



Mr Nigel Payne
The Planning Inspectorate
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Please ask for: Charlene Jones

Date: 17th March 2015

RE: Solihull CIL Draft Charging Schedule Examination

Dear Mr Payne,

As you are probably aware, following the Hearing at the Court of Appeal on 17th December 2014, the High Court's decision from 15th May 2014 against Solihull Council was upheld. The judgement quashed parts of policies P5 'Provision of Land for Housing' relating to the overall housing target and resulted in the deletion of two sites from the Green Belt – sites which are now undesignated. However, in all other respects the Solihull Local Plan (the Plan) remains adopted policy and a sound basis for decision making. The Council has decided not to proceed any further in contesting the Judicial Review.

In line with the NPPF, the Council continues to plan positively for new housing in accordance with the remaining adopted Plan. This includes delivering the housing allocations within the Plan and a significant supply of windfall sites. Since the judgement, the latest DCLG household projections indicate that over the period 2011-2031, households will rise by 593 pa, in comparison with the proposed housing target of 500 pa. Any new sites coming forward will either involve intensification in the mature suburbs of the Borough or greenfield sites as tested in the existing viability analysis for the CIL. It is essential that the appropriate infrastructure is delivered to support housing and economic growth; and the Council remains of the view that CIL has an important part to play in this delivery. The Council therefore wishes to formally invite the Inspector to review his interim conclusion provided whilst the Plan was under challenge.

The challenge to the Plan does not affect or undermine the infrastructure planning or viability analysis that was undertaken to support the Plan; in the Council's view this remains a sound basis to continue.

The Council is currently engaged in work being undertaken across the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) to understand the objectively assessed need for the housing market area. This will be the basis for the GBSLEP's Spatial Plan for Recovery and Growth,

which is expected in early 2016, and will inform the Council's housing target in any subsequent review of the Local Plan. In the meantime, however, the Council wishes to ensure that a continuous and adequate supply is provided and the necessary infrastructure is delivered to support it.

The Council is therefore of the opinion that the adopted Plan remains the appropriate basis for testing a CIL charging schedule, as it continues to be the statutory Plan that is used to consider development proposals and any further housing that may come forward will be of a similar type to that tested in the viability analysis.

I would be grateful to receive your views on the above and look forward to hearing from you in the near future.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ken Harrison', with a long horizontal flourish extending to the right.

Ken Harrison

**Head of Policy and Spatial Planning Services
Managed Growth Directorate**