

Emerging Core Strategy Consultation



Solihull
METROPOLITAN
BOROUGH COUNCIL

Planning shapes places and can make a positive difference to lives, balancing social, economic and environmental objectives to ensure communities that are sustainable and a better quality of life for all. Good planning can ensure the right development takes place at the right time and in the right place.

Planning helps to deliver housing, jobs and better opportunities by making suitable land available for development. Planning can ensure development supports communities and helps tackle poverty, inequality and social exclusion by securing high quality development which is safe, liveable, mixed and with good access between housing, jobs, leisure and services and by protecting the built and natural environment and green spaces.

We are producing a document called the Solihull Core Strategy which will set out our plans for how and where Solihull will develop in the future. This Emerging Core Strategy consultation is the second stage in the process following the Issues and Options consultation “Challenges and Choices” early in 2009. Responses to the previous consultation have been used to develop this Emerging Core Strategy.

The paper identifies what we consider are the key challenges facing the Borough and a series of objectives to address them. It also sets out a draft vision for the Borough in 2026 and proposes a strategy and set of policy directions to achieve our vision by directing growth to sustainable locations and guiding new development.

We want you to tell us whether the right challenges and objectives have been identified and whether the draft vision is appropriate. We also want your views on the proposed spatial strategy and whether the courses of action proposed in the policy directions are appropriate.

This is your chance to have your say about the future of the Borough. Your views are important to us and your comments and feedback will influence our final Core Strategy for Solihull.

Solihull Core Strategy – Emerging Core Strategy

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1. Introduction

What is the Core Strategy?

The Core Strategy:

- sets the long-term vision for how Solihull Borough's towns, villages and countryside will develop and change over the plan period to be delivered through a strategy for distributing and delivering growth, alongside a number of strategic objectives.
- will guide the Council's decision making on future planning applications.
- will help shape the provision of housing development, employment, retail and leisure requirements, and environmental improvements.
- will help to deliver the Council's Sustainable Community Strategy.

The Core Strategy includes:

- a portrait of Solihull, the place Solihull is today
- the challenges facing Solihull that the Core Strategy can help address and the objectives for addressing these challenges.
- a vision of how the Borough will develop as a place to meet the needs of local residents and businesses, both now and in the future.

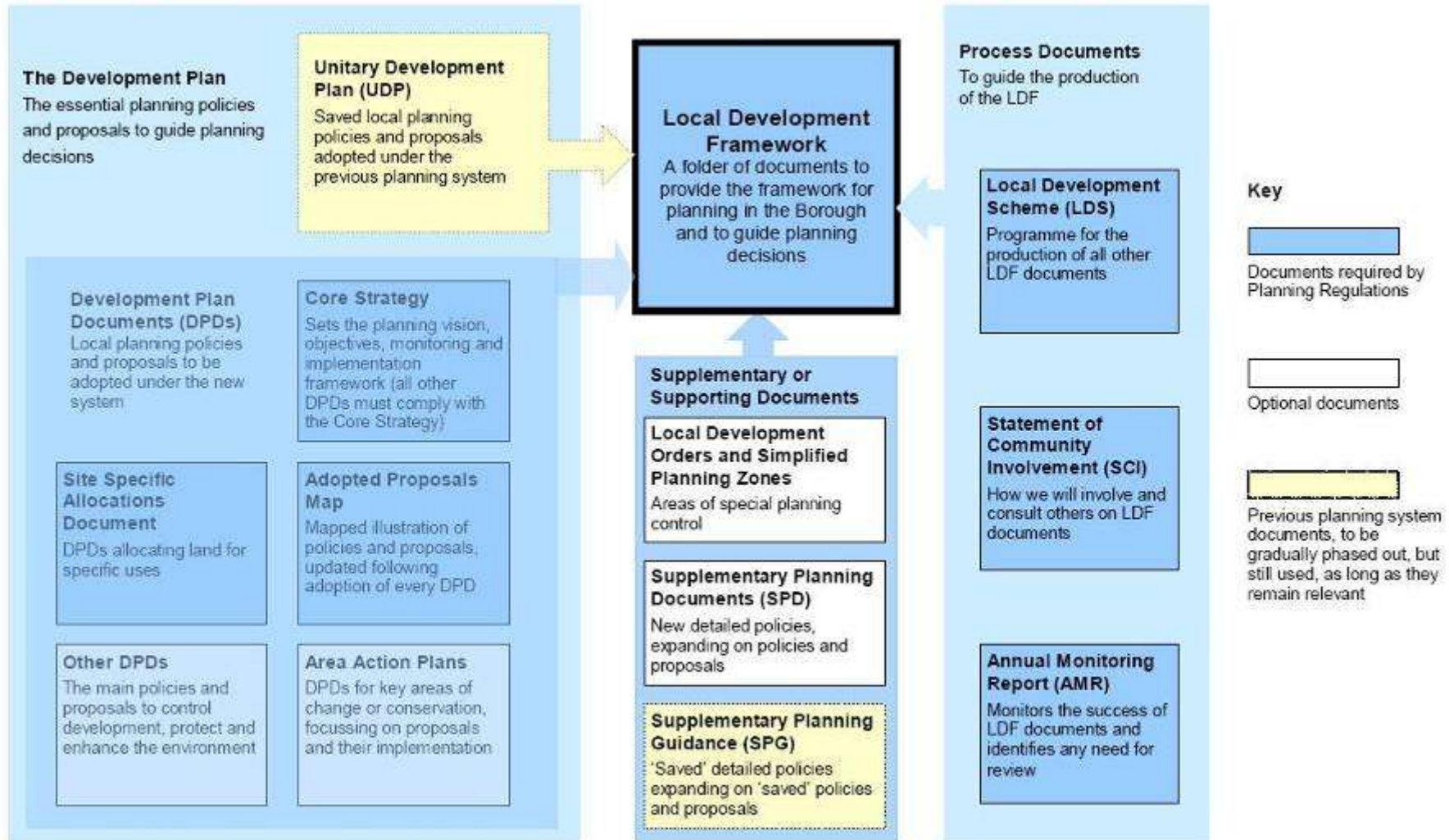
- a strategy to direct growth in sustainable locations and identify areas of significant change.
- core policies to establish the activities and actions to deliver the spatial strategy and a planning framework for more detailed policies to be set out in Local Development Documents (LDDs).
- a monitoring and implementation framework for delivering the Core Strategy.

Planning Context

- The Core Strategy forms part of the Borough's Local Development Framework (LDF), and marks the first stage of replacing the Unitary Development Plan (2006).
- The LDF is made up of a portfolio of documents. This currently includes the Core Strategy and other LDDs, which set out policies and proposals for implementing the Core Strategy.
- LDDs must conform to the Core Strategy. Once adopted, the Core Strategy and LDDs will form part of the statutory development plan for the Borough.

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The following diagram shows the components of the Local Development Framework and their inter-relationships:



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What Have We Done So Far?

The documents produced for the LDF so far are:

- Local Development Scheme (LDS)
- Statement of Community Involvement (SCI)
- Annual Monitoring Report (AMR)
- “Challenges and Choices” – the LDF Core Strategy issues and options consultation, the first key stage in the preparation of the Core Strategy. We consulted on three options for the distribution of development across the Borough early in 2009. Consultation responses together with other evidence detailed below have been used to develop the vision, strategy and proposed policies and proposals within this document. The strategy and directions proposed are led by Option 1 (Consolidation of Current Development Plan Principles), but includes elements of Options 2 (Corridors) and 3 (Clusters). We consider this strategy:
 - supports the regeneration of North Solihull
 - meets priority development needs
 - supports important local services and facilities
 - helps create sustainable communities where the use of the private car can be minimised with associated benefits for health and the environment
 - supports the long-established strategy of maintaining the important Meriden Gap – the important strategic gap between Birmingham/Solihull and Coventry
 - maintains the gaps between settlements which are important to the functioning of the green belt

- conserves the character and environment of Solihull which is important to the region.

The Evidence

This document has been informed by:

- community and stakeholder involvement and participation including workshops, meetings, exhibitions and questionnaires throughout the process.
- community and stakeholder involvement to help identify the key issues for the Borough, and develop a spatial vision and strategy to address these.
- a range of information collected and a number of studies published including:
 - Strategic Housing Land Availability Assessment
 - Strategic Housing Market Area and Land Availability Assessments
 - Solihull Town Centre Study
 - Employment Land Study
 - Strategic Flood Risk Assessment
 - Gypsy and Traveller Accommodation Assessment
 - Green Spaces Strategy
 - evidence in existing studies and strategies, including the Sustainable Community Strategy for Solihull.

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Sustainability Appraisal

The Core Strategy must be subjected to a sustainability appraisal, which will contribute to the evidence base and ensure that the Plan delivers sustainable development. A first stage of the Sustainability Appraisal has already been undertaken as part of the development of „Challenges and Choices’.

The Emerging Core Strategy is being appraised and it is intended that the results of this stage of the Sustainability Appraisal will be published before the end of the consultation period. The appraisal will be used to assist the preparation of the draft Core Strategy.

A further stage of sustainability appraisal will be undertaken to refine the policies, and a report of the sustainability appraisal process will be published alongside the draft Core Strategy.

Habitat Regulations Assessment

As well as the Sustainability Appraisal, the effects of the Core Strategy on the network of sites of European importance for nature conservation have to be considered. Although there are no sites within the Borough, sites beyond Solihull’s boundaries may be affected.

Work on the Habitat Regulations Assessment undertaken so far shows that the Emerging Core Strategy may have an impact resulting from increased pressure on recreation areas, such as Cannock Chase and the Peak District Dales. Four sites, including these two, will be screened during the preparation of the draft Core Strategy, and a full assessment will be undertaken, if appropriate.

The creation or enhancement of local recreation sites may help to divert pressures from more vulnerable sites further afield.

Equalities and Diversity

The Emerging Core Strategy has been developed taking into account the diverse nature of the Borough’s population.

The Sustainability Appraisal includes an objective to reduce social exclusion and disparities within the Borough. The Statement of Community Involvement ensures that all groups have the opportunity to become involved in the development of the Core Strategy.

The Core Strategy will take account of the needs of and impacts on different groups in the Borough, and a Fair Treatment Assessment will be undertaken.



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What Do You Need to Do?

Tell us your views on this policy directions paper

The challenges, objectives, vision, strategy and policies set out in this paper are those we consider to be appropriate to take Solihull forward to the year 2026.

We would like as many people as possible to have their say about this document.

Please send your response to us by Friday 10th December 2010. This will enable us to consider responses in preparation for the draft Core Strategy to be submitted to the Secretary of State.

You can respond in two ways:

- Using the Emerging Core Strategy response form and returning it to the address given on the back of the form.
- E-mailing your comments to:
sustainabledevelopment@solihull.gov.uk.

To find out more about the Core Strategy you can visit our web page at www.solihull.gov.uk/LDF or call us on 0121 704 6394.



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2. Solihull Today

Overview of Solihull Borough

- On the southern edge of the West Midlands Conurbation. Accommodating 87,000 dwellings and home to approximately 205,500 residents.
- Covers 17,832 hectares adjoining Birmingham, Coventry and rural counties of Warwickshire and Worcestershire.
- Vital strategic role in the region with strong links to Birmingham and Warwickshire.
- Excellent transport connectivity by road, rail and air and acts as a gateway to and from the West Midlands region and beyond but suffers from congestion along the M42.
- Home to regionally important businesses and a vibrant town centre.
- Economic success strongly influenced by attractive urban environment (mature suburbs) and countryside.
- In contrast, North Solihull Regeneration Zone is reflective of its rapid development in the 1960s and is being regenerated as part of provision for a more inclusive Borough.
- Development pressures are high due to attractive built and natural environment, economic success, proximity to countryside and Conurbation and good connectivity.
- Positive attitude to new development, such as Touchwood, Blythe Valley Business Park and Dickens Heath, with opportunities exploited to deliver improvements for local people.

- Strong and positive attitude to the protection and enhancement of the built, historic and natural environment has ensured the delivery of high quality and distinctive places.
- Level of affluence and economic vitality has led to higher greenhouse gas emissions than the average for the Region.
- Three diverse/distinct areas within the Borough, North Solihull Regeneration Zone, Urban West and Rural Area. Latter covers two-thirds of the Borough and is mainly green belt.

North Solihull Regeneration Zone

- The three wards of Chelmsley Wood, Kingshurst and Fordbridge, and Smiths Wood are amongst the most deprived nationally and are subject to a major regeneration initiative.
- The area has high levels of social housing, low average household incomes, low levels of educational attainment and skills and persistently high levels of worklessness/unemployment exacerbated by barriers to employment, including relatively few jobs within the regeneration zone.
- Characteristic 1960s housing with significant high rise development. Generally lower value poorer design quality housing stock.

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- Some issues of poor urban design, dated shopping centres, including the main retail centre that is in need of investment.
- Although an area of generally low car ownership North Solihull has a dominant highway network that segregates neighbourhoods.
- Relatively high quality landscape setting and strong biodiversity along the River Cole and in woodlands, but the area has gaps in provision of play areas and sports facilities for the young and some poor quality open spaces.
- Marked inequalities between North Solihull Regeneration Zone and the rest of the Borough, in terms of access to employment, income, health, educational attainment, housing tenure/stock and quality of life and access to local facilities. There are also higher levels of crime and consequent fear of crime.

Urban West

- Includes the main urban areas of Solihull, Shirley and Olton, Elmdon and Lyndon together with the residential areas of Castle Bromwich and Marston Green which have similar characteristics, and Birmingham International Airport, National Exhibition Centre and other businesses adjacent to them.
- A generally high quality environment, strong economy, relatively low unemployment, good health, good schools and a thriving, regionally important town centre.
- Although health is generally good, the increasingly ageing population, surpassing the national average, has implications for pressures on service delivery.
- Relatively affluent community, with higher than average owner occupied properties and high levels of car ownership, but the area has severe affordable housing

problems with many households with a local connection (e.g. family or work) struggling to afford suitable housing, particularly first time buyers. Pockets of deprivation in parts of Shirley, Elmdon, Olton and Lyndon wards.

- The Urban West is home to a number of important regional economic assets (Birmingham International Airport, National Exhibition Centre, Birmingham Business Park, Blythe Valley Business Park, Land Rover). There are also a number of other important business sites of more local significance.
- The quality and character of the environment is evident in its heritage, mature suburbs, parks and open spaces and diversity of architectural styles. The high quality environment is important to the Borough's economic success playing an important role in attracting investment and people to the area.
- Stratford Road and Warwick Road provide the main strategic highway links and key bus corridors into Birmingham as the regional hub and an important source of employment and higher order services.
- Solihull Town Centre is strong and vibrant and of regional significance. It has an attractive historic core, a parkland setting and adjacent mature suburbs, good road and rail connectivity but has traffic congestion at peak hours. Parts of the centre are looking dated and there are pressures for further development. Approaches to the centre are in need of improvement and there is a lack of diversity of offer in the evenings.
- Shirley Town Centre, important for more day to day needs, is a linear centre astride the main A34 Stratford Road. It suffers from traffic congestion, traffic conflict and competition from out of centre retail destinations in or near the A34 that threaten its attractiveness to shoppers.

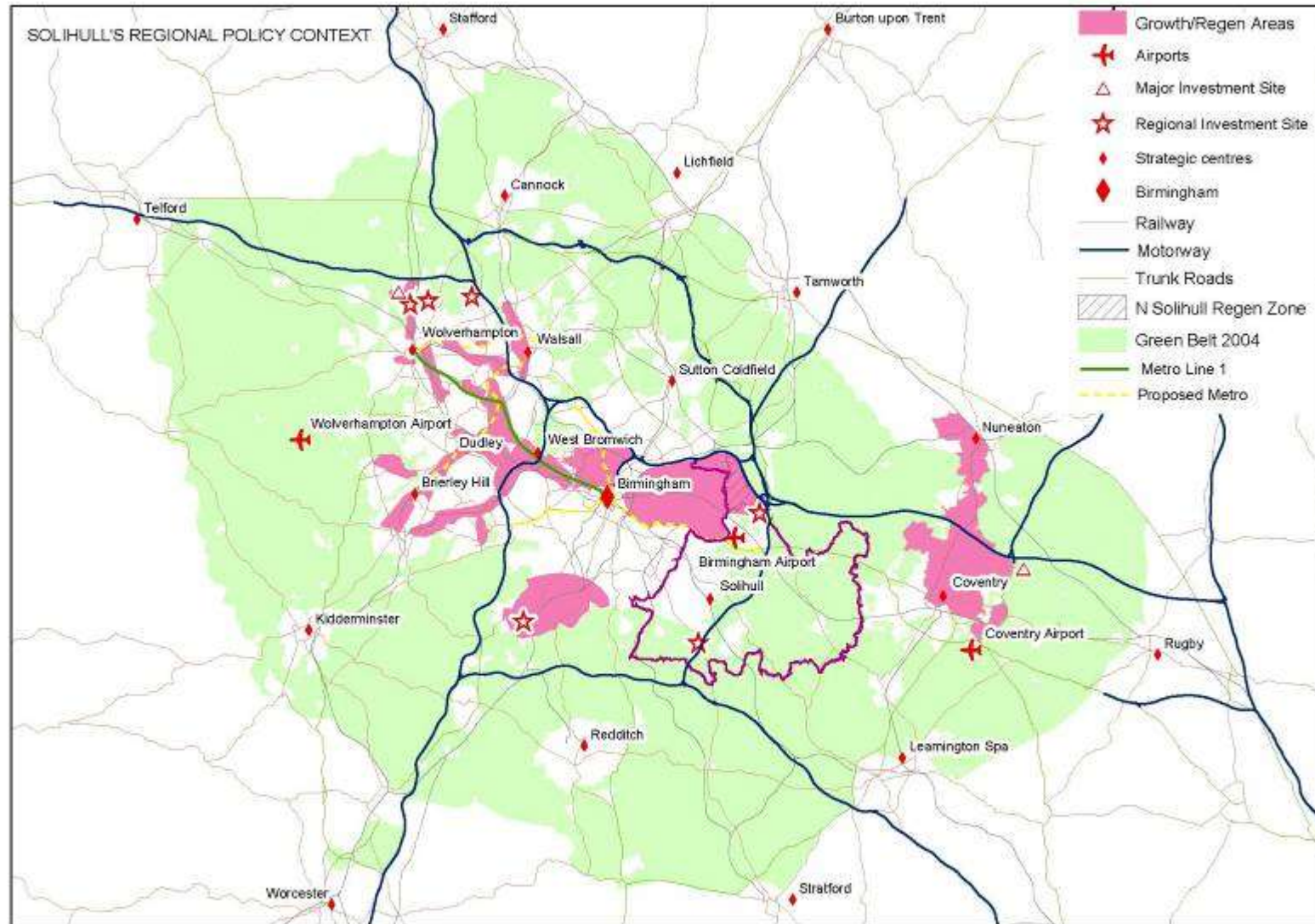
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Rural Area

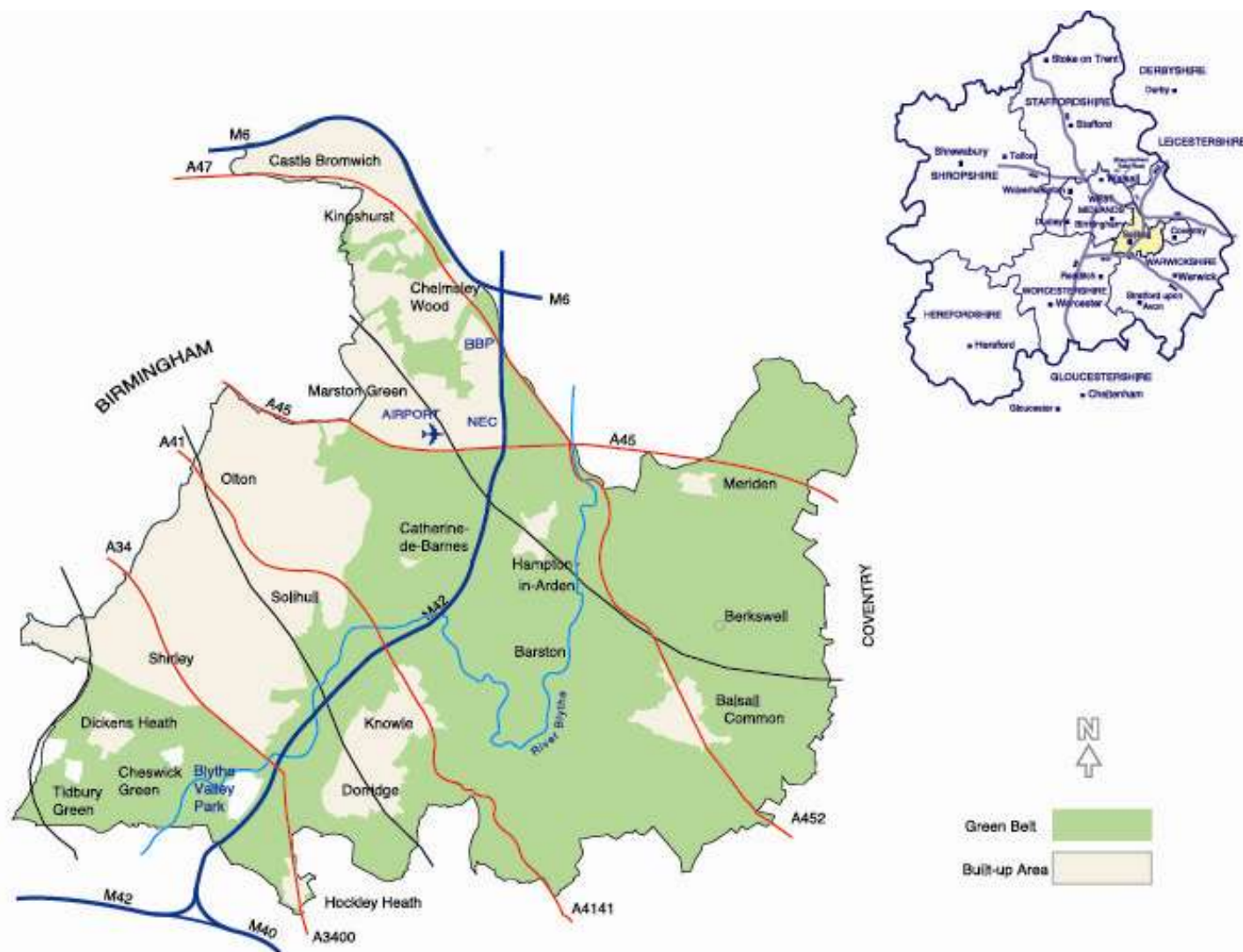
- Characterised by its Arden landscape setting, attractive countryside and its biodiversity. The predominant land use is agriculture, contrasting with the urban character of the remainder of the Borough.
- Most of the Rural Area is protected by the green belt that separates Birmingham from Coventry and that resists development pressures.
- A number of villages are inset within the Green Belt. These show diversity of character. Some like Balsall Common have expanded significantly in recent times reflected in modern styles of housing. Others, like Hampton in Arden have evolved much more slowly.
- Generally communities are affluent and occupy attractive residential environments but there is some rural deprivation that creates issues in accessing housing and services. Schools perform well but there is a severe shortage of affordable housing and an increasingly ageing population, above the national average, which could create service delivery difficulties.
- The rural communities are mainly commuter settlements with higher than average car ownership and generally poor public transport infrastructure and accessibility. There are issues around the need to maintain local services and facilities.
- The Rural Area has a rich biodiversity, important green corridors, such as canals and rivers, and a high quality built and natural environment.
- The Rural Area is also important for sand and gravel aggregates and coal reserves. There are waste facilities in the Rural Area but a significant amount of waste is managed outside the Borough.



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3. Challenges and Objectives

The Challenges Facing Solihull and How they can be Addressed

The Priority Challenges

CHALLENGE A - Reducing Inequality

North Solihull Regeneration Zone

- Significant levels of deprivation with high levels of crime, fear of crime and worklessness.
- Poor public transport links with the south of the Borough, employment areas and poor access by walking and cycling to local services and facilities and economic assets.
- Inadequate supply of business premises, particularly space for small and medium size enterprises.
- Skills / qualifications gap and low educational attainment.
- Poor quality urban environment (including main retail centre), green space and public realm, lack of character, lack of variety of tenures, lack of market and affordable housing.
- Poor health, significantly lower life expectancy with the gap between the best and the worst wards in the Borough widening.

Other areas of the Borough

- Pockets of deprivation in the Urban West and Rural Area: low incomes, unemployment and poor health in parts of Bickenhill, Elmdon, Lyndon, Olton and Shirley. Problems of access to housing and local services in some rural areas. Increasing obesity Borough wide, of particular concern amongst children.

OBJECTIVE

- Close the gap of inequality between the best and worst wards in Solihull, particularly reducing the inequalities that exist between North Solihull Regeneration Zone and the rest of the Borough.

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CHALLENGE B - Addressing Affordable Housing Needs across the Borough and Improving Stock within the North Solihull Regeneration Zone

- Providing sufficient affordable housing across the Borough to meet priority needs, particularly the needs of families and first time buyers with a local connection.
- Addressing issues of choice and quality of affordable housing in the North Solihull Regeneration Zone.
- Inability to deliver affordable housing in recent years through windfall development.
- Little opportunity to address affordable housing needs in the Rural Area as part of market development.
- Need for affordable extra care housing for the ageing population in the Urban West and Rural Area.

OBJECTIVE

- Maximise the provision of affordable housing of the right size, type and tenure and in the right location to meet priority needs across the Borough and improve the quality of affordable housing in North Solihull Regeneration Zone.
- Help reduce the growing housing waiting list and to reduce the need for local households to move out of the Borough to find suitable housing or to continue to share with other households.

CHALLENGE C - Maintaining the Attractiveness of the Mature Suburbs in the Urban West

- Accommodating additional development to meet the needs of the Borough whilst maintaining the quality of residential areas.
- Pressure for new development, increased densities and the impact of intensification on the character and attractiveness of high quality mature suburbs.
- Loss of garden land and other informal green spaces to development and the resulting reduction of opportunities for children to play in a safe environment.

OBJECTIVE

- Ensure high quality urban design, conserve and enhance the qualities of the built, natural and historic environment which contribute to the character and attractiveness of the mature residential suburbs and improve green infrastructure and the provision of secure green space for children's play.



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CHALLENGE D - Maintaining Competitiveness

Key Economic Assets

- Maintaining Solihull's important regional and sub-regional role.
- Meeting aspirations of key businesses (Birmingham International Airport, National Exhibition Centre, Birmingham Business Park, Blythe Valley Park, Land Rover) whilst contributing to sustainable development.
- Retaining a high skilled workforce.
- Impact of congestion on motorways, the strategic highway network and rail from additional growth/housing.
- Impact of pressure for development on the quality of the environment.

Solihull Town Centre

- Pressure for redevelopment and expansion.
- Impact of congestion.
- Maintaining the attractiveness of the Town Centre's historic core and parkland setting.

Shirley Town Centre

- Pressure from out of centre retail development.
- Poor quality of shopping environment.
- Impact of high level of through traffic and congestion.

Chelmsley Wood Town Centre

- Dated in appearance and in need of environmental improvements.
- Broader diversity of uses needed to improve attraction to shoppers.

OBJECTIVE

- Support the continued success of key regional economic assets such as Birmingham International Airport, National Exhibition Centre, Birmingham and Blythe Valley Business Parks and Land Rover whilst maintaining the quality of the environment and managing congestion. Support the continued success of Solihull Town Centre whilst maintaining the quality of its environment and managing congestion and encourage investment into Shirley and Chelmsley Wood Town Centres to improve competitiveness and the shopping environment.



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CHALLENGE E - Protecting Key Gaps Between Urban Areas and Settlements

- Pressure for development due to green belt restrictions which cover much of the rural area.
- Impact of urban extensions and expansion of settlements.
- Impact of regeneration needs in and adjacent to North Solihull.
- Maintaining the attractive rural setting that attracts investment.

OBJECTIVE

- Retain an effective green belt that maintains the key gaps between settlements, including the Meriden Gap and contributes to urban regeneration in North Solihull.



Other Challenges that need to be addressed by the Core Strategy

CHALLENGE F – Climate Change

- Higher than average green house gas emissions.
- Low potential for wind and biomass.
- Need for decentralised energy and heating networks around Solihull Town Centre, North Solihull Regeneration Zone and Urban West and key economic assets.
- Risk to health of older people in poorly insulated houses.
- Risk of increased surface water flooding in urban areas.
- Urban heating.

OBJECTIVE

- Reduce the Borough's greenhouse gas emissions, promote decentralised energy and heating networks within the Urban West and North Solihull Regeneration Zone and ensure that new development does not increase, and where possible reduces risks such as flooding and urban heating.

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CHALLENGE G – Concentrations of Poor Housing Mix and the Shortage of Gypsy and Traveller Sites

- Shortage of market housing, particularly larger, high end accommodation in the North Solihull Regeneration Zone.
- Shortage of smaller housing to downsize and for newly forming households in the Urban West and Rural Area.
- Borough wide shortage of authorised gypsy and traveller sites to meet identified needs.

OBJECTIVE

- Provide an appropriate mix of new housing reflecting the priority needs of North Solihull Regeneration Zone, the Urban West and Rural Area and provide for identified needs, such as special needs housing and gypsy and traveller accommodation.
- Shortage of suitable accommodation for first time buyers, households wishing to downsize, elderly people living independently, people in need of supported accommodation (including affordable extra care housing for the elderly and people with disabilities – learning, mental health and physical and sensory).



CHALLENGE H – Accessibility and Sustainable Transport

- Difficulties of access to services, facilities and employment for some people.
- High car use in the Urban West and Rural Area.
- Walking, cycling and public transport often seen as less attractive than car use.
- Car parking at some railway stations does not meet demand.

OBJECTIVE

- Improve accessibility, reduce car dependency and manage travel demand by focussing development in the most appropriate and sustainable locations. Maximise opportunities for walking, cycling and public transport use and encourage development which promotes multi-purpose trips.



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CHALLENGE I – Providing Sufficient Waste Management Facilities in the Borough and the Need to Maintain Sand and Gravel Aggregate Production

- Providing sufficient waste management facilities to meet an equivalent tonnage to the waste arising in the Borough.
- The gap between waste arising and capacity of waste management facilities.
- Opportunities for managing waste presented by exhausted mineral workings.
- To provide for sand and gravel production to meet local and sub-regional needs in the Rural Area.

OBJECTIVE

- Address capacity gap between waste arising in the Borough and the capacity of facilities to manage waste and take advantage of opportunities to provide facilities for recycled aggregates, organic and residual waste. Ensure that the Borough contributes appropriately towards local and sub-regional needs for sand and gravel resources.



4. Vision – Solihull in 2026

By 2026 Solihull will have built on its distinct reputation as an attractive and advantageous location to live, work and visit with strong links to both the major urban areas of Birmingham and Coventry and to rural Warwickshire. It will be a Borough that is:

- Healthy, safe and regenerated, where people across the Borough, including those in the North Solihull Regeneration Zone and the rural settlements enjoy a good quality of life and have equal and positive life chances.
- Economically successful and competitive, continuing to play a strong role in the West Midlands above all in respect of the key regional assets: Birmingham International Airport, National Exhibition Centre, Blythe Valley and Birmingham Business Parks, Land Rover and other major companies, without undermining the qualities that attract people and investment.
- Home to one of the main town centres in the West Midlands, with a range and variety of shops and other services, that is modern and attractive, whilst retaining its historic core and accessibility.
- Of a high quality built and natural environment conserving its network of heritage assets and distinctive and mature high quality residential areas within the Urban West and the Rural Area and an improved quality of the environment and public realm within the North Solihull Regeneration Zone.
- Offering a variety of housing that promotes mixed and sustainable communities.
- Continuing to maintain the distinctive character of its urban areas and rural settlements, and the countryside between them, including the Meriden Gap between Solihull and Coventry.
- Accessible with an integrated transport network where walking, cycling and public transport are attractive and convenient alternatives to travel by private car.
- Closing the gap between waste arising locally and capacity of local facilities, and maintaining a supply of sand and gravel aggregates to help meet local development needs.
- Playing its part in reducing carbon emissions and promoting a low carbon economy by taking full advantage of the potential of its major urban areas and key settlements.

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5. Strategy – How the Vision Can be Achieved

Alternative Spatial Strategy Options

In order to ensure the most appropriate strategy is taken forward the Council consulted on, considered and evaluated alternative options. This was carried out with stakeholders and the wider community in December 2008 and January 2009 with the publication of „Challenges and Choices’ the LDF Core Strategy Issues and Options paper. The Paper set out three development options* which could deliver increasing levels of development:

- Consolidation – 7,600 - 10,000 additional dwellings
- Corridors – 10,000 - 12,000 additional dwellings
- Clusters – 12,000 - 14,000 additional dwellings

Through the process of considering the responses to „Challenges and Choices’ and preparation and presentation of the Council’s case to the West Midlands Regional Spatial Strategy Revision Examination in Public in Spring 2009, which focused on the delivery of local policy objectives. Option 1 and its associated level of development was favoured with variations which incorporated elements of Options 2 and 3. The Panel Report of the Examination in Public supported the Council’s position which was carried forward as the preferred strategy.

*Details of alternative Options at Appendix 1.

Overall Strategy

- Focus housing growth and new employment opportunities in or near the North Solihull Regeneration Zone, where new housing can encourage mixed and sustainable

communities, with green belt adjustments to secure the full potential and local growth ambitions of regeneration including tackling deprivation, worklessness, inequality and health issues.

- Focus development within the Urban West and its town centres, including the areas of greatest accessibility, whilst avoiding over intensification of development in the mature suburbs to maintain character and protect green space, and only permitting high density development in the most accessible locations.
- Bring forward safeguarded land for new housing where it would help to deliver the Borough’s development strategy. Return safeguarded land that is not suitable for development to the Green Belt.
- Provide for development to meet identified local needs for market and affordable (including affordable extra care and supported housing) on suitable sites in the rural settlements of Balsall Common, Dickens Heath, Knowle, Dorridge and Bentley Heath, whilst meeting local needs for affordable housing within the smaller villages.
- Deliver mixed and sustainable communities through the provision of new housing to meet identified needs, including smaller housing, affordable and affordable extra care housing in the Urban West and the Rural Area and the provision of family market housing within the North Solihull Regeneration Zone.
- Provide sites for Gypsy and Traveller accommodation to meet identified need.

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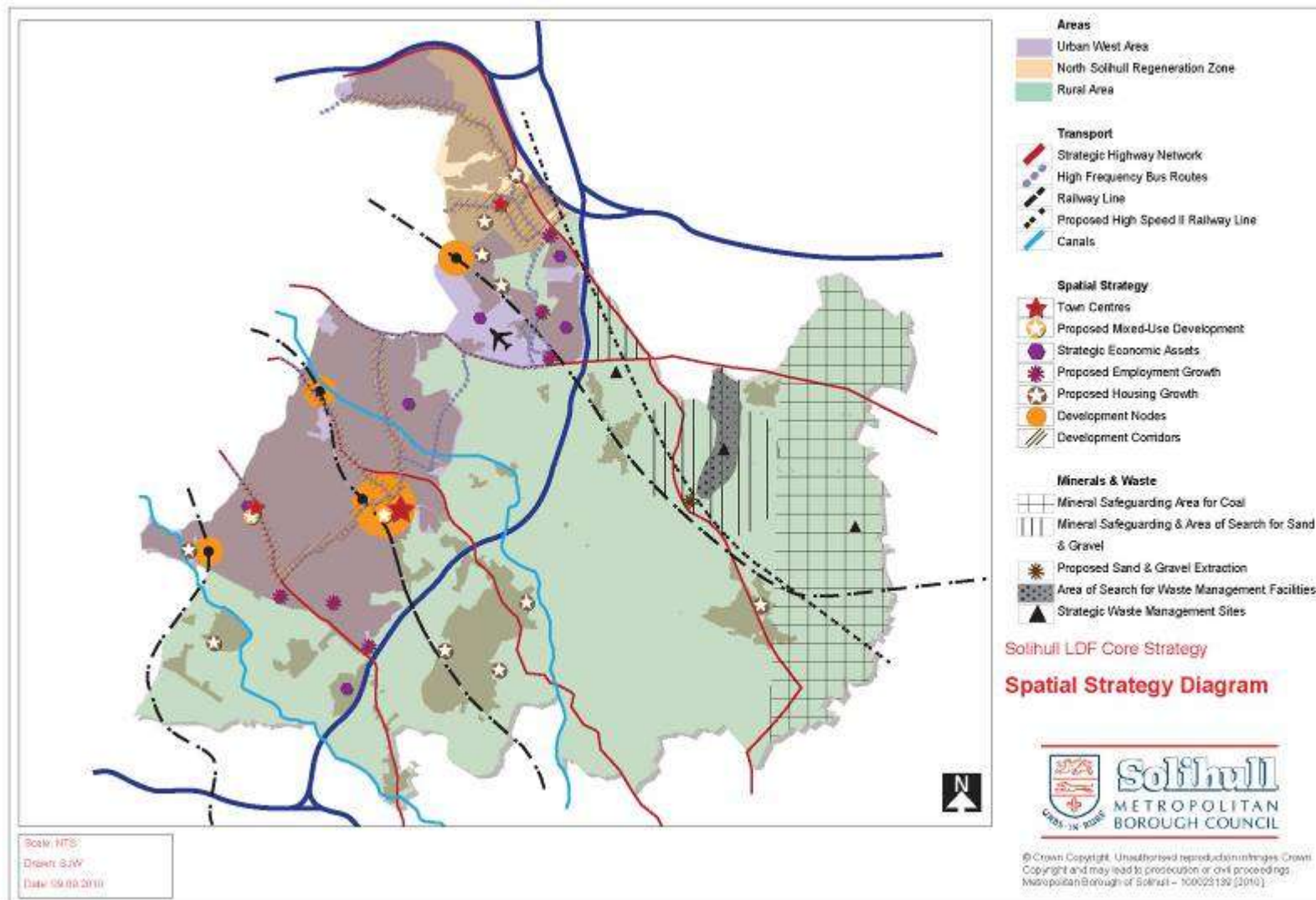
- Focus development in the most accessible locations and in areas where opportunities for the use of public transport, walking and cycling can be maximised such as Solihull and Shirley Town Centres, high frequency public transport corridors in the Urban West and North Solihull Regeneration Zone, and near to public transport interchanges.
- Ensure high quality design in all development.
- Enable the National Exhibition Centre, Birmingham International Airport, Land Rover and Blythe Valley and Birmingham Business Parks to meet their aspirations whilst contributing to urban renaissance and without undermining the qualities of the area that attract investment to Solihull.
- Focus major retail, office, leisure, cultural and tourism development on Solihull Town Centre, with development in Chelmsley Wood and Shirley town centres to meet local needs.
- Protect the character and distinctiveness of the Borough's urban areas, countryside and rural settlements by maintaining the separation of Solihull and Coventry and other key gaps between urban areas and rural settlements.
- Safeguard employment land from alternative types of development that could diminish the range, type and supply.
- Re-allocate employment sites that are already committed through development and that have land remaining to come forward.
- Support farm diversification where this contributes to the local economy and management of the countryside.
- Protect green infrastructure, especially in areas where it would contribute to healthy lifestyles and adaptation to climate change, and maximise opportunities for

enhancement as part of new development whilst addressing gaps in provision of sport and recreational facilities and the green infrastructure network.

- Support sub-regional approach to managing waste with our neighbours, with provision in the Borough for a range of recycling, recovery and disposal facilities, maximising the opportunities from existing waste management sites, with new facilities on business sites in the Urban West and North Solihull Regeneration Zone, co-located with aggregate production or in rural locations where appropriate.
- Consolidate production of sand and gravel aggregates at existing workings in the Rural Area, whilst allowing extraction elsewhere, where it is demonstrated to be essential to meet local/sub-regional targets.



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The spatial strategy and directions of change for Solihull by 2026 are expressed further below in the distinct areas of the Borough which follows the theme of the spatial portrait – Solihull Today.

The North Solihull Regeneration Zone

- Enable a higher quality residential environment with quality housing providing choice in type, tenure and value. Ensure no change in the number of social rented dwellings but provision of more shared ownership and owner occupied family housing.
- Increase the provision of affordable extra care and supported housing.
- Provide for new employment, including small and medium sized enterprises in local centres.
- Re-provide all primary schools and place at the heart of their communities.
- Encourage a higher skilled workforce to access jobs locally and within the conurbation.
- Provide better quality opportunities to access employment by sustainable transport modes.
- Improve and further develop the shopping environment in Chelmsley Wood Town Centre.
- Create new community hubs with shops, community facilities, employment areas, education and training facilities and healthcare facilities.
- Provide better transport links within and between areas and access to a range of facilities within 10 minutes walking distance of residential areas (i.e. walkable neighbourhoods).

- Replace poorly managed, low value unsafe open space with enhanced green infrastructure which meets the needs of local people.
- Provide secure play facilities to encourage more healthy lifestyles amongst children.
- Encourage district energy and heating networks.
- Expand Birmingham Business Park to encourage its continued attractiveness and success and address inequality in the adjacent North Solihull Regeneration Zone by improved access to jobs.
- Encourage high quality development by major employers, such as Birmingham International Airport and Birmingham Business Park to target employment opportunities to North Solihull Regeneration Zone, for example, by providing for apprenticeships.

The Urban West

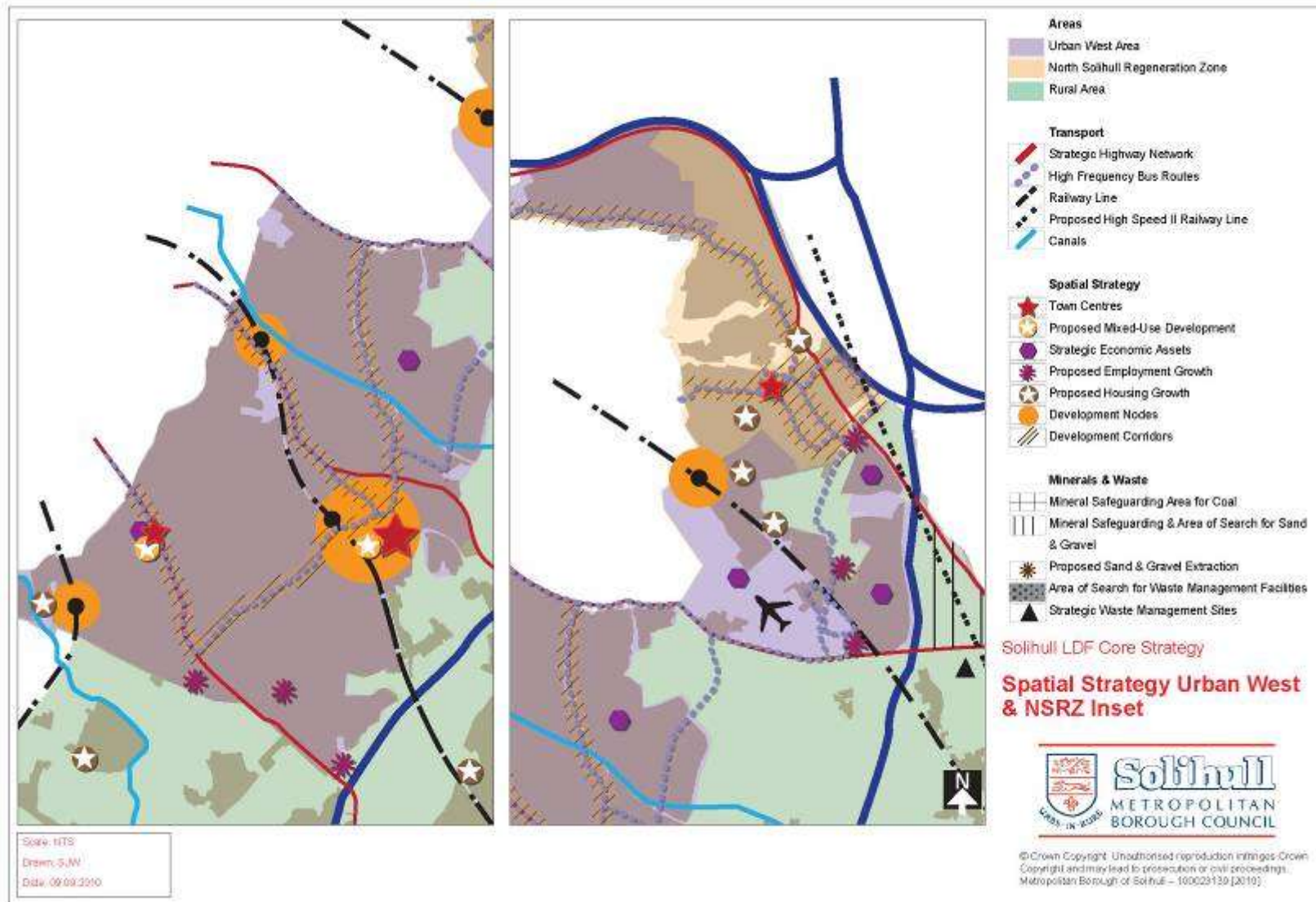
- Protect the mature suburbs and provide new high quality housing development particularly in Solihull and Shirley Town Centres, Solihull Lodge and Marston Green.
- Increase the provision of smaller houses and affordable (including affordable extra care and supported) housing in the most accessible locations.
- Enhance the distinct character of different areas.
- Provide secure play facilities to encourage more healthy lifestyles amongst children.
- Enhance the network of parks and open spaces with links to town centres, local centres and the countryside.
- Provide a range and quality of local services to meet the needs of communities.

Solihull Core Strategy – Emerging Core Strategy

- Improve Shirley Town Centre, including a new foodstore, more modern retail units, affordable housing and better links to Shirley Park.
- Regenerate the PowerGen site to support Shirley Town Centre.
- Enable good quality, attractive business sites which provide a diversity of employment opportunities.
- Support improvements to rail services along the Stratford Line and facilitate the improvement of services at Shirley and Whitlocks End to help reduce road congestion locally.
- Ensure the A34 Stratford Road and A41 Warwick Road are routes where their role as key transport corridors is balanced with their role as attractive places for people to live, work and shop.
- Ensure walking, cycling and public transport meets need and provides choice as a viable, safe, attractive and convenient alternative to the private car.
- Protect the Green Belt adjoining the urban area.



Solihull Core Strategy – Emerging Core Strategy



Solihull Core Strategy – Emerging Core Strategy

Solihull Town Centre

- Facilitate improvements to Mell Square and protect future redevelopment opportunities.
- Improve connections between the railway station and the Town Centre.
- Pursue opportunities for new development for a range of uses at Station Road, Eastern Gateway, Lode Lane and Touchwood Extension.
- Increase proportion of visitors accessing the Town Centre by walking, cycling and public transport and reduce congestion.
- Improve gateways into the Centre.
- Phase development to manage impacts on existing retailers and maintain the balance of activity in the Centre.
- Provide high density housing for newly forming households and greater levels of affordable housing.
- Enhance historic core and parkland setting.
- Encourage vibrant evening economy catering for a variety of people.
- Reinforce High Street as principal pedestrian route.
- Integrate opportunities for district energy and heating networks into master planning.



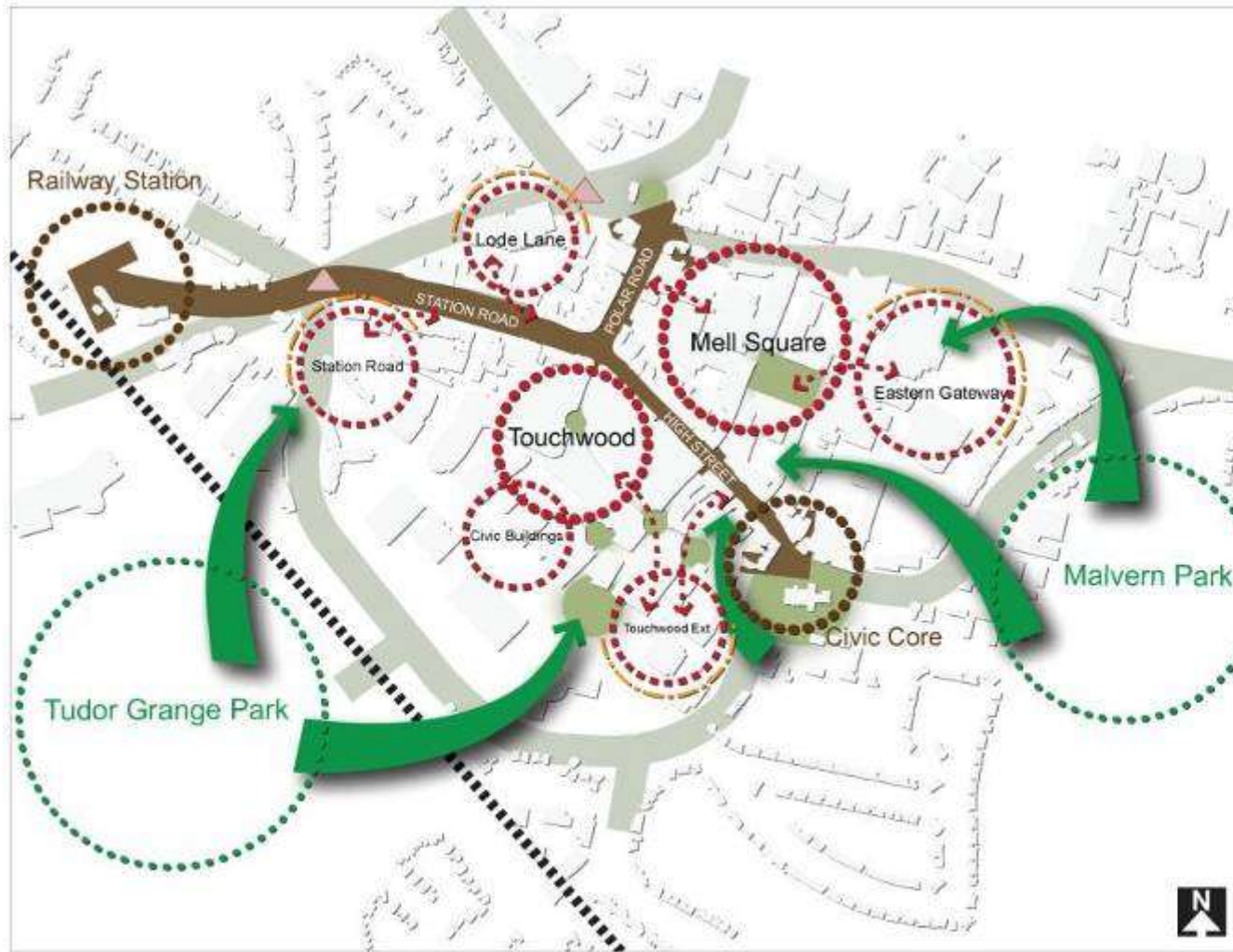
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Rural Area

- Retain the distinct character of settlements in an open countryside setting.
- Protect and enhance the Arden landscape character.
- Provide recreation opportunities in the urban fringe.
- Ensure a good range of local services to meet local needs.
- Focus new market housing on the needs of newly forming and downsizing households in Balsall Common, Dickens Heath and Knowle/Dorridge/Bentley Heath.
- Provide affordable housing, (including affordable extra care and supported housing for those with disabilities) to meet identified needs including those of the ageing population.
- Support appropriate farm diversification to enable sustainable management of the countryside.



Solihull Core Strategy – Emerging Core Strategy



- Key
- Principal Route
 - Key Destinations
 - Established Shopping Centres
 - Development Opportunities
 - Development Linkages
 - Gateway Frontage
 - Major Junction Improvement
 - Green Space & Public Squares
 - Major Parks
 - Green Linkages

Solihull LDF Core Strategy
**DRAFT Solihull Town Centre
 Spatial Strategy Diagram**

Scale: NTS
 Drawn: SJW
 Date: 03.06.2010



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 Metropolitan Borough of Solihull – 100023138 (2010)

6. Emerging Policies and Proposals

POLICY 1 – Climate Change

- Identify locations, such as Solihull Town Centre, North Solihull Regeneration Zone and major business developments where there is potential to provide or support decentralised energy and heating networks and indicate how they will be delivered.
- Set a minimum carbon standard for all new development, with a maximum target where there are opportunities for developing or connecting to communal heating networks or combined heat and power.
- Promote the installation of measures to increase water efficiency of new development, so as to conserve water resources.
- Ensure appropriate surface water management provision, such as sustainable urban drainage systems, in urban areas at risk of surface water flooding.

POLICY 2 – Accessibility

- Support development in the most accessible locations, which are well served or are capable of being served by a variety of transport modes. New residential development should be within a convenient distance of local services and facilities.
- Support new housing and other development which provides access to the existing public transport network (including walking and cycling links). The quality and convenience of such links and the frequency of public transport services will be a key consideration.
- Support the highest density new housing where access to health, fresh food, education and employment is the greatest. Resist new housing where accessibility to these essential local services and facilities is poor.
- Protect and support local centres and key services and facilities in rural areas to ensure they continue to provide services and facilities to meet local needs.
- Ensure the provision of convenient, safe, and pleasant pedestrian and cycle access to public transport stops, stations and local services and facilities.
- Ensure new development in the North Solihull Regeneration Zone contributes to improving accessibility to key local services, facilities and employment opportunities in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance (SPG) and the North Solihull Regeneration Zone Strategic Transport Framework.

Solihull Core Strategy – Emerging Core Strategy

POLICY 3 - Securing Design Quality

- Raise the quality of the built environment in the North Solihull Regeneration Zone by supporting the regeneration activities of the North Solihull Partnership and requiring development proposals to adhere to the urban design principles outlined in the North Solihull Strategic Framework Supplementary Planning Guidance and supporting documents.
- Recognise the National Exhibition Centre, Birmingham International Airport and Birmingham Business Park as a distinct cluster of strategic economic assets with potential for greater integration with the North Solihull Regeneration Zone. Development within the cluster will be expected to be of the highest quality design to reflect its regional and national importance.
- Protect and enhance the quality of the mature residential suburbs within the Urban West by requiring development to adhere to the guidance in New Housing in Context Supplementary Planning Guidance and any subsequent review to it.
- Protect and enhance the character of settlements within the Rural Area by promoting the development of Village Design Statements by local communities.
- Develop a framework of urban design policy at the local level through targeted supplementary planning documents.
- Deliver high quality urban design by requiring applicants to demonstrate that they have followed the robust Assessment-Involvement-Evaluation-Design process outlined in the national guidance on Design and Access Statements.
- Deliver high quality public realm by promoting the benefits of public art and seeking the provision of new works of art as part of new development schemes.

- Require applications for new housing to adhere to the guidance in New Housing in Context Supplementary Planning Guidance, enhance local character and distinctiveness and be built to lifetime homes and at least the „Good/Silver’ Building for Life standards.



Solihull Core Strategy – Emerging Core Strategy

POLICY 4 – Provision of Land for Housing

- Allocate new housing land to meet a housing land provision target of 10,500 net additional dwellings for the period 2006-2026 (8,400 new dwellings 2010 – 2026), comprising housing completions and identified housing land supply 2006-2010, new housing allocations and windfall housing land supply. This is the maximum level of new housing to meet identified needs that we think can be provided in the Borough without damaging the competitiveness or attractiveness of Solihull.
- Phase allocated housing sites to ensure the focus for growth remains within the main urban area, supporting urban renaissance (reducing decentralisation away from the major urban area and subsequent decline) and that the most suitable sites are released first. However, the early release of the most suitable sites required to meet priority identified housing needs outside of the Major Urban Area will be encouraged.
- Support windfall housing development within North Solihull Regeneration Zone, the Urban West and the three large villages where they contribute towards meeting identified housing needs and towards local character and distinctiveness. Unless there are exceptional circumstances, windfall housing development will no longer be permitted within the small villages where accessibility to employment, centres and a full range of services and facilities is poor.

The following table demonstrates how the housing land provision target will be met:

Housing Land Supply Source	Net Deliverable Provision
Housing Completions 2006-2010	2,113
Identified Housing Land Supply 2006-2010	3,390
Proposed Housing Allocations	3,475
Solihull Community Housing Sites	100
Windfall Housing Land Supply	2,400
Total	11,478

Source: Interim Strategic Housing Land Availability Assessment, April 2010

Development Phases

Phase 1 – Up until 2016

Phase 2 – 2016 – 2021

Phase 3 – 2021 - 2026

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The allocation of the following housing sites is suggested

Ref	Address	Estimated Dwellings	Development Phase*
North Solihull Regeneration Zone			
1.	Land off Winchester Drive	60	1
2.	Cole Valley Sites	700	1
Urban West			
2.	Solihull Town Centre	1,065	1-3
3.	Additional unidentified town centre capacity (this will be deducted from the target, which will be reduced to 10,000 if additional town centre capacity cannot be delivered by 2026)	500	3
4.	Powergen, Shirley	100	2
5.	Chelmsley Lane/Coleshill Road, Marston Green	150	1
6.	Moat House Farm Elmdon Road, Marston Green	120	2
7.	Aqueduct Road, Solihull Lodge	250	3
Rural Area			
8.	Braggs Farm/Brickiln Farm Dickens Heath	100	3
9.	Griffin Lane Dickens Heath	50	3
10.	Riddings Hill Balsall Common	40	3
11.	Four Ashes Road Bentley Heath	150	3
12.	Middlefield Knowle	90	3
13.	Hampton Road, Knowle	100	3
Total		3,475	

Solihull Core Strategy – Emerging Core Strategy

POLICY 5 – Provision of Sites for Gypsies and Travellers

- To meet the need for 26 residential pitches and 5 transit pitches to 2017 as identified in the Gypsy and Traveller Accommodation Assessment, although the first priority will be to meet the immediate need of 17 residential pitches to 2012. There are already well established sites in the Borough which do not have a permanent permission and the overall number of pitches that the Council is required to provide is partly as a direct result of Gypsies and Travellers living on these sites.
- As a first measure to meet immediate need to 2012 the Council will assess the suitability of the existing sites against the following criteria:
 - The size and scale of the site and the number of caravans stationed
 - Whether the site has any adverse visual impact
 - Whether the site is in an area prone to flooding
 - Whether the site has any adverse impact on the landscape or local nature conservation designations
 - The potential for noise and disturbance to neighbouring land uses from the movement of vehicles to and from the site and from the stationing of vehicles on the site
 - Whether the site has safe and convenient access to the highway network
 - How accessible the site is to local services and facilities such as schools, health facilities, fresh food and employment by sustainable transport.

- Sites in the green belt will not normally be permitted unless other locations have been considered, and only then in “very special circumstances”.
- Development in open countryside will only normally be considered in circumstances where there is a pressing general or personal need and only against the site suitability criteria outlined above.
- The above criteria will also be used for the allocation of future sites (post 2012) and the determination of future planning applications.
- Provision of sites beyond 2012 will be determined through the preparation of a Development Plan Document proposed in the light of an up to date Gypsy and Traveller Accommodation Assessment.
- In order to meet any shortfall between 2012 and 2017 it is proposed to search for additional sites and / or extend existing sites.

Solihull Core Strategy – Emerging Core Strategy

POLICY 6 - Provision of Land for General Business and Premises

- Provide for a continuing supply of employment land always sufficient to meet development needs for the next five years.
- Enable flexibility in the type of business development on employment land including waste recycling facilities in appropriate locational circumstances.
- Protect most employment land and premises from alternative uses but enable alternative development in circumstances where prospects for employment development have become unrealistic, or on relatively small, isolated sites where the alternative use better meets LDF/sustainable development aims.
- Enable employment development, of an appropriate scale and type, in rural settlements to provide local employment opportunities and through suitable conversion of agricultural buildings elsewhere.
- Confirm existing employment land allocations with land remaining to be developed.
- Allocate new employment land adjacent Birmingham Business Park to support its continued success and to provide jobs accessible from within the adjacent regeneration zone.

The following table demonstrates how the employment land provision target could be met

Ref	Address	Estimated Land to Come Forward (ha)	Proposed Use (From Use Classes Order)
1.	TRW Stratford Road Shirley	18.5	B1
2.	Solihull Business Park, Highlands Road, Shirley	7.0	B1/B2/B8
3.	Fore Business Site A34 Stratford Road, Monkspath (adjacent M42 Junction 4)	2.0	B1
4.	Land North of Clock Interchange A45 Coventry Road, Bickenhill	1.8	B1
5.	Land at Bickenhill Lane, Bickenhill, adjacent NEC	4.0	B1/B2/B8
6.	Land adjacent Birmingham Business Park, Chester Road, Bickenhill	9.3	B1/B8
Total		42.6	

Solihull Core Strategy – Emerging Core Strategy

POLICY 7 - Meeting Housing Needs

Market Housing

- Require all new housing to contribute towards providing the right mix of housing to meet local needs through the provision of a mix by type and size which reflects the profile of those requiring market housing, taking into account existing stock in the housing market area and ward to meet identified needs.

Low Cost Market Housing

- Seek opportunities to provide low cost market housing particularly where required to meet identified needs for newly forming households and households wishing to downsize.

Affordable Housing (includes social rented and intermediate housing)

- Increase the provision of affordable housing to meet the needs of families and newly forming households with a local connection unable to buy or rent suitable accommodation in the Borough.
- Within the Urban West and Rural Area of the Borough, require affordable housing as part of all new housing developments, the only exception will be for developments where the cost of providing affordable housing would prevent development. Where no affordable housing is proposed, developers will be required to provide evidence to show that provision is not viable and the Council will scrutinise viability appraisals submitted by developers.
- Require the maximum level of affordable housing as part of new housing developments. Typical sites will be tested to examine the level of affordable housing that can be delivered. Site viability testing will take other development costs into account, for example, the costs of sustainable construction, the

provision of renewable energy and infrastructure costs.

- The cost of affordable housing to be met by development.
- Require the size, type and tenure of affordable housing to be provided to reflect requirements at the time, taking into account existing stock in the housing market area and ward to meet identified needs.
- Affordable housing will remain affordable to successive as well as initial occupiers through planning conditions or obligations and will be managed by housing associations or similar organisations.
- In exceptional circumstances, where affordable housing cannot be satisfactorily provided on site, a financial sum in lieu will be accepted where affordable housing would not otherwise be provided. Finance secured in this way will be used to fund new affordable housing elsewhere in the Borough.

Affordable Housing in the Rural Area (rural exception sites)

- Support the provision of affordable housing where there is evidence of need that cannot be satisfied through affordable housing provision on an allocated housing site. The provision of small affordable housing developments (no more than 15 dwellings) to meet the needs of people with a local connection will be supported on green belt land. The policy will ensure that the most suitable site in the village is used. All available sites will be assessed for their accessibility to services and facilities, the impact of development on the green belt and environmental considerations.

Supported Housing

- Enable the provision of housing to meet the needs of households in need of support, including elderly and those with disabilities (learning, mental, physical and sensory).

Solihull Core Strategy – Emerging Core Strategy

POLICY 8 - Maintain a Strong Competitive Town Centre

Further develop and strengthen Solihull Town Centre to include the following measures, (see the Solihull Town Centre Spatial Strategy Inset Diagram):

- Provide up to an additional 55,000 sqm (gross) of comparison retail floorspace 2006-2021 and have regard for a further 25,000 sqm (gross) of comparison retail floorspace 2021-2026 (based on technical evidence supporting the Regional Spatial Strategy Revision but subject to testing locally).
- Provide for an additional 35,000 sqm (gross) of new office floorspace 2006-2026 (based on technical evidence supporting the Regional Spatial Strategy Revision but subject to testing locally).
- Ensure effective phasing of development to retain the balancing of the town centre each side of the High Street and enhance the High Street as a principal route.
- Enable Mell Square improvements, and developments to provide for a range of uses at Station Road, Eastern Gateway, Lode Lane and through the extension of Touchwood.
- Support improved public transport facilities and links into the town centre, including improved connectivity between the railway station and the town centre, and encourage access by walking and cycling.
- Encourage a stronger evening economy that is attractive to a broad range of residents.
- Define the primary shopping area and primary/secondary retail frontages.
- Support the Town Centre as a location for a broad range of main town centre uses (defined in PPS4) and other appropriate uses, including residential, that could help to reduce the need to travel by car, encourage linked trips and

support vitality and viability.

- Promote the centre as the preferred location for large-scale office retail and leisure developments, including mixed use developments.
- Support high-density development in the centre (or where appropriate edge-of-centre) to reflect high accessibility. Require high standards in urban design. Conserve the centre's historic core and maintain the high quality of adjacent residential areas.

POLICY 9 - Support Economic Success

- Enable a broad range of developments within Birmingham International Airport (BIA) and the National Exhibition Centre (NEC) to support their role and function, restrict ancillary and complementary developments to an appropriate scale. These could include mixed-use developments and tourism related development, subject to social, economic and environmental impacts. Include targets for public transport access by employees and visitors/travellers to BIA/NEC.
- Control the development of Birmingham Business Park and Blythe Valley Business Park to meet Regional Investment site (RIS) requirements (to be mainly B1 development). Enable complementary/ancillary development of a suitable scale, commensurate with serving park occupiers (including hotels, health and fitness leisure facilities, childcare provision, local shopping facilities, restaurants and banking facilities).
- Confirm the National Exhibition Centre, Birmingham International Airport (with main runway extension land), Land Rover and the RIS for their respective purposes.

Solihull Core Strategy – Emerging Core Strategy

POLICY 10 - Ensure a Range of Quality Local Services

- Strengthen Shirley and Chelmsley Wood Town Centres as important centres for provision of day to day convenience shopping needs and for a range of comparison goods shopping. Encourage a broad range of town centre uses, reflective of their local role and function and promote further investment to improve competitiveness and improve their shopping environments and their connectivity to the communities they serve.
- Identify the primary retail area for each town centre and, for Shirley Town Centre, primary retail frontages that will be protected for mainly retail purposes.
- Encourage higher densities of development within or at the edge of these centres reflective of accessibility. Require high quality design in order to create safe, attractive environments.
- Enable limited additional, mainly convenience, retail floorspace in Knowle local centre, of an appropriate scale, that reflects its role in serving a broad local catchment, that will support the centre's vitality and the diversity of uses within it, and that will help to enhance its historic core.
- Resist significant new retail development in other, smaller centres. The scale and nature of any proposals will be required to reflect the centre's role and function in serving local needs.
- Resist the loss of village shops and other important local services for their communities.
- Resist the loss of retail parades and local shops providing for day to day needs.



Solihull Core Strategy – Emerging Core Strategy

POLICY 11 – Provision for Open Space, Children’s Play, Sport and Recreation

- Apply the local standards and priorities for action outlined in the adopted Green Spaces Strategy (and any subsequent revision to it) and the forthcoming Indoor Facilities Strategy, to assist in the determination of planning applications.
- Require development proposals to maintain an adequate supply of and provide for the increased demand on open space, children’s play, sports and recreational facilities across the Borough. Provision for children’s play areas will need to take account of the updated national guidance, *Design for Play* and the Free Play Network’s *10 design principles*, which have been adopted by the Council since the Green Spaces Strategy.
- Recognise the value of open space and recreational facilities, protect open space for its current and potential alternative open space use, and ensure that the development of open space is permitted only where it is clearly surplus to requirements, in accordance with the Green Spaces Strategy or Indoor Sports Facilities Strategy, or where the development’s contribution to wider strategic objectives clearly outweighs the benefits of the open space.
- Ensure development proposals will not result in a net loss in value of public recreational open space, either through re-providing or enhancing green space elsewhere.
- Encourage development proposals which support healthy lifestyles by enhancing accessibility from the urban areas and centres to the wider countryside, addressing fragmentation of the existing green infrastructure network and providing recreational opportunities within the urban fringe.
- Support proposals that encourage greater recreational use of and enhancement of the canal network, whilst safeguarding its heritage and natural environment.

- Ensure all new family housing includes adequate, secure and private garden land.



Solihull Core Strategy – Emerging Core Strategy

POLICY 12 - Natural Environment

- Protect and enhance the Arden landscape quality and characteristic features, biodiversity and geodiversity, strategic river corridors/catchments of the Blythe and Cole, ancient and semi-natural woodland and encourage new woodland, and key strategic links/corridors, maximising benefits from new development.
- Recognise and exploit the potential of the natural environment to address climate change by reducing the impact of surface water flooding and high temperatures in urban areas and encouraging local bio-fuel sources for renewable energy generation, and minimise the impact of climate change on species and habitats as part of the multiple benefits of managing and enhancing green infrastructure.
- Protect, manage and enhance local wildlife and geological sites and local nature reserves, designate new sites and protect potential local wildlife sites, and provide accessible natural green space close to people's homes taking account of relevant standards in Green Spaces strategy.
- Set criteria for judging the appropriateness of development proposals, with all new development and redevelopment to deliver net gain/enhancement to biodiversity, landscape character and local distinctiveness.

POLICY 13 - Managing Traffic Demand and Reducing Congestion

- Ensure that new development reduces the need to travel, promotes linked trips, makes the best use of the existing transport infrastructure and encourages walking, cycling and public transport through the provision of new facilities.
- Review the need for and status of the lines of the Hockley Heath bypass, the Knowle Relief Road and the Balsall Common bypass.
- Support for 'smarter route' improvements to reduce highway congestion and improve the quality of the public realm along key transport corridors including the A34 Stratford Road, the A41 Warwick Road and the A452 Chester Road.
- Support appropriate traffic management measures around major and traffic sensitive destinations.
- Require car parking in new developments to be in accordance with standards set out in a Supplementary Planning Document.
- Require significant planning applications to be accompanied by a full Transport Assessment which will set out the anticipated impacts of the development on the surrounding network, and how these will be mitigated.
- Support for local Park and Ride at appropriate local railway stations (identified Stations to be determined).

NB: We recognise that there is a need for a Motorway Service Area in Solihull, but there is no site that would be appropriate and therefore no specific provision will be made.

Solihull Core Strategy – Emerging Core Strategy

POLICY 14 - Supporting Sustainable Transport

- Expect new development to establish convenient and attractive links both within the development and to the surrounding area, assist with the creation of a network of green space and support the development of a high quality, safe and integrated public transport, walking and cycling network.
- Support development in locations well served by public transport and / or locations where good public transport can be provided / sustained subject to other policies in the plan.
- Support proposals that would deliver safe, accessible, secure and convenient walking and cycling access to public transport stops and stations.
- Support proposals which would increase the opportunity for interchange between the public transport network and between all other modes of transport, subject to other policies in the plan.
- Support the principle of High Speed 2 rail link, proposals for the Phase 2 extension of the Midland Metro to Birmingham International Airport and improvements to rail services at Whitlocks End, to encourage more journeys to be made by train and by public transport in North Solihull.
- Protect and support key strategic public transport corridors and initiatives in consultation with Centro. Appropriate measures may need to be put in place to ensure safeguarding of land needed for transport infrastructure in the strategic transport corridors.
- Support improvements to north - south transport links and public transport connectivity.

POLICY 15 - Conservation of Heritage Assets and Local Distinctiveness

- Conserve all heritage assets as appropriate to their significance and deliver high quality development, which is responsive to local character and distinctiveness.
- Identify the following characteristics for conservation:
 - the network of designated heritage assets and heritage assets of local significance;
 - the historic core of Solihull Town Centre;
 - the historical development and variety of architectural styles within the suburbs of the Urban West;
 - the Arden landscape and distinct character of settlements within the Rural Area;
 - historic parks, gardens and landscape;
 - the canal and railway network together with associated structures and infrastructure.
- Address threats to the historic environment in Solihull such as insensitive modification of heritage assets for mitigation of and adaptation to climate change, the cumulative impact of inappropriate alterations to heritage assets and addressing poor quality public realm and insensitive highway works in parts of the Borough.

Solihull Core Strategy – Emerging Core Strategy

POLICY 16 - Waste Management

- Encourage waste minimisation and reuse of materials and provide for an estimated treatment gap between waste arising and capacity of facilities of 350,000 tonnes, based on technical evidence.
- Identify strategic importance of Arden Brickworks, Bickenhill as a site with potential for consolidating a range of waste management activities, the treatment facility at Meriden Quarry, and the composting facility east of Berkswell on the Spatial Strategy Diagram.
- Include a criteria based policy encouraging appropriate waste management facilities on specified industrial estates, with other facilities, such as composting and landfill in locations remote from sensitive uses.
- Identify opportunities for co-location of appropriate waste management facilities at sand and gravel quarries at Berkswell and Meriden, particularly those associated with the production of recycled and secondary aggregates.
- Identify an area of search for residual waste facility at Berkswell and Meriden Quarries on the Spatial Strategy Diagram.

POLICY 17 - Minerals

- Identify Mineral Safeguarding Areas in the Rural Area for sand and gravel, and coal on the Spatial Strategy Diagram, to include any sites for important infrastructure and potential needs including alternative materials. Control of development within Mineral Safeguarding Areas to ensure minerals not unnecessarily sterilised, with requirement for prior extraction where appropriate.
- Provide for 9.775 million tonnes of sand and gravel, including a 7 year landbank, based on sub-regional apportionment of the national and regional guidelines for aggregates provision, and past trends. Extensions already granted planning permission to provide 4.5 million tonnes. Areas of search and preferred area for sand and gravel extraction identified on the Spatial Strategy Diagram, to contribute toward remaining requirement. Criteria for site allocation and considering applications to be set out.
- Preferred Area: Marsh House Farm extension to Berkswell Quarry 2 million tonnes.
- Provide guidance on mitigation of environmental and transport impacts, and restoration, aftercare and after use, including the potential for restoration to contribute to biodiversity, flood risk management, recreation and future development.

7. Delivering the Core Strategy

Delivered through actions of:

- Solihull Council.
- Partners including North Solihull Regeneration Partnership, Solihull Partnership, Homes and Communities Agency.
- Stakeholders – including service and infrastructure providers (utility companies), housing associations, landowners and developers.
- Majority of proposals for housing, employment, retail and offices delivered by private sector.

Service Provision and Infrastructure Capacity

- Responsibility of Council:
 - Highways (excluding Motorways, Trunk Roads), schools, libraries, social care facilities (including old peoples homes).
- Provision responsibility of Primary Care Trust:
 - Health Care facilities including Medical centres, Doctors surgeries (with general practitioners).
- Provision responsibility of Highways Agency:
 - Trunk Roads and Motorways through Solihull Council working closely with service providers through locality work.
- Initial consultations with key service and infrastructure providers suggest the strategy will not have any significant impact on the capacity of the existing service and infrastructure provision.

- Education – no specific concerns except Knowle and Dorridge where Arden School is at capacity and will require accommodation for an additional form in each year and communal accommodation.
- Water and water treatment providers Severn Trent Water - level of growth will not have significant implications for water supply or waste water infrastructure.
- Gas and Electricity – National Grid have stated that generally, network developments to provide supplies to the local gas distribution network are as a result of overall demand growth in a region, rather than site specific developments. If there are significant demand increases across a local distribution electricity network area then the local network distribution operator may seek reinforcements at an existing sub-station or a new grid supply point. In addition National Grid may undertake development works at its existing sub-stations to meet changing patterns of generation and supply.
- The Council will continue to liaise with key infrastructure and delivery agencies on delivery and implementation as part of the consultation process.

Monitoring Framework

- It is important that the Core Strategy is being implemented properly and that the spatial strategy and core policies are being delivered as they were intended.
- Government guidance suggests that performance of the LDF should be monitored through Performance Indicators.

Solihull Core Strategy – Emerging Core Strategy

8. Next stages

Producing the Core Strategy requires continuous community and stakeholder involvement. We have already published our Statement of Community involvement which explains how we will involve communities and stakeholders in all planning matters. The Statement of Community Involvement is available on our website (www.solihull.gov.uk/ldf).

Communities and stakeholders were involved in developing the issues and options paper “Challenges and Choices” published early last year and have been involved in developing the matters addressed in this paper. Consultation on these policy directions is not a statutory stage or legal obligation in producing the Core Strategy, but it does provide an opportunity for communities and stakeholders to reflect on the proposed content of the Core Strategy, and propose alternative approaches for consideration.

The next stage will be for us to consider all responses and develop a draft Core Strategy for submission to the Secretary of State. We are required to formally publish and consult on the draft Core Strategy at the time of submission to the Secretary of State, but at this time the Core Strategy must be as we would like it to be adopted. Any representations made in response to consultation at this stage will be considered by an independent Inspector who will publish recommendations that we will be required to reflect in adopting the Core Strategy.

The Inspector will check that the plan has complied with legislation and that it is “sound” (justified, effective and consistent with national policy). Following examination, the Inspector will issue a binding report which will include any changes to the Core Strategy before it can be adopted.

Solihull Core Strategy – Emerging Core Strategy

Appendix 1 Challenges and Choices Options

Option 1 Consolidation of current development plan principles

This option maintains the current principles by concentrating new development in the main urban areas of the Borough and promotes the reuse of previously developed land. It would support regeneration of North Solihull and protect the green belt except where adjustment to boundaries is necessary to support regeneration or meet local needs. It could deliver 7,600 – 10,000 additional dwellings.

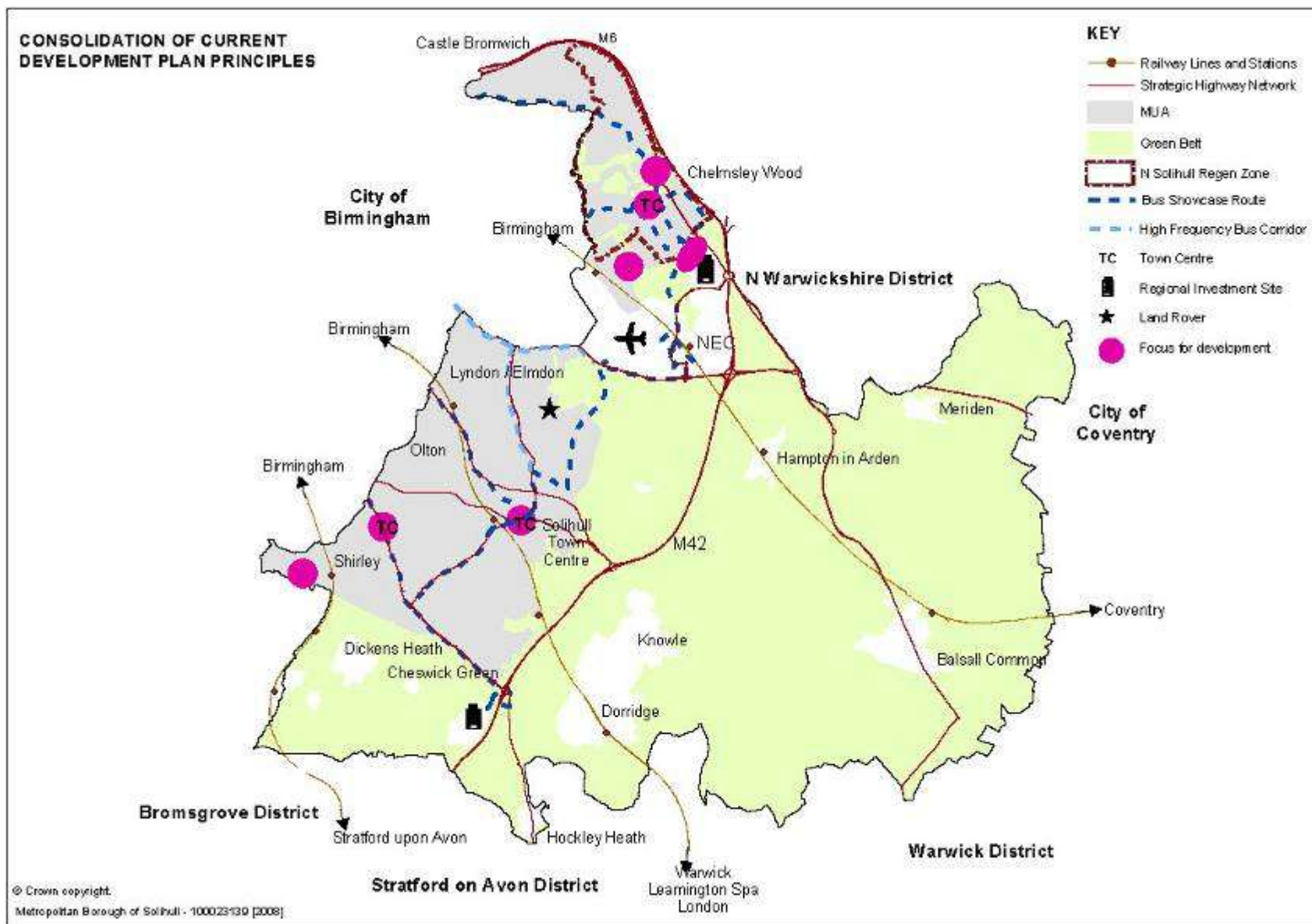
Option 2 Corridors

This option sought to address the need to locate development in sustainable, accessible locations in order to reduce the need to travel by private car and encourage public transport use. A key element was to focus development in the main urban area along key public transport corridors. The option also included urban extensions where they could be well linked with the existing urban area and accessible along key public transport routes. It could deliver 10,000-12,000 additional dwellings.

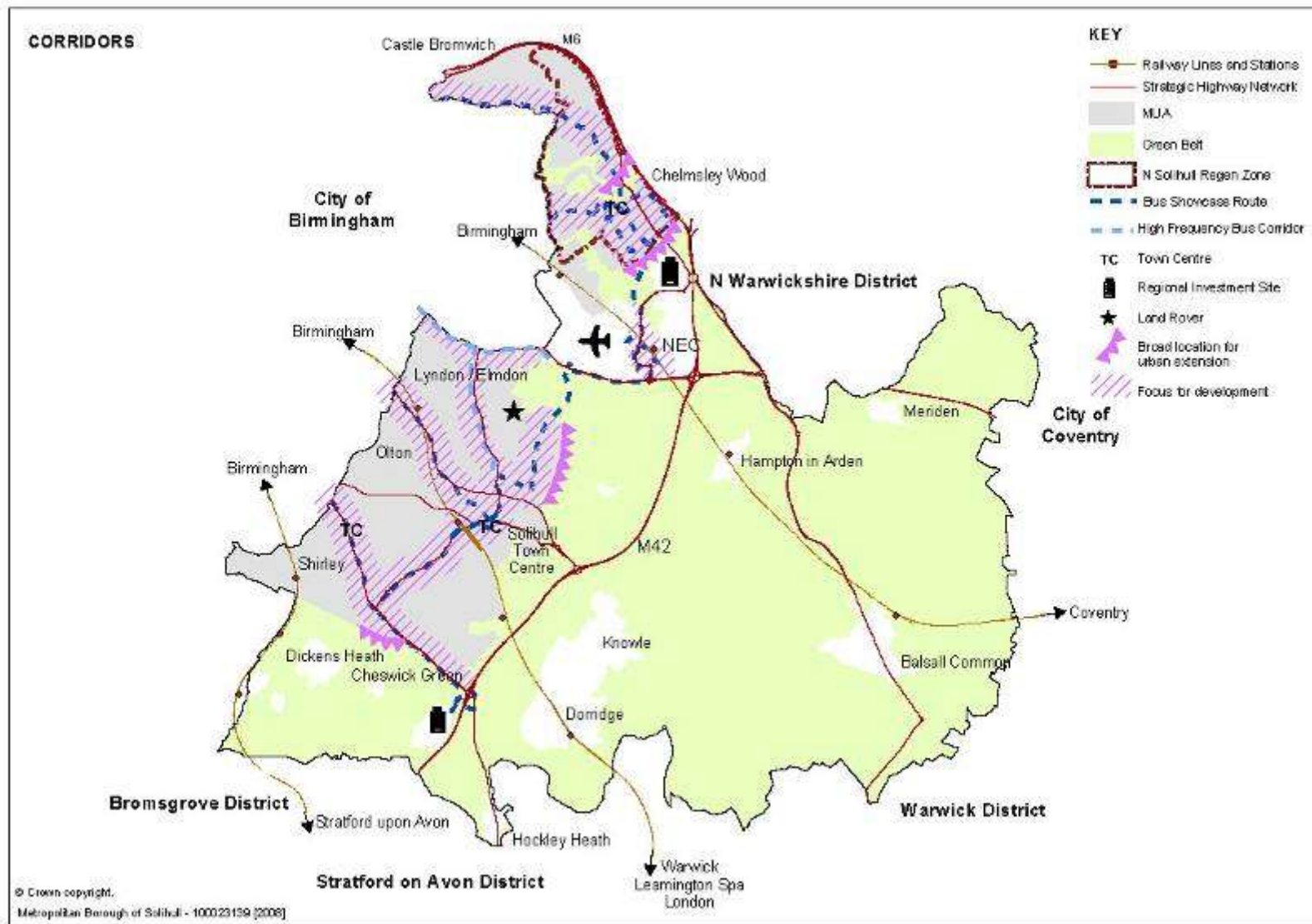
Option 3 Clusters

This option sought to address key aims of regeneration, supporting sustainable development principles and creating strong vibrant accessible town centres, each a focus for the communities they serve. The option showed major development within Solihull Town Centre and development in the smaller main centres of Shirley and Chelmsley Wood. Development would also be focused at railway stations within the major urban area and at larger settlements in the green belt served by rail providing good access to main urban areas. It could deliver 12,000-14,000 additional dwellings.

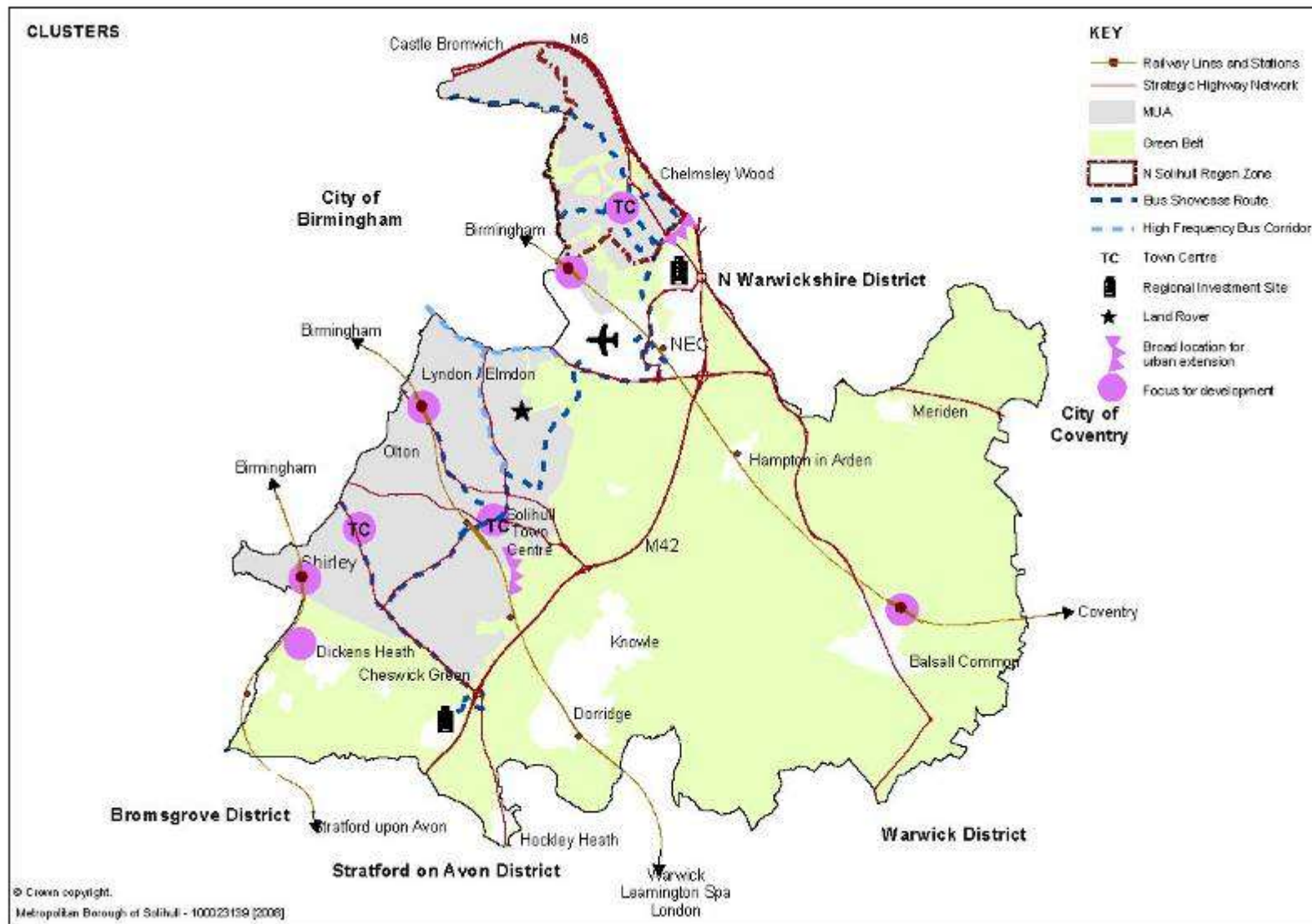
Solihull Core Strategy – Emerging Core Strategy



Solihull Core Strategy – Emerging Core Strategy

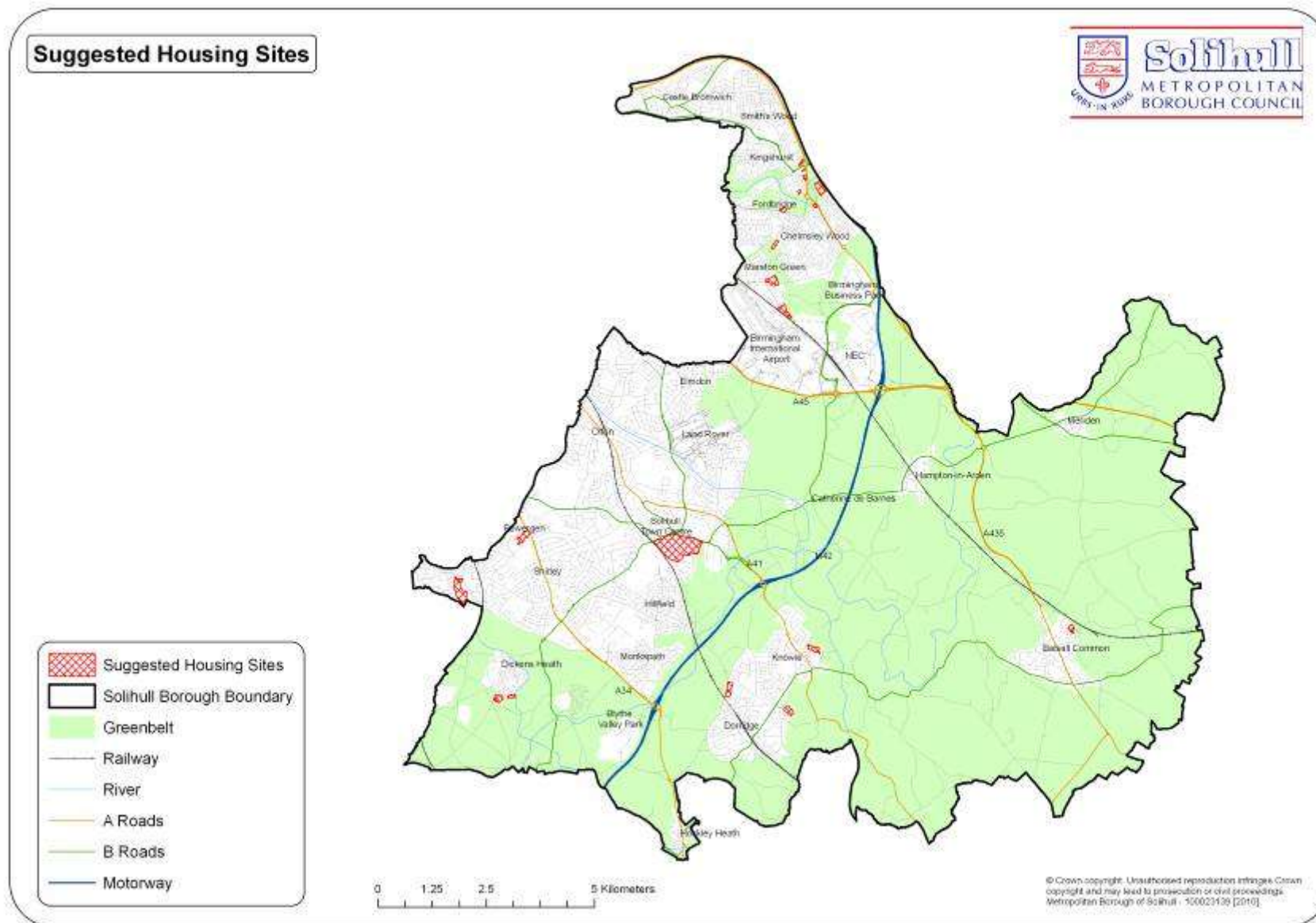


Solihull Core Strategy – Emerging Core Strategy



Solihull Core Strategy – Emerging Core Strategy

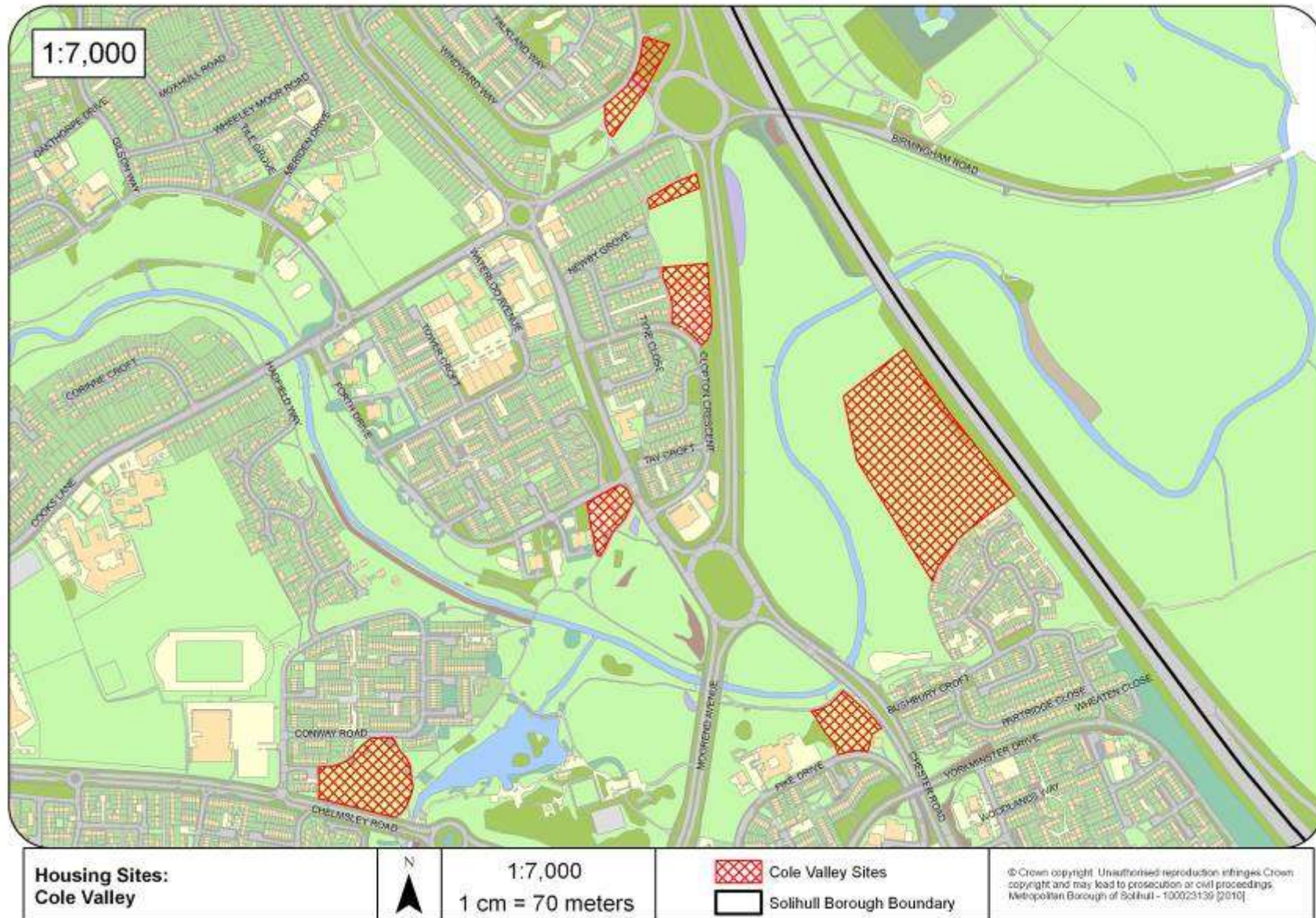
Appendix 2 – Suggested Housing Sites (and Mixed Use Sites which include housing)



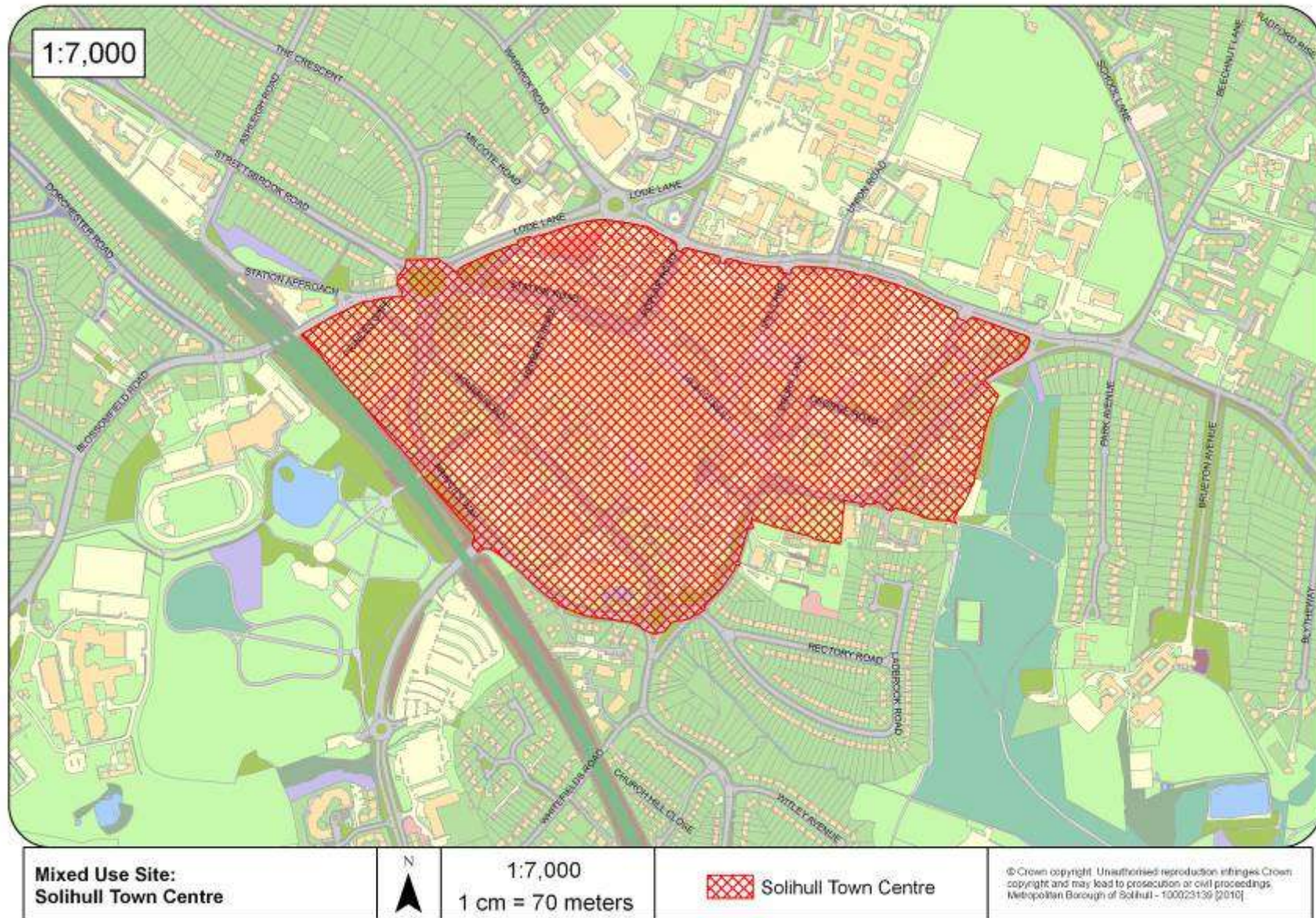
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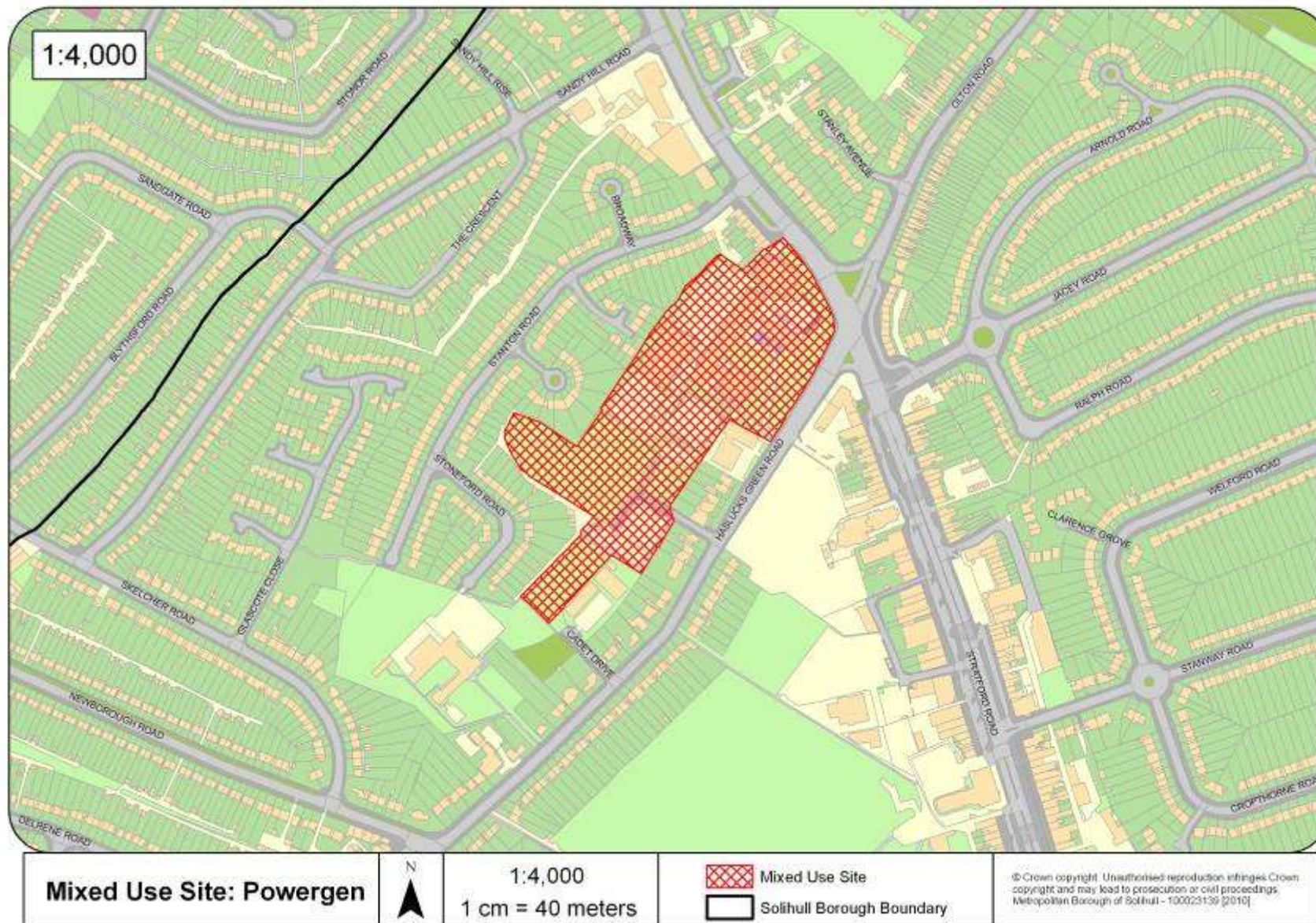
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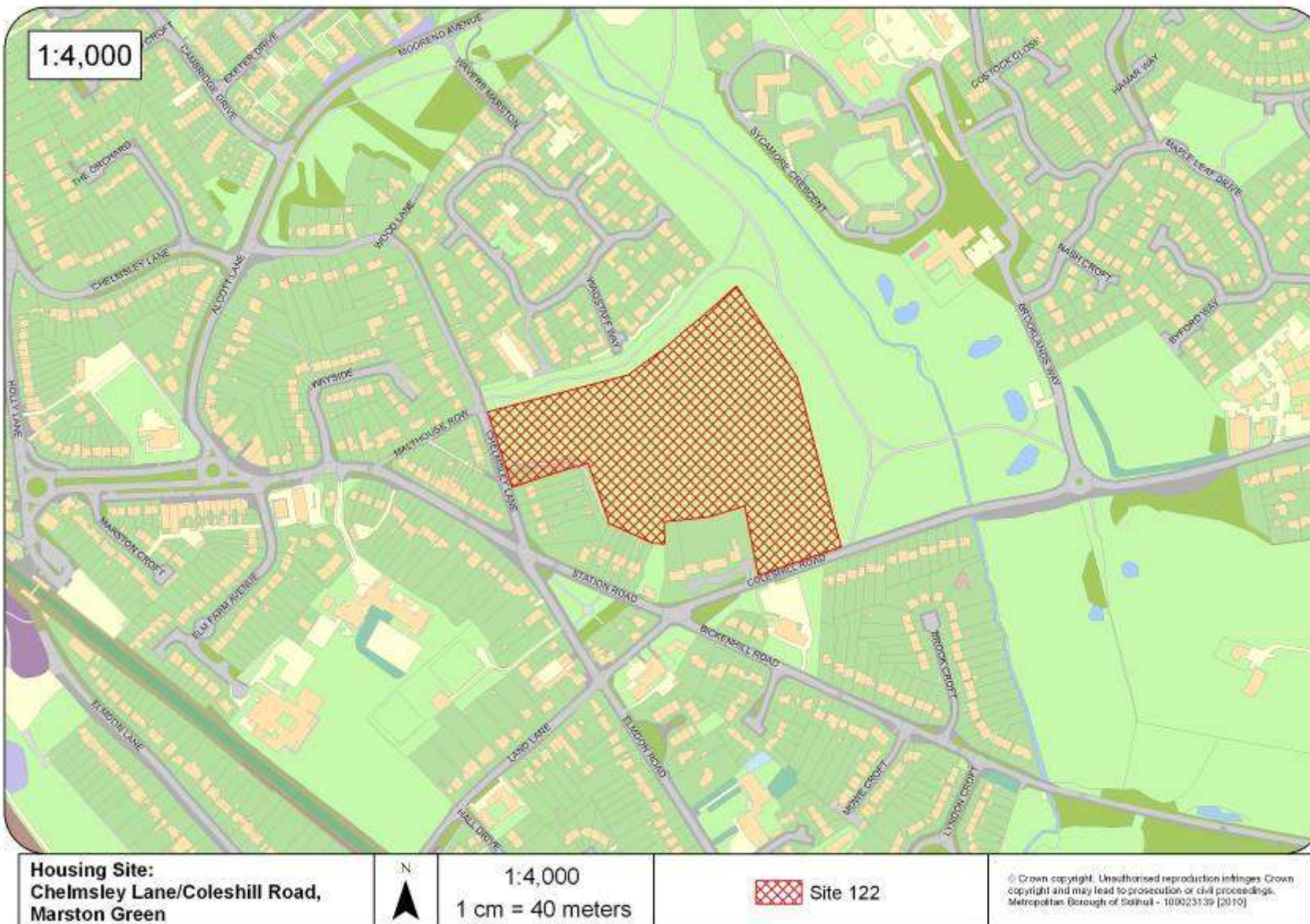
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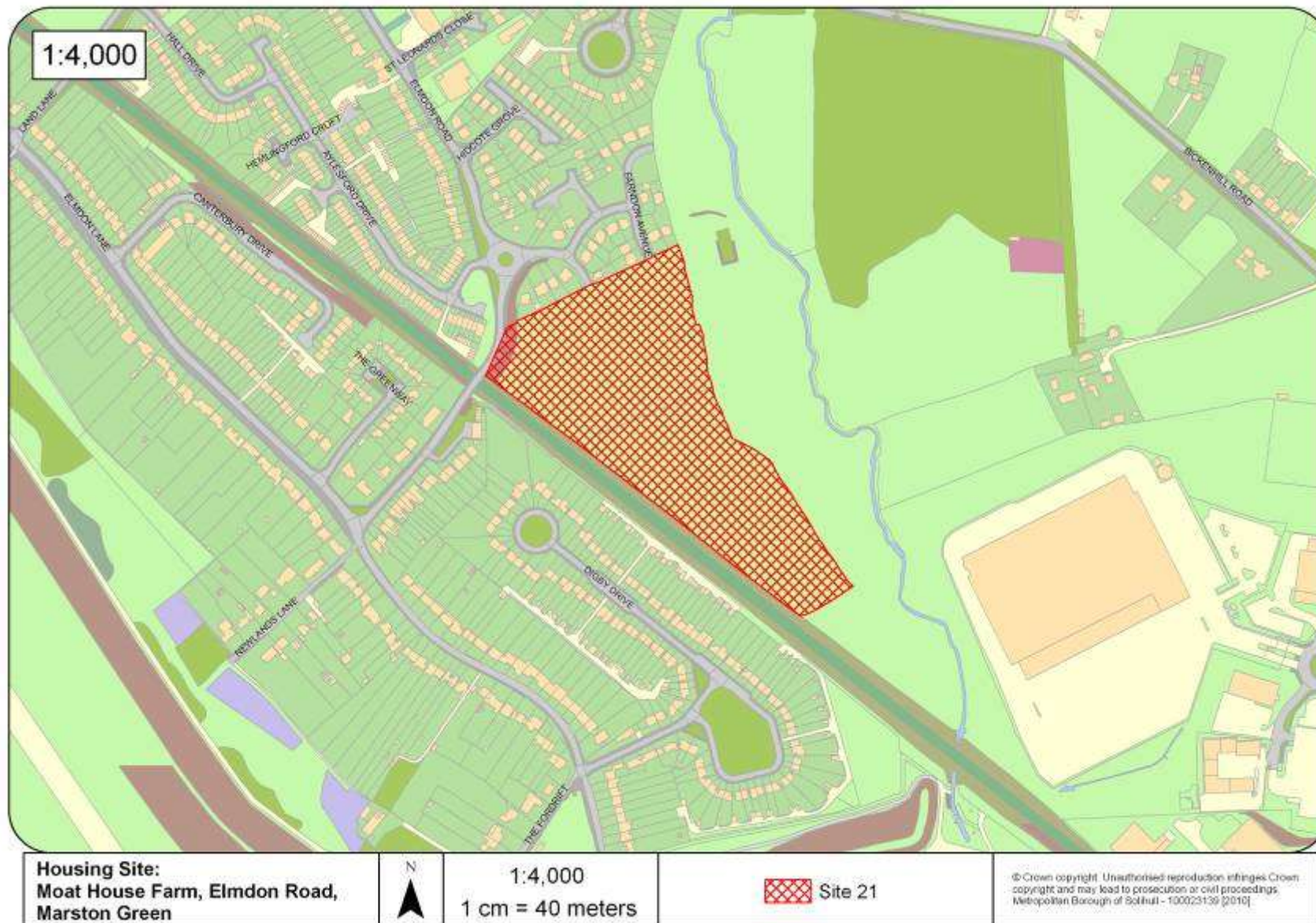
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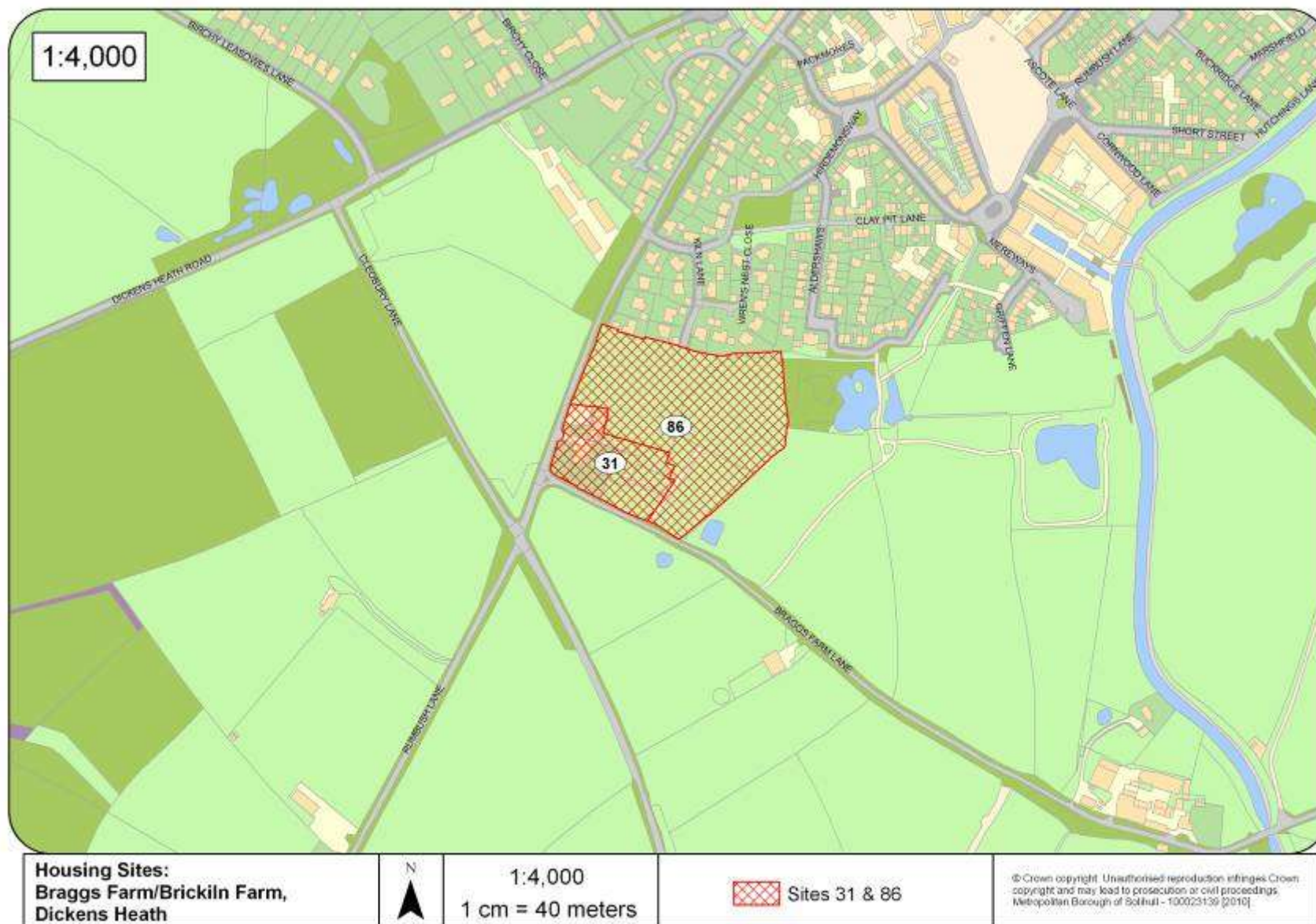
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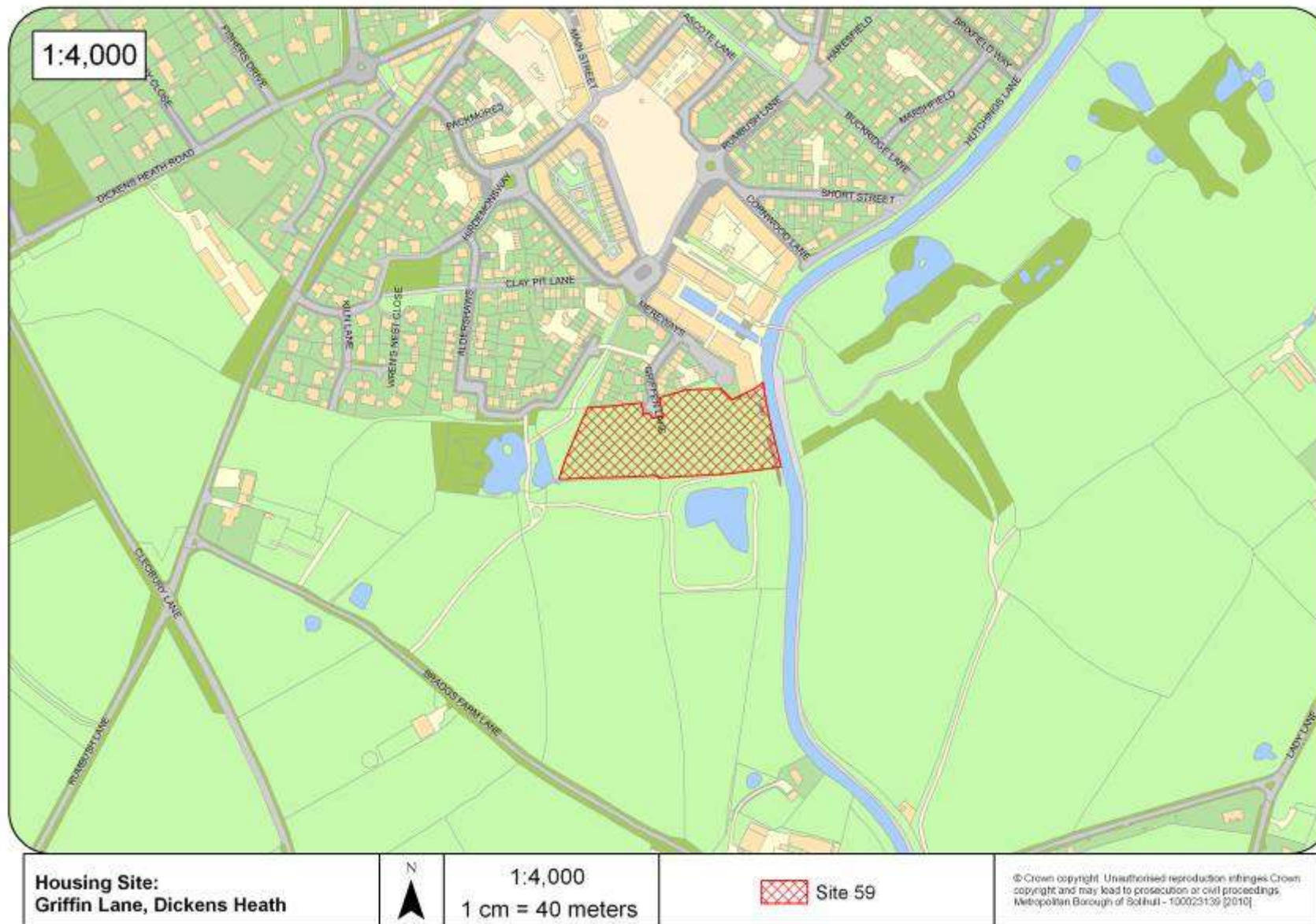
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Solihull Core Strategy – Emerging Core Strategy



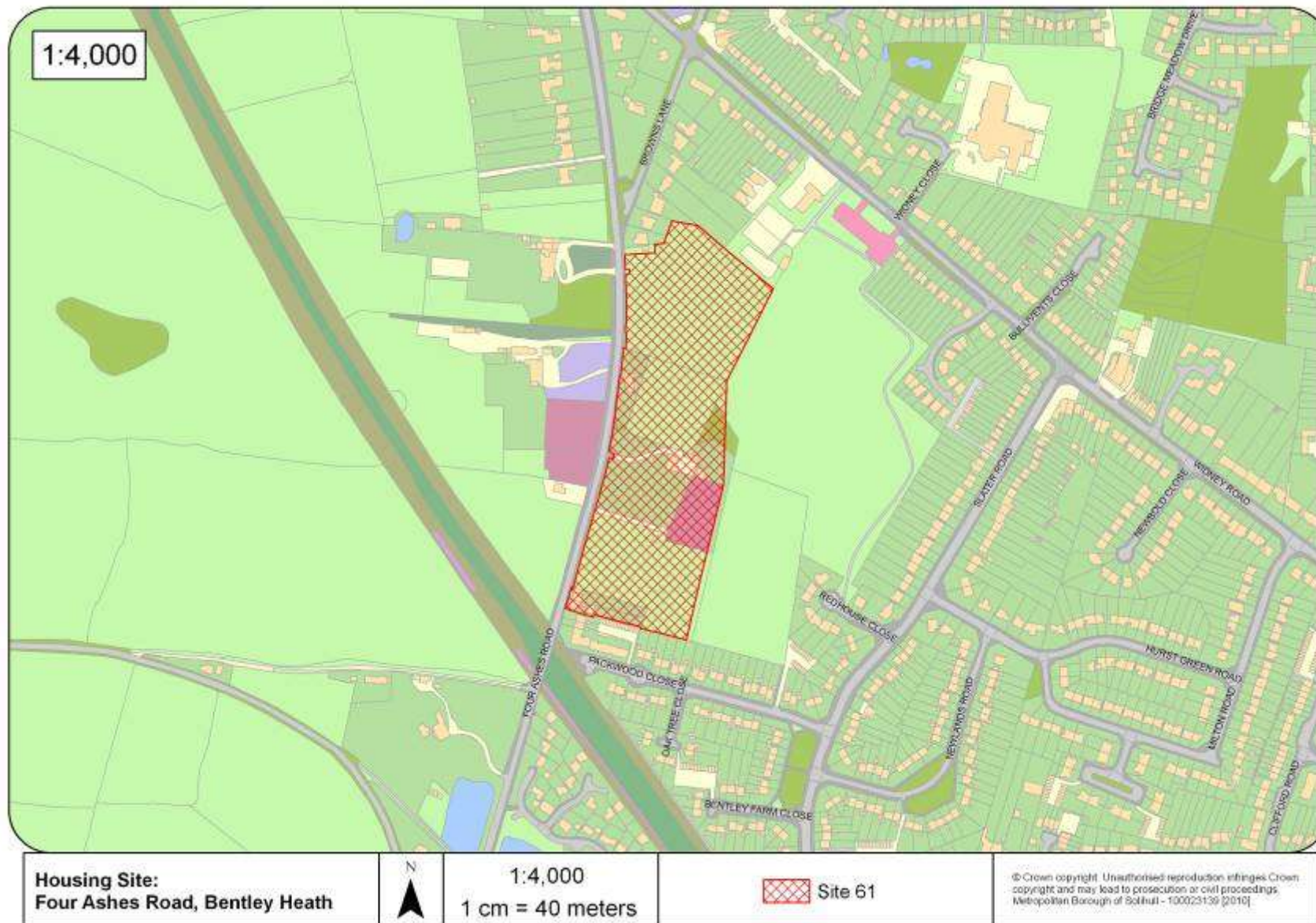
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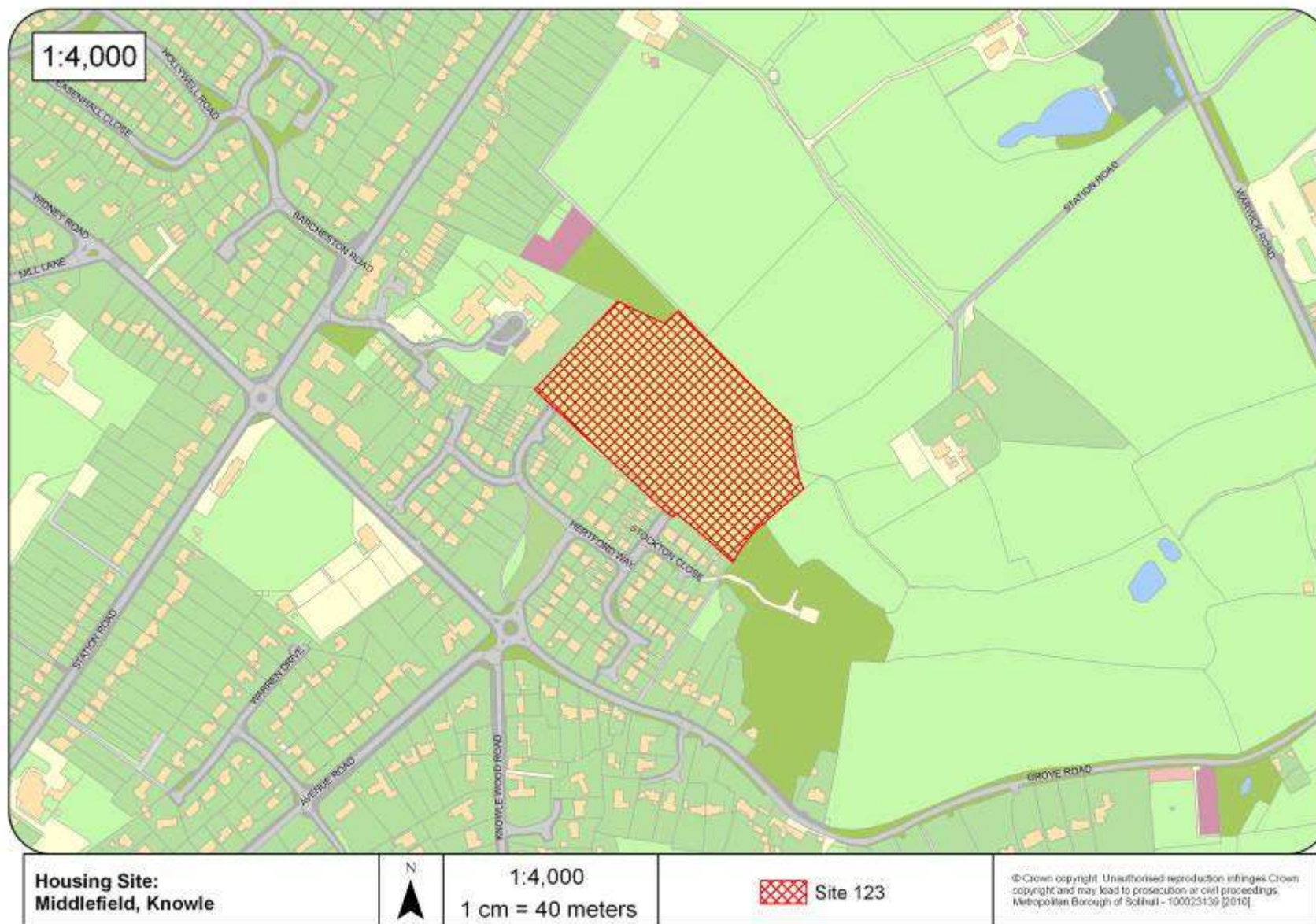
Solihull Core Strategy – Emerging Core Strategy



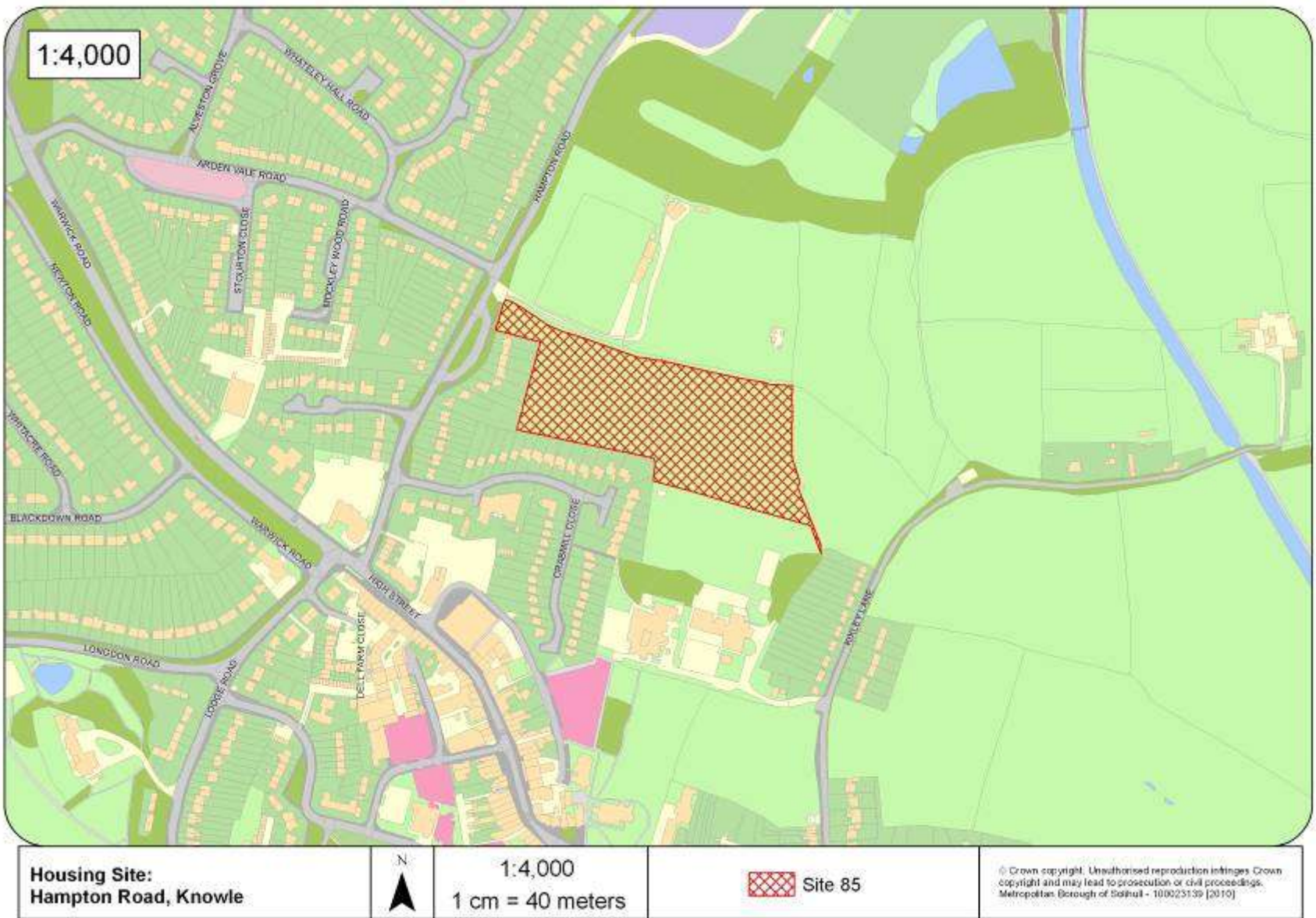
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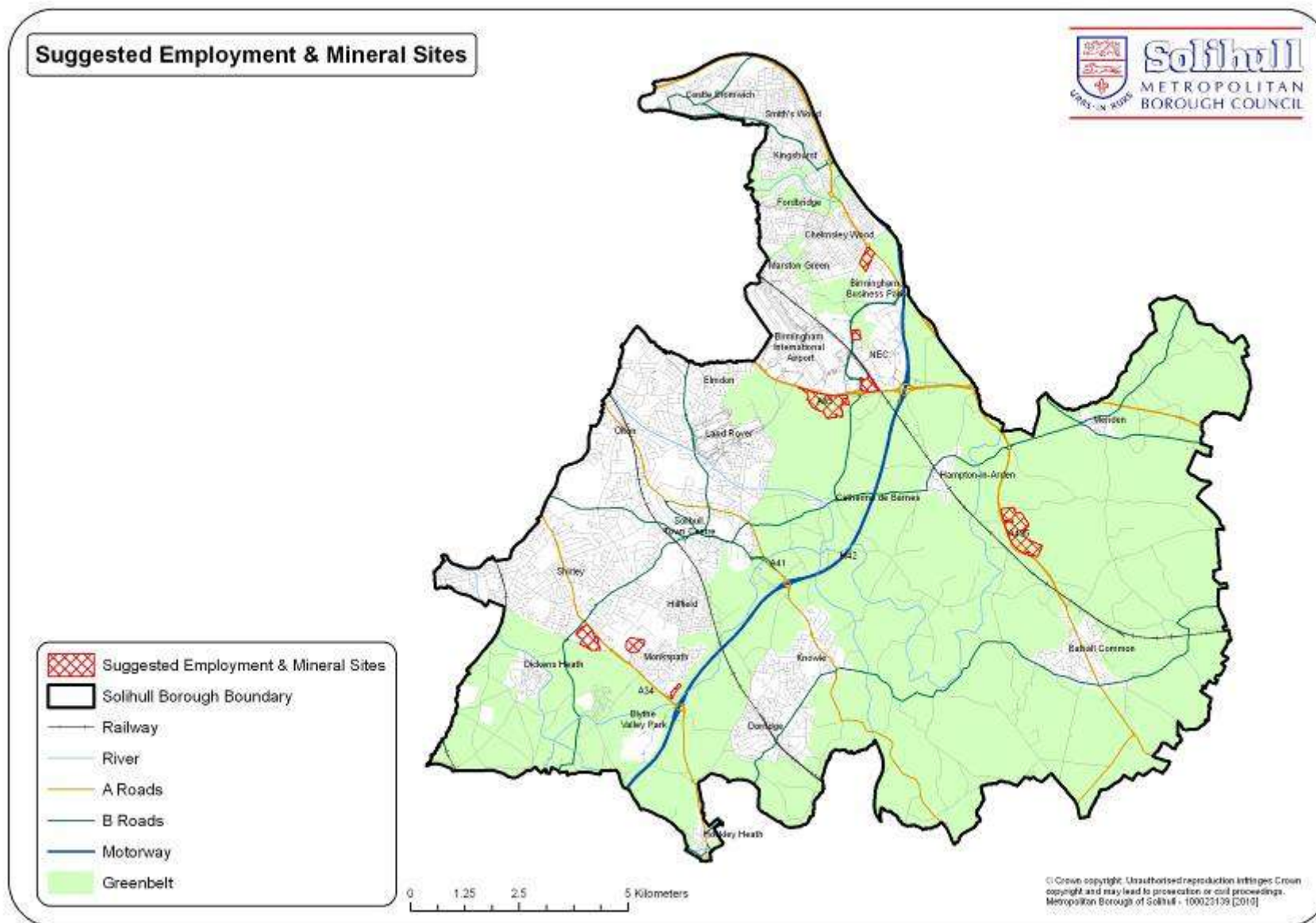


Solihull Core Strategy – Emerging Core Strategy

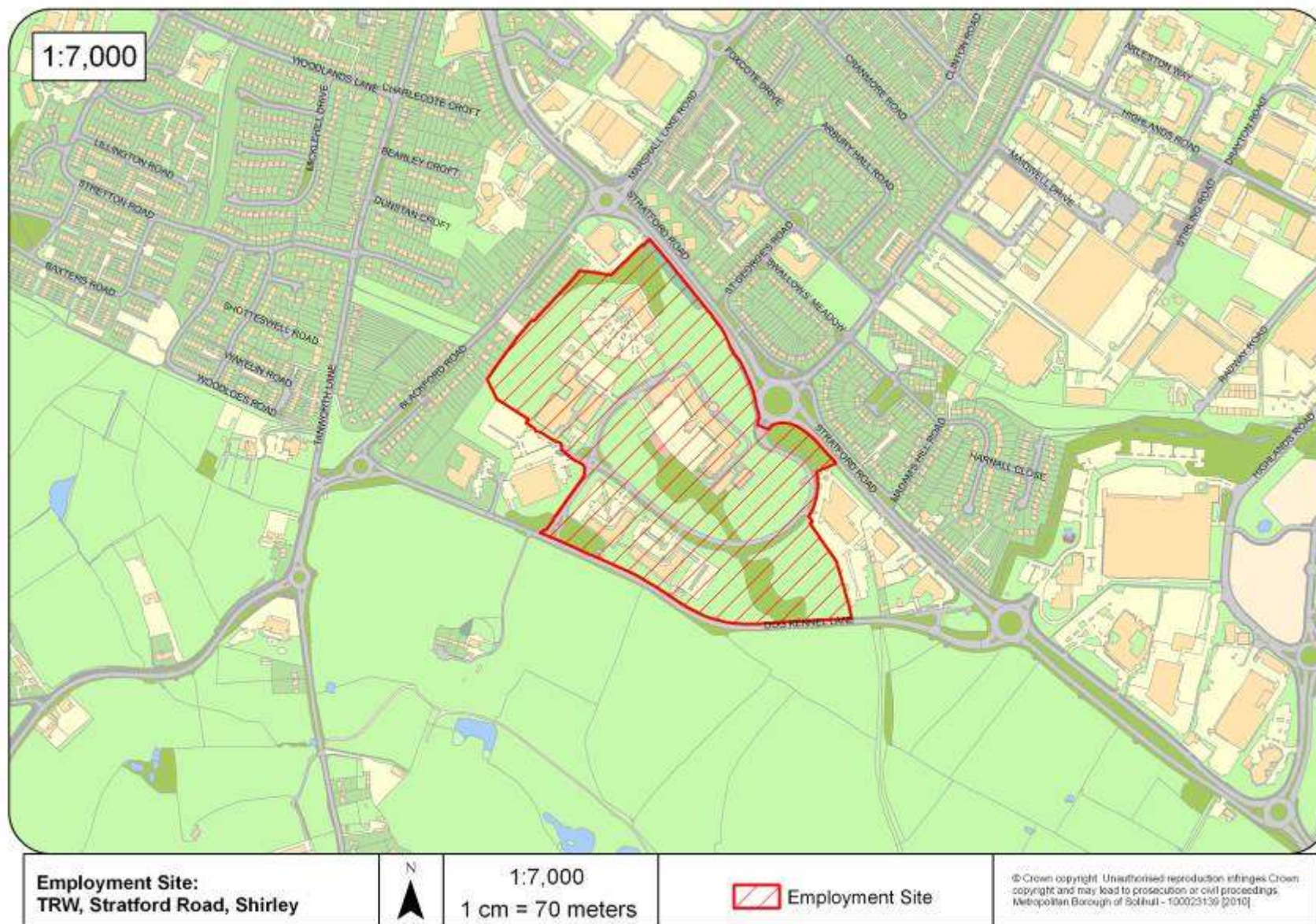


Solihull Core Strategy – Emerging Core Strategy

Appendix 3 – Suggested Employment and Mineral Sites



Solihull Core Strategy – Emerging Core Strategy



Solihull Core Strategy – Emerging Core Strategy



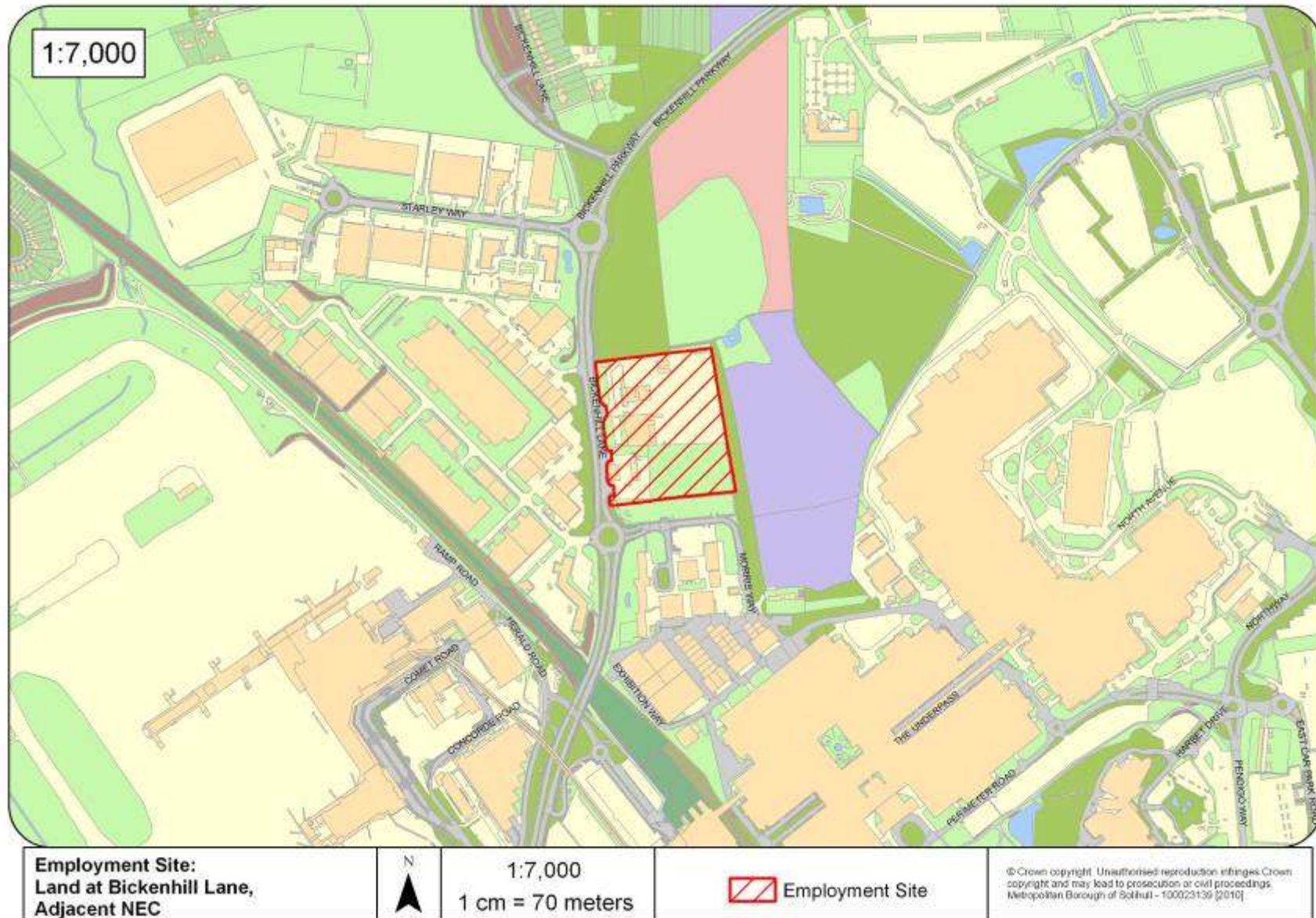
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Solihull Core Strategy – Emerging Core Strategy

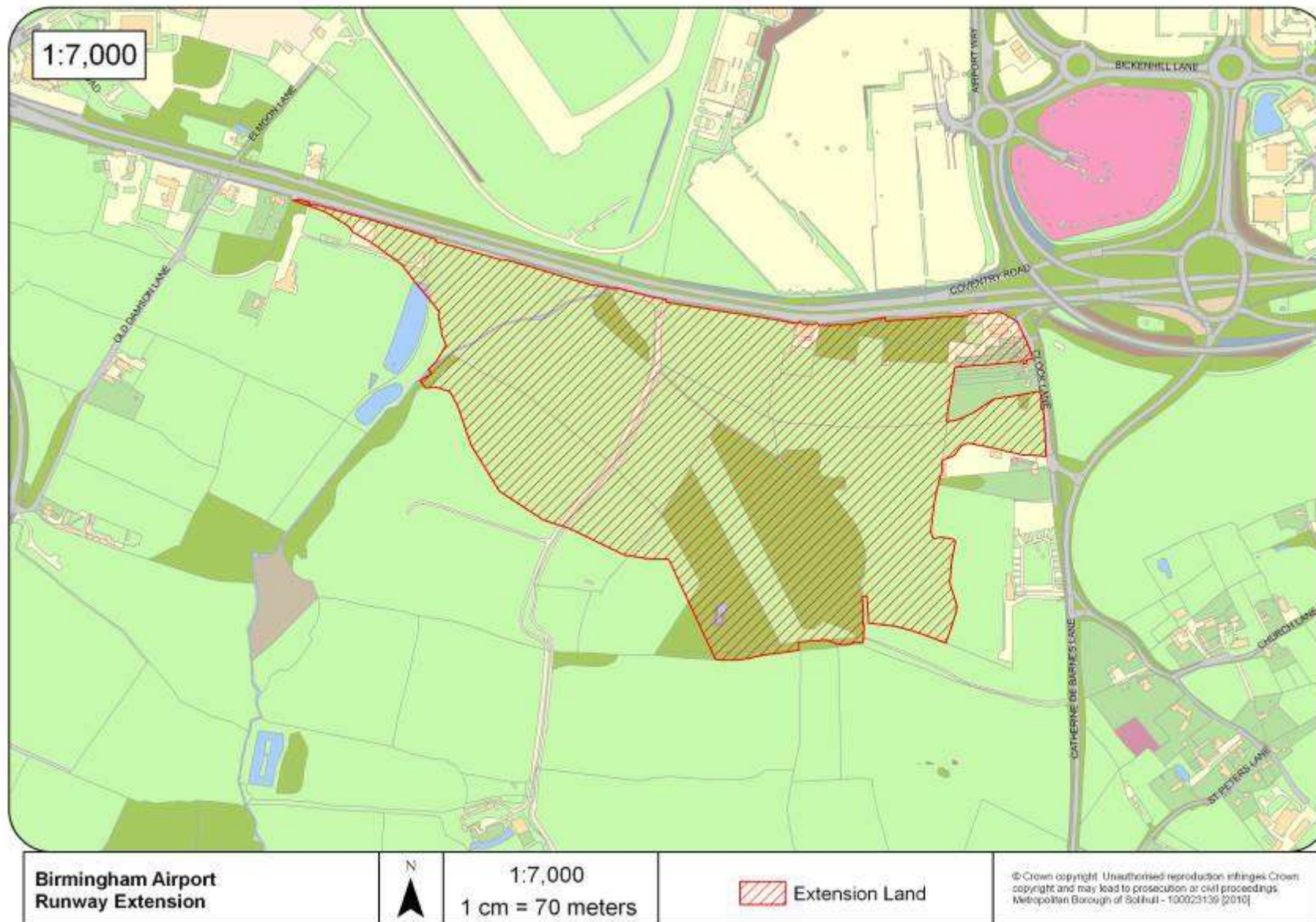


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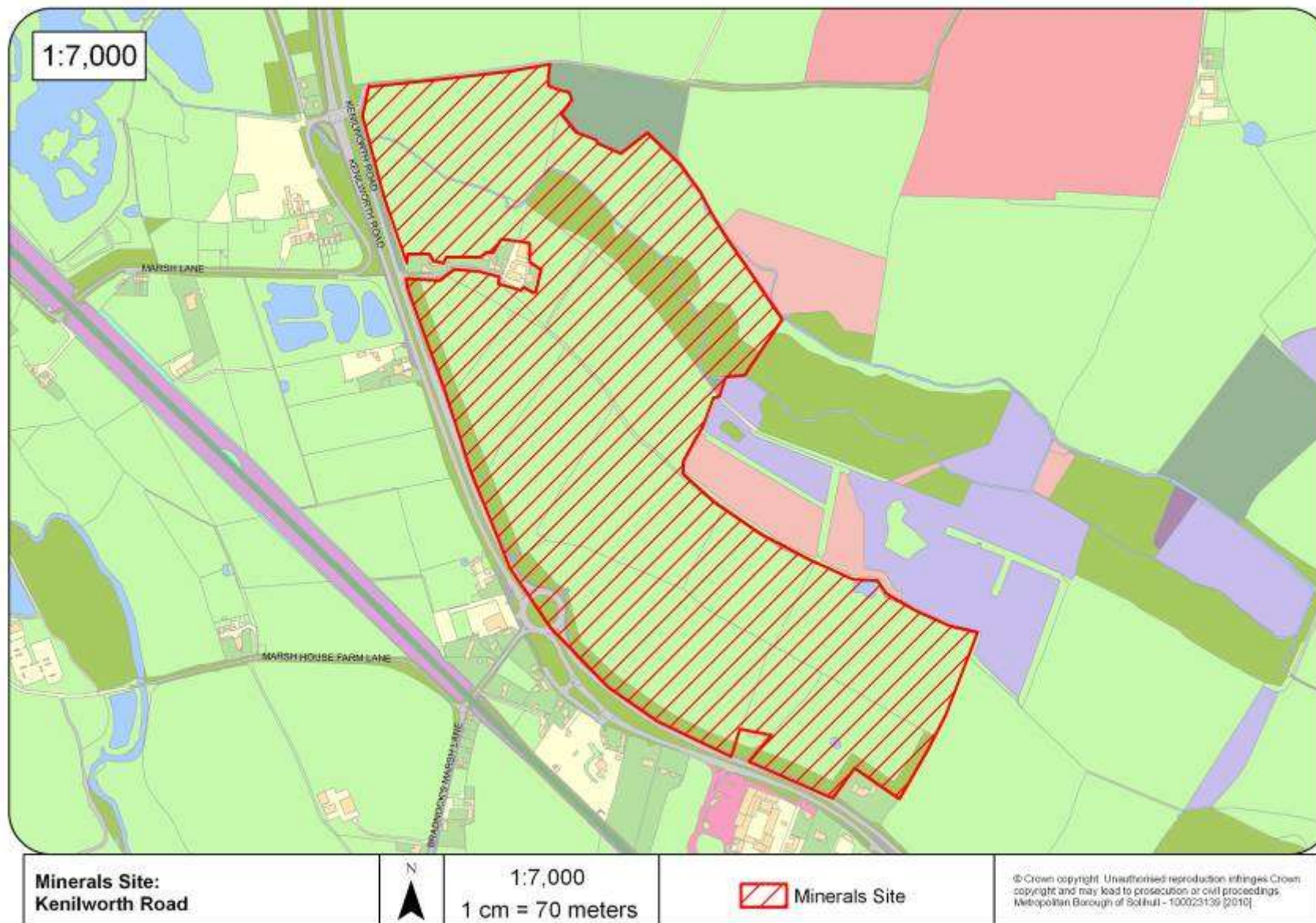
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Appendix 4 – Extension to Birmingham International Airport Main Runway



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Appendix 5 – Suggested Preferred Area for Mineral Extraction



Solihull Core Strategy – Emerging Core Strategy

Solihull Core Strategy – Emerging Core Strategy

Solihull Emerging Core Strategy Response Form

You can reply:

on-line at www.solihull.gov.uk/ldf or by completing this questionnaire and returning it to one of our collection points at any library within the borough, or by post to Sustainable Development, Solihull Metropolitan Borough Council, PO Box 19, Council House, Solihull B91 9QT, or by email to sustainabledevelopment@solihull.gov.uk.

Name		
Organisation		
Address		
Phone		Email

Preferred communication (please tick)

Phone Email Post

Would you like to be added to our consultation database and receive automatic updates on our consultations?
Yes/No (please delete as appropriate).



Data Protection

The information you provide will be used by Sustainable Development to prepare the Local Development Framework (LDF). You can contact Sustainable Development on 0121 704 6395. Any information you provide may be shared with other employees or agencies (such as the Planning Inspectorate) who may be involved with the LDF, now or in the future. Additionally, your personal details may be shared with other Solihull MBC departments and partner organisations to ensure our records are kept accurate and to keep you informed of future consultation documents.

Solihull Core Strategy – Emerging Core Strategy

VISION

<p>1. Our vision for Solihull 2026 is:</p> <p>A Solihull that is healthy, safe and regenerated where people across the Borough, including those in North Solihull and the rural settlements enjoy a good quality of life and have equal and positive life chances.</p> <p>A place that is economically successful and competitive that continues to play a strong role in the West Midlands, and a home to one of the main town centres in the West Midlands.</p> <p>A Solihull that prides itself on a high quality built and natural environment offering mixed and sustainable communities including affordable housing, that continues to maintain the distinctive character of its urban areas, rural settlements and the countryside between them and that plays its part in reducing carbon emissions.</p> <p>Have we got it right? If not, what is your view?</p>	
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HOUSING

<p>2. How many new homes should we build?</p> <p>Evidence supports the provision of 8,400 additional dwellings (2010 – 2026). 3,500 dwellings have already been identified through planning permissions and the North Solihull Regeneration Programme, leaving land for 4,900 dwellings to be found.</p> <p>We think this level of provision strikes the balance between protecting the character of the Borough and meeting housing need. We also think that a large proportion should be affordable.</p> <p>Have we got it right? Should there be more or less? Why?</p>	
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Solihull Core Strategy – Emerging Core Strategy

3. Where should we build them?

Around 200 potential housing sites have been appraised and considered for allocation. The site appraisals are available on our website, our libraries and Connect offices and will be available at exhibitions around the Borough. The Emerging Core Strategy proposes the sites that from evidence we think are the most suitable for allocation.

Have we got the right sites? Should others be considered?

EMPLOYMENT

4. How much new employment land should we provide?

Evidence supports the provision for about 45 hectares (ha) of general employment land up to 2026. 34ha can be provided by existing allocations, so additional land will have to be found. The Emerging Core Strategy suggests the expansion of Birmingham Business Park to meet this need and support the regeneration of North Solihull. However 16 potential employment sites have been appraised and considered for allocation. The site appraisals are available on our website, the libraries and Connect offices and will be available at exhibitions.

Have we got it right? Have we got the right site? Should others be considered?

SOLIHULL TOWN CENTRE

5. We are suggesting that Solihull Town Centre should grow with new shops, offices and housing whilst maintaining the quality of the environment and managing congestion.

Have we got it right? If not, what is your view?

Solihull Core Strategy – Emerging Core Strategy

GREEN SPACE

6. We think there should be a strong presumption against loss of green space including sports fields, but some development of green space should be allowed where adequate replacement provision is made.

Have we got it right? If not, what is your view?

TRANSPORT

7. We are suggesting new investment in public transport, cycling and local measures to reduce traffic congestion rather than major new road building.

Have we got it right? If not, what is your view?

MINERALS

8. We are safeguarding the known mineral resources and identifying a possible area for extraction.

Have we got it right? If not, what is your view?

Solihull Core Strategy – Emerging Core Strategy

OTHER ISSUES

The Core Strategy covers lots of other issues, including climate change, design, provision for gypsies and travellers, conservation and heritage. Please feel free to add comments on these or any other matters you think we have missed.



Thank you for taking the time to respond.