Solihull
METROPOLITAN
BOROUGH COUNCIL

Solihull Local Plan

Shaping a Sustainable Future
December 2013

Authority Monitoring Report 2018/19

March 2020

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Contents

1. Introduction

What is the Role of the Authority Monitoring Report?

1. The principal purpose of a Council's Authority Monitoring Report (AMR) is to set out progress on meeting the objectives in the Council's Development Plan. Local authorities have flexibility in terms of how progress is assessed and the indicators used to monitor effectiveness of the plan. The principal component of the Development Plan in the Borough is the Solihull Local Plan which was adopted in Dec 2013. Chapter 13 of the plan sets out the delivery and monitoring arrangements for the plan. This includes a schedule[1] of monitoring indicators that are to be reported on. The majority of this report sets out these indicators and how progress is being made against them.

2. In addition to the above, regulations[2] 34 of The Town and Country Planning Country Planning (Local Planning) (England) sets out the minimum requirements for what the Authority Monitoring Report should include:

- Information on the Local Plan and any supplementary planning documents included in the Local Development Scheme, including the timetable for preparation and the stage that has been reached, and information on adoption.
- Identify any policies which are not being implemented and the reasons for this including any steps which are being taken to ensure the policy could be implemented
- Housing monitoring – to report on the annual number of additional dwellings or affordable dwellings where this has been specified in a plan.
- Provide details of neighbourhood development orders or neighbourhood plans
- Where the authority has prepared a report in accordance with regulation 62 of the CIL regulations the report should include information in relation to this.
- Report on any work undertaken cooperatively with other local planning authorities, county councils and other statutory consultees as part of the Duty to Cooperate.

Context

3. The Council adopted the current Local Plan in 2013 however following a High Court challenge and court of appeal decision the section of the plan relating to housing requirement has been declared to be treated as not adopted. The remainder of the plan forms the adopted plan for the Borough and is the principal[3] local planning policy used in the determination of planning applications.

4. The Council is undertaking a Review of the Local Plan which is expected to be adopted in 2021. This review is intended to respond to the legal challenge to the 2013 plan; set out how Solihull will meet its housing needs over the plan period and how it addresses the needs of the wider Housing Market Area; and lastly to provide a proper planning framework for the delivery of HS2 and the associated interchange station being accommodated in the Borough

5. The review commenced in Nov 2015 with the publication of the Scope, Issues and Options. A Draft Local Plan followed in Nov 2016 and more latterly a supplementary consultation was

[1] Figure 18 – page 149
[2] Regulation 34 of the Town & Country Planning (Local Planning) Regulations 1992
[3] Other components of the Borough's Development Plan include the Gypsy & Traveller Site Allocations Plan and the 3 neighbourhood plans made to date in the Borough. These are detailed in later chapters of the AMR.

undertaken in Jan 2019. Full details of these consultations can be found at www.solihull.gov.uk/lpr.

6. The Local Plan Review will be an opportunity to review and update the monitoring indicators that should be used to assess the effectiveness of the planning framework it adopts.

Content

7. The Authority Monitoring Report is a key process document detailing progress on implementing the Local Plan policies. It is part of the Council's commitment to the 'Plan, Monitor, Manage approach to monitoring the effectiveness of the Strategy and policies of the Local Plan.

8. Since adoption of the plan monitoring information has continued to be collected to support the implementation of adopted policies and the Local Plan Review but has been reported separately rather than as a dedicated report. The Council has continued to collect employment, housing, and Green Belt monitoring information and submit this to form part of a regional data set, and nationally collected data. This has been important in supporting duty to cooperate discussions and wider activities coordinated by wider than local bodies such as the Combined Authority and Local Economic Partnership.

9. The Council has produced a Brownfield Land Register (BLR) which has been kept up to date and has assisted in the selection of housing allocations in the Local Plan Review. An annual housing statement was produced in July 2019 which detailed progress towards achieving a 5 year housing land supply.

10. The Local Development Scheme (LDS) has been updated from time to time, and this details progress on the Local Plan Review and other Supplementary Planning Documents. The latest LDS was published in January 2020.

11. This AMR document reports on the indicators in the Adopted Local Plan with a focus on 2018-19, and then where possible for the previous 5 years. This information will provide an indication of the effectiveness of each policy in delivering the strategic objectives of the Local Plan.

12. This report will also form the basis of a future review of these indicators to assess what is needed to enable effective monitoring of the emerging policies in the Local Plan Review. As a result indicators may be amended to reflect changes to the plan which are made as result of representations through the publication or examination stage. Any changes will be reported and explained in the next update of the Authority Monitoring Report.

13. The report provides the most up to date monitoring information which has supported the development of policies in the forthcoming Publication Draft of the Local Plan and will provide evidence for the Examination of the Local Plan Review. It will allow policies to be continually reviewed to ensure they are effective.

14. The report is structured according to the key themes in the 2013 Adopted Local Plan

- Sustainable Economic Growth
- Providing Homes for all
- Improving Accessibility and Encouraging Sustainable Travel
- Protecting and Enhancing our Environment
- Promoting Quality of Place
- Health and Supporting Local Communities

- Delivery and Monitoring (including information on Community Infrastructure Levy receipts)

15. It also includes the following sections which reflect updated planning policy requirements since the adoption of Local Plan.

    - Duty to Cooperate discussions
    - Progress against meeting the targets set out in the Local Development Scheme

16. Within the sections related to the Adopted Local Plan the relevant challenges the plan was designed to address are set out under each key theme. This will help to give some context to the monitoring indicator being examined. Each monitoring indicator is set out in a red box, and is then followed by the progress/key information which is generally then explained in more detail with some commentary for each.

2. Spatial Portrait of the Borough

17. Solihull is located to the southerly edge of the West Midlands Conurbation and is adjoined by the neighbouring areas of Birmingham and the Black Country to the west and Coventry to the East. To the north it is bounded by the rural area of North Warwickshire and to the south Warwick, Stratford upon Avon and Bromsgrove. A significant proportion of the Borough is covered by Green Belt which is strategically important in maintaining the open gap between the area of Birmingham and Solihull and the 'Meriden Gap' between Solihull and Coventry. It also contributes to the open character and quality of environment within the Borough.

18. The following table includes key Borough wide statistics.

Area of the Borough	17,828 ha
Area of Green Belt	67%
Population	214,909[4]
Households	90,362[5]
Average car ownership	1.43[6]
Unemployment	3.2%[7]
Average house price	£270,500[8]
Average workplace earnings	£35,481[9]

19. Solihull is well served in terms of the national rail and motorway network with the M42 running through the Borough linking to the M40 in the south and the M6 to the north. There are direct rail services to Birmingham and London and to the north along the West Coast and Chiltern mainlines. Birmingham Airport has a major role in the national airport infrastructure acting as a gateway linking the Borough and the rest of the West Midlands region internationally.

20. The Borough contains an extensive rural area characterised by smaller settlements and villages as well as more mature suburbs surrounding the town centre characterised by Victorian and Edwardian development. It is characterised by a high quality environment including a number of green flag awarded parks, open spaces and areas of ecological significance as well as historic assets such as listed buildings and a number of Conservation Areas.

21. The Borough has a number of other regionally and nationally significant economic assets including the NEC, Jaguar Land Rover, Birmingham Business Park, and Blythe Valley Business Park. The Borough is the planned location of the first high speed rail interchange station outside London which is anticipated to generate significant investment opportunities being

[4] ONS mid-year population estimate 2018
[5] Estimate for 2019 based on ONS 2016 projections
[6] ONS Census 2011
[7] ONS Annual Population Survey (June 2019)
[8] ONS Median house price (March 2019)
[9] ONS Median workplace earnings (March 2019)

progressed as the UK Central proposals. This comprises of four interconnected economic opportunity zones focused on the UK Central Hub around junction 6 of the M42. Together with the UK Central Hub which makes up Zone 1 the programme includes; Zone 2 – North Solihull, Zone 3 – Solihull Town Centre and Zone 4 – Blythe Valley Business Park. Solihull is part of the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) the UK Central proposals forms a key part of the LEPs strategy for growth. Solihull Town Centre is a vibrant centre which is the focus for retail facilities in the Borough.

22. The Borough is part of a wider housing market area which incorporates Birmingham and 13 surrounding local authorities and is working with these authorities to address the housing need across the area. House prices across the Borough are high and the area has a significant need for affordable housing.

23. In contrast to the rest of the Borough the North Solihull area has a high proportion of local neighbourhoods within the 10% most deprived in the country and some in the bottom 5%. Since 2005 North Solihull has been the subject of an extensive regeneration programme led by the North Solihull Partnership and supported by policies in the Local Plan. This has delivered significant improvements to the area in terms of housing and the provision of local services and facilities. The Local plan has released a number of green belt sites in support of the regeneration programme which have now largely been developed. There is still scope to improve access to employment opportunities and improve the skills base within the area.

Key Settlements

24. The following table indicates the population and number of households for the rural (or part rural) settlements/parishes in the Borough. All figures are taken from the 2011 census. The figures are not necessarily those of the settlement alone as the wider area will contain a number of dwellings. The figures are provided to provide a general size comparison between settlements.

Area	Population	Number of Households
Urban area of the Borough	153,945	64,488
Knowle, Dorridge & Bentley Heath[10]	19,780	8,068
Balsall Common[11]	9,675	3,883
Bickenhill Parish[12]	7,153	2,835
Balsall Parish	6,536	2,634
Dickens Heath Parish	3,992	1,757
Berkswell Parish	3,139	1,249
Meriden Parish	2,719	1,221
Cheswick Green Parish	2,197	891
Hampton in Arden Parish	1,834	803
Hockley Heath Parish	2,038	794
Tidbury Green Parish	1,130	432
Barston Parish	553	223

25. Approximately 75% of the Boroughs 206,674 population and 86,056 households are located within the urban area.

[10] Using the wards of Knowle and Dorridge & Hockley Heath less Hockley Heath Parish
[11] Adding the figures from Balsall and Berkswell Parishes
[12] Includes Marston Green which is part of the urban area.

3. Sustainable Economic Growth

Key Challenges

- Challenge A – Reducing Inequalities in the Borough
- Challenge D – Securing Sustainable Economic Growth

Key policies

- Policy P1 – Support Economic Success
- Policy P2 – Maintain Strong, Competitive Town Centres
- Policy P3 – Provision of Land for General Business and Premises

Introduction

26. The SLP provides a policy framework to support the continued sustainable economic growth of the Borough. Solihull has a buoyant economy driven by its central location on the national motorway and rail network, its role through Birmingham Airport as an international gateway and by the presence of a number of regionally and nationally important assets within the Borough including the NEC, Jaguar Land Rover, and Blythe Valley/Birmingham Business Parks. These assets, located in and around the area between junctions 4 to 6 of the M42, have made the Borough a focus for investment particularly in high value added sectors such as business and professional services, engineering, ICT, creative industries and automotive industries. This, together with the unique opportunity that HS2 provides, provides a main focus in the Local Plan Review under the UK Central policy.

27. Birmingham Airport published its updated masterplan in 2019. The Master plan for the NEC includes ambitious plans for expansion incorporating new hotel, leisure and business floor space as well as residential development. Jaguar Land Rover is a key national business which continues to expand its operations within the Borough. The policy framework within the Local Plan acknowledges the significance of these assets and is supportive of their continued economic success.

28. The Borough is the intended location for the first interchange station outside London which is the focus for significant investment proposals being progressed as the UK Central Hub. It is anticipated that economic development at the UK Central Hub site will be of regional and national significance reaching beyond the authority boundaries. The Greater Birmingham and Solihull LEP has set out a comprehensive growth agenda relating to HS2 which includes associated infrastructure projects such as SPRINT (a bus based rapid transport mode) which will further link the Boroughs economic assets across the region. Plans for HS2 and the interchange station have progressed significantly since the adoption of the Local Plan. The review of the Local Plan will provide a comprehensive policy framework to support and realise the economic opportunities presented through HS2.

29. The Borough also has a number of key local businesses and established industrial estates which provide a range of business accommodation for local employment opportunities, such as Cranmore Industrial Estate, Elmdon Trading Estate and Solihull Business Park. The Local Plan provides a policy framework to support their retention and protect the provision of a range of opportunities in the size and type of employment floor space.

30. The Council is committed through the Local Plan to ensuring a pattern of sustainable economic growth which can benefit the whole borough to ensure residents from disadvantaged areas are able to access job opportunities. In contrast to the rest of the Borough, the North Solihull area has a high proportion of local neighbourhoods within the

most deprived in the country and has been the subject of an extensive regeneration programme supported by policies in the Local Plan. This has delivered significant improvements to the area, however there are still opportunities to improve access to employment and improvements to the skills base as well as wider environmental enhancements. There are also pockets of deprivation within the mature suburbs and rural areas. A key objective of the Local Plan is to reduce the gap of inequality between the most and least affluent wards in terms of access to public transport, employment, housing, health and social care.

31. Solihull Town Centre is strategically important within the West Midlands and is the principal centre for business and civic activity within the Borough. The town centre has a broad range of retail, leisure, entertainment and recreation uses which contribute to its vitality, as well as the key shopping function focused on the primary retail frontages that include the Touchwood shopping mall. The town centre strategy within the Local Plan aims to strengthen the role of the town centre and allow for appropriate planned development during the plan period identifying a series of opportunity sites as the focus for development. Since the adoption of the local plan work has been undertaken on the preparation of a Town Centre master plan to guide future investment and development, setting out the vision up to 2036.

32. The Local Plan recognises the specific issues relating to Shirley and Chelmsley Wood Town Centres and a key objective is to encourage investment in these centres to improve competitiveness and the shopping environment.

Policy P1 – Support Economic Success

Indicator – Quantum and Type of floor space developed at Birmingham and Blythe Valley Business Parks

33. The following table indicates the employment related floorspace developed at **Birmingham Business Park** (53ha net developable).

Time Period	Area (ha)	Floorspace (m^2)
Developed at Mar 2019	50	16,8071
Remaining to be developed	3	32,144
Developed Apr 18 to Mar 19	0	0

34. The following table indicates the employment related floorspace developed at **Birmingham Business Park Extension Land** (9ha developable – SLP site 31).

Time Period	Area (ha)	Floorspace (m^2)
Developed Apr 2018 to Mar 2019	6	28,799
Remaining to be developed	3	11,180

35. The following table indicates the floorspace developed at **Blythe Valley Business Park** (including extension land) (49ha developable – SLP site 10).

Time Period	Area (ha)	Floorspace (m^2)
Completed development at Apr 13 (mainly business classes)	16	58,249
Development completed Apr 13 to Mar 18	0	0
Development completed Apr 18 to Mar 19	6	19,416
Remaining to be developed for business purposes	7	79,434
Remaining to be developed (for residential, hotel and small scale supporting uses)	20	NA

Commentary

36. At April 2013 approximately 56ha of land at Birmingham and Blythe Valley Business Parks had been developed, equating to an average annual development rate of about 1.5ha at Birmingham Business Park and 1ha at Blythe Valley Business Park. A significant slowing of development post-2006 prompted a review of the role of these strategic sites as part of the 2011 Solihull Employment Land Study that concluded a broader range of uses was needed in order to reinvigorate them as important flagship sites.

37. The study informed the Local Plan which acknowledges the success of the 2 business parks in attracting new investment to Solihull and the Region and the importance of continuing to attract 'knowledge economy' investment to underpin economic recovery and growth. For Blythe Valley Business Park this includes realising its potential as a location for innovation uses and new enterprise and for Birmingham Business Park realising its potential for a greater role in linking investment and employment opportunities to the regeneration of North Solihull. To reinvigorate the business parks, the plan broadens the range of acceptable uses from the original narrow 'top quality' B1 uses only restriction to B1, B2, B8 together with supporting ancillary uses, of a suitable scale, that will enhance the attraction of the parks.

38. At Blythe Valley Business Park the original planning consent provided for 40 hectares of class B1 floor space (32 ha net developable area – estimated by excluding its distributor road and verge). A further 21 hectares of land was approved as an extension to this land (17 ha net developable area - estimated) in 2006. Up to 2013 16 hectares of employment land had been developed within the original Business Park, however there were no employment land completions between 2013 and 2018 at the Business Park as extended (Local Plan site 10).

39. The Local Plan remains committed to seeking a major quantum of business floorspace through an improved range of amenities offered, supported by well planned residential development to create a sense of place and a more sustainable location. In July 2018 planning consent was granted for mixed-use development, guided by a masterplan that includes 720 dwellings, 250 unit housing with a care facility, 2,500sqm of retail support facilities, a hotel and up to 98,850 sqm of B1, B2, B8 floorspace. This reduced the remaining employment land across site 10 to an estimated 13 hectares, of which about 6 hectares (19,416 sqm) was developed during the monitoring year for B8/B2 purposes.

40. At Birmingham Business Park whilst no development occurred within the original Park during the monitoring year 25,903sqm of mainly B1 and B2 was completed for Aero Engine Controls late in 2014. The 10 hectare site includes 3 hectares that has been retained undeveloped by the firm for use as future expansion land. At the adjacent extension land (9ha – site 31 of the SLP) a 6 hectare industrial and warehousing development was completed late in 2018 and the remainder of the site is committed to development through planning consent for B8/B2 development. Work on this remaining development commenced about June 2019 (post-monitoring year).

41. In terms of the Local Plan policy aim at Blythe Valley Business Park, enabling a much more diverse range of uses under a comprehensive master plan has allowed for substantial business development incorporating a range of Business Class uses. At Birmingham Business Park, the main part of the Business Park was already developed by 2013 mainly for B1 office use. Enabling a broader range of business use has brought forward a development by a major new occupier that includes B1 use class development alongside B2 development. The original Business Park is now nearly built out. The adjacent extension land is also fully committed for development of a mixed B1, B2, B8 nature in a location close to North Solihull where unemployment remains persistently high.

Indicator – Extent to which development is linked to local employment needs (measures adopted to target local needs and the quantum of development)

42. No specific data recorded.

Commentary

43. The Council supports measures to recruit and retain the local labour force through development as well as ensuring the wider benefits of development are distributed across the Borough. It is intended that the UK Central proposals being delivered as part of HS2 will address gaps in the skill base across the Borough particularly within North Solihull, providing access to opportunities and learning. The Council is targeting schemes to encourage the use of local labour.

Policy P2 – Maintain Strong, Competitive Town Centres

Indicator – The development of retail, office and leisure floor space in Solihull town centre

44. The following table sets out retail, office and leisure floorspace (sqm) in the Borough's main town centres as at Mar 19.

Centre	Class A1	Other A	Class D2	Class B1a
Solihull	115,352	32,328	1,609	2,124
Shirley	31,603	16,997	1,700	520
Chelmsley Wood	29,839	2,935	100	288

45. The following table sets out retail, office and leisure floorspace (sqm) completed in the Borough's main town centres between Apr 13 and Apr 19.

Centre	Class A1	Other A	Class D2	Class B1a
Solihull	2,647	320	0	1,024
Shirley	18,183	0	0	0
Chelmsley Wood	0	0	0	0

Commentary

46. The adopted Local Plan was informed by a borough wide retail leisure and offices study published in November 2011. The Plan anticipates about 34,000 sqm of additional comparison retail floorspace in Solihull Town Centre by 2021 and a further 23,000 sqm between 2012-2026. An additional 2,800 sqm of convenience retail is anticipated by 2026 and an additional 35,000 sqm of new office floorspace.

47. Since 2013 Solihull Town Centre has seen the development of a convenience retail Waitrose foodstore of 2,647 sqm, at Homer Road, completed in June 2016. The foodstore replaced an office building. An Aldi convenience store (2,100 sqm) has now opened (beyond the AMR period) and is a development that replaces the former magistrate's court, that was located in Homer Road. Together these 2 stores surpass the Local Plan anticipated quantum of floorspace for convenience retailing.

48. No new comparison retail floorspace has been completed and construction of a substantial expansion of the Touchwood retail mall that gained planning permission was not implemented

49. About 1,024 sqm of offices was constructed as part of a High Street mixed-use scheme (restaurant 320 sqm and remainder offices – completed Jan 2017).

50. No further new retail A1 or office floorspace was completed in the centre during the current monitoring year but new bank premises in the High Street (Metro Bank -390 sqm) has since opened beyond the AMR period.

51. The way people shop is rapidly changing as is the expectation of the public of the shopping experience. Online shopping has created far less certainty in terms of forecast need for new floorspace and the size of stores needed. The evidence base to the Local Plan Review suggests less need for new retail floorspace, more offices in response to a growing popularity of office locations in town centres, where there are accessible amenities, and a substantial quantum of residential development.

52. At Shirley Town Centre there is no specific target for additional floorspace but the Local Plan acknowledges the grant of consent for the Parkgate retail (and residential) development and its role to strengthen the competitive position of the centre. Parkgate was completed in April 2014 and the development is anchored by an Asda (8,207 sqm). Other retail units total 9,976 sqm and there are over 130 dwelling units and basement parking for 550 cars. The development has successfully attracted a variety of occupiers by providing much needed modern retail units in a variety of sizes.

53. M&S Food, formerly at Red Lion Square, relocated to the Solihull Retail Park in c 2015 with a loss of 197 sqm of convenience retail. During the monitoring year commencement began on

a new Aldi convenience store 1,254 sqm replacing an existing 864 sqm Aldi fronting the A34 (completed Nov 2019 – post monitoring year).

54. The Local Plan also supported the redevelopment of the former Powergen premises at the corner of Stratford Road and Haslucks Green Road that had been vacant for about 20 years. A consent for a residential scheme was granted and work is nearing completion. There are few opportunities for further development in the centre without redevelopment but there is no strong evidence of pressures for significant new floorspace and any future changes could focus on improving the shopping environment.

55. At Chelmsley Wood Town Centre the Local Plan acknowledges the strengthening of the centre through the development, in about 2009, of an ASDA anchor foodstore accompanied by other units and improvements to the public realm, representing a major investment in the centre. The centre remains the main retail focus for North Solihull. As with Shirley Centre there is no strong evidence of pressures for further retail floorspace but improvements to retail offer and to the public realm may come forward through limited redevelopment opportunities within the centre.

Indicator – The number of dwelling units built in Solihull town centre.

56. Within the town centre boundary (defined in the adopted Local Plan) 13 new dwellings as office to flat conversions have been provided in the period 2013-2019.

Commentary

57. To date in the subsequent monitoring year (2019/2020) the conversion of the Princes House office block has provided 100 dwellings. There have been a number of schemes for residential development which fall just outside the defined town centre boundary, notably a completed office conversion of 39 units on Union Road, and planning permission for conversion of Sapphire House on Streetsbrook Road.

Indicator – Extent of encroachment of non-retail into primary retail frontages

58. The following table records the extent of encroachment of non-retail uses within primary retail frontages as at Apr 19.

Location	No. of occupiers	% of frontage in A1 retail use
High Street (1-161 and 12-134)	54	56
Poplar Way	11	100
Mill Lane	35	91
Mell Square	11	82
Drury Lane (10-58 and 5-54) and Warwick Road (700)	38	87
Touchwood	98	74

Commentary

59. Only Solihull Town Centre, as the main retail centre for the borough, has defined primary retail frontages. The High Street returns the lowest score of any of the primary frontages at

56% in A1 retail use. Most of the remaining High Street units are in A2 or A3 use. This continues to represent a predominance of A1 retailing as the main street level activity as envisaged by the Local Plan.

60. The continued relevance of primary retail frontages, as a means of protecting and promoting vibrancy and attraction, and the manner in which they are applied, may be considered through the Local Plan Review process in the light of significant changes in shopping patterns

Out of Centre Retail

61. Out of centre retailing has been significant within the Borough. Whilst there is no specific indicator to report on it is useful to understand what retail development has occurred outside of the main centres to provide an overall picture of retailing within the Borough.

62. The following table records the extent of out of centre completed development (sqm).

Location	Developed as at Mar 2019	Developed Apr 13 – Mar 2019
Solihull Retail Park	Gross 22,938 Net 19,103	Gross 0 Net 0
Sears Retail Park	Gross 24,637 Net 15,916	Gross 4,937 Net 3,583
Solihull Gate	Gross 6,430 Net 5,525	Gross 3,711 Net 3,155
NEC Factory Outlet Centre (completed Aug 2015)	Gross 14,362 Net 9,594	Gross 14,362 Net 9,594
Free standing convenience (main stores)	Gross 22,334 Net 14,471	Gross 0 Net 0
Free standing non-food (main stores)	Gross 6,494 Net 5,311	Gross 4,822 Net 3,889

Commentary

63. Since 2013 the Shirley retail parks show some increase in overall floorspace. Most of the increase is due to the construction of the Next homewares and clothing store which was completed in 2014 through redevelopment of a former Comet unit on the Sears Retail Park. At Solihull Gate 2, units were completed in 2014. In the monitoring year the only new developments completed were 2 small kiosks now occupied by Costa Coffee and Subway

64. Whilst there is generally no apparent strong interest in creating new floorspace (other than the prospect of a replacement for the closed Homebase unit), changes have occurred since 2013 through division into smaller units, for example, Homebase was divided to create units for M&S Food and Homesense. The former Toys R Us unit at Sears Retail Park was in the process of division to create a Lidl (opening 19/20) and a Smyths toy store. PC World

(formerly a freestanding unit off the A34 in Shirley) now shares some of the floorspace of the Curry's unit as does Carphone Warehouse.

65. The division of units, the construction of the kiosks, the emergence of café/restaurant facilities within units and the sharing of floorspace may be indicative that the retail parks are feeling the effects of the same changes in shopping patterns that are affecting town centres. The encroachment of convenience retailing and of Next is indicative of the difficulties in finding suitably well progressed site opportunities in centres.

66. At the NEC the resorts world Factory Outlet Centre (FOC) was completed in October 2015 adding 14,362 sqm of retail development. Other uses include a casino, cinema, food and beverage provision, conference facilities and a hotel. The whole development is 47,000 sqm. The FOC has restrictions on goods that can be sold but the development is indicative of NEC ambitions to broaden its leisure offer to visitors.

67. The only notable freestanding retail store to come forward since 2013 was Sports Direct which occupied the former PC World Unit (now in the Retail Park Curry's unit) off the A34 at Shirley. The existing store was 3,255 sqm and Sports Direct added 1,567 sqm

Policy P3 – Provision of Land for General Business and Premises

Indicator – Floorspace developed for employment use by type, size and number of employees

68. The following table sets out floorspace developed for employment use by type and the number of employees.

Use Class	Developed Apr 13 – Mar 19	Developed Apr 18 – Mar 19	Developed Apr 13 – Mar 19	Developed Apr 18 – Mar 19
	Floorspace (sqm)		Jobs	
B1a	28,420	7,299	2,221	582
B1b&c	0	0	0	0
B2/B8	18,335	0	374	0
B8	23,113	0	300	0

Commentary

69. The Local Plan allocates a total of 41.5 ha of land for general business purposes in the B1/B2/B8 use classes, as set out in Fig. 13 in the plan (excludes Birmingham Business Park, Blythe Valley Business Park and Jaguar Land Rover). About 26ha of the Fig 13 land is located in the south of the borough at The Green (formerly TRW) Shirley and at Fore and Solihull Business Park at Monkspath. The remainder is located north of the A45 near the Airport and NEC at Chep/Higginson, Land North of Clock Interchange and land adjacent Birmingham Business Park.

70. The following table records the business land supply as at Mar 19 on allocated sites (update to fig. 13 of the SLP).

Site	Area remaining (ha)	Preferred Use Class
The Green (site 25)	0	B1, B2, B8[13]
Solihull Business Park (site 26)	0	B1, B2, B8
Fore, Stratford Road (site 27)	2	B1
CHEP/Higginson, Bickenhill Lane (site 28)	4	B1, B2, B8
Land north of Clock Interchange (site 29)	2	B1
Land adjacent Birmingham Business Park (site 31)	3	B1, B2, B8

71. In addition to the above sites there are a number of older sites of significant size within or at the edge of the main urban area. Largest among these are Cranmore Industrial Estate at Shirley (47ha), Elmdon Trading Estate and Birmingham International Park at Bickenhill (each about 17ha) and Lode lane Industrial Estate (5ha) north of Solihull Town Centre.

72. These sites continue to provide employment development opportunities to varying extent through redevelopment. In addition Solihull Town centre is a focus for B1 offices.

73. Since 2013 these allocated and non-allocated sites have provided the development set out above. About 3ha of office development was at Elmdon Trading Estate, Fore and Cranmore Industrial Estate and about 4ha of B8 development was at Solihull Business Park and Cranmore Industrial Estate. About 3ha of B2/B8 development was at Elmdon Trading Estate and Cranmore Industrial Estate. The developed land in the table equates to an average take up rate of about 1.8ha per annum i.e. short of the 2.3ha per annum average for the 12 years preceding 2013. However if development at the Birmingham Business Park extension land is included (allocated as a general employment site and not protected for a regional strategic purpose) the average is a little higher at 2.8ha per annum over the past 6 years.

74. The quantum of employment generated by the developed land can be estimated using the Homes & Communities Agency Employment Density Guide (3rd Edition Nov 2015). Development since 2013 will have yielded about 2,221 B1a jobs of which about 582 would be from development completed in the monitoring year. Since 2013 about 674 jobs will have been yielded through B2 and B8 development. About 1,039 jobs will have been created 2013-2019 in the south of the borough of which about 582 are accounted for by development completed in the current monitoring year. In the north of the borough, where unemployment is persistently high about 1,855 jobs will have been created 2013-2019.

75. The above figures do not include the Birmingham Business Park extension land (Local Plan site 31), completed development at which could potentially add about another 587 jobs to the north of the borough figure.

76. In regard to the main Birmingham Business Park (i.e. excluding the site 31 extension land) and Blythe Valley Business Park sites development between 2013 and 2019 could potentially yield about 1,411 business class jobs of which about 396 could come from development

[13] Extant B1 consent but subsequent permissions allow residential development & car dealerships

completed during the current monitoring year (at Blythe Valley Business Park). 1015 of these potential jobs would be in the north of the borough.

Indicator – Loss of employment land to other uses

77. No specific data collected, see following commentary.

Commentary

78. Policy P3 of the Local Plan provides for a continuing supply of employment land in the business use classes and seeks to protect the supply for its intended purpose. Protection applies to both allocated and non-allocated employment sites. Alternative uses may be accepted where the criteria given in the policy are met.

79. **Blythe Valley Business Park** - No business class losses 2013 to 2018, or during the monitoring year, through new development completions, but in July 2018 planning consent was granted for mixed development that includes residential development, supporting A class development and a hotel on an estimated 20 hectares. The application also proposes up to 98,850 sqm of business class development to meet requirements under Local Plan policy P1 which expects provision for a substantial quantum of business development. From the master plan accompanying the application this could equate to an estimated 13 hectares. About 6 hectares was developed over the monitoring year for B8/B2 use.

80. **The Green/TRW** - Provides 18 hectares of the employment land supply. In 2018 consent was granted for 2 residential care units. In March 2019 residential and car dealerships were approved on the remaining land. If developed for these purposes it will represent a significant loss of business class land supply that will need further consideration through the development plan review process

81. **Solihull Business Park** - About 2 hectares was lost to a car dealership with a substantial workshops facility (during 2011) and to a public house/restaurant (during 2015) that provides a supporting amenity to the business site and to nearby business developments such as Cranmore Industrial Estate, Monkspath Business Park and Solar Park

82. **Town centre** - Consort House was converted to 100 apartments, Catherine's Court offices were demolished to create a Waitrose and Sapphire Court (large office block near the centre and the railway station) was part converted and part redeveloped to create a hotel and **apartments.**

83. **Established business estates** - A number of changes of use and small scale developments have been granted consent for leisure and other uses of a nature that can find difficulty locating in a town centre. Collectively they amount only to about 0.8 hectares (since 2013).

84. **PD Rights** – Across 12 sites[14], office floorspace has been lost to provide 523 dwelling units under permitted development rights that allow office floorspace to be converted for such purposes.

[14] Over the period Apr 14 to Mar 19

4. Providing Homes For All

Key Challenges

- Challenge A – Reducing Inequalities in the Borough
- Challenge B – Addressing Affordable Housing Needs across the Borough
- Challenge G – Imbalance in the Housing offer across the Borough and a Shortage of Gypsy and Traveller Sites

Key policies

- P4 – Meeting Housing Needs
- P5 - Provision of Land for Housing
- P6 – Provision of Sites for Gypsies and Travellers

85. The Local Plan aims to ensure a broad range of different sizes and types of housing, of different tenures and values is provided to meet all needs within the Borough to create and maintain mixed and balanced sustainable communities. Solihull is part of a wider housing market area which incorporates Birmingham and 12 other surrounding local authorities and is working with these authorities to address the housing need across the area.

86. As a consequence of a High Court challenge and Court of Appeal decision the adopted Local Plan does not include an adopted figure for the Borough's housing requirement. This will be addressed in the Local Plan review

87. Across the Borough there is a shortage of affordable housing. A key objective of the plan is to make provision for the right size, type and tenure of affordable housing in the right locations to help meet the local housing need. To address one of the constraints in delivering affordable housing the Local Plan reduced the site threshold at which the requirement for providing affordable housing was previously sought. However as a result of changes to national planning policy, affordable housing provision requirements have been largely restricted to major developments, rather than using the lower threshold (of 3 dwellings) set out in the SLP.

88. Solihull has an ageing population and it is important that older people have good housing options. This may include general needs housing built to more accessible standards, 'age-exclusive' retirement schemes and a range of specialist accommodation including housing with care and nursing care provision.

89. The private market has responded strongly in bringing forward a broad range of planning applications for schemes to meet the requirements of older people. The Council has also enabled and also directly developed a range of affordable housing and care schemes to meet the needs of people on lower and median incomes.

90. There is also a need for specialist affordable housing for younger adults with disabilities. The Council works with partners to identify needs, agree suitable solutions and identify opportunities to bring forward housing that can meet the needs of people with physical, sensory or learning disabilities.

91. Since the adoption of the Local Plan the Government has introduced a new requirement that local authorities should maintain a list of those wishing to register for land to self-build. The Self-build and Custom House building Act 2015 places a duty on local authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom build house building projects and also

placed a duty to have regard to those registers in carrying out their housing, planning and land functions.

92. The Local Authority has a duty under the Housing Act 2004 to assess the accommodation needs of the Gypsy and Traveller community and set out how this need will be met. Gypsies and Travellers are amongst the most socially excluded groups in society and the link between the lack of sites and poor health and education within this group is established and acknowledged by the Council. The Local Plan sets the policy framework for delivering the need for pitches over the plan period in appropriate locations to reduce the number of unauthorised encampments and enable Gypsies and Travellers to access services and facilities to meet their needs.

Policy P4 – Meeting Housing Needs

Policy P4 (a) Affordable Housing

Indicator – Number of affordable dwellings delivered through the planning system

93. A total of 1,435 dwellings have been secured as affordable units over the period Apr 14 to Mar 19. In the same period 1,105 affordable homes were completed, set out in paragraphs 94 and 95 below[15].

Commentary

94. The following table indicates the number of **social and affordable rent** properties that have been completed by Mar 2019 and estimations for completions to Mar 2023:

Year[16]	1 bed bung.	2 bed bung.	1 bed flat	2 bed flat	1 bed house	2 bed house	3 bed house	4 bed house
2014/15	0	0	75	6	11	55	58	20
2015/16	0	5	53	43	0	50	42	5
2016/17	0	4	36	14	0	30	20	6
2017/18	12	2	60	1	0	34	26	6
2018/19	4	0	81	16	7	36	24	2
2019/20	0	0	66	27	0	21	6	0
2020/21	3	4	55	26	0	38	24	1
2021/22	0	0	16	0	0	17	15	4
2022/23	0	0	8	0	0	8	6	0
Total	**19**	**15**	**450**	**133**	**18**	**289**	**221**	**44**

[15] Some of these completions secured planning approval before Apr 14.
[16] Years 2019/20, 2020/21, 2021/22 and 2022/23 are estimated completion dates based on existing planning permissions and/or developments under construction.

95. The following table indicates the number of **shared ownership** properties that have been completed by Mar 2019 and estimations for completions to Mar 2023:

Year[17]	1 bed bung.	2 bed bung.	1 bed flat	2 bed flat	1 bed house	2 bed house	3 bed house	4 bed house
2014/15	0	0	2	18	0	15	16	0
2015/16	0	0	0	0	0	11	21	0
2016/17	0	0	1	0	0	24	14	0
2017/18	0	4	6	0	0	29	13	0
2018/19	0	0	2	4	0	44	37	0
2019/20	0	0	0	4	0	34	14	0
2020/21	0	0	52	72	0	26	39	0
2021/22	0	0	0	12	0	9	16	0
2022/23	0	0	0	6	0	8	7	0
Total	**0**	**0**	**63**	**116**	**0**	**200**	**177**	**0**

96. There is no target set for this measure as most of the delivery is through the 40% affordable housing target which is explained below.

Indicator – Percentage of affordable housing on qualifying sites, with a target of 40%

97. Over the period Apr 14 to Mar 19 permissions were granted for 5,190 dwellings (of all tenures) on 153 sites. Of this number 1,435 dwellings (on 39 sites) have been, or are to be, provided as affordable dwellings. This represents an overall percentage of 28%. However it is important to note that the 40% target was not applicable to all of these sites as many were exempt, for instance because the number of dwellings fell below the applicable threshold. **Of the 39 sites that have included on site provision of affordable housing, this has been at 38% of the total number of dwellings provided on these sites.** These figures are set out in more detail in the following tables.

Commentary

98. The affordable housing permissions were as follows:

- Planning policy (Policy 4a of Solihull Local Plan). On-site percentage achieved: 35% (957/2,746)
- North Solihull Regeneration. On-site percentage achieved: 49% (297/606)
- Direct development (Council and housing associations). On-site percentage achieved: 100% (181/181)

[17] Years 2019/20, 2020/21, 2021/22 and 2022/23 are estimated completion dates based on existing planning permissions and/or developments under construction.

99. The following table sets out the affordable housing position on all 153 sites that received any residential permission in the period Apr 14 to Mar 19:

Outcome	No. of sites	Comment
Affordable housing provided on site	39	See table below
Commuted sum at 40%	7	These related to 4 elderly living schemes; 2 very small sites; and 1 scheme design making on site affordable difficult
Commuted sum at <40%	4	Viability evidence supplied and agreed to justify less than 40%
National planning policy exemptions	82	See table below
Development provided for C2 accommodation	16	993 dwellings have included care provision, thus falling outside of (current) policy
North Solihull Regeneration schemes	5	233 dwellings on these sites made no contribution[18]
Total	**153**	

100. Off-site Section 106 affordable financial obligations (commuted sums) have been agreed on 11 sites providing a total value of £2.0m. The Council currently has £1.234m of off-site payments which are either received or secured through legal agreement and uncommitted. Off-site financial contributions are used to meet housing need by delivering affordable housing elsewhere. Since 2005, when the Council first received off-site financial contributions, every £1 spent has attracted £1.79 of grant from Homes England. Working in partnership with Solihull Community Housing and housing associations this has helped deliver a number of 100% affordable housing developments.

[18] It was recognised that this would generally be balanced against some schemes that would provide more than 40% provision, and in overall terms schemes developed by the North Solihull Partnership delivered 47% of units as affordable housing.

101. Of the 39 sites that have included on-site provision of affordable dwellings, the following table sets out the percentages achieved:

Percentage achieved	No. of sites	No. of dwellings	Comment
16%	1	13	Number reduced due to Vacant Building Credit and use of a commuted sum (30% overall achieved)
20%	2	122	One site reduced due to Vacant Building Credit and the other also provided a commuted sum (achieving 40% overall)
25%	1	187	Viability evidence supplied and agreed to justify less than 40%
26%	1	19	North Solihull Regeneration scheme
40%	15	510	Mainly SLP allocated sites.
42%	1	156	Powergen where 60% is provided via Extra Care Charitable Trust which when balanced across the whole development provide an overall level of 42%
56%	1	82	North Solihull Regeneration scheme
65%	1	17	North Solihull Regeneration scheme
100%	16	329	Two North Solihull Regeneration schemes; others Council and Housing Association developments.
Total	**39**	**1,435**	**Overall percentage of on-site affordable housing is 38%.**

102. A significant number of sites with approved applications (82) were outside the scope of Local Plan Policy 4a due to national planning policy exemptions. These are set out in the following table.

Exemption	No. of sites	No. of dwellings	Comment
Under affordable housing threshold	66	402	National policy exemption set at 10 dwellings[19], this supersedes SLP policy threshold of 3 dwellings.
Permitted Development Rights	12	523	National policy exemption that policy not applied to office to residential conversions
Vacant Building Credit	4	57	National policy exemption that sees level of affordable housing being discounted in proportion to extent of demolition taking place
Total	**82**	**982**	

103. Approvals have been granted on 18 of the allocated sites in the Solihull Local Plan. Some of these sites were granted approval prior to 1 April 2014 and the table below therefore analyses a slightly different range of sites. However it was considered useful to illustrate the level of affordable housing provided on allocated sites.

Outcome	No. of sites	Comment
No on-site provision	2	Both North Solihull Regeneration schemes. One conditioned with 100% on an associated site (thus achieving 30% overall). Overall 47% of housing developed by North Solihull Partnership has been affordable housing.
<40%	3	Blythe Valley Park - viability evidence supplied and agreed to justify less than 40%. Two sites at Kenilworth Road (Balsall Common) – commuted sum (at 40% in lieu of on-site provision) and application of Vacant Building Credit resulting in 30% provision.
40%	13	In accordance with policy.
Total	**18**	

[19] Unless more than 1,000 sqm being provided.

Policy P4 (c) Market Housing

Indicator – Mix of market housing reflecting the likely profile of household types requiring market housing as evidenced by the latest SHMA

104. The following table indicates the market dwelling mix achieved on all completed developments to date on planning applications approved from Apr 2014 to Mar 2019, and then including those yet to be completed.

Dwelling Size	Percentage of Units on Completed Developments	Percentage of Units on Completed and Yet to be Completed Developments
1 or 2 bedrooms	55%	53%
3 bedrooms	18%	20%
4 or more bedrooms	28%	27%

105. The following table indicates the market dwelling mix achieved on completed developments (but **excluding** C2 and specialist C3 housing) to date on planning applications approved from Apr 2014 to Mar 2019, and then including those yet to be completed.

Dwelling Size	Percentage of Units on Completed Developments	Percentage of Units on Completed and Yet to be Completed Developments
1 or 2 bedrooms	48%	47%
3 bedrooms	20%	22%
4 or more bedrooms	32%	31%

Commentary

106. The Council monitors housing completions and land supply from 1st April – 31st March annually. The Council operates a live monitoring system with data on planning applications collected throughout the year. During April and May the data collected is validated against the planning applications system and every site that had the benefit of an extant planning permission during the previous monitoring year is visited to collect data on housing starts and completions.

107. Given the number of applications to be monitored, the Council do not monitor the mix of housing built each year, but rather the number of dwellings either under construction or built out. Therefore, it is not possible to report on the market mix that is completed each individual year, in the same way that affordable housing is monitored. For this reason, the tables below show the overall market mix of developments that have been granted planning permission (in that particular year) since the formal adoption of the Local Plan in Dec 2013 which are on sites where development has been completed. The row in each table after the total indicates the number of dwellings with planning permission that that have not yet been completed (either on sites not yet started or on sites where development is not yet complete).

108. The Council adopted its Meeting Housing Needs SPD in July 2014, which included guidelines for market mix, based on the latest SHMA evidence at the time. This policy direction encouraged a greater proportion of smaller dwellings to be delivered. Since the publication of the 2016 SHMA for the Local Plan Review evidence base, the policy direction on major applications has been to encourage a 30:35:35 split on 1 or 2 beds : 3 beds : 4+ beds as this relates to more up-to-date evidence.

109. The monitoring data shows that a range of market housing types have been delivered since the implementation of the Local Plan policy. The higher number of 2-bedroom flats is a reflection of delivering the SHMA market mix; the propensity of C2 and specialist C3 accommodation to be 2 bedroom or less; and office conversions. Prior notification applications for office conversions fall under permitted development rights, and therefore the Council has less control over the mix.

110. The data below has been split between major and minor applications, as comments on market mix are focussed on major applications, and also Use Class C3 and C2. Category II type sheltered accommodation have been included in C2. All dwelling types reported here, however, are considered 'independent' units of accommodation.

111. The following table indicates the number of **dwellings (C3)** completed to date on **major**[20] sites that commenced construction in the year indicated:

Year	1 bed flat	2 bed flat	3 bed flat	4 bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
2014/15	0	0	0	0	0	12	47	70
2015/16	22	72	0	0	2	19	45	80
2016/17	51	98	1	0	8	68	76	92
2017/18	0	24	0	0	0	44	16	35
2018/19	25	22	2	0	0	0	0	0
Total built	**98**	**216**	**3**	**0**	**10**	**143**	**184**	**277**
To be completed	**80**	**164**	**0**	**0**	**4**	**165**	**247**	**279**

[20] Major developments are classed as accommodating 10 or more dwellings.

112. The following table indicates the number of **dwellings (C2 and/or specialist C3 housing)** completed to date on **major** sites that commenced construction in the year indicated:

Year	1 bed flat	2 bed flat	3 bed flat	4 bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
2014/15	0	0	0	0	0	0	0	0
2015/16	0	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	49	41	0	0	0	10	0	0
2018/19	23	32	0	0	0	12	4	0
Total built	**72**	**73**	**0**	**0**	**0**	**22**	**4**	**0**
To be completed	**36**	**82**	**0**	**0**	**0**	**0**	**0**	**0**

113. The following table indicates the number of **dwellings (C3)** completed to date on **minor**[21] sites that commenced construction in the year indicated:

Year	1 bed flat	2 bed flat	3 bed flat	4 bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
2014/15	3	7	1	0	0	3	10	14
2015/16	16	5	1	0	1	0	16	22
2016/17	9	17	0	0	2	11	11	28
2017/18	14	8	0	0	5	11	13	37
2018/19	11	3	0	0	1	1	5	15
Total built	**53**	**40**	**2**	**0**	**9**	**26**	**55**	**116**
To be completed	**29**	**38**	**6**	**0**	**1**	**31**	**21**	**49**

[21] Minor developments are classed as accommodating less than 10 dwellings.

114. The following table indicates the number of **dwellings (C2 and/or specialist C3 housing)** completed to date on **minor** sites that commenced construction in the year indicated:

Year	1 bed flat	2 bed flat	3 bed flat	4 bed flat	1 bed house	2 bed house	3 bed house	4+ bed house
2014/15	0	0	0	0	0	0	0	0
2015/16	8	0	0	0	0	0	0	0
2016/17	0	0	0	0	0	0	0	0
2017/18	1	0	0	0	0	0	0	0
2018/19	1	0	0	0	0	0	0	0
Total built	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
To be completed	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

115. The tables above indicate that 11% of completed and yet to be completed developments receiving planning permission in the period under review are for C2 or specialist C3 housing.

116. The SLP does not have an indicator with regard to housing for disabled and older people but recognises the growing need for homes which are suitable for both older people and younger adults with disabilities.

117. The Council works with social care commissioners and developers to help bring forward additional accommodation to help meet these needs.

118. The table below shows additions of specialist 'extra care', both market and affordable, and care bedspaces (i.e. in care homes or other communal type establishments) during the period April 2014 to March 2019[22].

	Extra Care Independent Units	Bedspaces in Communal Establishments	Total
Completed or Under Construction Apr 14 to Mar 19	619	502	1,121
Not Commenced	44	64	108
Total	**663**	**566**	**1,229**

[22] The market and affordable numbers are presented slightly differently here to those in earlier paragraphs and so will not directly tally.

P4d (Local Plan Review policy) Self and Custom Housebuilding

Indicator – Number of people on the Solihull Self and Custom Housebuilding and number of permissions grated in each base period.

119. Although this is not an indicator from the SLP, it is a measure that Government collect data on and is related to the monitoring data that is collected. It is considered that it would be helpful to provide this as part of the AMR.

120. The following table indicates the number of people/associations[23] on the Council's Self & Custom Build Register at the end of each base period (the end of October in each year), and the number of relevant permissions granted in the following three year period[24].

Time Period	No. on register at end of period	No. of permissions granted in period	No. of permissions granted in the rolling three year period	Percentage of demand met
Apr 16 – Oct 16	103			
Nov 16 – Oct 17	205	10		
Nov 17 – Oct 18	297	19		
Nov 18 – Oct 19	374	35	64	62%

Commentary

121. The Solihull Self-build and Custom Housebuilding Register was launched in March 2016 and is available on the Council's website at www.solihull.gov.uk/selfbuild.

122. The Housing and Planning Act 2016 took forward the requirements of the Self-build and Custom Housebuilding Act 2015 further by introducing a 'Right to Build'. The obligation to grant planning permission for sufficient serviced plots to meet demand, is measured by the number on the register on the 31st October each year, and this is the number of plots that should then be granted over the following three year period.

123. The first three year period under this obligation (within which the requisite number of planning permissions should have been granted) ended on 31st Oct 2019. By then plots should have been granted to satisfy the demand as indicated by the number on the register as at 31st Oct 2016. As noted in the table above, 103 entries were on the register as at 31st Oct 2016, and 64 permissions were granted in the three year period from 1st Nov 2016 to 31st Oct 2019. This represents satisfying 62% of the demand.

124. The Council currently has a restricted land supply and most of the sites allocated in the currently adopted plan are developed or are under construction – and without a policy for self/custom build in that plan there are few opportunities on these sites for such developments. Until a new plan is adopted it is windfall developments that are likely to provide the principal land source to accommodate self/custom build opportunities.

23 The number of 'entries' on the register are recorded (rather than plot numbers) to align with annual returns made to Government.

24 At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

125. Within the emerging plan the Council is seeking to boost the supply of self/custom build plots by making provision on allocated sites. The Draft Local Plan sought views on two options, either seeking to allocate a limited number of small sites to accommodate the demand, or to require up to 5% of open market dwellings on all sites over 100 dwellings to be provided in the form of self/custom build plots.

Policy P5 – Provision of Land for Housing

Indicator – The delivery of 500 (net) dwellings per annum (2006-2028).

126. The following table sets out housing completions[25] for each year from April 2001.

Year	Net Additional Dwellings Provided
01/02	586
02/03	325
03/04	377
04/05	555
05/06	836
06/07	680
07/08	514
08/09	449
09/10	310
10/11	194
11/12	268
12/13	336
13/14	133
14/15	675
15/16	687
16/17	579
17/18	710
18/19	798

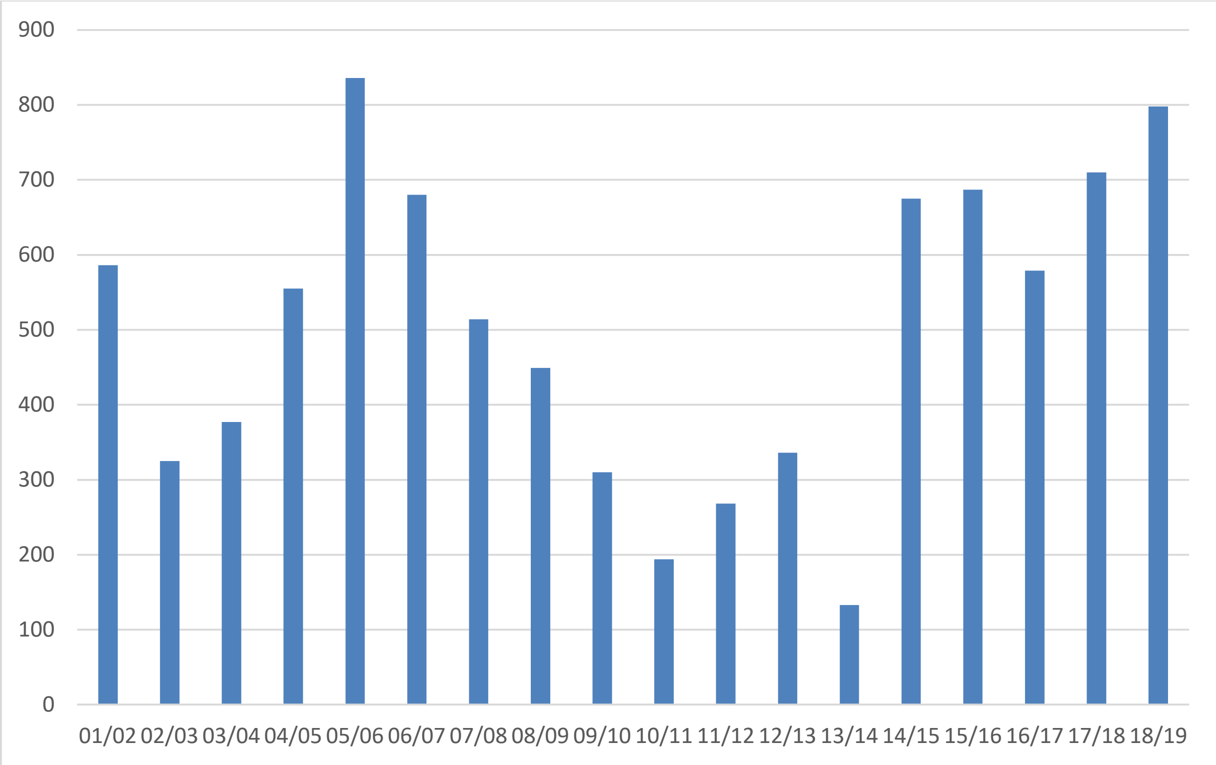
127. Average completions per year has averaged as follows over the time periods indicated:

- 501 dwellings per year as an average of the 18 years from 2001/02 to 2018/19

[25] These figures extracted from the MHCLG publication: 'live tables on dwelling stock' (table 122).

- 469 dwellings per year as an average of the 10 years from 2009/10 to 2018/19
- 690 dwellings per year as an average of the 5 years from 2014/15 to 2018/19

128. The following graph indicates the number of completions from 2001/02 to 2018/19:



Commentary

129. As a result of the High Court legal challenge in 2014, the Council does not have an adopted housing requirement figure (as per Para. 65 of the NPPF). The use of the 500 dwellings per annum in the monitoring indicator is therefore not appropriate.

130. The Council's housing requirement is therefore derived from the local housing need calculated using the standard method in national planning guidance.

Local Housing Need

131. The LHN is arrived at by using the 2014 household projections (published in July 2016) and applying an affordability ratio to them. The affordability ratio is a comparison of the median house prices in an area to the median work place earnings in that area. These are published by the Office for National Statistics (ONS). The latest statistics were published in March 2019. A ratio over 4:1 (house price to earnings) indicates an affordability issue in an area that should be addressed by increasing the number of homes to be built in an area compared with what is expected through the household projections.

132. The 2014 household projections indicate the following:

- Number of households at 2019: 90,329
- Number of households at 2029: 96,615
- Difference (ten year period 2019 to 2029): 6,286
- Annual average: 629

133. The March 2019 affordability statistics indicate the following:

- Median house price £270,500
- Median workplace earnings: £35,481

- Affordability ration: 7.62

134. As the affordability ratio of 7.62 is over 4 an adjustment factor needs to be applied. Using the standard methodology, the adjustment factor is 22.6%, meaning that the household projections should be increased by this amount.

135. Therefore Local Housing Need is 629 + 22.6% = **771 dwellings per annum**. This will be used for any measure where a housing need figure is required during the year Apr 19 to Mar 20. It replaces the 767 dwellings per annum set out in paragraph 44 of the Draft local Plan Supplementary Consultation (Jan 2019). The figure will be updated in Apr 20 when new a new affordability ratio[26] is applied to household projections from the years 2020 to 2030.

Housing Delivery Test

136. The Local Housing Need figure sets out the housing requirement going forward, and this can be subject to change in each year as the affordability ratio is updated.

137. Alongside the introduction of the Local Housing Need figure, the Government also introduced the Housing Delivery Test (HDT) measurement, which compares housing delivery over the previous 3 years to an expected delivery rate for each local planning authority.

138. It was the Government's intention that HDT results are published in November each year, however the first two sets of results weren't published until Feb 2019 and Feb 2020. The next results are expected in Nov 2020.

139. The table below sets out the HDT results to date and the composition of them.

Period	Annual Need[27]	Annual Supply[28]	3 year need	3 year supply	HDT Result & date announced
2015-16	616	711			
2016-17	623	547			
2017-18	610	751	1,849	2,009	**109% (Feb 19)**
2018-19	767	807	2,000	2,105	**105% (Feb 20)**
2019-20	771		2,148		**TBA[29] (Nov 20)**

140. If HDT results fall below certain thresholds set out in the NPPF, the following consequences apply:

- Below 95% - The Council has to produce an action plan addressing the under delivery.
- Below 85% - A buffer of 20% (instead of 5%) is applied to the 5YLS calculation.

[26] From median house prices and median workplace earnings figures expected to be published by the ONS in March 2020.
[27] Need is taken from an adopted up-to-date development plan. In the absence of such, the LHN calculation is to be used. However, initially (for Feb 19 results) only household projections are to be used (ie without the affordability uplift), later years will have LHN phased in as a replacement for household projections.
[28] The HDT results are based on number of net additional dwellings provided in each local authority (table 122 reported earlier), but these are then adjusted to include (for instance) an allowance for communal properties. Therefore the supply figure in this table will not match the supply figures provided in an earlier table.
[29] 590 dwellings will need to be completed in 19/20 for the HDT result to avoiding falling below 100%.

- Below 45% - The NPPF 'tilted balance' applies as relevant policies would be treated as 'out-of-date. For future HDT results, this threshold will be set at 75%.

Indicator – Maintain a continuous five years (+5%) housing land supply based on the delivery target of 500 (net) dwellings per annum (2006-2028) and taking delivery to date into account.

141. As at 1st Apr 2019 the Council could demonstrate a land supply of **4.64 years**.

Commentary

142. The Council reported on its five year housing land supply position for the base year 1st April 2019, at the Cabinet Portfolio Holder for 'Climate Change, Planning and Housing' Decision Session on the 18th July 2019. The Cabinet report and full schedule of housing sites proposed by the Council are available here. The key information from that report is set out in the following paragraphs.

Housing Need

143. The annual local housing need for the Borough is 771 dwellings. The NPPF states that a buffer should be applied to the LHN for calculating the Five Year Housing Land Supply to ensure choice and competition in the market. As the HDT measurement exceeded 95%, the minimum buffer of 5% should be applied to the LHN figure.

144. The LHN figure of 771 dwellings per annum (described earlier) now needs to be converted to an annualised requirement that includes the 5% buffer noted above, this is done as follows:

	Housing Figure	Total
1	Local Housing Need (LHN) figure (per annum)	771
2	5 year LHN figure	3,855
3	5% buffer	193
4	**5 year requirement figure**	**4,048**
5	**Annualised requirement**	**810**

Housing Supply

145. The Council's five year housing land supply is comprised of planning applications that are either live, or started on the ground; extant Local Plan Allocations, sites from Land Availability Assessments and the Brownfield Land Register. A windfall rate of 200 dwellings per annum, for the last 3 years of the period has also been included. Only those sites that are considered deliverable, i.e. with a realistic prospect of completion within five years, have been included. The following table sets out the land supply.

	Source	Capacity[30]
1	Sites with planning permission (live)	1,262
2	Sites with planning permission (communal dwellings) (live)	114
3	Solihull Local Plan (SLP) 2013 Allocations	175
4	Land Availability Assessments	108
5	Brownfield Land Register	75
6	**Sub total of above (rows 1 to 5)**	**1,734**
7	Less 10% non-implementation discount rate of rows 1 to 5 (ie 10% of 1,734)	-173
8	Sites with planning permission (started)	1,432
9	Sites with planning permission (communal dwellings) (started)	168
10	Windfall allowance[31]	600
11	**Total (rows 6 to 10)**	**3,761**

Windfall Rate

146. The windfall assumption was based on past delivery as indicated in the following table:

Year	Net Windfall	Dwellings per annum (5 year average)	Dwellings per annum (3 year average)
2012-13	218		
2013-14	234		
2014-15	437		296
2015-16	190		287
2016-17	200	256	276
2017-18	158	244	183
2018-19	295	256	218

30 Deliverable - ie completions within 5 year

31 200 dwellings per year for years 3 to 5 (inc). Only years 3 to 5 are included to avoid double counting in years 1 and 2. Completions in year 1 and 2 from windfall developments are likely from planning permissions already granted rather than from windfalls yet to be granted permission.

Five Year Land Supply Conclusion

147. The supply of 3,761 dwellings amounts to 4.64 years supply against the five year requirement of 4,048 dwellings, or expressed as a shortfall of 0.36 years (or 287 dwellings).

Policy P6 - Provision of Sites for Gypsies and Travellers

Indicator - Whether the identified need for permanent residential pitches has been met for the period 2012 – 2017, 2017 – 2022 and 2022 – 2027.

148. The number of pitches that have either been granted permission or, for those without planning permission have been included as an allocation in the adopted plan, matches the identified need over the plan period (2012 to 2027).

Commentary

149. The following table sets out the identified need for pitches and the number allocated (through the Gypsy & Traveller Site Allocations Plan (December 2014)) and/or those with planning permission:

<table>
<tr><th>Period[32]</th><th>Identified Need (Pitches)[33]</th><th>No. of Pitches Allocated and/or Permissioned</th></tr>
<tr><td>2012-2016</td><td>26</td><td>28</td></tr>
<tr><td>2017-2021</td><td>8.5</td><td rowspan="2">15</td></tr>
<tr><td>2022-2027</td><td>8.5</td></tr>
<tr><td>Total</td><td>43</td><td>43</td></tr>
</table>

[32] Most monitoring periods run from 01/04 to 31/03, however the GTAA was based on calendar years and therefore this is reflected in the monitoring reported here.

[33] The need for the period post 2016 has been adjusted to add a further requirement of 5 pitches to that included in the SLP. This is to reflect appeal decisions at Shadowbrook Lane (APP/Q4625/C/13/2209742 and APP/Q4625/C/13/2209777) which effectively added to the need, but was balanced with the grant of permission for 5 pitches.

Indicator – The number of authorised pitches provided per annum.

150. The following table sets out the number of pitches granted planning permission per annum and the number completed:

<table>
<tr><th>Period</th><th>Identified need</th><th>Cumulative need</th><th>Pitches granted permission</th><th>Cumulative permissions</th><th>Pitches competed</th></tr>
<tr><td>2012</td><td>5.2</td><td>5.2</td><td>0</td><td>0</td><td rowspan="8">26</td></tr>
<tr><td>2013</td><td>5.2</td><td>10.4</td><td>22</td><td>22</td></tr>
<tr><td>2014</td><td>5.2</td><td>15.6</td><td>6</td><td>28</td></tr>
<tr><td>2015</td><td>5.2</td><td>20.8</td><td>0</td><td>28</td></tr>
<tr><td>2016</td><td>5.2</td><td>26</td><td>0</td><td>28</td></tr>
<tr><td>2017</td><td>1.7</td><td>27.7</td><td>5</td><td>33</td></tr>
<tr><td>2018</td><td>1.7</td><td>29.4</td><td>2</td><td>35</td></tr>
<tr><td>2019</td><td>1.7</td><td>31.1</td><td>0</td><td>35</td></tr>
<tr><td>Total</td><td>31.1</td><td>31.1</td><td>35</td><td>35</td><td>26</td></tr>
</table>

Commentary

151. Policy P6 of the 2013 Solihull Local Plan sets out the Council's approach to the provision of sites for Gypsies and Travellers and establishes that the identified need for 38 will be determined through a Gypsy and Traveller Site Allocations Plan. The GTAA identified no requirement for a travelling show people site or formal transit site in the Borough. The Site Allocations Plan was adopted in December 2014 and allocates sites to meet the Council's identified need in full.

152. Since publication of the GTAA in 2012, a total of 35 pitches on 7 separate sites have been granted planning permission. Five of these pitches were granted on appeal and did not form part of the need requirement in the GTAA. Therefore, there are still 8 pitches to be granted planning permission to meet the GTAA requirement, although these are allocated in the Site Allocations Plan. The Gypsy & Traveller Site Allocations Plan recognised that the GTAA would need to be updated after 5 years and work has commenced on this and a refreshed assessment will help inform the Local Plan Review.

Indicator – The number of unauthorised developments and encampments per annum

153. The following table sets out the number of new unauthorised encampments and the number of new unauthorised developments:

Period	No. of new unauthorised encampments	No. of new unauthorised developments
2014	Data not available	0
2015	Data not available	0
2016	6	0
2017	25	0
2018	14	0
2019	7	0
Total	**51**	**0**

Commentary

154. A peak of activity relating to unauthorised encampments occurred around 2017 & 2018 and this led the Council to obtaining a civil injunction prohibiting illegal encampments in 2018. Since then the number of new unauthorised encampments has reduced.

155. Since 2012 (the GTAA base date), there have only been three instances of unauthorised development; all related to sites where initial occupation took place before 2012. These sites are as follows:

- Shadowbrook Lane[34], Bickenhill
- Eaves Green Lane, Meriden
- Salter Street, Earlswood

156. The Shadowbrook Lane site was subject to initial occupation in 2005. The site was subject to enforcement action, and an appeal was subsequently allowed and added 5 additional pitches to the Council's pitch requirement figures.

157. The site at Eaves Green Lane in Meriden was first occupied in May 2010. Following legal action the site was restored, and the breach remedied, in spring 2013.

158. The Salter Street case related to an unauthorised extension to an existing lawful site. This was remedied in 2014 through enforcement action.

159. There are no outstanding breaches of planning control at these sites and there have been no new unauthorised developments in the Borough since 2014.

[34] This can be regarded as one site spit into a number of sub-sites that may be planning units in their own right as a result of how it became established and evolved over time.

5. Improving Accessibility and Encouraging Sustainable Travel

Key Challenge

- Challenge H – Increasing Accessibility and Encouraging Sustainable Travel

Key policies

- Policy P7 – Accessibility and Ease of Access
- Policy P8 – Managing Demand for Travel and Reducing Congestion

Introduction

160. Ensuring safe easy access to facilities and services such as education, employment opportunities, and open space by all modes of transport is key in supporting economic growth and the creation of sustainable cohesive communities. Although well placed in terms of the national rail and motorway network many of the Borough's local and strategic roads suffer from congestion particularly during peak periods. Some parts of the Borough such as North Solihull and the rural areas have poor access to public transport and there is high car usage in the Mature Suburbs. In certain areas there is poor pedestrian and cycling connectivity between communities and key services such as retail and employment.

161. In responding to these issues key objectives of the Local Plan include improving accessibility, reducing the need to travel, managing transport demand and reliance on the car, encouraging the use of sustainable forms of transport and addressing the relationship between economic growth and increases in car use.

162. The transport policies within the Local Plan aim to:

- Enable economic growth
- Reduce greenhouse emissions
- Connect communities, Centres and Employment
- Encourage Ease of Access and Movement
- Make Best Use of Existing Assets

Policy P7 – Accessibility and Ease of Access

Indicator – Percentage of qualifying residential development within accessibility parameters

163. All appropriate applications are assessed against the accessibility criteria set out in policy P7 as the basis for determining accessibility. The framework for monitoring this indicator will be considered as part of the Local Plan Review.

Indicator – Percentage of qualifying B1 office, retail, leisure developments within accessibility parameters

164. All appropriate applications are assessed against the accessibility criteria set out in policy P7 as the basis for determining accessibility. The framework for monitoring this indicator will be considered as part of the Local Plan Review.

Policy P8 – Managing Demand for Travel and Reducing Congestion

Indicator – Increase the proportion of trips by public transport, walking and cycling into Solihull Town Centre during the AM Peak Period

165. The table below indicates the estimated inward trips into Solihull town centre on an average weekday between 0730 and 0930.

Mode	2013	2015	2017	2019
Taxi & car	15,608	15,648	13,503	15,088
Bus	3,415	3,560	3,089	2,557
Rail	781	1,043	990	1,081
Bus and rail	4,196	4,603	4,079	3,638
Cycle	81	106	74	94
% public transport of all trips	20%	22%	22%	18%
% public transport and cycle of all trips	21%	22%	23%	19%

166. Between 2013 and 2019 trips across all modes of transport have fluctuated with a reduced number of trips for all modes in 2017. Since 2015 the average number of bus trips has steadily declined whilst the amount of trips made into Solihull by train has increased. Overall public transport trips have declined over the period. Estimated car and taxi trips have slightly reduced over the same time period with a dip in 2017.

167. The Council is committed to reducing reliance on the car both through the location of new development and improving access to public transport.

Indicator – Level of compliance with parking standards

168. Requirements for the level of parking provision are set out in the Vehicle Parking Standards and Green Travel Plans SPD 2006. All applications are assessed against this and where proposals do not meet the required standard this would be noted and explained and justified in the officer report.

Indicator – Percentage change in transport modal share across the Borough for bus, rail and cycle use.

169. The table below indicates the inward bound modal split (am peak):

Mode	2013	2015	2017	2019
Bus modal share	17%	18%	18%	14%
Train modal share	4%	5%	6%	6%
Public transport modal share	21%	23%	23%	19%
Car modal share	79%	77%	77%	81%

170. The table below indicates the outward bound modal split (am peak):

Mode	2013	2015	2017	2019
Bus modal share	12%	8%	9%	9%
Train modal share	5%	7%	8%	10%
Public transport modal share	16%	15%	17%	19%
Car modal share	84%	85%	83%	81%

171. During the last monitoring year (2019) in terms of inward bound modal share the amount of people travelling to Solihull by bus has decreased however there has been an increase in rail trips and car trips since 2017. Overall during the period 2013 to 2019 public transport modal share has decreased for inward bound trips and car modal share trips have slightly increased.

172. In terms of the outward bound modal split over the period 2013 to 2019 public transport modal share has increased slightly and car modal share has decreased.

6. Protecting & Enhancing Our Environment

Key Challenges

- Challenge F – Climate Change
- Challenge I – Providing Sufficient Waste Management Facilities & Sand & Gravel Aggregates
- Challenge K – Protecting & Enhancing our Natural Assets
- Challenge L – Water Quality & Flood Risk

Key policies

- Policy P9 – Climate Change
- Policy P10 – Natural Environment
- Policy P11 – Water Management
- Policy P12 – Resource Management
- Policy P13 - Minerals

Introduction

173. The NPPF indicates that sustainable development encompasses economic, social and environmental objectives, including protection and enhancement of biodiversity, minimising waste and pollution and mitigating and adapting to climate change. The Local Plan recognises that climate change is one of the greatest challenges facing society and that planning can help the transition to a low carbon economy and provide resilience to impacts. Local Plan strategy and policies will help to minimise greenhouse gas emissions through the location and design of development and by encouraging the use of renewable and low carbon energy

174. The Government is seeking to halt biodiversity loss by 2020 and where possible secure net gains. The Council is a founder member of the Warwickshire, Coventry & Solihull Habitat Biodiversity Audit and Local Nature Partnerships, and part of the sub-regional pilot on biodiversity offsetting. It has also secured significant funding through the European Regional Development Fund to undertake a wide range of habitat and biodiversity projects that will deliver enhanced conservation status to over 190 hectares of Council owned woodlands, wetlands and grasslands. The Local Plan provides protection for non-statutory sites, such as Local Wildlife Sites and for mitigation to achieve net gain.

175. The Local Plan requires developers to protect water quality and use sustainable drainage systems in new developments, and to meet the highest possible standards of water efficiency. Flood risk has been increasing as a result of climate change, and the Local Plan seeks to achieve greenfield equivalent run off rates for major development whilst requiring flood risk assessments where a risk exists.

176. The Local Plan seeks to ensure that waste is managed by means such as reduction, re-use and recycling rather than landfill and that operators in Solihull manage an equivalent tonnage to that arising in the Borough. It also provides for extraction and recycling of sand and gravel, and construction aggregates, for which Solihull is the prime provider in the Metropolitan Area.

Policy P9 – Climate Change

Indicator – Borough-wide carbon dioxide emissions per capita

177. The table below sets out the carbon dioxide emissions per capita:

Period	Borough carbon dioxide emissions per capita	West Midlands carbon dioxide emissions per capita
2013	7.4	5.6
2014	6.7	5.0
2015	6.8	4.9
2016	6.5	4.6
2017	6.2	4.4

178. The government publishes local authority and regional estimates of carbon dioxide emissions annually with the last year reported 2017. Historically per capita carbon dioxide emissions in the Borough have exceeded the national / regional average. Latest figures published by the government show that levels in Solihull have steadily declined since 2013 but remain higher than per capita emissions for the West Midland region overall.

179. Policy P9 has a role in supporting national targets to reduce greenhouse gas emissions and in mitigating and adapting to climate change through the design and location of new development. The policy aims to ensure resilience to the future impacts of climate change in new development through the use of adaptation measures linked to the design, build, and use of materials and green infrastructure.

180. The Housing Standards Review (2015) changed national requirements for the delivery of on site renewable and low carbon energy measures and removed the trajectory for achieving zero carbon housing through the Code for Sustainable Homes and BREEAM. It is intended that improvements to building standards will be achieved through the progressive tightening of building regulations rather than area specific reduction policies. The Government have recently consulted on the first phase of the Future Homes Standard, which could result in a 20-31% reduction in carbon emissions from new homes from October 2020.

Policy P10 – Natural Environment

Indicator – Proportion of local sites where positive conservation management is being achieved

181. The table below sets out DEFRA data on local sites:

Period	No. of sites with conservation management[35]	Total no. of sites in area	Percentage of sites with conservation management
2013/14	52	104	50%
2014/15	53	107	50%
2017/18	55	120	46%

182. The number of sites in positive management has increased due to the implementation of management on some SMBC owned sites. However, the overall percentage has decreased due to the larger increase in the number of sites designated.

Policy P11 – Water Management

Indicator – Water quality status of Rivers Blythe and Cole and their tributaries

183. The following table sets out the water quality status of various water bodies in the Borough:

Water Body	2013	2014	2015	2016
River Blythe: source to Cuttle Brook	Moderate	Moderate	Poor	Poor
Cuttle Brook: source to River Blythe	Poor	Poor	Poor	Poor
Temple Balsall Brook: source to River Blythe	Bad	Bad	Bad	Bad
River Blythe: Temple Balsall Brook to Patrick Bridge	Moderate	Moderate	Moderate	Moderate
River Blythe: Patrick Bridge to River Tame	Poor	Poor	Poor	Poor
River Cole: source to Springfield	Moderate	Moderate	Poor	Poor
River Cole: Springfield to Hatchford/Kingshurst Brook	Poor	Poor	Poor	Poor

[35] Sites where positive conservation management is being or has been implemented in the 5 years prior to the monitoring period.

Water Body	2013	2014	2015	2016
Hatchford/Kingshurst Brook: source to River Cole	Moderate	Moderate	Moderate	Moderate
River Cole: Hatchford/ Kingshurst to River Blythe	Moderate	Moderate	Moderate	Moderate
Grand Union Canal: Warwick to Solihull	Moderate	Moderate	Moderate	Moderate
Grand Union Canal: Solihull to Birmingham	Moderate	Moderate	Moderate	Moderate
North Stratford Canal	Good	Good	Good	Good

Commentary

184. The Water Framework Directive provides a framework for the Environment Agency to assess and improve the ecological condition of water bodies in the Borough. The Agency's overall target is to achieve 'Good' status or better by 2021, which can be extended where this is not possible. For the River Blythe and its tributaries the target is for all stretches to achieve 'Moderate' status by 2027, whilst for the River Cole and tributaries, it is acknowledged that urban influences means improvement is unlikely to be achieved. The 'Bad' and 'Poor' Ecological Status of the River Blythe is due principally to sewage discharges, and poor soil and livestock management. The 'Poor' Ecological Status of the River Cole results mainly from the impacts of urban uses and transport

185. The poor water quality of the River Blythe is reflected in the unfavourable condition of this Site of Special Scientific Interest, whose conservation and enhancement is of national importance.

Indicator – Planning permissions granted contrary to Environment Agency objections on water quality and flood risk grounds

186. No planning permissions were granted contrary to Environment Agency advice

Commentary

187. The latest data (2017 to 2019) on applications where the Environment Agency has objected on flood risk or water quality grounds shows that no permissions were granted contrary to Agency advice.

188. In 2017-2018, the Agency objected to a proposal near to the River Blythe due to the unsatisfactory Flood Risk Assessment provided. However, the objection was removed following submission of additional information, which enabled planning permission to be granted

Policy P12 – Resource Management

Indicator – Amount of waste arising and capacity of waste management facilities in the Borough

189. The following table shows the waste arising in tonnes.

Period	LA collected	Commercial & industrial	Construction & demolition	Agricultural	Hazardous
2013-14	95,948				
2014-15	96,608				
2015-16	97,783				
2016-17	99,246				
2017-18	97,013	39,600 – 48,400	447,000 – 513,000	300 - 500	9,405
2018-19	94,954				8,784

190. The following table indicates waste facility capacity (in tonnes):

Period	Environmental Permit	Waste Input
2015	918,895	363,555
2016	1,895,896	778,629
2017	2,169,895	1,031,843
2018		615,926

Commentary

191. Data on Local Authority Collected Waste is the most accurate and has shown a small increase year on year, although waste per household is largely unchanged. However, the last two years has seen an unexplained decline. The Borough's Household Waste and Recycling Centre at Bickenhill is close to capacity and will require expansion or relocation to manage inputs from an increasing population.

192. Other waste stream arising data are estimates, with much greater uncertainty. The 2017 figures published in Waste Needs Assessment for Solihull are the most comprehensive.

193. Since 2015, we have seen the recycling performance stall and then head into a slight decline. There are several reasons for this, but the main impacts have been changes in legislation which have removed Household Waste and Recycling Centre wood and street sweepings from recycled waste to a treatment/disposal route despite the processing being the same. Alongside this, the materials that can be recycled have reduced in weight so whilst residents recycle as much material it weighs less. Examples of this are; less newsprint due to the rise in online use and the closure of many free papers, reduction of packaging card and the amount of glass used in bottles.

194. The Environment Agency licence most waste management facilities, and the permits granted show a theoretical capacity exceeding 2 million tonnes, although a more realistic indication of waste management capacity in the Borough is provided by the waste inputs. Inputs have increased significantly since 2015, mainly due to landfill activities by NRS Waste Care at Meriden Quarry

195. Whilst waste managed in the Borough has equated to or exceeded the waste arising in recent years, Waste Needs Assessment in Solihull identifies a need for recycling capacity in the Borough, which will be addressed through the Local Plan Review, if necessary

Policy P13 – Minerals

Indicator – Data from West Midlands Aggregates Working Party Annual Reports on sub-regional sand and gravel aggregate production and landbanks

196. The following table shows sand and gravel production across the West Midlands metropolitan area (in million tonnes).

Period	Sand & Gravel Production	Landbank
2012	0.46	4.58
2013	0.49	5.39
2014	0.50	4.85
2015	0.53	5.18
2016	0.58	5.86
2017	0.48	3.99
Average 10 year sales	0.48	

Commentary

197. The West Midlands Metropolitan Area Local Aggregates Assessment 2015 provides evidence of need and supply for the Metropolitan area, and identified a sand and gravel production figure of 0.5 million tonnes per year based on past sales. Solihull is the main source of primary sand and gravel aggregates in the WM Metropolitan Area, and has provided 100% of production in recent years.

198. There are 3 sand and gravel quarries in the Borough, although Stonebridge Quarry ceased quarrying towards the end of 2017 following a Stop Notice served in connection with the HS2 rail link. Planning permission was granted for extraction at Common Farm, Bickenhill in 2016 but the conditions have not been discharged and the permission has expired. Production has remained around the half a million tonnes target, although with the closure of Stonebridge Quarry, it is likely to fall in future years.

199. The sand and gravel landbank in the West Midlands Metropolitan Area has varied as extensions to quarries have come forward, but fell to under 4 million tonnes, equivalent to 8.3 years at the average sales rate in 2017. However, this does not take into account the loss of reserves at Stonebridge Quarry or the potential sterilising of SLP 2013 preferred areas for sand and gravel extraction at Berkswell Quarry by the HS2 rail link.

200. It is likely that there will be a need to identify further opportunities for sand and gravel extraction through the Local Plan Review, and two submissions have been made for extensions to Berkswell and Meriden quarries. The SLP 2013 includes an area of search for sand and gravel extraction, which includes the areas of the two recent submissions, and can provide for longer term extraction where sites or preferred areas are not specifically identified.

7. Promoting Quality of Place

Key Challenges

- Challenge C – Sustaining the Attractiveness of the Borough for people who live, work and invest in Solihull
- Challenge E – Protecting Key Gaps between Urban Areas & Settlements

Key policies

- Policy P15 – Securing Design Quality
- Policy P16 – Conservation of Heritage Assets & Local Distinctiveness
- Policy P17 – Countryside & Green Belt

Introduction

201. The Local Plan seeks to ensure that new development can be accommodated whilst maintaining the existing qualities of the Borough and the characteristics which make places attractive areas to live. This includes ensuring high quality design which integrates with its surroundings and makes a positive contribution to the Borough's sense of place and ensuring development does not have an impact on residential amenity. For example providing for amenity space such as play areas. It is also important that the design of new buildings also takes account of the need to mitigate and adapt to future climate change.

202. The Borough has a number of listed buildings and conservation areas and the Council recognises the importance of the historic environment in contributing to the Boroughs local character and distinctiveness. A key objective of the policy framework is to 'conserve and enhance the qualities of the built, natural and historic environment that contribute to character and local distinctiveness and the attractiveness of the mature residential suburbs and the rural area'.

203. A significant proportion of the Borough is included within the Green Belt which performs a strategically important role maintaining the open gap between the area of Birmingham and Solihull and the 'Meriden Gap' between Solihull and Coventry. It is also important in maintaining the attractiveness of the rural area and as the Borough as a place to live. However there is pressure within the Borough for development within the Green Belt. In line with national policy the Local Plan has a presumption against inappropriate development within the Green Belt. The Plan acknowledges that there may be exceptional circumstances where adjustments to the green belt are required to facilitate developments of regional and national significance. The review of the Local Plan is undertaking a review of the green belt.

Policy P15 – Securing Design Quality

Indicator – Number/proportion of developments achieving at least 10 out of 12 'green lights' measured against Building for Life 12 Standard

204. There has not been complete coverage in the use of the BfL standard and in some cases its contents have instead been used by applicants in their Design and Access Statemebts.

Commentary

205. As part of the planning application process applicants are required to produce a Building for Life Assessment on appropriate schemes as part of the Design and Access Statement. This provides a checklist for developments to demonstrate how they are performing against the

standard. The Council is committed to ensuring that the design of new development is of the highest quality and this measure along with the other requirements in the policy is used to measure this.

Indicator – Number/proportion of developments achieving a higher environmental performance than the national standard at that time (Code for Sustainable Homes or BREEAM)

206. The following table is a schedule of certified BREEAM assessments undertaken since 2013:

Date	Name	Project Type	Rating
2014	Prologis Park, Bickenhill Link	Industrial	Excellent (73%)
2014	Plot F2 PCR, Blythe Valley	Other buildings/mixed use	Very Good (57%)
2014	F3 Prologis, Blythe Valley	Other buildings/mixed use	Very Good (58%)
2014	F3 Prologis PCR, Blythe Valley	Other buildings/mixed use	Very Good (59%)

207. The following table is a schedule of certified Code for Sustainable Homes assessments undertaken since 2013:

Location	No. of properties	Code Level
Alcott Hall	2	3
Digeley Grove/Gilson Way	24	4
Ramsay Close	11	4
Temple Avenue	6	4
Peace Court	5	4

Commentary

208. Solihull has a number of buildings which have been certified according to BREEAM standards. The table at paragraph 204 above shows those buildings rated since 2013.

209. Since adoption of the Local Plan the requirements of the policy relating to national standards for Code for Sustainable Homes and BREEAM were superseded by the Housing Standards Review. As part of this review requirements for low carbon and renewable energy are proposed to be progressed through the tightening of building regulations.

210. However, the Council is committed to ensuring developments and places are designed to deal with the challenge of adapting to and mitigating to Climate Change and would therefore still encourage applicants to exceed building regulations where possible. In light of these changes the requirements of the policy will therefore be reviewed as part of the Local Plan Review.

Policy P16 – Conservation of Heritage Assets & Local Distinctiveness

Indicator – Number / proportion of heritage assets at risk (Grade I, II and II Listed buildings, Scheduled Ancient Monuments, Registered Parks and Gardens and Conservation Areas)*

Property/Asset	Status	Comment
Bedsworth Farm, Tamworth Lane, Shirley	Listed Building II	Partially collapsed
Grove Avenue, Solihull	Conservation Area	Insensitive alterations undertaken

Commentary

211. The Grove Avenue, Solihull Conservation Area has been reported to Historic England as being at risk due to insensitive alterations undertaken. The Local Authority does not monitor the condition of Scheduled Ancient Monuments but is not aware that any located within the Borough are at risk. The Authority would seek the views of Historic England in terms of identifying any at risk. The Borough has one entry on the register of Historic Parks and Gardens - Castle Bromwich Hall Gardens. This site does not suffer from any problems with condition. Historic England West Midlands monitor Conservation Areas at Risk (CAAR project) however there are currently no assets within the Borough included.

212. All proposals affecting a listed building or a designated Conservation Area are assessed against this policy. Historic environment advice is provided on these applications as part of the planning application process to determine any impact on the heritage asset

Indicator – Number/proportion of Conservation Areas with up-to-date Conservation Area Appraisals and Management Plans

213. The following table indicates the number of conservation areas with an up-to-date conservation area appraisal and management plan.

Period	No. of Conservation areas	No. of conservation areas with up-to-date appraisal	% of conservation areas with up-to-date appraisal
2018/18	20	4	20%

Commentary

214. The Council will continue to produce Conservation Area appraisals and Management Plans working together with the local community to ensure the continued protection of heritage assets.

215. Article 4 directions can be used to prevent the erosion of historic detail within the Borough. A new Article 4 direction has been made in part of the Olton Conservation Area

Policy P17 – Countryside & Green Belt

Indicator – Loss of Green Belt to development

216. The following table sets out the number of applications approved in the Green belt between Apr 15 and Mar 19, together with a category of reason for doing so in relation to those that are significant.

Period	Approvals	Significant approvals[36]	Not iapprop.[37]	Limited impact[38]	Replace[39]	Other
2015-16	26	9	3	2	3	1
2016-17	22	8	2	2	4	0
2017-18	23	11	3	3	3	2
2018-19	23	12	3	1	6	2
Total	**94**	**40**	**11**	**8**	**16**	**5**

Commentary

217. Following the adoption of the Solihull Local Plan 2013 and the outcome of the subsequent legal challenge, the area of Green Belt in Solihull was 11,876 hectares. In 2014, the Gypsy & Traveller Site Allocations Plan removed 7.46 hectares from the Green Belt. Since then, there have been no further changes to the area of the Green Belt in Solihull, which currently stands at 11,868 hectares.

218. The number of planning applications granted conditional approval in the Green Belt has been broadly consistent over recent years. Only half of the total approvals or less are for significant development, which is defined as 5 or more dwellings, or 500 or more square metres in area for non-residential uses. Most of the approvals fall within one of the exceptions to inappropriate development detailed in paragraphs 145 or 146 of the NPPF. The largest areas of Green Belt affected were for extensions to mineral workings and for a golf course.

[3636] Five or more dwellings or more that 500m^2 of floorspace
[37] Not considered to be an inappropriate development
[38] Only considered to have a limited impact on the openness of the Green Belt
[39] Replacement, extension or redevelopment

Indicator – Number of Neighbourhood Plans adopted

219. The following table sets out the number of neighbourhood plans 'made' which now form part of the adopted development plan for the Borough:

Period	No. of plans made	Locations with a made Plan
2017-18	1	Hampton in Arden
2018-19	0	
2019-20	2	Knowle, Dorridge & Bentley Heath Berkswell

Commentary

220. The Hampton in Arden Neighbourhood Plan 2017-2028 became the first Neighbourhood Plan 'made' in the Borough in August 2017, covering the Parish of Hampton in Arden as it was at the time. In April 2019, the Parish boundary was altered to include the whole of Catherine de Barnes and the Parish Council are seeking to address this.

221. Knowle, Dorridge & Bentley Heath (April 2019) and Berkswell (September 2019) were the next and only other neighbourhood plans 'made',

222. Balsall has now been subject to a favourable referendum and is moving towards being 'made'. Meriden have published their draft submission plan which will then proceed to examination.

223. No other plans are at an advanced stage.

8. Supporting Local Communities

Key Challenges

- Challenge A – Reducing Inequalities in the Borough
- Challenge C – Sustaining the Attractiveness of the Borough
- Challenge J – Improving Health & Well Being

Key policies

- Policy P18 – Health & Well Being
- Policy P19 – Range & Quality of Local Services
- Policy P20 – Provision for Open Space, Children's Play, Sport Recreation & Leisure

Introduction

224. The Local Plan supports the creation of strong, vibrant and healthy communities by ensuring that the appropriate physical and social infrastructure and facilities and services are provided to contribute towards improving peoples overall quality of life and well-being.

225. Ensuring that local communities are supported encompasses policy objectives throughout the plan including access to employment opportunities and appropriate housing as well as access to local services such as retail, healthcare, and opportunities for recreation and exercise. Policy P18 seeks to maximise opportunities for achieving positive health outcomes as part of development. This includes the following: access to opportunities for recreation and play, contributing towards the creation of a high quality, safe and attractive public realm and walking and cycling network, improving the green infrastructure network, delivering facilities for primary medical care, increasing access to healthy food by sustainable modes of transport, additional homes designed to meet the needs of older people and those with disabilities, and improving the energy efficiency of housing.

226. A key objective is to ensure access to these key services and facilities is equitable across the Borough. For example a key objective for North Solihull is addressing deficiencies in green infrastructure. Other issues include disparities which exist within North Solihull and some rural areas compared to the rest of the Borough in relation to access to public transport.

227. The Council is producing a Health and Wellbeing Supplementary Planning Document (SPD) to provide supporting information and guidance for planners and developers on how our environment and the planning decisions we make impact on the health and wellbeing of the population. The SPD will also include guidance and best practice examples on carrying out a Health Impact Assessment (HiA) for new developments.

228. It is proposed that the Health and Wellbeing SPD will be consulted upon alongside the Local Plan. When adopted the SPD will be a material consideration in determining planning applications and should be used in preparing future plans, strategies and development briefs and in making policy decisions.

Policy P18 – Health & Well Being

Indicator – The number of community facilities lost to alternative development where no replacement has been provided

229. No specific data collected.

Commentary

230. The policy seeks to protect the loss of important community facilities to ensure the proposal would not result in the loss of a key service. As such any proposals are assessed according to the criteria in the policy. The monitoring framework for this indicator will be reviewed as part of the Local Plan Review.

Indicator – The number of new planning permissions for hot food takeaways

231. The following table sets out the number of new planning permissions granted for hot food takeaways.

Period	No. of new permissions for hot food takeaways
2018-19	5

Commentary

232. During this monitoring year across the Borough there were 5 new planning permissions for change of use to Hot Food takeaway. There were a further 6 applications for change of use to a restaurant / café / coffee shop which may include a takeaway element. These were mainly located with established centres.

233. The Council undertakes annual street survey monitoring of the local centres and town centres to capture the operating uses. This identified the following changes to hot food takeaway. This reflects new planning permissions as set out in the table above as well as extant planning permissions.

234. The following table sets out the number of properties changing to a hot food takeaway use:

Period	No. of properties changing to a hot food takeaway
2017-18	2
2018-19	19
Total	**21**

235. It is acknowledged that the presence of high concentrations of hot food takeaways can have a detrimental impact on the vitality and viability of town and local centres by reducing the number of premises open during the daytime and reducing the range of services available. There is an established link between exposure to takeaways and obesity.

Policy P19 – Range & Quality of Local Services

Indicator – The number and location of vacant units in town and local centres

236. The table below sets out the number of vacant units in the Borough's main town centres and at other centres as at 2019.

Centre	No. of units	No. of vacant units	% of units vacant
Town Centres:			
Solihull	247	21	9%
Shirley	84	2	2%
Chelmsley Wood	79	10	13%
Other Centres:			
Balsall Common	54	3	6%
Burtons Way	9	1	11%
Castle Bromwich	121	5	4%
Chelmunds Cross	6	0	0%
Dickens Heath	38	5	13%
Dorridge	52	1	2%
Hatchford Brook	39	1	3%
Hobs Moat	42	0	0%
Kingshurst[40]	25	12	48%
Knowle	168	12	7%
Marston Green	40	3	8%
Meriden	38	3	8%
Olton	133	13	10%
Shelly Farm	9	0	0%

[40] Regeneration scheme currently being prepared

Commentary

Town centres

237. The town centres are performing well. Chelmsley Wood has a slightly higher level of vacancy however it is subject to on-going work to investigate opportunities to make improvements to the town centre.

Local centres

238. The local centres within the Borough are performing well in terms of their retail function with generally low levels of vacancy. The exception to this is Kingshurst parade which has a vacancy rate of 48%. However this local centre is the subject of an on-going master plan to regenerate the parade and address the challenges in provision within the area. This will be key in ensuring appropriate and accessible facilities are in place to support the local community

Indicator – The number and type of community facilities lost to alternative development where no replacement has been provided is dealt with in Policy 18 above

239. See commentary for Policy P18

Policy P20 – Provision for Open Space, Childrens Play, Sport and Recreation & Leisure

Indicator – Change in value of open space through development in North Solihull Regeneration Area

240. The following table sets out changes in green space provision:

Period	Location	Before		After		Compensation
		Area	Value	Area	Value	
2014-15	Woodlands Green, Chester Rd/Winward Way	1.42	0.55	1.00	0.78	
2014-15	Bishop Wilson Phase 2, Pike Drive	1.71	0.89	0.94	0.8	Meriden Park
2014-15	Bacon's End Green, Auckland Drive	1.51	0.46	0.64	0.46	
2015-16	Babbs Mill/Cooks Lane	34.81	29.6	33.0	28.69	Forth Drive GS
2015-16	Fordbridge Community School, Yorklea Croft	0.64	0.34	0.55	0.35	

Commentary

241. The North Solihull Green Space Review provides a baseline for the quantity and quality of green space in North Solihull, and a methodology for assessing the value of green spaces. The North Solihull Strategic Framework includes a commitment to ensure no net loss in

value of green space. Applications for housing that involve the loss of green space have been assessed using the Green Space Review methodology to ensure no net loss in value.

242. Whilst much of the North Solihull Regeneration Area programme had been undertaken before the monitoring period, a small number of permissions have been granted. Most of these involve previously developed sites that do not include green space. Those applications which did involve loss of green space are shown, together with the before and after values of green space. Where a loss in value was identified, compensation was provided on other green spaces, as indicated.

243. As the Regeneration programme draws to a conclusion, it is possible to get a broader picture of the impact of new development on green space in North Solihull. Including the above sites, there has been a net loss of about 6.5 hectares of green space, but with the enhancements provided, a marginal gain in green space value. This indicator will be reviewed as part of the Local Plan Review, which is being informed by an updated Open Space Assessment and Playing Pitch Assessment and Strategy.

Indicator – Proportion of eligible open space managed to Green Flag Award standards

244. The Green Space Strategy Review 2014 confirmed that 10 parks and green spaces had achieved Green Flag standards, and set a target for a further 3 to be achieved by 2018. By March 2019, six additional parks and open spaces had achieved the standards; Bentley Heath recreation ground, Damson Lane park, Olton Jubilee park, Palmers Rough, Robin Hood cemetery and Woodlands cemetery

Indicator – Progress towards the priorities for action & proportion of zones meeting local standards outlined in the adopted Green Spaces Strategy and the Indoor Facilities Strategy.

245. The Solihull Green Spaces Strategy 2006 set local standards for a range of green space typologies and reviewed provision against the standards. It also identified priorities for action across the six zones covering the Borough in zone action plans. Progress was monitored periodically until around 2012 and a Green Spaces Review was published in 2014, focusing on local authority managed green space.

246. The Council recognised that the Strategy was becoming increasingly out of date and an Open Space Assessment was commissioned as part of the Local Plan Review in 2018. This work will help to inform provision and set revised local standards for green space in the Borough. This indicator will need to be reviewed as part of the Local Plan Review to provide a deliverable means of monitoring green space policy.

9. Delivery and Monitoring

Key policies

- Policy P21 – Developer Contributions and Infrastructure Provision

Introduction

247. The Community Infrastructure Levy (CIL) was introduced in the Planning Act 2008, to provide a fair and transparent means for ensuring that development contributes to the cost of infrastructure. As CIL takes the form of a tariff on development, it is deemed to be a more certain way of securing developer contributions, compared to the current system of planning obligations which are generally negotiated on a case-by-case basis on larger sites. As almost all development has an impact on surrounding infrastructure and CIL attempts to tackle this by ensuring that a larger proportion of development shares the overall cost of infrastructure. The infrastructure will support the growth aspirations outlined in the SDLP and could include new schools, roads, parks and public transport improvements.

248. Section 106 agreements tend to be negotiated to address site specific issues and site regulation or mitigation. This can include obligations that ensure developments are acceptable in planning terms, for example, access to the site or the placement of affordable housing units. Therefore, S106 still plays an essential role in planning obligations, as they enable the Authority to be confident that certain forms of infrastructure will be delivered. The incorporation of S106 obligations and funds collected through CIL provide flexibility and transparency whilst providing essential infrastructure.

249. Solihull Metropolitan Borough Council's CIL rates are set out in an adopted Charging Schedule which was approved by Full Council on 12th April 2016. The levy is applied to liable planning approvals from 4th July 2016. SMBC's agreed charging schedule for certain types of development, charged at variable rates dependent on the proposed use of the development.

250. CIL is charged on the following types of development:

- Residential (C3)
- Retail (A1)
- Financial & Professional Services (A2)
- Restaurants and Cafes (A3)
- Drinking Establishments (A4)
- Hot Food Takeaways (A5)
- Hotels (C1)
- Residential Institutions (C2) (excluding hospitals & training centres)
- Car Dealerships (sui generis)

251. The charging rate for residential development is divided into 4 zones, to reflect the variable cost of land in different areas of the borough, and the value of residential development across the borough. A 'nil' rate is applied to all development in the North Solihull Regeneration area (ward areas of Chelmsley Wood, Kingshurst and Fordbridge and Smiths Wood and part of Bickenhill), and Blythe Valley Park. The variable rates for residential developments are illustrated on the map below:

252. The Council is currently collecting data in preparation of a draft Infrastructure Delivery Plan, to be published at the next consultation stage of the Local Plan Review.

Policy P21 - Developer Contributions and Infrastructure Provision

Indicator – Total developer contributions per annum

253. The following table indicates the CIL receipts received to date, and the relevant funds they have been allocated to:

Period	Strategic Fund	Neighbourhood Fund	Admin Fund	Total Receipts
2016-17	£222,944	£41,802	£13,934	**£278,680**
2017-18	£698,387	£130,578	£43,521	**£870,485**
2018-19	£1,263,626	£238,555	£78,035	**£1,580,216**
Total	**£2,182,957**	**£410,935**	**£135,489**	**£2,729,381**

254. Due to the lag times associated with when developments become liable for CIL[41], the build-up of CIL funds was always expected to take some time and this is reflected both in the table above, and the fact that in the year to date of 19/20[42] nearly £3 million has been collected. This includes over £400k into the Neighbourhood fund.

255. The following table indicates the S106 monies received:

Period	S106 monies received	S106 monies spent
2016-17	£2,985,139	£2,632,711
2017-18	£3,544,579	£2,392,271
2018-19	£3,527,886	£2,155,472
Total	**£10,057,604**	**£7,180,454**

Commentary

CIL expenditure

256. Once funds have been received, 15% is apportioned to either a parish fund (if the development was undertaken within a parished area) or a ward fund (if the development is undertaken within an unparished area). The neighbourhood proportion will be increased from 15% to 25% following the adoption of a neighbourhood plan. Up to 5% of funds collected are allocated to the administration of the fund. The remaining 80% is allocated to strategic infrastructure projects across the whole borough.

257. Spending of the Neighbourhood Pot (15% of CIL, or 25% with a Neighbourhood Plan in place) is apportioned to ward and parish areas. If an area is Parished, the spending responsibility lies with the Parish Council. The monies received from CIL should be spent on mitigating the impacts of development, in consultation with the community. Where there is no Parish Council to manage the spending of CIL, the responsibility lies with SMBC. In 2019, SMBC undertook a process by which these funds would be allocated to communities.

[41] The levy is only due on commencement of developments granted permission since July 2016.
[42] To the beginning of March 2020.

Communities are given an opportunity to bid for funds for projects to be carried out in their community on a yearly basis.

258. Spending of the Strategic Pot (80% of CIL) will be allocated through the Growth & Development Investment Plan, which intends to fund strategic infrastructure on a borough wide level. This fund is being allowed to increase to provide the opportunity to fund larger projects in the future that can have greater and wider benefit. It will also ensure that any infrastructure provided through CIL will compliment infrastructure funding from other sources (e.g. WMCA).

Section 106 contributions

259. During the year 2018/19, developer contributions for various purposes were received by way of S106 Planning Agreements in the borough. Note that as well as financial contributions, S106 agreements typically also include other obligations such as affordable housing, open space, and play areas and youth facilities.

260. In 2019, projects that will be funded by Section 106 contributions in the Borough currently include (but is not limited to):

- Health care contribution made by a development in Blythe which will contribute towards local GP services.
- Biodiversity contribution made by a development in Bickenhill which will be used to fund habitat and nature improvements on the development site.
- Open space contribution made by a development in Shirley which will provide local youth facilities.

10. Duty to Cooperate

261. Perhaps the key strategic issue for duty-to-cooperate matters is the nature and extent of residential development being accommodated across the wider area.

262. Planning for an area's needs should be undertaken at the 'Housing Market Area' level[43], and in this respect Solihull is one of 14 local planning authorities that is within (in whole or in part) the HMA that includes Birmingham and surrounding authorities. It is recognised that this is a shared issue for the HMA as a whole and a number of districts will be in a position to help to accommodate some of this shortfall[44]. It is expected that this will be one of the key issues to be addressed through the on-going and legal obligation under the duty to cooperate (DtC).

263. Through the Draft Local Plan, the Council included within the housing requirement a figure that not only accommodated the Borough's own needs (which were not being met through the SLP 2013, and was short by some 2,600 dwellings), but also tested incorporating a contribution of 2,000 towards accommodating the shortfall occurring beyond the Borough. Thus the approach in the DLP resulted in the HMA shortfall being reduced by c4,600.

264. Through the representations on the DLP there is a clear expectation from other HMA authorities (and other interested parties) that (a) there is no clear justification why 2,000 was chosen as the figure Solihull would make towards the HMA shortfall and (b) there is opportunity to make a greater contribution.

265. To help inform the Duty-to-Cooperate discussions the 14 HMA authorities commissioned a study (the Strategic Growth Study undertaken by GL Hearn). One of the aims of the study was to look at options that may be required beyond 2031 (recognising that 2036 provides a useful date to assess need to and what supply is currently identified to that date), and some of the options would take a significant time to come forward thus contributing to supply beyond 2036.

266. For the purposes of undertaking this supplementary consultation, the contribution towards the HMA shortfall remains at 2,000, but the potential for this to be revised as part of the Submission Draft Plan (to be published in summer 2019) remains.

267. To date the only plan that has been adopted that contains a significant shortfall (37,500) that has not been addressed is the Birmingham Development Plan (adopted in January 2017). A position statement (September 2018) submitted to support the North Warwickshire DC EiP indicated that unmet need in the HMA had reduced to around 10,500 dwellings. A revised position statement is under preparation and this will help determine the Council's approach to the DtC. The DtC is a key issue for the examination of the plan and forms part of a legal test that needs to be satisfied before the full examination proceeds.

[43] Although the revised NPPF no longer uses this term (the phrase 'an appropriate geography' is expected in the revised PPG), the functional relationships that underpin the HMA geography remain valid, but this now also provides the opportunity to consider, for instance, how other non-HMA authorities that are part of the West Midlands Combined Authority (for example Telford & Wrekin) can play a part in the duty-to-cooperate.

[44] Through evidence that supported the adoption of the Birmingham Development Plan in January 2017 it was established that the HMA wide shortfall (to 2031) was 37,500 dwellings. As the time period extends (i.e. when plans seek to provide for a 15 year plan period) the need beyond 2031 also becomes an issue. As few plans have been adopted with plan end dates beyond this time there is a greater (as yet) unmet need beyond 2031.

11. Local Development Scheme

268. In January 2020 the Cabinet Member for Climate Change, Planning and Housing considered a report leading to an update to the Local Development Scheme. He noted the following:

- The previous LDS was last amended in October 2018 and it is considered appropriate that a revised timetable is now adopted to take into account the following factors:
  - **HS2 Review** – In August 2019 the Government announced an independent review into the HS2 programme to be led by Douglas Oakervee. The terms of reference set out that the review will look at whether and how HS2 should proceed, using all existing evidence on the project to consider: its benefits and impacts; affordability and efficiency; deliverability and scope; and its phasing. Whilst it is understood that the review has been sent to the Secretary of State, the Government have yet to announce whether, and to what extent, the review is supported. The strategy set out in the Local Plan Review is based on HS2 proceeding and that the first station outside of London is to be accommodated in the Borough. Should this not be the case then a major, if not fundamental, shift in the rationale for the strategy would occur that would need to be addressed; and doing so would have significant consequences for many parts of the plan. Accommodating the HS2 Interchange station currently provides the exceptional circumstances needed for the release of the site from the Green Belt.
  - **Changes to the National Planning Policy Framework (NPPF) & Planning Practice Guidance (PPG)** – The NPPF was last updated in February 2019 and whilst the PPG is updated on a more regular basis, a particularly large number of changes were made to it in July 2019. It will be necessary to ensure that the plan review takes into account these changes. This will not necessarily be restricted to the direct content of the plan, but also to what evidence is required to support an emerging plan and how that evidence should be prepared.
  - **Duty to Cooperate (DtC)** – Progress continues to be made in addressing the shortfall in housing numbers that occurs across the Housing Market Area. This is as detailed in the previous chapter.
  - **Climate Change** – The Council adopted a "Statement of Intent to Protect the Environment" on 8th October 2019. This is an overarching statement that includes a number of actions. Some of the actions relate to land use matters and are therefore capable of being included in the Local Plan Review. It is considered that additional time to consider the nature and extent to which the LPR can support these actions is justified.

269. The LDS was subsequently amended to incorporate the following timescale:

- Summer 2020 – Publish & consult upon the Draft Submission Plan (Regulation 19)
- Autumn 2020 – Submit plan for examination
- Winter 2020/21 – Independent examination of the plan
- Spring/summer 2021 – Adoption of the plan.

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