removing the opportunity of there being 4 additional affordable homes in the area so depriving local people of such accommodation if in fact, the proposed locations are considered suitable. Should the application therefore be approved, this situation of an inadequate supply of affordable housing will never be improved.

However our main concern is for the amenity of the residents of the six bungalows that are planned for the former bowling green. These are placed between the Red Lion and the new village hall. The three northernmost bungalows have public car parking spaces immediately outside, within about 5 metres of a bedroom. If these car park spaces were little used this might be acceptable, but these are the most convenient spaces for users of the Red Lion and the village hall to park. The vehicles would therefore be very likely to be leaving late into the evening, causing noise and therefore disturbance to the residents. The northernmost bungalow also has six car park spaces in the Red Lion grounds directly alongside both bedrooms. All the bungalows are much closer to the Red Lion than before, particularly to the outside seating area which is well used by smokers throughout the year and by others on clement evenings. The noise from here, and from users of the village hall leaving events, must impact on the amenity of the residents. The only views from the lounge area of these bungalows would be towards a high brick wall less than 5m away.

The southernmost bungalow is not planned to the same standard as the others, with only one bedroom and an 'office' and much reduced kitchen/lounge. This serves to indicate that even this site is not of sufficient size to allow the construction of all the replacement bungalows to a suitable standard.

**The Village Hall**

We will not comment on the internal arrangements of the replacement village hall, as these will be dealt with by the Village Hall Association. However we do make the point most strongly that this community amenity is a vital resource for the village. It is the hub of much of the social life of residents, being used for a wide variety of functions from an informal drop-in coffee morning to ambitious theatrical performances. Knowle Society is an affiliate member of the Association and hires the hall for most of its members' meetings. We would struggle to carry out this important part of our function without the hall.

The most important feature of any new hall is its ability to survive financially through the fees it charges hirers. This means that it must be hired during the morning, afternoon and evening sessions. In order to continue to attract hirers it must provide the facilities they demand at a price they are willing to pay. One of the most important facilities is the ability to park near the hall for as long as the event lasts. It must be noted that the hall is in use throughout the day and evening, so parking is needed at all times, not just in the evening when there *may* be more spaces available due to the reduction in shoppers. In fact some of the greatest demand for parking is in relation to day-time use. The insignificant increase in car parking spaces envisaged, together with the greatly increased demand due to shoppers at the new store must mean that the existing struggle to find a suitable parking space will become impossible and hirers will move elsewhere. Other facilities, such as suitable sized rooms, stage etc can be provided through the planning of the building. Parking cannot be so provided.

The proximity of the village hall to the community housing must raise the prospect of a future complaint about noise from people leaving the hall late in the evening which might lead to restrictions on use of the hall.

**Landscaping**

While there are some indications of locations of trees and/or shrubs at various points on the plans and in an artist's impression of various views of the site the only detailed landscaping information that has been provided is a tree survey. The development would require the felling of most of the trees on the site, including mature specimens, and their replacement with less significant ones. We are particularly concerned to preserve the walnut tree that was planted by Knowle Society to mark the Silver Jubilee of Queen Elizabeth II. This is not correctly identified in the Tree Survey, being erroneously identified as an Ash tree (Tree T2). The importance of this tree was recognised by the Council when it designed the latest extension to the car park west of the village hall to retain the tree. Replacement of this tree would destroy its historical significance and must not be allowed. Even if an attempt was made to transplant it, this would place it in significant danger and would therefore be completely inappropriate.

**POLICY ENV14 TREES AND WOODLANDS relates:**

*The Council will safeguard important trees, ...*

The appearance of the whole site, being in or on the edge of the Conservation Area is a very significant matter. The lack of detail in the suggested and necessary landscaping that would be provided, and the absence of this detail by drawing and specification in the application is not acceptable. The application itself is therefore deemed incomplete.

**CONCLUSION**

The Society recognises that there is a need for sympathetic enhancement of the area between the High Street and St John's Close and that there are elements of this proposal that go some way to achieving that. However, the numerous and significant concerns that we have over the details of this application means that we must object to it. If it were allowed to proceed as submitted it would have a deleterious impact on the amenity of those living around St John's Close and on many who live and work in the village.

The numerous weaknesses in the application point to the inevitable conclusion that there is just insufficient space on this site for a store of this size and that all the other compromises in quality, layout and design have been the inevitable consequences.

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**THE FUTURE**

The Knowle Society recognises the suggestion in the DTZ report that there will be capacity in Knowle to support an additional food store (para 9.24). However it is clear from the problems with these applications that any store would have to be significantly smaller than the present proposal to be accommodated in the Area of Enhancement. Any development would also have to take account of the comments in para 9.26 relating to replacement car parking and the impact on the local highway network.

The Knowle Society would be very keen to work with the Council on the Design Brief that the Council agreed (in the Conservation Area Appraisal report p 44) to prepare for the Area of Enhancement. It may be that the best way of achieving this would be through working with the community to produce a 'Village Plan' that looked at this and the other Areas of Enhancement identified in the Conservation Area Assessment.

The Knowle Society would also be willing to work with any organisation who wished to develop this area providing the development achieves the necessary enhancement without the deleterious impacts of the current applications.

Yours sincerely

Leighton Jones  
Chairman,  
The Knowle Society Planning Committee  
On behalf of The Knowle Society

On the 26 April we had our second talk of the year by Mrs Jean Draycott on the subject of The Restoration of Castle Bromwich Hall Gardens. The talk was most informative and provided a very useful background for our visit to the gardens on 8 June. We will report back on the visit in the next issue of the Newsletter. Our next visit is to Arbury Hall & Gardens on the 25 August and more information and an application form for tickets is printed below. We will also report back on this visit in the next newsletter. The Local history Centre's current exhibition is "A Walk along the Canal in Knowle". Please come along and have a look, any time during library opening hours and leave your comments in the visitors' book.

We recently had a small opening ceremony for our 'new look' History Centre. Peter Ewin our Chairman gave the introductory speech and Peter Ellis our Honorary President also said a few words and cut the ribbon. Most of the History Committee were present together with several Trustee Directors and a warm welcome was also extended to the late Derek Mellor's son Keith. You will remember that after Derek's untimely and sad death last year, members of his family requested that instead of flowers, donations should be made to Knowle Society Local History Centre of which Derek was so proud and with which he was so involved. The donations were put towards one of our new display cabinets which has a small plaque on it dedicated to Derek's memory. The new furniture is much more practical than the old and saves a lot of wear and tear on our creaking joints! It also looks very good and is a worthy depository for Knowle Village Archive of which The Knowle Society through the Local History Team is the keeper. Come and have a look.

Janet Erzen - Knowle 779040

**VISIT TO ARBURY HALL AND GARDENS—WEDNESDAY 25 AUGUST 2010**

Meet at the Hall at 11am (access via Round Towers as per map which will be issued with tickets). As usual, own transport is required.

Our visit will commence with a guided tour of this lovely Elizabethan mansion house, home of the Newdegate family since the 16th century. There will then be a break for lunch after which we are free to wander around the gardens with their wooded walks and lakes which are a superb example of the informal style of late 18th century English landscape gardening.

The price of this visit including lunch (assorted sandwiches, salad, homemade cakes, tea/coffee, (no picnics/packed lunches allowed in house or gardens) is £14 per person. **Please note that the tea rooms are situated on the first floor of the Stables Tea rooms, but if anyone has difficulty accessing stairs, provision can be made on the ground floor.**

If you wish to book a place for this visit please complete the details below and send it with your cheque, made payable to **The Knowle Society**, to; Mrs Kathy Jephcott, 70 Woodrow Crescent, Knowle, Solihull, B93 9EQ. Your tickets will be sent by return. Alternatively, forms can be handed in to our History Centre, 1st floor, Knowle Library any Saturday morning 10am – 12noon.

*You do not need to use the form below if you wish to keep your newsletter intact—just ensure that you include all the requested information on any written request. If you wish to apply for both the Arbury Hall visit and the Quiz Night on the reverse of this page, then you may send the form to either contact and we will ensure that it is forwarded to the second contact, or you may use the form for one and write separately to the other. You may send one cheque to cover both events*

**THE KNOWLE SOCIETY—ARBURY HALL VISIT—25 AUGUST 2010**

*Please send this form to: Mrs Kathy Jephcott, 70 Woodrow Crescent, Knowle, Solihull, B93 9EQ*

Name..... Telephone.....

Number of places..... Amount paid £..... (cheque may be for a larger amount)

Address.....



*Wychwood Avenue roundabout from Knowle—by Ardenvale Road*

In the April newsletter I made reference to the committee's approach to enhancing the green environment of Knowle. Whilst we will monitor any changes and respond to matters which come to our attention, we would remind readers that we propose to organize a rolling programme to review all open spaces and to see what can be done to improve them. We said that we propose to start with the Warwick Road roundabout at the junction with Wychwood Avenue and Langfield Road. This will include the green space in the middle of the roundabout and the areas around the sides.

We asked members to let us have their views on what they would like to see improved and we have had one contribution which is on the Society's website forum. We very much welcome this and would hope for lots more. The committee is drawing up a plan for the chosen area and there is still time for comments. We hope to arrange a first stage working group in the autumn. The side area between Wychwood Avenue and Arden Vale Road is quite large and we anticipate that the rear section will be retained as a natural area for wild life but the front section and most of the other areas will be tidied up and made rather more attractive to passers-by. We will be meeting one of the council officers on site shortly to obtain his advice and approval.

We have had some constructive meetings with Solihull MBC and have met four officers and corresponded with several others. It is important to make sure that we work with the council and do not simply become an agitation group. In particular we have been most encouraged by the help being given to us by the Environment Champion Coordinator Officer, Patricia Willetts. She has undertaken to be our primary contact on projects and she will act as project manager and organize volunteer support groups to help. She has asked us whether we would like to be involved with the autumn bulb planting scheme which is arranged across the whole borough. Knowle has not taken part recently and we have jumped at this opportunity. She has asked us to identify areas in Knowle which would be suitable. Here again we encourage members to come forward with suggestions.

Ian Simmonds - Knowle 778692

It is your village so please let us have your views.

**KNOWLE SOCIETY QUIZ NIGHT WITH FISH & CHIP SUPPER**

*FOR MEMBERS AND THEIR GUESTS – Bring your own drinks, tea and coffee will be provided as well  
MONDAY 18<sup>TH</sup> OCTOBER 2010 AT 8PM - KNOWLE VILLAGE HALL*

Please return the form below or a copy, NO LATER THAN 18 September (and preferably sooner please) with:

PAYMENT (£4 per person) and  a STAMPED SELF-ADDRESSED ENVELOPE to:

Charles Robinson, 20 Culverley Crescent, Knowle, Solihull B93 9RB — Tel: 01564 775770

If you wish to retain your newsletter intact and write a letter instead, please ensure that you include ALL the information marked with checkboxes—tick them off as reminders **p**

**KNOWLE SOCIETY QUIZ NIGHT—18 OCTOBER 2010**

***This event always sells out quickly—don't delay!***

**COMPLETE EITHER:**

Please reserve a place for .....people at the quiz night and here are their names (include your own):

Names:

**OR:**

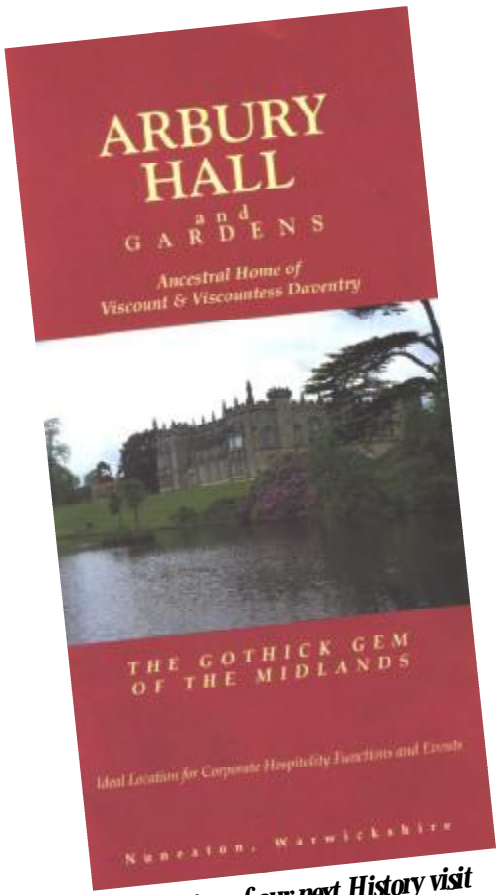
Please reserve a place for my team of 6 people. Team Name.....

**THEN:**

My Name..... Amount Paid £.....

My Address.....

Tel No.....  Email.....



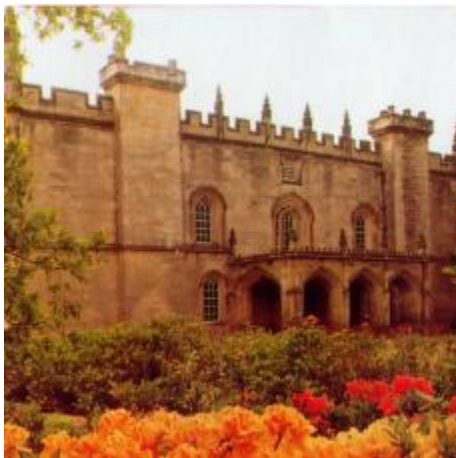
*Destination of our next History visit*



*Arden School demolishes an eyesore after growing pressure*



*An eyeful of chairmen and a president at the LHC*



*Arbury Hall—North Front*



*Society President Peter Ellis 'opens' the Society's new storage furniture in the Local History Centre at Knowle Library. Pleased as Punch...Janet, Bill, Janet & Pam—LHC committee members.*



We have had a couple of meetings since the last newsletter, Victoria Johnson from Johnsons Coaches presented a history of their company from their 1909 humble beginnings to the present day where they provide bus services as well as the traditional coach holidays. When asked, about three quarters of the audience had been on a trip of some sort with Johnsons and held the company in high esteem with many memories being recalled of those trips. This was a story of a local company which has weathered recessions and problems over the years and emerged as a resounding success story.



In April we did something a little different with a talk by Richard Westcott entitled "Confessions of a Pantomime Dame. A look behind the scenes showing the trials, tribulations and frocks of life of this particular Pantomime Dame" Initially we thought it seemed an odd title for a talk but it proved to be a very entertaining evening and everyone who attended seemed to love it. Richard spends his time doing talks to societies and groups throughout England except for Christmas when he appears in theatre and does pantomime for real. He shared his knowledge of make-up and fast costume changes and even had everyone in the room on their feet singing and shaking themselves to the music (a rare sight was the chairman of Knowle Society "shaking his booty" in time to the music in the front row) Unfortunately we do not have a photo of Peter Ewin dancing but do have photos of Richard Westcott donning his make-up.



Our next meetings cover aid work in Africa by a local person Ian Carnell, a history of transport in the West Midlands from 1760 to date and a talk by Firmin a local company who are manufacturers and suppliers of military uniforms and accessories.

Finally we have our annual social event which this year takes the form of a quiz night and will include a fish and chip supper, prize for winning team as well as a raffle for M&S vouchers. The cost is £4 to cover the food and you are welcome to bring your own drinks. Tea and coffee will be provided as well at half time. We are looking to organise loosely into teams of six. Don't worry if you cannot organise six people as we can sort this out on the evening when you arrive. The form to book your tickets is on Page 12 of this newsletter but it is on the website and anyone who cannot access it there can ring me for a copy. If you could return as it early as possible it would help tremendously with the planning. Just the Christmas tree to organise now!

Charles Robinson - Knowle 775770

The walk on 28<sup>th</sup> April was advertised as being from Knowle to Barston. However, when I checked it out the week before, I realised that it would take us longer than I had expected, which would have meant that we'd have finished in the dark – not a good idea when walking along the canal towpath! We therefore did head off in the direction of Barston, but shortened the route, getting back to the Guild House while it was still light. The walk was again well supported, with twelve members joining me on a beautiful evening. With the hard winter and late spring that we've had I was not expecting to see many bluebells, but we were very pleasantly surprised with the show that was put on for us. While many plants were only just coming into flower, the effect of the massed blooms on the woods was still well worth seeing.

We will have had the mid-summer walk on June 23<sup>rd</sup> by the time you receive this Newsletter and I hope it will have been a fine evening. The next walk will be on Sunday 26<sup>th</sup> September from Temple Balsall. I promised a slightly different route for last year, but I had to miss the walk as I was away on business, so Sandra & Richard Lea led on the traditional route. Thanks to them for their support on several occasions last year. I've now retired, so I should be able to stick to my promise of a variation of the route. [There will still be tea and cakes at the end, I promise.]

I know it's a long way off, but I must mention the Boxing Day walk. This has become so popular that we need to have marshals, some walking and some looking after the road crossings. A few stalwarts have covered these in the past but I really could do with some new volunteers. The duties are not onerous and you will be thrilled to learn that you will be able to wear a lovely bright yellow jacket! Please get in touch if you think you'll be able to help and I'll explain what's involved before you commit yourselves.

Leighton Jones – Knowle 773894

| Weekday | Knowle to Solihull |      |       |           |    |
|---------|--------------------|------|-------|-----------|----|
|         | HOURL              | S3   | S2A/C | 60        | S3 |
| 06xx    |                    |      |       |           |    |
| 07xx    | 10                 |      |       | 30        | 47 |
| 08xx    | 00                 |      |       | 30        |    |
| 09xx    | 00                 |      |       | 30        |    |
| 10xx    | 00                 | 04 C | 27    | 30        | 52 |
| 11xx    | 00                 |      |       | 30        |    |
| 12xx    | 00                 | 04 C |       | 30        | 52 |
| 13xx    | 00                 |      |       | 30        |    |
| 14xx    | 00                 | 04 C |       | 30        | 52 |
| 15xx    | 00                 |      |       | 30        |    |
| 16xx    | 00                 | 04 C |       | 30        | 52 |
| 17xx    | 00                 |      |       | 30        |    |
| 18xx    | 00                 | 04 C |       | 30        |    |
| 19xx    | 00                 | 00 A |       | <b>30</b> |    |
| 20xx    |                    |      |       | <b>30</b> |    |
| 21xx    |                    |      |       | <b>30</b> |    |
| 22xx    |                    |      |       | <b>30</b> |    |

| Solihull to Knowle |    |         |           |       |
|--------------------|----|---------|-----------|-------|
| S2A                | S3 | S3 / 60 | S3        | S2A/C |
|                    |    |         | 45        |       |
|                    | 09 |         | 42        |       |
|                    | 12 | 22 (S3) | 42        | 57 C  |
|                    | 12 |         | 42        | 57 A  |
|                    | 12 |         | 42        | 57 C  |
|                    | 12 | 20 (60) | 42        | 57 A  |
|                    | 12 |         | 42        | 57 C  |
|                    | 12 | 20 (60) | 42        | 57 A  |
|                    | 12 |         | 42        | 57 C  |
|                    | 12 |         | 42        | 57 A  |
|                    | 12 |         | 42        | 57 C  |
| 05                 | 12 |         | 42        |       |
|                    |    |         | <b>46</b> |       |
|                    |    |         | <b>46</b> |       |
|                    |    |         | <b>46</b> |       |
|                    |    |         | <b>46</b> |       |

| Weekend | Knowle to Solihull |         |           |       |           |
|---------|--------------------|---------|-----------|-------|-----------|
|         | Saturdays          |         |           |       | Sundays   |
| HOURL   | S3                 | 60/S2A  | S3        | S2A/C | S3        |
| 07xx    |                    |         |           |       |           |
| 08xx    | 00                 |         | 30        | 57 C  |           |
| 09xx    | 00                 |         | 30        | 57 A  |           |
| 10xx    | 00                 | 27 (60) | 30        | 57 C  | <b>30</b> |
| 11xx    | 00                 |         | 30        | 57 A  | <b>30</b> |
| 12xx    | 00                 |         | 30        | 57 C  | <b>30</b> |
| 13xx    | 00                 |         | 30        | 57 A  | <b>30</b> |
| 14xx    | 00                 |         | 30        | 57 C  | <b>30</b> |
| 15xx    | 00                 |         | 30        | 57 A  | <b>30</b> |
| 16xx    | 00                 |         | 30        | 57 C  | <b>30</b> |
| 17xx    | 00                 |         | 30        |       | <b>30</b> |
| 18xx    | 00                 | 05 (S2) | 30        |       |           |
| 19xx    | 00                 |         | <b>30</b> |       |           |
| 20xx    |                    |         | <b>30</b> |       |           |
| 21xx    |                    |         | <b>30</b> |       |           |
| 22xx    |                    |         | <b>30</b> |       |           |

### KNOWLE/SOLIHULL STATION BUS DEPARTURES FROM 7 JUNE 2010

S2 & S3 are operated by Central Connect and 60 by Flexibus

Evening and Sunday S3 buses in bold type are operated by Silverline

S2A & S2C go via Station Road and Dorridge Station, S3 & 60 go direct via the Warwick Road

The Knowle Society provides this compilation of services for the benefit of the community but accepts no responsibility for errors or omissions.

Bus operators are always liable to change their schedules.

[www.networkwestmidlands.com/solihull/timetables.html](http://www.networkwestmidlands.com/solihull/timetables.html)

### NEW FEATURES

The new buses sport some novel features for a local bus service including leather seats, Wi-Fi and a loyalty card. The latter is still being developed and the Wi-Fi may have some people scratching their heads but will probably prove popular with anyone who has a modern 3G mobile phone since it will enable them to surf the web and check email without using up their personal data allowance while on their daily commute to work or college. The Society will be looking out for dependability and the cleanliness of service and the helpfulness of the drivers. Let us know how you find it, please.

| Weekend | Solihull to Knowle |    |    |           |      |           |
|---------|--------------------|----|----|-----------|------|-----------|
|         | Saturdays          |    |    |           |      | Sundays   |
| HOURL   | S2A/C              | S3 | 60 | S3        | S2A  | S3        |
| 07xx    |                    |    |    | 42        | 47 A |           |
| 08xx    |                    | 12 |    | 42        |      |           |
| 09xx    |                    | 12 |    | 42        |      |           |
| 10xx    | 04 C               | 12 |    | 42        | 52 A | <b>44</b> |
| 11xx    |                    | 12 | 20 | 42        |      | <b>44</b> |
| 12xx    | 04 C               | 12 |    | 42        | 52 A | <b>44</b> |
| 13xx    |                    | 12 | 20 | 42        |      | <b>44</b> |
| 14xx    | 04 C               | 12 |    | 42        | 52 A | <b>44</b> |
| 15xx    |                    | 12 |    | 42        |      | <b>44</b> |
| 16xx    | 04 C               | 12 |    | 42        | 52 A | <b>44</b> |
| 17xx    |                    | 12 |    | 42        |      | <b>44</b> |
| 18xx    | 04 C               | 12 |    | 42        |      |           |
| 19xx    | 00 A               |    |    | <b>46</b> |      |           |
| 20xx    |                    |    |    | <b>46</b> |      |           |
| 21xx    |                    |    |    | <b>46</b> |      |           |
| 22xx    |                    |    |    | <b>46</b> |      |           |

Mr & Mrs S Bates  
 Mr B & Mrs A Cox  
 Mr N Furlong & Miss A Gooderham  
 Mr & Mrs J Helliar  
 Mrs J & Mr G Osborne  
 Ms E Warner-Davies  
 Mr C Jukes

**SUBSCRIPTION COLLECTION.**

Doesn't time fly? This July newsletter indicates that yet another busy Society year has almost gone by and that the delivery of your next issue in October not only marks the beginning of a new year but also marks the start of the annual subscription collection process. Subscriptions can be paid by Standing Order but the great majority of payments are still collected at the door, at the time of newsletter delivery, by your newsletter distributor. However there are occasions when further visits have to be made to achieve the subscription collection. The number of repeat visits made is a matter of the individual distributor's preference but, if they wish to limit the number of visits, they can now use a letter to members indicating the subscription amount outstanding and asking members to deliver their subscription direct to the Membership Secretary. Initial copies of the letters have been issued to distributors, further copies can be obtained from a newly set up section of the Society's website at [www.knowledgesociety.org.uk/delivery](http://www.knowledgesociety.org.uk/delivery) (user name and password required) or they can be obtained direct from me at the usual number. A small trial of this method took place earlier this year and was well received by both distributors and members.

**COMMUNICATION WITH MEMBERS**

Since I became Membership Secretary in April 2009 I have had to deal with a number of discrepancies and mistakes with members' recorded details. I am happy to say that the majority of the problems although time consuming have generally been easily corrected with a quick phone call (with some missing phone numbers having to be looked up in the telephone directory). However a number of queries have taken much longer to solve because a telephone number is neither recorded in the database nor available in the public telephone directory. The above situation prompted me to do a little research within the database and I came up with the following statistic: we have a total of 2104 membership records of which 532 (25%) have no telephone number recorded. It may be that members initially chose not to reveal their telephone number because they are ex-directory, a situation I understand and with which I can empathise. However if this is the case may I ask you to consider revealing the number to me please which would help me should the need to contact you arise.

There are two Trustee Directors who are involved with the database. I am the person who keeps and controls all the personal data recorded in the database

*(Continued on page 2)*

**ONLINE VIEWING OF THIS ISSUE**

As always, a colour view of this newsletter may be seen on the website; follow the Membership and then Newsletters links. The password on the right will gain access for members, however no password is needed after three months.

**IN THIS ISSUE...**

- |                        |                         |                      |
|------------------------|-------------------------|----------------------|
| 1. Chairman & Diary    | 5-10. Response to       | 13. Scene around     |
| 2. Obituary—J Laughton | Kimberley Planning App. | 14. Meetings & Walks |
| 3. Planning            | 11. Local History       | 15. Bus timetables   |
| 4. Community Services  | 12. Natural Environment | 16. Membership       |

A warm welcome to the 12 new members listed opposite.

*The Knowle Society has over 3000 members; can you encourage your friends and neighbours to join too? This may be done either by contacting the Membership Secretary or through an application form on: [www.knowledgesociety.org.uk](http://www.knowledgesociety.org.uk)*

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**Next issue**

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