

**Land at Hampton Road
Knowle**

**Public Webinar
and
Q&A Session**

Thursday 24th September 2026

6.00pm to 7.30pm

BLOOR HOMES[®]

Welcome

How the webinar will work



Presentation followed by Q&A.



Please let us know your questions.

(Bottom of screen for laptop, top of screen for mobile/tablet).



We will not be using the chat function.



Webinar is being recorded and will be added to the consultation website.

Meet the Team

Emma Foster

– Programme Lead, Bloor Homes

Viet Nguyen

– Masterplanning/Urban Design

John Clay

– Landscape Planning

Ignus Froneman

– Heritage

Jake Page

– Highways & Transport

Chris Bedekovic

– Town Planning

Sam Cooper

– Drainage & Flooding

Kate Greatrix

– Community Engagement

A little bit about Bloor Homes



Bloor Homes was established in 1969 by John Bloor and remains a private family-owned business.



Over 50 years' experience building high-quality new homes.



Proven track record of delivering high-quality new homes in the West Midlands.



Sustainability is woven into every decision we make.



98%

would
recommend us

96%

satisfaction with
our build quality

96%

satisfaction with
our buying
experience

★★★★★
HBF

2025
5 star builder
for customer
satisfaction



Proud to be
Homes for Nature
members

★ Trustpilot



2025

Rated 'Excellent'
on Trustpilot



KEY NATIONAL PLANNING POLICY CONSIDERATIONS



Greater weight on meeting local housing needs. In accordance with very special circumstances.



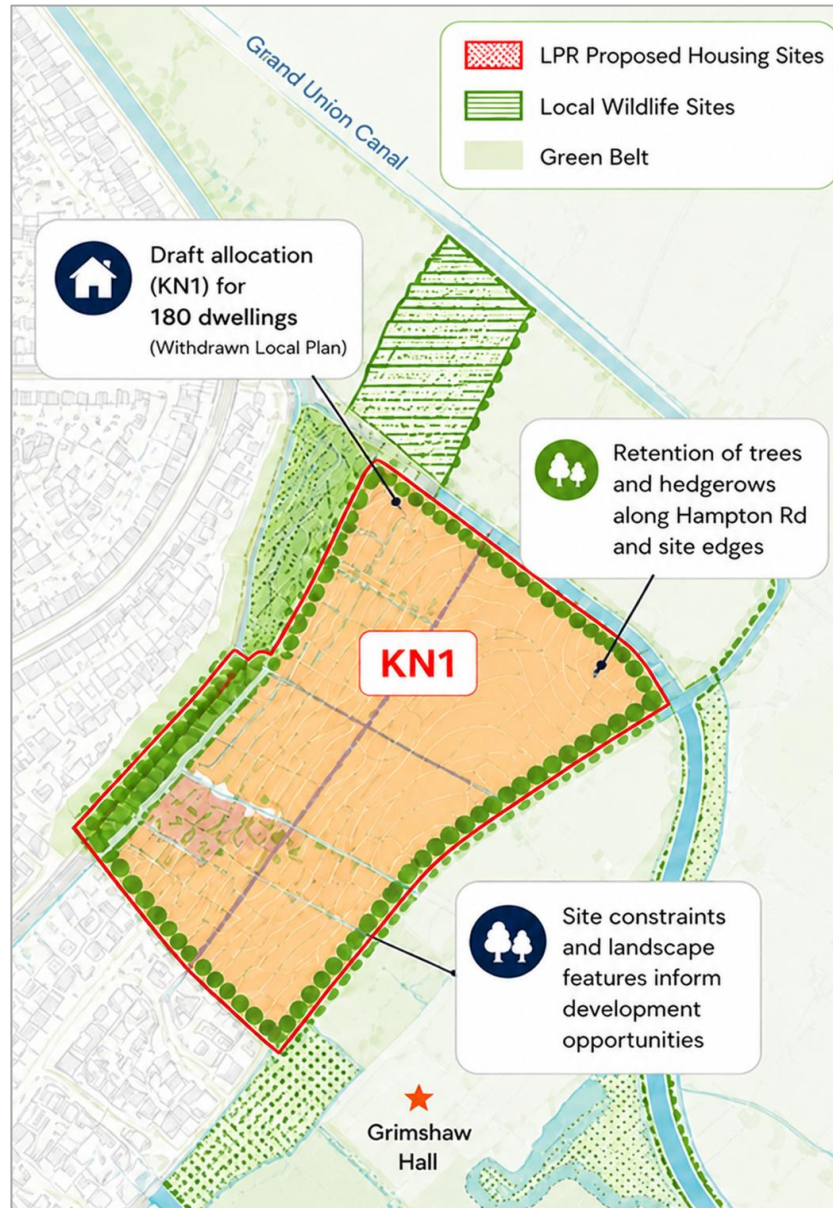
Sustainability and site constraints, are key considerations.



A new NPPF, was consulted on in early 2026 and published on 17th August 2026.



SITE CONTEXT



LOCAL PLAN CONSIDERATIONS



2013
2019
2024
2026
2027

The current local Plan adopted.
KDBH Neighbourhood Plan was made.
SMBC withdrew its Draft Local Plan.
Draft Local Plan consultation Oct/Nov.
Draft Local Plan Examination in Public.



EMERGING LOCAL PLAN – OCT 2026

Draft allocation Policy KN1A for 114 dwellings.

HOUSING NEED



Under the new Standard Method, the Local Housing Need for the Borough has increased to **1,289** dwellings per annum from the previous LHN of 515 dpa (58% increase), for a total of **21,913 dwellings** over the new plan period (2026-2043).

DESIGN PRINCIPLES INCLUDED



- Preservation of Grade 1 listed Grimshaw Hall.
- Provision of Public Open Space.
- Retention of trees and hedgerows along Hampton Road.
- Retention of local wildlife sites.

The Planning Process



Outline Planning

- Establishes the principle of development subject to it meeting certain parameters.
- Our **outline planning application** will seek to agree the following parameters:
 - Site access
 - Maximum extent of developable footprint/no build zones
 - Maximum heights of buildings
 - Landscape and open space strategy
 - Density.



Reserved Matters

The Reserved Matters application will cover the following elements in full detail:

Final design

- Site layout
- Massing
- Appearance and materiality
- Boundary treatment e.g. fencing and lighting.

Amenity

- Car parking
- Cycle parking/storage
- Bin storage/refuse strategy
- Landscaping and open space/play area design
- Detailed access within the site and street road design, including lighting
- Design of pedestrian and cycle routes.



Site Location

- Approx. 10.6 hectares
- Located northeast of Knowle, on Hampton Road, 1km from the village centre.

Site Boundaries

South: Defined by rear garden boundaries of existing homes.

East: Bounded by Hampton Road:

- Southern end transitions into suburban street
- Characterised by large detached properties
- Forms a key gateway into Knowle.

North: Existing hedgerows and open fields separating the site from the countryside beyond.

West: Purnell's Brook corridor with woodland and vegetation creating a softer edge.

Access & Connectivity

- Vehicular access from Hampton Road
- One existing gated access where the Public Rights of Way SL12 meets Hampton Road
- Pedestrian access via public footpath:
 - Links Hampton Road to Wychwood Avenue and Copt Heath.



Overarching Design Principles

These principles will guide development of the site to create a place that is sustainable, healthy and well connected.



1 MOVEMENT

Improve pedestrian and cycle connectivity for new and existing residents by providing open space and connections through the site.



2 NATURAL CONNECTIONS

Respond to the settlement edge and natural edge conditions, and enhance open space connections through the site, including to the canal.



3 HEALTHY PLACEMAKING

Create a natural extension to Knowle with a network of well-designed streets and open space, encouraging active travel and play.



4 COMMUNITY FOCUS

Create a vibrant community with green spaces and streets that encourage interaction while supporting and enhancing existing community uses.



5 SAFE ENVIRONMENT

Develop a safe and secure environment through consideration of Building for Healthy Life and Designing Out Crime guidance.



6 HOUSING

Reflect traditional urban forms found in Knowle with a mix of house typologies and tenures to meet local needs.



7 LANDSCAPE

Retained trees and hedgerows on site, create new habitats and consider views to and from the site framed by natural landscape.

Emerging Proposals



Up to 150 new energy efficient homes with low-carbon heating, offering a range of house types, tenures and sizes



Up to 40% affordable homes to help meet local needs.



Predominantly 2 storeys with up to 2.5 storeys at local landmarks. Limited to 2 storeys along the eastern development edges to reduce potential visual impacts on the heritage buffer with Grimshaw Hall.



Improved access to the Public Right of Way (PRoW) network.



Car parking spaces, including reduced mobility and visitor parking spaces – compliant with Solihull SPD Vehicle Parking Standards and Green Travel Plans (2006) – full details at RM stage.



Pedestrian and cycle links throughout the site and connections into the immediate surrounding area.



Provision of multi-functional public open space, natural play and recreational routes - accessible by existing and new residents.



Landscape Strategy



Landscape-led masterplan, with approx. 60% of the site, around 6.35ha, forming green space and green infrastructure.



Existing mature trees, hedgerows and vegetation retained wherever practicable.



New homes concentrated towards the existing Knowle settlement edge.



A new settlement edge created through native tree, hedgerow and scrub planting.



A generous landscaped setback from Hampton Road, maintaining separation from Grimshaw Hall.



The western edge adjoining Purnell's Brook strengthened.



SuDS, play and informal recreation integrated within the landscape.



A connected network of green corridors, walking and cycling routes, providing the framework for biodiversity enhancement.



Ecology



Ecology is also at the heart of the design which will aim to deliver at least 10% BNG (Biodiversity Net Gain).



Ecological habitat and protected species surveys have been completed in accordance with best practice survey guidelines.



Ecology protection measures (including protection of retained trees) will be adhered to during construction.



Wildflower areas will provide opportunities for invertebrates and foraging small mammals and birds.



Hedgerow and woodland planting will provide cover for species such as hedgehogs and nesting and foraging birds.



Additional measures such as provision of bat and bird boxes and swift bricks.



Retained and created habitats within the site will be managed in the long-term.



Access

Vehicle Access

- Vehicle access via a new priority T-junction on Hampton Road and designed in accordance with current standards.
- Junction will accommodate all routine residential traffic as well as refuge and emergency vehicles.

NETWORK OF PEDESTRIAN AND CYCLE ROUTES RUNNING THROUGH THE SITE, FOLLOWING GREEN CORRIDORS DEFINED BY RETAINED HEDGEROWS STRENGTHENING INTERNAL CONNECTIVITY BETWEEN NEIGHBOURHOOD PARCELS AND OPEN SPACES WHILE LINKING TO THE WIDER AREA.

CENTRAL TREE LINED PRIMARY STREET FORMS THE MAIN SPINE, PROVIDING DIRECT MOVEMENT THROUGH THE SITE AND LINKING DEVELOPMENT PARCELS WITH ACCESS POINTS, OPEN SPACES AND GREEN CORRIDORS.



Pedestrian & Cycle Access

- Access junction providing direct route for walking and cycling to Knowle village centre, Dorridge railway station and bus stops on Warwick Road.
- Dedicated pedestrian and cycle route within the site running along Hampton Road.
- PRow SL12, including the footbridge over Purnell's Brook carefully integrated into the proposed housing areas and street network.



Movement & Transport



Southern edge of the site benefits from continuous footways along Hampton Road, providing direct connections to Knowle High Street, Warwick Road and the wider area.



Informal path along the eastern side of Hampton Road demonstrates an established pedestrian route towards the Grand Union Canal towpath.



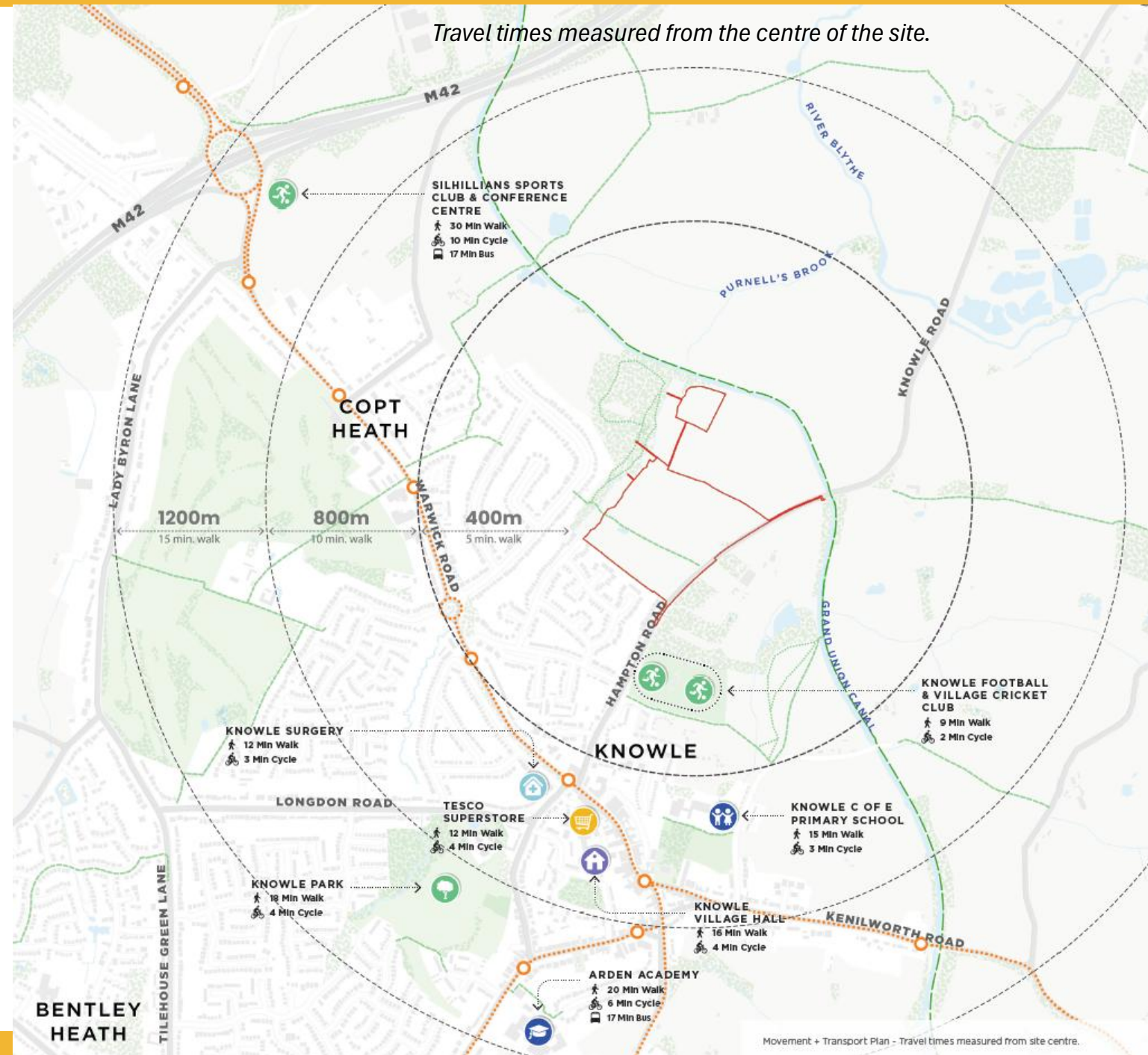
Surrounding road network and Grand Union Canal towpath provide convenient cycling routes to Knowle, Dorridge, Solihull and wider destinations including Birmingham.



Bus stops within approximately 750m of the site entrance on Warwick Road.



Nearest railway station is Dorridge railway station – approx. 11-minute cycle, 26 min bus journey and a 45-minute walk. Solihull railway station is approx. 24-minute cycle and a 36-minute bus journey from the site.



Drainage

Surface Water Drainage

- Ground conditions are unsuitable for soakaways, rainwater will be managed through a modern drainage system and green infrastructure.
- Runoff from streets directed into two landscaped attenuation basins at natural low points within the site.
- Basins temporarily store stormwater and release it slowly into the nearby brook at greenfield runoff rates.
- Drainage system designed to accommodate extreme rainfall events, including future climate change allowances.
- Sustainable drainage features, including swales, permeable paving and planted areas, will be incorporated where possible.
- Surface water carefully controlled and managed to prevent flooding on and beyond the site.



Illustrative example of SuDS feature.



Topography & Drainage

Foul Water Drainage

- Foul water will connect into the existing Severn Trent sewer network.
- Severn Trent Water confirmed there is sufficient capacity to serve the development.
- The preferred solution is a gravity-fed sewer connection beneath the brook, which is a standard approach for developments of this type.
- If technical constraints arise, a pumping station can be provided to ensure connection to the sewer network.
- All foul drainage infrastructure will be designed and maintained to current industry standards.
- The proposals will provide a safe, reliable and environmentally responsible drainage system for future residents.

- The site is at very low risk of flooding.
- Majority of site lies within Flood Zone 1, the Government's lowest flood risk category, with only small areas within Flood Zones 2 and 3.
- Flooding associated with Purnell's Brook will remain contained within the green corridor, away from homes and roads.
- Homes will be positioned clear of flood-prone areas, with finished floor levels set above surrounding ground levels.
- Designed to remain protected during extreme weather events, so far as reasonably practicable.
- The proposals will not increase flood risk to nearby properties or downstream communities.



Heritage

- Existing trees, hedgerows and land levels create strong separation between the site and Grimshaw Hall.
- The proposed development is well separated from Grimshaw Hall.
- No key views or approaches to Grimshaw Hall across the site.
- The Hall's front garden is intentionally enclosed and set apart from Hampton Road, reinforcing this separation.
- Access point positioned away from Grimshaw Hall to minimise visual impact and light spill.
- The proposals will maintain the Hall's secluded, wooded setting and reinforce the existing sense of separation.



Closer view from the gate to the track on the site on Hampton Road, roughly opposite Grimshaw Hall, looking towards it.



View from the site further to the NW of Grimshaw Hall looking towards it. The coniferous tree in the centre left stands in front of Grimshaw Hall.



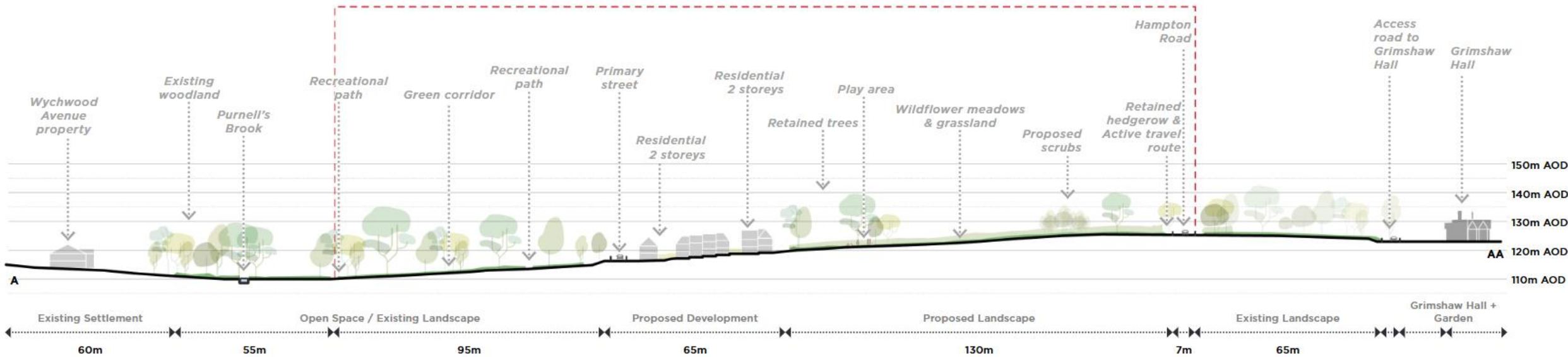
View from the application site to the west of Grimshaw Hall, looking towards it. The coniferous tree on the centre left stands in front of Grimshaw Hall.



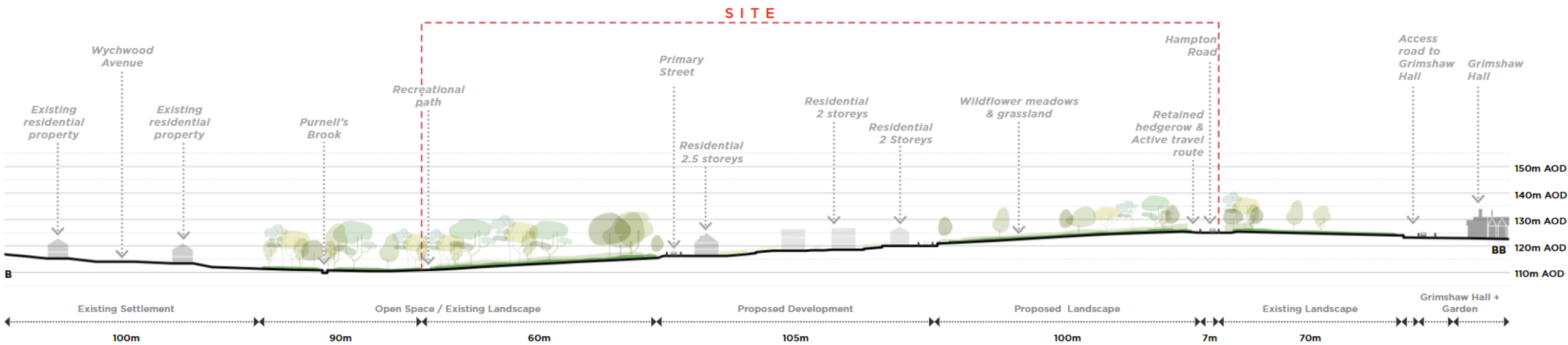
View from the track on the site, roughly opposite Grimshaw Hall, looking towards it.

Views and Site Sections

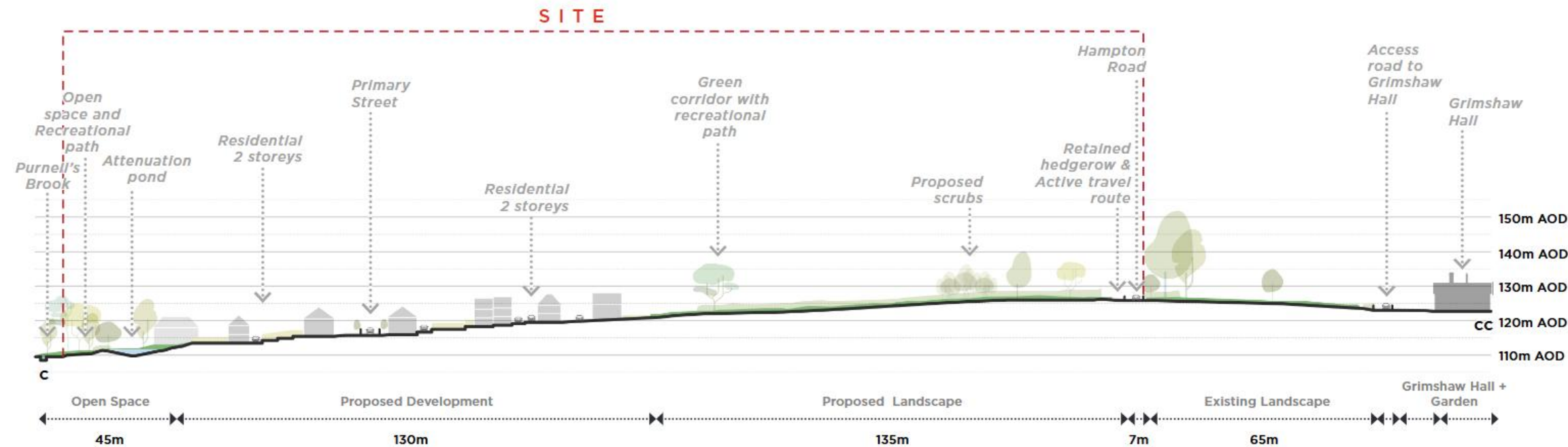
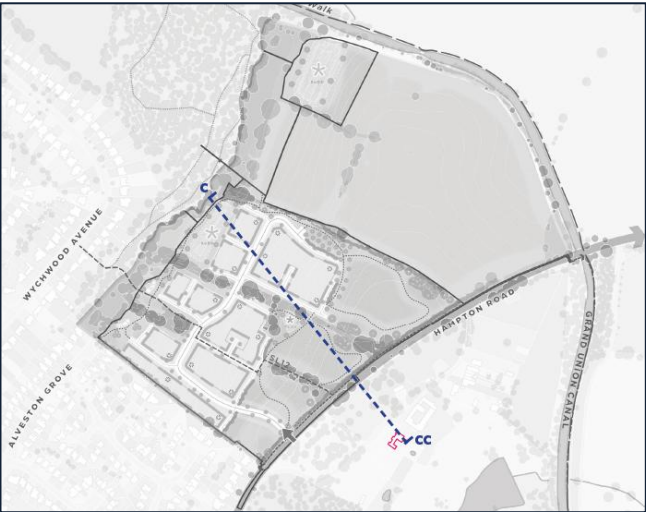
View One: A to AA



View Two: B to BB



View Three: C to CC



Sustainability

Our high sustainability standards ensure that the new homes and spaces we build today are fit for the future. We will aim to achieve this through:



A **fabric first approach** for new homes that uses high-performance and efficient building materials to reduce energy consumption for new residents.



Building **water and energy-efficient** homes.



Provision of waste and **recycling** storage.



Inclusion of **secure cycle storage** and cycle routes, to encourage alternative modes of travel.



Multi-functional **public open space**, accessible by existing and new residents.



Prioritising an **all-electric development**, with energy supplied through zero carbon technologies.



Responsible **sourcing** of materials.



Minimising surface water runoff and provision of **Sustainable Drainage Systems (SuDS)**.



Management of waste **sustainably and efficiently** during construction.



Biodiversity enhancements to achieve a minimum **10% BNG** through new planting and habitat enhancement.

Q&A

Have Your Say



Scan the QR code with your smartphone
or visit our website:
www.hamptonroadknowle.co.uk



Complete our feedback form.



Hamptonroadknowle@KGCommunications.co.uk



07909 735417

(from 9.30am to 4.30pm, Monday to Friday)

Timeline

Thursday 24th September 2026

Live Public Webinar with Q&A session.

Consultation period opened Monday 14th September 2026.

Friday 2nd October 2026

Deadline for comments.

Consultation period closes at midnight.

November 2026

Submission of Outline Planning Application to Solihull
Metropolitan Borough Council.

Late Spring 2027

Expected determination of Planning Application by Solihull
Metropolitan Borough Council.

Dates of submission and determination are indicative only and could be subject to change.

**Land at Hampton Road
Knowle**

Thank you.

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