

SCHEDULE OF MODIFICATIONS TO THE DRAFT SUBMISSION PLAN

This schedule sets out a series of minor modifications the Council wishes to make to the Draft Submission Plan (October 2020). They are not considered to be “main modifications” which are ‘changes that materially affect the policies’ (see extract from PPG at the end of this schedule).

Should the Inspector identify any main modifications that he/she believes are necessary to make the plan sound, then it is expected that these will emerge during the course of the examination and there will be opportunity for the Council to formally consider them prior to them being published and inviting representations upon them.

Unless otherwise stated, new text is shown as follows: **new** and deleted text is shown as follows: ~~deleted~~

MINOR MODIFICATIONS

This schedule captures the minor or ‘additional’ (ie non-main) modifications that the Council is seeking to make to the submission version of the plan. It is intended that a tracked change version of the Draft Submission Plan that incorporates these changes will be submitted alongside this schedule.

No.	Page	Policy/ Paragraph	Representation(s)	Proposed Text	Comments
Draft Submission Plan					
1	7	Para. 20	KDBH Neighbourhood Forum	There are now three neighbourhood development plans that have been ‘made’, and they were prepared under the provisions of the 2013 Local Plan, they will remain part of the development plan for the Borough where there is no conflict with the strategic policies of this plan. and they formed part of the development plan for the Borough before this plan was adopted. Others that come forward will need to reflect the strategic policies of this plan.	In response to representation and to reflect the status of existing ‘made’ neighbourhood plans.
2	7	Para. 22	SMBC	Insert additional sub-section after Paragraph 22 with subheading: ‘Plan Period This plan covers the period from 2020 to 2036.’	To clarify the plan period for the plan
3	18	Challenge H	SMBC	Add bullet point: Increase pedestrian and cycling connectivity across the Borough.	To respond to TfWM’s wider representations on prioritising pedestrian and cycling movements
4	24	Borough Vision – Overview box	SMBC	Add to the end of the second paragraph: ‘... can capitalise on this potential as part of the important contribution from the UK Central Hub.’	To recognise the importance of the UKC Hub.
5	32	Para. 78	SMBC	Amend paragraph to state ‘Arden Cross Limited, the delivery vehicle formed by the consortium of landowners for Site UK1 (HS2 Interchange triangle) has produced a masterplan setting out an overall vision for the site and a set of comprehensive development principles to coordinate delivery of the site’	To update and for consistency across the plan
6	33	Policy P1 (3.viii)	Individual	Replace the word incorporating to ‘maximising’ low carbon energy principles	In response to representation and to strengthen policy
7	34	Policy P1 (4.ii)	Arden Cross Ltd	Remove ‘passenger facilities’ from list of proposals the Council will support.	In response to representation and to reflect new passenger facilities do not now form part of the Birmingham Airport Masterplan.
8	34	Policy P1 (4.iv)	SMBC	Amend final part of sentence to read ‘taking account of the phasing set out in the Hub Framework Growth and Infrastructure Plan (2018) and Arden Cross Masterplan (2020), or future updates.’	To ensure consistency across policies P1 and UK1.
9	35	Policy P1 (4.xiv)	Prologis and Stoford	To add ‘as set out in Policy UK2’ after employment development	In response to representation.
10	36	Para. 86	SMBC	Amend second sentence to state ‘It updatesd...’	In response to representations and to ensure consistency in housing figures
11	37	Para. 90	HS2 Ltd	Include after second sentence ‘The schedule 17 submissions dealing with the HS2 Interchange station and Automated People Mover have now been approved by the Council’	In response to representation.
12	38	Para. 92	Arden Cross Ltd	Remove paragraph referring to garden community approach	In response to representations and to reflect development principles in the Arden Cross Masterplan.

No.	Page	Policy/ Paragraph	Representation(s)	Proposed Text	Comments
13	42	Para. 110	IM Properties	Amend the first sentence to state '2ha' remaining to be developed	In response to representation and for consistency with Policy P3 (which the table at paragraph 143 indicates 2ha).
14	62	Policy P4D	Various	Add text at end of point 2 After 12 months the plot will revert to the developer and will be built out for market housing.	To provide clarification of what happens if a self and custom housebuilding plot is not built out after 12 months.
15	63	Policy P4E (5.i)	SMBC	Site specific factors which may make step-free access unsuitable or unviable	To be consistent with PPG (Paragraph: 008 Reference ID: 56-008-20160519)
16	65	Para. 203	SMBC	Additional text at the start of paragraph Extra Care, or Housing with Care can be very important in supporting a higher level of independence for longer and providing a more gradual transition as care needs increase. The support of a community and the informal provision of care by residents are also important.	In response to representations
17	66	Para. 211	SMBC	Where application of the 5% requirement for M4(3) results in a fraction of a wheelchair user dwelling, provision will be rounded to the nearest whole dwelling.	Unnecessary as Justification text; appropriate for the SPD
18	66	Para. 213	SMBC	Specialist provision can take the form of specialist housing and care homes housing is defined in paragraph 010 of National Planning Policy Guidance. P4E will make provision for Extra Care or Housing with Care dwellings, which are part of the overall housing need identified in Policy P5, and additional care bedspaces for elderly people.	In response to representations
19	66	Para. 214	SMBC	Specialist Extra Care or Housing with Care will provide	In response to representations
20	82	Para 259 Para 261 Para 264 Para 265	SMBC	Amend para 259: To support Solihull's Transport Strategy 'Solihull Connected' the Council has adopted is currently developing a Cycling and Walking Strategy for the Borough. Amend para 261: The Cycling and Walking Strategy presents the Council's overall approach to active travel in the Borough. The strategy will sets sets out our vision for how we will deliver cycling and walking infrastructure, how we will improve the capability and confidence of our residents to cycle and walk more often and how we will ensure new developments cater for cycling and walking. Amend para 264: Alongside As part of the strategy is the ,we will also be producing a Local Cycling and Walking Infrastructure Plan (LCWIP). LCWIPs are a new Government approach to identify cycling and walking improvements required at a local level. Amend para 265: The Solihull LCWIP will enables enables a long-term approach to developing develop a local cycling and walking network within the Borough. The overall aim of the Solihull LCWIP will be is to improve cycling and walking infrastructure across the Borough over the next 10 years.	To reflect the recent adoption of the Council's Cycling and Walking Strategy and the Local Cycling and Walking Infrastructure Plan.
21	84	Policy P8A	SMBC	Amend paragraph 1: The Council will support the principle of proposals for the delivery of METRO and SPRINT as part of an inter-connected network of rapid-transit lines across the region, particularly along the following three four corridors in Solihull that provide access to the UK Central Hub and Birmingham City Centre :	To correct an error.
22	85	Para. 269	Transport for West Midlands SMBC	Together with Solihull Connected and Movement for Growth, along with the emerging Local Transport Plan for 2021 , the Local Plan will work to improve accessibility and ease of movement within, and from the Regeneration Area North Solihull to create opportunities for improved connectivity to key centres for employment and education.	In response to representation recognising that The West Midlands Strategic Transport Plan "Movement for Growth" is currently being reviewed and will be replaced with a new Local Transport Plan in 2021. Replace 'Regeneration Area' with 'North Solihull' to describe the wider area.
23	85	Para. 271	William Davis Ltd	In this respect Policy P7 sets out an expectation that major development should be located within a 400m walking distance of a high frequency bus service offering a daytime frequency of 15 minutes or better. For rail, high frequency is defined as 3 or more services per hour during peak periods.	To clarify what is meant by high frequency services.
24	86	Para. 279	Transport for West Midlands	Insert a new paragraph after paragraph 279 as follows: As applications come forward the Council will look to work with applicants, developers and freight operating companies to promote steps to bring forward efficient and sustainable road freight operations in our borough. Examples may include promoting use of ultra-low emission vehicles or paying consideration to environmental impacts, road safety issues and traffic congestion.	In response to representation.

No.	Page	Policy/ Paragraph	Representation(s)	Proposed Text	Comments
25	89	Para. 291	Extra MSA	Since then revised planning applications have been submitted and subsequently refused by the Council. are currently being assessed by the Council and Highways England. However, the option to appeal the decisions is still open and until the development management process is fully resolved, Whilst the applications are under active and detailed consideration it is not considered necessary to address the issue further through this review of the development plan.	In response to representation to update the current position on the Motorway Service Areas.
26	93	Para. 307	SMBC	Carbon budget for Solihull to be inserted into justification on adoption of the Net Zero Action Plan.	To include the agreed carbon budget targets for the Borough.
27	99	Para. 323	SMBC	Solihull is well-placed to deliver on these ambitions as the Council has a proven track record of securing biodiversity gains...	Typographical error
28	102	Policy P11 (4)	Environment Agency	Development within areas identified as being at risk from groundwater flooding must be subject to full and careful investigation before infiltration measures are proposed, in order to minimise flood risk on the site and reduce risks elsewhere. The use of infiltration systems in areas deemed to be at risk from groundwater flooding must be agreed with the Council as Lead Local Flood Authority. On previously developed land where there is contamination known or suspected, any infiltration proposals must be agreed with the Environment Agency. The quantity and quality of groundwater resources should be protected.	In response to representations.
29	103	Policy P11 (13)	Environment Agency	13. Developers must demonstrate that the layout and design of a development, including the finished floor levels, and the drainage system take account of both fluvial and surface water flows in extreme events so as to avoid flooding of properties, both within and outside the site. 13. New development sites must be resistant and resilient to flooding, to accord with the NPPF. Drainage systems must be designed so that flooding does not occur on any part of or off the site in a 1 to 30 year rainfall event, unless an area is designated to hold or convey water as part of the design, or in any part of a building or plant susceptible to water in a 1 to 100 year rainfall event. The design of the site should ensure that flows resulting from events in excess of a 1 to 100 year rainfall event, are managed so as to minimise the risks to people and property, including flows from adjacent land where relevant. 14. Finished floor levels must be no lower than 300mm above average surrounding ground level. Where at risk from fluvial flooding, finished floor levels must be a minimum of 600mm above the 1 to 100 year plus climate change flood level, or for minor development where detailed modelling of the latest climate change allowances has not been undertaken, no lower than 600mm above the 1 in 1,000 year flood level. All development layouts should direct the most vulnerable elements of a development to the areas of lowest risk, including access routes wherever possible whilst also ensuring layouts are such that proposals do not result in an impediment to flow. 15. Where development results in the loss of flood plain storage, compensatory storage should be provided on a level for level and volume for volume basis. Mitigation measures should be provided up to the 1 in 100 (1% AEP) plus climate change fluvial flood event including the requirement for safe access and egress.	Move information from justification (paragraphs 347 & 348) to policy. In response to representations.

No.	Page	Policy/ Paragraph	Representation(s)	Proposed Text	Comments
30	104	Para. 334	Environment Agency	The European Water Framework Directive became part of UK law in 2003 and requires improvements to the quality of water bodies, including rivers, lakes, reservoirs, canals and aquifers. These requirements are reflected in the Environment Agency's River Basin Management Plans, with the Humber River Basin Management Plan setting out the Water Framework Directive target for each water body to achieve 'good' status. At March 2016, one part of the River Blythe was classified 'bad', three parts 'poor' and one part 'moderate'. For the length of the River Cole within the Borough, a decline has been measured from 'moderate' status in 2009 to 'poor' status in 2015. The Council requires well designed development in the right locations with appropriate drainage processes that can contribute towards River Basin Management Plan objectives. Where viable, surface drainage features shall be deployed in accordance with the Construction Industry Research Information Association (CIRIA) sustainable drainage systems manual, with approved proprietary engineered pollution control features used only if surface features are demonstrated not to be viable. The European Water Framework Directive also establishes groundwater quality standards and measures to prevent or limit pollutants into groundwater.	In response to representations.
31	104	Para. 336	Environment Agency	The Council has undertaken an update to the Water Cycle study for the Borough, in consultation with the Environment Agency and Severn Trent Water. The study demonstrates that the level of development and the site allocations proposed in the plan are capable of being delivered without significant water and sewerage infrastructure improvements. However, the policy requires all new development to contribute to Water Framework Directive and River Basin Management Plan objectives by protecting and improving the quality of water bodies through the provision of appropriate sewerage infrastructure and sustainable drainage techniques. Developers will be expected to demonstrate that they have thoroughly assessed the impact of their proposals on surface and ground water systems, and incorporated any necessary sewerage and drainage mitigation measures to ensure the quantity and quality of water resources are protected.	In response to representations.
32	106	Para. 347, 348	Environment Agency	347. New development sites must be resistant and resilient to flooding, to accord with the NPPF. Drainage systems must be designed so that flooding does not occur on any part of or off the site in a 1 to 30 year rainfall event, unless an area is designated to hold or convey water as part of the design, or in any part of a building or plant susceptible to water in a 1 to 100 year rainfall event. The design of the site should ensure that flows resulting from events in excess of a 1 to 100 year rainfall event, are managed so as to minimise the risks to people and property, including flows from adjacent land where relevant. Finished floor levels must be no lower than 300mm above average surrounding ground level. Where at risk from fluvial flooding, finished floor levels must be a minimum of 600mm above the 1 to 100 year plus climate change flood level, or for minor development where detailed modelling of the latest climate change allowances has not been undertaken, no lower than 600mm above the 1 in 1000 year flood level. Where relevant, the layout of buildings should direct the most vulnerable elements of a development to the areas of lowest risk, including access routes wherever possible. 348. Where development results in the loss of flood plain storage, compensatory storage should be provided on a level for level and volume for volume basis. Mitigation measures should be provided up to the 1 in 100 (1% AEP) plus climate change fluvial flood event including the requirement for safe access and egress.	Moved from justification to main policy. In response to representations.
33	107	P12 (1)	Environment Agency	The Council will promote and control new development to prevent the production of waste within the Borough wherever possible, in accordance with the principles of the Circular Economy , and will encourage prevention from existing buildings and uses.	In response to representations
34	107	P12 (1)	Environment Agency	At end of paragraph add Developers will be expected to demonstrate that waste production will be minimised through the production of Whole Life plans for new buildings	In response to representations
35	108	P12 (8ii)	SMBC	'particularly in or accessible from the North Solihull Regeneration Area'	To address error

No.	Page	Policy/ Paragraph	Representation(s)	Proposed Text	Comments
36	109	P12 (8ix)	British Horse Society	The impacts on transport infrastructure, including the potential for the use of alternative modes to road transport, opportunities for extensions of footpaths and bridleways , and highway safety	In response to representations
37	109	P12 (9)	Environment Agency	In considering non-waste management development proposals, the Council will take into account any adverse impact on existing waste management infrastructure , the strategically important waste management sites and the potential of the Area of Search for waste management facilities identified in this plan.	In response to representations
38	111	Para. 357	SMBC	Second sentence 'including in North Solihull Regeneration '	To address error
39	112	P13 (6)	Individual	Preferred areas for primary sand and gravel extraction were identified in the adopted Solihull Local Plan 2013 at Marsh House Farm (MIN3), Hornbrook Farm (MIN1) and west of Berkswell Quarry (MIN2), which will provide around 2.0 million tonnes and are defined on the Policies Map. Two further areas are identified as Specific Sites for sand and gravel extraction as extensions to the existing quarries at land south-east of Meriden Quarry (MIN4), and land south-east of Berkswell Quarry (MIN5), which will provide a further 2.1 million tonnes and are also defined on the Policies Map.	In response to representations
40	116	Para. 368	Environment Agency	Insert after fourth sentence: The provision of buffers to rivers should be wide enough to accommodate natural changes to the river's location.	In response to representations
41	121	Para. 387	SMBC	This will be complementary to the Coventry, Solihull and Warwickshire Superfast Broadband Connecting Solihull & Warwickshire project which the Council is part of. This is a project that is helping to deliver the broadband initiative, particularly in the rural areas.	To recognise the change in name of the project
42	147	Policy P20 (13)	Individual	13. The Council will support proposals for new or improved indoor sports and leisure facilities providing that the development:	In response to representations.
43	148	Para. 471	Individual	National Planning Guidance is clear that existing open spaces, sports and recreational buildings or land should not be built on unless development proposals meet the exceptions set out in the NPPF. Policy P20 advocates strong protection of open space, sports and recreational facilities, and where proposed development would result in the loss of a facility or area of open space, the policy requires appropriate compensation for the loss. Such compensatory measures could include re-provision or the enhancement of existing open space or facilities, and be in accordance with the priorities for action outlined in adopted Council strategies such as the Green Spaces Strategy (reviewed 2014). Playing Pitch Strategy (2019) and Mitigation Strategy (2020). The Mitigation Strategy has identified the potential of new sports hubs in the Borough to mitigate the loss of existing playing pitch capacity as a result of a number of the housing allocations in the Local Plan. This work is ongoing and the Council is working in partnership with Sport England, Governing Bodies, local clubs, landowners and site promoters.	In response to representations.
44	151	Policy P21	Heyford Developments Ltd	6. Contributions secured through planning obligations may be pooled to address need or cumulative impacts arising from more than one development proposal. The Infrastructure Funding Statement will inform decision making on the use of planning obligations.	In response to representation
45	158	Para. 525	SMBC	Initial enabling works in the vicinity of Balsall Common commenced in January 2019 with the main works due for completion by 2025, ready for the line to open in 2026 with the line expected to be open between 2029-33.	To be consistent with paragraph 280
46	160	539	Berkswell PC	Add due to its contribution towards maintaining a rural character to the approach to the settlement from the east after the second comma.	In response to representation
47	165	BC3 (2i)	Historic England	Replace existing wording with conservation or enhancement of heritage assets and their settings;	In response to representations
48	166	Para. 558	Historic England	The Heritage Impact Assessment for Site BC3 identifies potential harm to the setting of the Grade II* Berkswell Windmill and recommends mitigation by leaving undeveloped the paddocks adjacent Windmill Lane and any areas where development would adversely affect the functionality of the Windmill or the view cone from the south-west.	In response to representations
49	167	BC4 (2iv)	SMBC	Provision of a significant area of public open space forming a buffer to Waste Lane and to the Relief Road , including a play area and allotments	To address error

No.	Page	Policy/ Paragraph	Representation(s)	Proposed Text	Comments
50	168	Para. 560	SMBC	The northern part of the site and land to the east between the site and the Relief Road will be public open space.	To address error
51	170	BC6 (3iv)	Berkswell PC and others	Appropriate measures to promote and enhance sustainable modes of transport including pedestrian and cycle connectivity towards Berkswell rail station, Balsall Common centre, Berkswell Primary School and Balsall Common health centre	In response to representations
52	174	Para. 592	SMBC	Pupils arising from Site 4BL1 will be accommodated at the recently expanded Tidbury Green Primary school. A new two-form entry primary school, however, will be required to serve sites BL2, BL3 and the approved development at The Green (former site 11) Sites 11, 12 and 265. The draft concept masterplans show the school situated on Site 12 BL2	To replace references to superseded site reference numbers
53	177	Para. 605	Sport England [13929]	The larger site is currently occupied by Highgate United FC, Leafield FC Wychall Wanderers FC and Old Yardleians Rugby Football Club, and re-provision will be required for these sports pitches.	In response to representations
54	177	Para. 605	SMBC	Tyburn Farm pastures have been confirmed as part of a LWS as part of the Local Plan Review process, it is the area north of Tythe Barn Lane running up to the canal.	Correct road name
55	187	Para. 658	Resident	Hockley Heath has an infrequent bus services running through the village connecting Birmingham Solihull and Stratford and a more frequent service linking to Dorridge/Solihull & Cheswick Green/Shirley	To correct error
56	189	HH1 (2.iii)	SMBC	Amend public open space provision to 0.7ha to accord with Concept Masterplan (October 2020).	To correct error
57	195	Policy KN1 (2.i)	Historic England	Preserving the setting of the Grade 1 I Listed Grimshaw Hall	Typographical error
58	197	Para. 714	IM Land	The Council therefore believe that 'very special circumstances' will need to be demonstrated exist to support the relocation of the sports pitches and associated facilities.	In response to representation
59	198	Para. 716	SMBC	In making the recommendations, the guiding principle is to ensure that development cannot be seen from within the grounds of Grimshaw Hall and the concept masterplan for the site 8 seeks to reflect this.	To replace reference to superseded site reference number
60	198	Para. 717	SMBC	The site is subject to some further constraints including Purnells Brook Woodland and Purnells Brook Meadow Local Wildlife Sites, (although the former which runs along the extreme western edge of the site), as well as a number of significant trees. These will need to be carefully considered in the design of any future scheme. No development will be permitted on the Purnells Brook Meadow LWS and an appropriate buffer should be provided to the Purnells Brook Woodland LWS.	To correct an error as Purnells Brook Meadow is not a designated Local Wildlife Site
61	198	Para. 719	SMBC	Development of Site 8 KN1 at Hampton Road is consistent with Option G of the Spatial Strategy for the significant expansion of rural villages.	To replace reference to superseded site reference number
62	203	Policy ME1 (Heading)	Meriden Parish Council	Policy ME1 – West of Meriden (Between Birmingham Road and Maxstoke Road Lane)	Typographical error
63	205	ME1 (2.viii)	SMBC	Amend public open space provision to 0.7ha to accord with Concept Masterplan (October 2020).	To correct error
64	213	SO1 (2.ii)	SMBC	Amend public open space provision to 5.7ha to accord with Concept Masterplan (October 2020).	To correct error
65	201	Paragraph 732	Meriden Parish Council	'There is a frequent bus service...'	In response to representation
66	202	Paragraph 738	Meriden Parish Council	'Any additional facilities should be focused in towards the v illage centre...'	In response to representation and to accord with policy P19.
67	203	Paragraph 748	Meriden Parish Council	'This will provide a significant source of funding...'	In response to representation
68	216	Para. 816	TfWM	Amend first sentence of paragraph to state 'The WMCA Investment Prospectus 2020 and HS2 Connectivity Package recognises...'	In response to representation but is better reflected in the UKC chapter
69	218	Para. 828	Arden Cross Ltd	Remove paragraph	Not necessary information, the background is set out in more detail in the topic paper

No.	Page	Policy/ Paragraph	Representation(s)	Proposed Text	Comments
70	218	Para. 830	Arden Cross Ltd	Delete first sentence Reword – The NEC Masterplan includes provision for up to 2,500 dwellings on the site and it is anticipated that of these 2,240 will be provided within the plan period. The Arden Cross Masterplan anticipates that up to 3,000 homes can be delivered on Site UK1, of these 500 will be delivered in the plan period, as the site won't be fully available until after HS2 has been completed.	In response to representation and amended to align with paragraph 89, the table in Policy P5 and supporting paragraph 222
71	219	Para. 838	Arden Cross Ltd	Replace paragraph with the following text: Development Principles - It is important that there is an overall place making vision for the Hub based on a clear set of development principles to support the creation of a sustainable high quality environment and to ensure the necessary infrastructure is in place to deliver and support growth aspirations for the site. The Arden Cross Masterplan (2020) has set out a comprehensive set of principles for delivering the vision and development of the Arden Cross site. These will be key in supporting the development of the Hub Area.	In response to representation and to reflect the Arden Cross Masterplan
72	220	Para. 842	Arden Cross Ltd	Remove ' designed around the idea of the garden community '	In response to representations and to reflect development principles in the Arden Cross Masterplan
73	221	Policy UK1 heading	Arden Cross Ltd	Amend policy heading to read ' Policy UK1 – Arden Cross and HS2 Interchange '	In response to representation
74	224	Para. 858	Arden Cross Ltd	Insert new sentence to end of justification to state ' The Council will work with key stakeholders to produce a SPD to help guide development across the UKC Hub area.	In response to representation and to ensure consistency with Policy P1
75	225	Para. 864	Warwickshire Wildlife Trust	Include additional sentence to paragraph 864 to state ' In delivering development on the site the Concept Masterplan will need to take into account the Castle Hill Meadows Local Wildlife site and other constraints which will affect the developable area '	In response to representation and because the concept masterplan is not yet available to acknowledge the presence of the LWS.
Policies Map					
76		Policies Map	TfWM	Include Rapid Transit Routes as listed in Policy P8A.	In response to representations.
77		Policies Map	Individual	Amend Key to state: Preferred Area/ Specific Mineral Sites	In response to representations.
78		Policies Map	Individual	Amend Key to state: Mineral Safeguarding Area/ Area of Search	In response to representations.
Concept Masterplans					
79		CMP - BC1,2,3,6 KN1	Historic England	Site Analysis key, Zone of significance on the Setting of the listed building in accordance with Heritage Impact Assessment	In response to representation
80		CMP - Throughout	Historic England	Use of English Heritage (or Historic England) logo not permitted and should be changed	In response to representation
81		CMP - Throughout	Historic England	Listed Building Grades should be in roman numerals	In response to representation
82		CMP - BC4	SMBC	Amend first sentence of second paragraph The alignment of the by-pass will provide the new green belt boundary will be immediately to the east of the site. The corridor of the by-pass should accord with that shown on the Policies Map. The semi-improved grassland on the north-western field should be improved grassland, in accordance with the Ecological Assessment	To address inconsistency with Draft Submission Plan/Policies Map/ evidence
83		CMP - BC4	SMBC	Amendments to the Indicative Concept Masterplan: The corridor of the by-pass should accord with that shown on the Policies Map. The semi-improved grassland on the north-western field should be improved grassland, in accordance with the Ecological Assessment	To address inconsistency with Draft Submission Plan/Policies Map/ evidence
84		CMP - BC5	Balsall PC and others	The accesses to Wootton Green Lane to west of site should be deleted as unsuitable from highway perspective	To address inconsistency with evidence

No.	Page	Policy/ Paragraph	Representation(s)	Proposed Text	Comments
85		CMP – BL2&BL3	Site Promoter	Amend key to clarify areas of public open space versus undeveloped land/open countryside on the masterplan	In response to representations
86		CMP – BL2&BL3	Site Promoter	Amend key to clarify areas of development subject to 'heritage impact assessment' on the masterplan.	In response to representations
87		CMP	Individual	Include site boundary on HA1 Concept Masterplan	
88		CMP	Individual	Amend boundary on Concept Masterplan document to be consistent with Policies Map on the site boundary of SO1 'East of Solihull'.	In response to representations.
89		CMP	KDBH Neighbourhood Forum and others	Amend proposed access points onto Grove Road to be consistent with the text.	In response to representations and to address inconsistencies

Extract from Planning Practice Guidance:

“What if modifications are required to make a submitted local plan sound?”

If asked to do so by the local planning authority, under section 20(7C) of the 2004 Planning and Compulsory Purchase Act as amended) the Inspector must recommend ‘main modifications’ (changes that materially affect the policies) to make a submitted local plan sound and legally compliant, except that a failure of the duty to cooperate cannot be rectified by a main modification. The local planning authority can also put forward ‘additional modifications’ of its own to deal with more minor matters.

Where the changes recommended by the Inspector would be so extensive as to require a virtual re-writing of the local plan, the Inspector is likely to suggest that the local planning authority withdraws the plan. Exceptionally, under section 21(9)(a) of the Planning and Compulsory Purchase Act 2004, the Secretary of State has the power to direct a local planning authority to withdraw its submitted plan.

The Inspector will require the local planning authority to consult on all proposed main modifications. Depending on the scope of the modifications, further Sustainability Appraisal and Habitats Regulations Assessment may also be required. The Inspector’s report on the plan will only be issued once the local planning authority has consulted on the main modifications and the Inspector has had the opportunity to consider the representations on these.

Whether to advertise any ‘additional modifications’ is at the discretion of the local planning authority, but they may wish to do so at the same time as consulting on the main modifications.

Paragraph: 057 Reference ID: 61-057-20190315”