



**Solihull**  
METROPOLITAN  
BOROUGH COUNCIL

## Solihull Local Development Framework

# Annual Monitoring Report

April 2006 - March 2007

Monitoring the implementation of  
the Council's Local Development  
(Planning) Documents



Process Document



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## **EXECUTIVE SUMMARY**

### **Overview**

The main findings of the report, by topic are:

### **Housing**

The Borough wide minimum housing provision target continues to be exceeded and we are maintaining a five year housing land supply, as required by PPS3.

Key matters for further action:

- The RSS Phase II Review Draft Preferred Option proposes North Solihull as the focus for new housing. This policy will be developed through the Core Strategy.
- We will review the land safeguarded by Policy H2 through the Core Strategy.
- We continue to maximise the provision of affordable housing through the planning system and will review current policy through the Core Strategy.
- We will review the need for a rural exceptions policy through the Core Strategy.
- We will review density targets through the LDF Monitoring Framework.

### **Employment and Prosperity**

The range of employment sites, including 'high quality' Regional Investment Sites, continue to provide adequate employment land supply to the end of the UDP period. The sites remain attractive to appropriate development and continue to make an important contribution to the required RSS portfolio of employment sites.

Key matters for further action:

- We will regularly review employment land to establish continued suitability and supply of employment sites, in accordance with current planning policy (review in progress).
- We will consider including specific indicators and targets for the monitoring of the Airport, NEC and Land Rover through the LDF Monitoring Framework.
- We will consider developing targets and indicators to assess the RZ employment related objectives through the LDF Monitoring Framework.
- Continued monitoring of the effectiveness of UDP Policy E9 to retain business land in business use.

## Transport

The move towards more sustainable patterns of development and growth across the Borough is being achieved. Over the monitoring year to April 2007, new housing development has largely been located in close proximity to a bus route, railway station or to other important local facilities and 100% of completed non-residential development has been compliant with PPG13 parking standards. The number of schools with travel plans is increasing year on year and the number of children receiving cycle training has also increased by 11%.

Further Action:

- We will monitor progress in meeting LTP2 traffic growth targets in the next AMR when the results of the 2007 Centro Cordon Surveys are Available.
- We will refine our assessment of ease of access from new residential development to key local services by public transport in future AMRs and will consider developing targets through the LDF Monitoring Framework.
- We will include a more accurate profile of modal split for Solihull Town Centre in next years AMR when the results of the 2007 Centro cordon surveys are available.

## The Environment

We are progressing towards meeting the process indicators for the protection of listed buildings and the management of nature conservation sites and the process indicator for development in flood plains is close to being met.

Water protection and condition of Sites of Special Scientific Interest are being used as sustainability indicators in line with current practice. However, the former is prone to many outside influences and is so time specific, and the latter covers only a very small area of the Borough, that they alone are ineffective monitoring tools. A better LDF Monitoring Framework is required.

Key matters for further action:

- We will investigate resourcing a regular assessment of the condition of Grade II listed buildings in the Borough and monitoring Conservation Areas enhancement.
- We will investigate more effective data sources for identifying change in the populations of species and in conserving nature and biodiversity.
- We will consider developing indicators for monitoring the effectiveness of the LDF in conserving nature and biodiversity.
- We will consider how new development might be required to incorporate measures to generate a proportion of their energy needs from renewable sources through the LDF and through the development control process.

## Countryside

No Green Belt land has been lost to development during the year to April 2007. Following the grant of temporary planning permission on appeal for a gypsy and traveller site in the Green Belt, referred to in last years AMR, a gypsy & traveller accommodation assessment (GTAA) is now under way as part of the evidence base for the LDF.

No village plans/appraisals have been received during the year to April 2007, but work on a village plan for Balsall Common is proceeding and work on a village Appraisal for Meriden has now also commenced.

Key matters for further action:

- We are assessing the accommodation needs of Gypsies and Travellers as part of the evidence base for the LDF and will address any need for new provision through the Core Strategy and Site Allocation DPD.
- We will continue to support the production of village plans/appraisals and consider their use as a material planning consideration.

## Retailing and Centres

The UDP aims to strengthen and enhance the role of the Borough's main centres and to protect primary retail frontages. Solihull Town Centre remains strong and vibrant. The proportion of vacant units in Shirley and Chelmsley Wood District Centre is relatively high compared to Solihull Town centre. However planned development should help to strengthen their role and function and reduce vacancies.

Key matters for further action:

- We will consider the future role and development of Solihull Town Centre boundary through the LDF.
- The UDP Monitoring target does not provide a relative measure of floorspace in main centres. We will revise the target through the LDF Monitoring Framework.

## Sport, Recreation, Leisure and the Arts

Overall the provision of public open space is over twice the minimum borough-wide target and the UDP continues to be effective in protecting playing fields from unreasonable loss to development. However the overall standard masks significant differences in the quantity and quality of green space across the Borough.

The adopted Green Space Strategy sets local standards for the provision and protection of open space around the Borough and the North Solihull Green Space Review (NSGSR) sets out a methodology for assessing changes to green space arising from the north Solihull regeneration programme. The review will monitor both losses and gains in green space in terms of the amount of green space and its quality. This will enable us to assess how well we are performing against the commitment in the North Solihull Strategic Framework SPG (2005) to "*no net loss of open space*".

22.5% of open space within the Borough has been awarded Green Flag: Malvern & Brueton Parks in central Solihull, Elmdon Park and Shirley Park.

Key matters for further action:

- We will review methods of data capture through the implementation of the Green Spaces Strategy.

- Complete audit of baseline data for north Solihull. Include new indicator in next years AMR relating to the commitment to “*no net loss of open space*”.

## **Waste Management**

We are on target for the reduction of the amount of biodegradable waste going to landfill and it appears that the overall level of municipal waste has stabilised.

Key matters for further action:

- We will develop a new monitoring tool for capturing data on new waste management facilities.
- We will seek up to date data on industrial and commercial waste arising in the Borough from the Environment Agency.

## **Minerals**

Sand and gravel sales from the Borough are close to the sub-regional apportionment figures. However, continued and further efforts are required to maximise the amount of recycled and secondary materials if national guidelines are to be met.

Key matters for further action:

- Improved and disaggregated data on the use of secondary and recycled materials is required, and is being investigated by the Regional Aggregates Working Party.

## **Local Development Scheme**

The Statement of Community Involvement (SCI) and the Vehicle Parking Standards and Green Travel Plans Supplementary Planning Document were adopted in accordance with the LDS programme.

The production of the Core Strategy, Site Allocations DPD and Solihull Town Centre Area Action Plan is progressing towards Issues and Options Consultation.

The production of the House Extensions and Residential Development Supplementary Planning Documents is progressing but production has been delayed by resource issues. Legislative uncertainty has continued to delay the Planning Obligations SPD. The production programme is now under review.



## MONITORING INDICATORS OVERVIEW

### Core Output Indicators

(All figures relate to the period 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2007)

<b>Business Development</b>		
1a(i)	Amount of floorspace developed for Use Class B1a employment use (out of centre and including RIS)	15,388sqm
1a(ii)	Amount of floorspace developed for Use Class B1b employment use	0sqm
1a(iii)	Amount of floorspace developed for Use Class B1c employment use	0sqm
1a(iv)	Amount of floorspace developed for Use Class B2 employment use	0sqm
1a(v)	Amount of floorspace developed for Use Class B8 employment use	500sqm
1b(i)	Amount of floorspace developed for Use Class B1b use, within the RZ	0sqm
1b(ii)	Amount of floorspace developed for Use Class B1c use, within the RZ	0sqm
1b(iii)	Amount of floorspace developed for Use Class B2 use, within the RZ	0sqm
1b(iv)	Amount of floorspace developed for Use Class B8 use, within the RZ	0sqm
1c(i)	New floorspace on previously developed land for Use Class B1b	0sqm
1c(ii)	New floorspace on previously developed land for Use Class B1c	0sqm
1c(iii)	New floorspace on previously developed land for Use Class B2	0sqm
1c(iv)	New floorspace on previously developed land for Use Class B8	0sqm
1d(i)	Use Class B1 employment land supply on RIS	47.5ha
1d(ii)	Use Class B1a employment land supply (offices – out of centre)	7ha
1d(iii)	Use Class B1b employment land supply (R&D only)	0ha
1d(iv)	Use Class B1c employment land supply (light industry only)	0ha
1d(v)	Use Classes B1a/b/c employment land supply (ie all of these classes would be accepted in principle)	12ha
1d(vi)	Use Class B2 employment land supply (B2 only)	0ha
1d(vii)	Use Class B8 employment land supply (B8 only)	0ha
1d(viii)	Use Classes B1/B2/B8 (ie all of these classes would be accepted in principle)	15ha
1e(i)	Loss of employment land from a regeneration zone	0ha
1e(ii)	Loss of employment land within Solihull MBC area	2ha
1f	Amount of employment land lost to residential development	0ha
<b>Housing</b>		
2a(i)	Net additional dwellings over the previous five years	2,929
2a(ii)	Net additional dwellings for the current year	736
2a(iii)	Projected net additional dwellings – 10 years from UDP adoption	5,647
2a(iv)	Annual additional dwelling requirement	400
2a(v)	Annual average additional dwellings needed to meet overall housing requirements, with regard to previous year's performance	33
2b	% of new and converted dwellings on previously developed land	73%
2c (i)	% of new dwellings completed at less than 30 dwellings/ha	10%
2c(ii)	% of new dwellings completed at 30 - 50 dwellings/ha	48%
2c(iii)	% of new dwellings completed above 50 dwellings/ha	42%
2d (i)	Affordable housing completions (net)	58
2d (ii)	Affordable housing completions (gross)	84

<b>Transport</b>		
3a (i)	% of completed non-residential development within Use Class A complying with car-parking standards set out in the LDF	100%
3a (ii)	% of completed non-residential development within Use Class B complying with car-parking standards set out in the LDF	100%
3a (iii)	% of completed non-residential development within Use Class D complying with car-parking standards set out in the LDF	None completed in year
3b	% of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre	62%
<b>Local Services</b>		
4a(i)	Amount of completed retail development	5349sqm
4a(ii)	Amount of completed office development	15388sqm
4a(iii)	Amount of completed leisure development	0sqm
4b(i)	Amount of completed retail development in town centres	0sqm
4b(ii)	Amount of completed office development in town centres	0sqm
4b(iii)	Amount of completed leisure development in town centres	0sqm
4c	Amount of eligible open spaces managed to green flag award standard	149.7ha (22.5%)
<b>Minerals</b>		
5a	Production of primary land won aggregates	No data available
5b	Production of secondary/recycled aggregates	
<b>Waste</b>		
6a	Capacity of new waste management facilities by type	No new facilities
6b (i)	Amount of municipal waste arising (tonnes)	97,258
6b (ii)	Amount of municipal waste managed by waste to energy incineration (tonnes)	56,386 (58%)
6b (iii)	Amount of municipal waste managed by landfill (tonnes)	18,040 (18.5%)
6b (iv)	Amount of municipal waste recycled and composted (tonnes)	22,832 (23.5%)
<b>Flood Protection and Water Quality</b>		
7	No. of planning permissions granted contrary to Environment Agency advice on either flood defence grounds or water quality	3
<b>Biodiversity</b>		
8(i)	Change in priority habitats and species (by type)	No data
8 (ii)	Change in areas designated for their intrinsic environmental value	+12ha
<b>Renewable Energy</b>		
9	Renewable energy capacity installed by type	Unknown

**Local Indicators**

Indicator	Target	Actual
<b>Housing</b>		
UDP housing requirement	Annual average – 400	645 (01-07)
% of housing development on previously developed land	74% over the Plan period	65% (01-07)
Dwellings provided on windfall sites	Annual average – 150	228 (01-07)
No. of affordable housing on suitable sites	No target	84 (06-07)
% of affordable housing on suitable sites	No target	40% (06-07)
Density on new housing development	Minimum 30 dwellings/ha on 95% of developments	75% (01-07)
<b>Employment &amp; Prosperity</b>		
Amount of development on RISs satisfying the high quality criterion	100%	100%
Protection of business sites from loss to alternative development	85%	90%
% of new business development on non-strategic sites easily accessible by public transport	100%	100%
<b>Transport</b>		
Level of road traffic	No more than a 7% increase between 2004 and 2010	Due to a change method of calculating road traffic mileage, the target cannot be monitored for this year
Schools with school travel plans	100% by 2011	52% and increasing year on year
Improved public transport services - bus and rail	Increase bus modal share in the morning peak	Slight decrease since 2005
	Increase rail modal share in the morning peak	Increased since 2005
Increase cycle use	1% increase in the cycling index between 2003/04 and 2010/11 (monitored through cycle training figures)	An 11% increase in the number of children trained
<b>Environment</b>		
% of lengths of rivers/canals in good/fair quality grades of Environment Agency 'Chemical & Biological GQA'	100%	93%

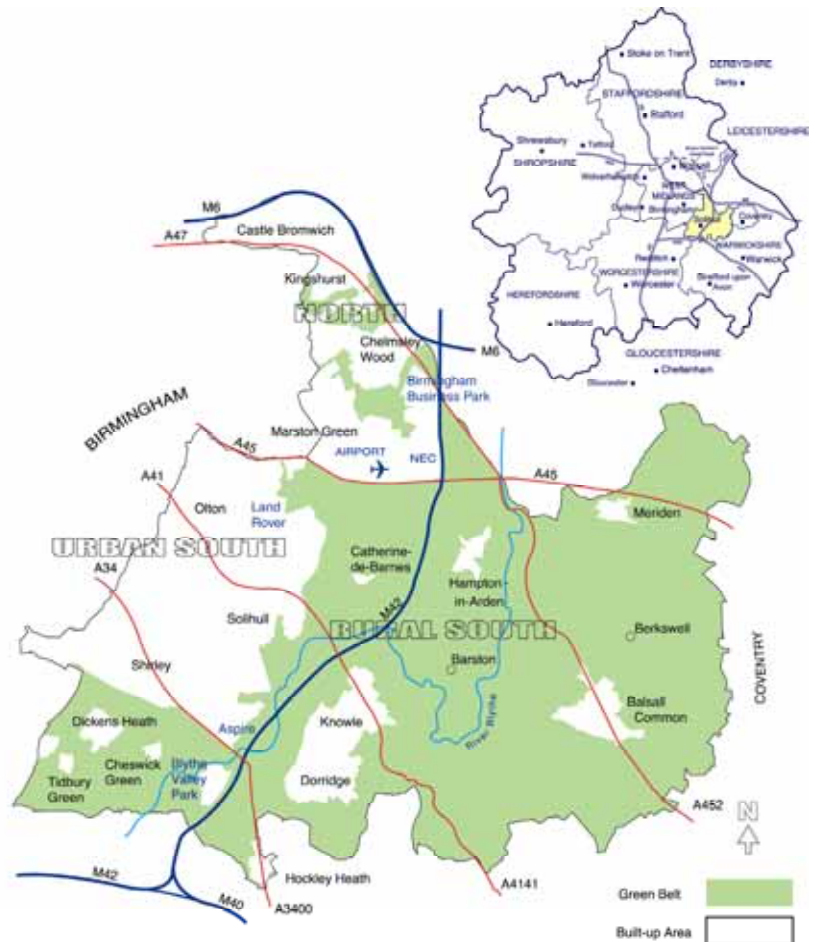
% SINC land managed for nature	52% of total site area	33%
% listed buildings and scheduled ancient monuments protected	100%	98.5%
<b>Countryside</b>		
Loss of Green Belt to development	0%	0%
No. village appraisals and design statements adopted as SPD	100% of those produced	None produced
<b>Retailing &amp; Centres</b>		
Extent of encroachment of non-retail development into primary retail frontages	Retain a high % in retail use (lowest scores)	72% Solihull 72% Shirley
Amount of retail floorspace in main centres	National average	Target to be reviewed
No. new retail warehouse and supermarket developments that satisfy the criteria of UDP Policies S9 & S10	100%	2 developments. A retail warehouse and an extension to a foodstore
<b>Sport, Recreation, Leisure and the Arts</b>		
Area of public open space per 1,000 population	2.68ha	6ha
Area of playing fields lost to development	0ha	0ha
<b>Waste Management</b>		
Recover value from municipal waste	45% by 2010	58%
Recycle or compost household waste	30% by 2010	23.5%
Reduce the amount of biodegradable municipal waste going to landfill	75% of the 1995 level by 2010 (20,852 tonnes)	18,040
<b>Minerals</b>		
Progress towards targets set out in National and Regional guidance	West Midlands annual apportionment 0.506 million tonnes	0.579 million tonnes (2005)

## CONTEXTUAL DATA ABOUT SOLIHULL

- The Metropolitan Borough of Solihull is situated at the southerly edge of the West Midlands conurbation.
- The Borough adjoins Birmingham, Coventry and Warwickshire.
- The M42 motorway runs through Solihull, linking with the M6 and M40 motorways at the Borough boundary.
- Birmingham International Airport and the National Exhibition Centre are located on the A45, close to junction 5 of the M42. Land Rover is a major employer in the south of the borough.

- Two Regional Investment Sites are situated in the Borough: Birmingham Business Park in the north and Blythe Valley Park in the south, both with close links to the motorway.

- The area of the borough is 17,832 hectares, of which 70% is designated Green Belt.
- At 2001 the population of the Borough was 199,517 in 81,000 households (projected 201,000 in 83,000 households by 2006, and 206,300 in 89,000 households by 2021). The daytime population of the Borough was 141,500, indicating an outward migration of workers, mainly to Birmingham.
- The Borough is ranked 183 of 355 in the National Index of Deprivation, and has a wide diversity of deprivation. The 2004 Index of Deprivation indicates that some locations in the north of the Borough are amongst the 10% most deprived in the country, whereas areas near Solihull Town Centre and in Knowle/Dorridge are within the top 10%.
- The Borough comprises three diverse geographic areas (see map), each with specific characteristics. The urban area in the south of the Borough comprises mainly established development and includes two retail centres: Solihull Town Centre and Shirley Town Centre. The remainder of the south is Green Belt with several significant settlements, including Dickens Heath New Village. Much of the area north of the Airport and NEC is densely populated and is currently subject to a major regeneration initiative.



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Age of population - Borough aged below 15 years – 21% aged over 65 years – 16.8%	Over 24% of the population in the North were aged under 15 years and less than 14% were aged over 65 years, compared to 19.5% under 15 and more than 18% over 65 in the south of the Borough
Ethnicity - Borough White - 94.6% Black/Black British – 0.9% Asian/British Asian – 2.5%	The majority of the Black/Black British and 1.1% Mixed ethnicity residents live in the north of the Borough. Most Asian/British Asian live in the Urban South area
Households - Borough Single person - 26.3% (54% of whom were pensioners) Households including dependent children - 31.5%	In the north of the Borough a quarter of households including dependent children had no adult in employment (3.8% in the urban south) and 33.9% were lone parent households (9.4% in the urban south).
Education - Borough 28% of people aged 16-74 had no qualifications. 19.7% achieved degree / professional qualification standard	Those with no qualification ranged from 17.3% of residents in the urban south to 41.7% in the north. 31.2% of residents in the urban south had qualifications at degree/professional qualification level, compared to 22.4% in the rural area and only 7.5% in the north.
Employment - Borough 18% of workers age 16-74 were Managers or Senior Officials. Less than 10% worked in elementary occupations	Employment in managerial and higher professional occupations varies across the Borough: 4.3% of workers in the north, 17.7% in the urban south and 12.1% in the rural area. 16.3% of working residents in the north had elementary occupations, more than twice the average for other parts of the Borough.
Unemployment - Borough Unemployment rate for the Borough at March 2006 was 2.3%, ranging from 0.8% to 6% for individual Wards	At 2001 the unemployment rate in the north was 5.0% (31.2 % of these were age 16-24 and 10.1% of the total in this area had never worked) but 1.2% in the rural area and 2.3 in the urban south.
Dwellings (83,000) - Borough 29.2% detached 38.9% semidetached 16% terrace 15.7% apartments  Owner occupied – 78% Rented from LA – 13.6%	In the urban south over half were detached, compared to 10% in the north.  Most Council rented housing was in the north, where 31.7% of properties were local authority owned, compared to 11.3% in the south. Across the whole Borough, 0.5% were shared ownership and 2.6% rented from HA/RSL
Transport - Borough Nearly 80% of households had access to a car. Travel to Work: Bus – 10% Train – 3.6% Car – 68.6%	A third of households in the north had no car but in the south half of the households had at least 2.  19.3% of workers residing in the north travelled to work by bus, compared to only 3.2% in the urban south and 8% in the rural area. Nearly 5% of workers travelling from addresses in the south used trains, whereas only 1.7% used this means of transport from the north

Source: 2001 Census Key Statistics ©Crown Copyright

## **CHAPTER 1 – INTRODUCTION**

### **1.1 Context**

1.1.1 The Annual Monitoring Report is one of our Local Development Framework (LDF) planning process documents. Its purpose is to monitor the success of the main LDF policies and proposals and to ensure that we are progressing the production of LDF documents.

1.1.2 All local planning authorities are required to monitor and report on the implementation of their planning policies and proposals and progress in producing planning documents programmed by the local Development Scheme (LDS). A monitoring Report is to be submitted to the Secretary of State by 31<sup>st</sup> December annually, covering the previous monitoring period, 1<sup>st</sup> April – 31<sup>st</sup> March.

### **1.2 Content**

1.2.1 Until such time as new planning documents for Solihull are prepared under the new planning system documents prepared under the previous system can be saved for around three years, as long as they remain relevant.

1.2.2 Currently, the main saved planning document is the Solihull Unitary Development Plan (UDP), adopted in February 2006. The report follows the structure of the UDP, monitoring each chapter in turn.

1.2.3 Each chapter includes:

- An analysis of progress towards achieving the UDP's key policy objectives, focusing on the UDP's monitoring targets and indicators (see Appendix 1 of the UDP) and the Government's core output indicators (see 'Local Development Framework Core Output Indicators Update 1/2005', ODPM, October 2005) with reference to the Regional Spatial Strategy (RSS) monitoring targets and indicators where relevant (see the monitoring framework at the end of each chapter of 'Regional Planning Guidance for the West Midlands, RPG11', June 2004).
- The key conclusions drawn from monitoring each policy objective.
- A summary of further action to be taken, including any necessary review of planning documents, matters we will bring to the attention of others and any required changes to our monitoring systems to enable better analysis in the future.

1.2.4 The final chapter monitors the implementation of the Local Development Scheme, ensuring that it is up to date and remains relevant to current national, regional and local planning issues.

### **1.3 Timeframe**

1.3.1 Principally, the report monitors performance and success over the previous monitoring period of 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2007. However, some of the UDP objectives relate to the whole UDP period (1<sup>st</sup> April 2001 – 31<sup>st</sup> March 2011) and so the report, in these instances, addresses that period. The Housing Chapter also includes the use of trajectories up until 31<sup>st</sup> March 2017 to provide an estimate of housing land supply for ten years from the date the UDP was adopted, as required by the Government.

## **1.4 Future Annual Monitoring Reports**

1.4.1 As we progress the production of new planning documents under the new planning system, our approach to monitoring planning policies and proposals will become more structured because monitoring frameworks will be developed alongside document production. Through the Core Strategy Monitoring Framework significant effects indicators will be identified. Significant effects indicators help to monitor the impact of plans and policies on environmental, social and economic factors in order to identify unforeseen adverse effects at an early stage.

## **1.5 Background Documents**

1.5.1 Copies of the UDP, the LDS and previous years' AMRs can be obtained from the Sustainable Development Team or on-line at [www.solihull.gov.uk](http://www.solihull.gov.uk).



## CHAPTER 2 - HOUSING

### 2.1 Policy H1 - The Provision of Land for Housing

#### 2.1.1 Overall Housing Land Supply

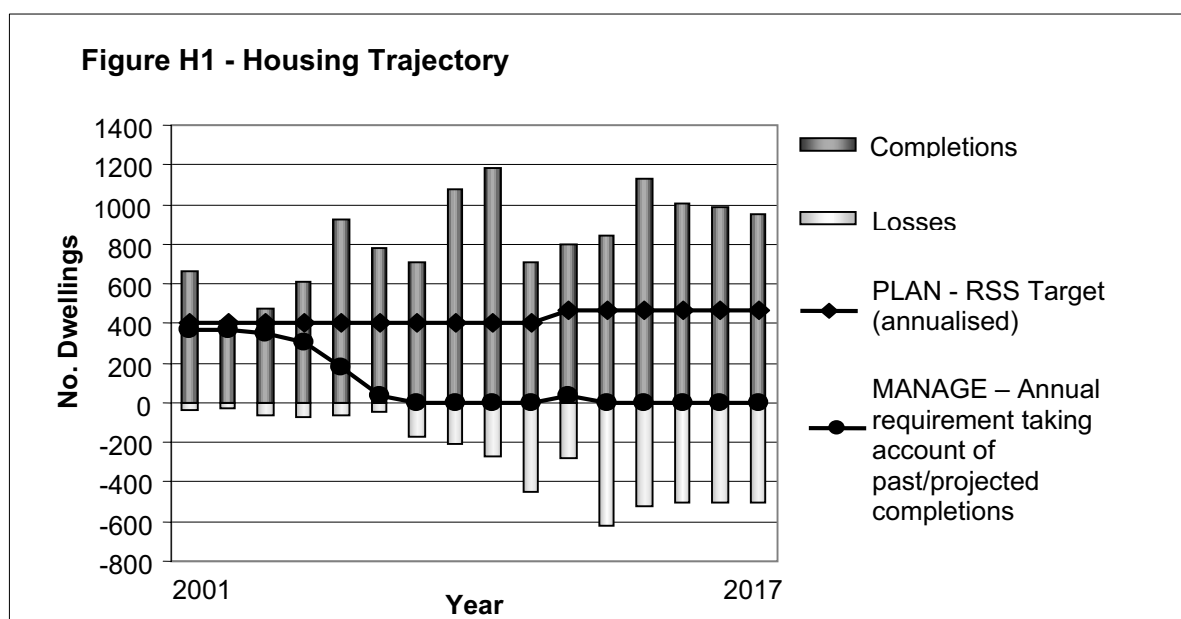
Indicators: DCLG - 2a, RSS CF1a & CF2, UDP (Housing)

The provision of housing land in accordance with the requirement of the RSS.

#### Target

Minimum of 400 new dwellings per year 2001-2011 and 470 new dwellings per year 2011-2021.

#### Key Data



Year	Completions:		PLAN: RSS Target (running total)	MONITOR: No. Dwellings over RSS Target	MANAGE: Annual (residual requirement)	Losses:		Net Additional Dwellings (running total)
	Per Annum (actual & projected)	Running Total				Per Annum (actual & projected)	Running Total	
2001-2002	663	663	400	263	371	34	34	629
2002-2003	414	1,077	800	277	365	31	65	1,012
2003-2004	477	1,554	1,200	354	349	65	130	1,424
2004-2005	608	2,162	1,600	562	306	71	201	1,961
2005-2006	921	3,083	2,000	1,083	183	60	261	2,822
2006-2007	784	3,867	2,400	1,467	33	48	309	3,558
2007-2008	706	4,573	2,800	1,773	0	172	481	4,092
2008-2009	1,081	5,654	3,200	2,454	0	208	689	4,965
2009-2010	1,188	6,842	3,600	3,242	0	273	962	5,880
2010-2011	709	7,551	4,000	3,551	0	447	1,409	6,142
2011-2012	801	8,352	4,470	3,882	35	281	1,690	6,662
2012-2013	845	9,197	4,940	4,257	0	624	2,314	6,883
2013-2014	1,131	10,328	5,410	4,918	0	518	2,832	7,496
2014-2015	1,002	11,330	5,880	5,450	0	506	3,338	7,992
2015-2016	983	12,313	6,350	5,963	0	506	3,844	8,469
2016-2017	955	13,268	6,820	6,448	0	506	4,350	8,918

**Figure H2 – Demonstrating Five Years Housing Land Supply – 1<sup>st</sup> October 2007  
(using the adopted Regional Spatial Strategy housing land provision target – all figures are gross)**

**Requirement:**

RSS Housing Land Provision Target, 1 <sup>st</sup> April 2001 – 31 <sup>st</sup> March 2011	4,000
RSS Housing Land Provision Target, 1 <sup>st</sup> April 2011 – 30 <sup>th</sup> September 2012	705
Less new dwellings completed 1 <sup>st</sup> April 2001 - 30 <sup>th</sup> September 2007	-4,164
<b>Five year Housing Land Supply Requirement</b>	<b>541</b>

**Supply:**

Land Supply Source	Capacity	Deliverable Capacity
Dwellings under construction	578	578
Sites with full planning permission	1,363	1,363
Sites with outline planning permission	121	121
Allocated sites not yet started	300	100
Windfall sites <sup>1</sup>	2,449	2,449
<b>Total</b>	<b>4,811</b>	<b>4,611</b>

**Figure H3 – Demonstrating Five Years Housing Land Supply – 1<sup>st</sup> October 2007  
(using the emerging Regional Spatial Strategy Phase II Review housing land provision target – all figures are net)**

**Requirement:**

RSS Phase II Review emerging housing land provision target, 1 <sup>st</sup> April 2006 – 30 <sup>th</sup> September 2012	2,470
Less net new dwellings provided 1 <sup>st</sup> April 2006 – 30 <sup>th</sup> September 2007	1,004
<b>Five year Housing Land Supply Requirement</b>	<b>1,466</b>

**Supply:**

Land Supply Source	Capacity	Deliverable Capacity
Dwellings under construction	578	578
Sites with full planning permission	1,363	1,363
Sites with outline planning permission	121	121
Allocated sites not yet started	300	100
Windfall sites <sup>1</sup>	2,449	2,449
Dwellings to be lost	-1,664	-1,664
<b>Total</b>	<b>3,147</b>	<b>2,947</b>

<sup>1</sup> Windfall housing sites are a significant land supply source in Solihull. Between 1<sup>st</sup> April 2001 and 31<sup>st</sup> March 2007 1,367 dwellings were built on windfall sites, which is 35% of all dwellings built during that period. A significant number of windfall sites have also been identified through the North Solihull Regeneration Business Plan.

**Commentary**

The minimum UDP housing land provision target has been consistently exceeded over the first six years of the Plan (2001-2007). The national requirement to maintain five years housing land supply is also met. Solihull's five year housing land requirement is 541 compared to a supply of 4,611 dwellings.

Housing land provision targets are currently under review. A draft preferred option has been published and, if adopted, will change Solihull's housing land provision target from 8,700 dwellings ((gross) 2001-2021) to 7,600 dwellings ((net of losses through demolition and change of use) 2006-2026). This means that the Council will be required to provide land for approximately 12,100 new dwellings (2006-2026) to ensure that the number of dwellings we anticipate will be lost through demolition and conversion are replaced. It is

important for the Council to ensure that it can continue to maintain five years housing land supply once its housing land provision targets are revised and an assessment against the draft preferred option target is included in Figure H4. Figure H3 shows that the RSS Draft Preferred Option five year housing land requirement would be 1,466 additional dwellings against a supply of 2,947 dwellings.

### 2.1.2 Replacement Ratio of Sites in the MUAs

#### Indicator: RSS CF3

Average replacement ratio of sites in MUAs.

#### Target

1:1.

#### Key Data

Figure H4 – Housing Replacement Ratio, Sites Within the MUA

	No. Dwellings Demolished	No. New Dwellings	Replacement Ratio
2001-2002	31	120	1:3.9
2002-2003	24	92	1:3.8
2003-2004	65	233	1:3.6
2004-2005	61	198	1:3.2
2005-2006	45	254	1:5.6
2006-2007	30	106	1:3.5
<b>Total</b>	<b>256</b>	<b>1,003</b>	<b>1:3.9</b>

Note: Data relates to developments started during the year.

### 2.1.3 Windfall Housing Development

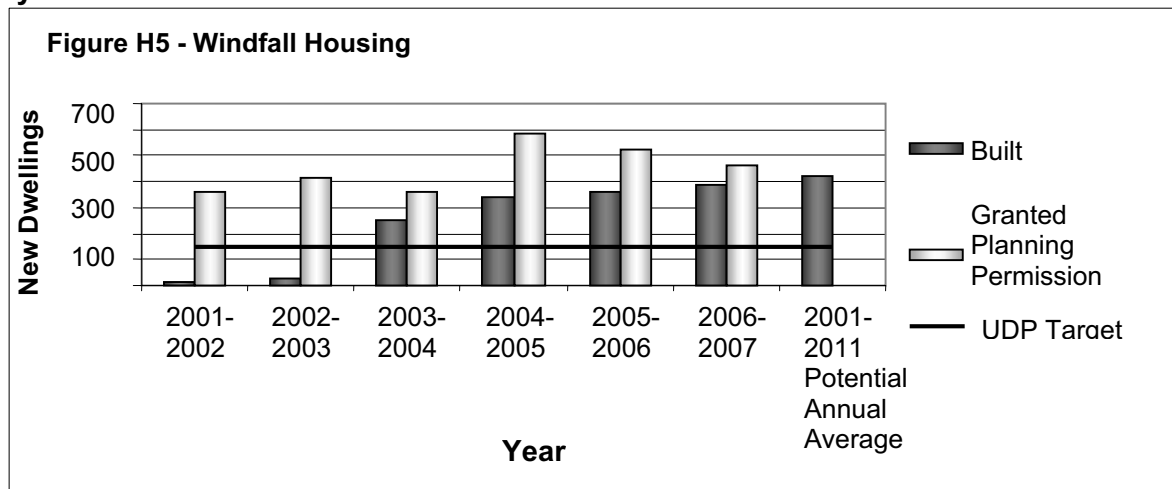
#### Indicator: UDP (Housing)

Dwellings provided on windfall sites.

#### Target

Annual average of 150 dwellings (2001-2011).

#### Key Data



**Commentary**

Windfall completions and permissions average 228 and 450 dwellings/year respectively. The target is likely to be exceeded by around 2,750 dwellings (183%). The target has been significantly exceeded to date because of the shift in Government policy towards encouraging better use of previously developed land and increasing development densities. The number of dwellings granted planning permission on windfall sites has fallen over the last two years but is likely to increase again as sites within the North Solihull Regeneration Area gain planning permission.

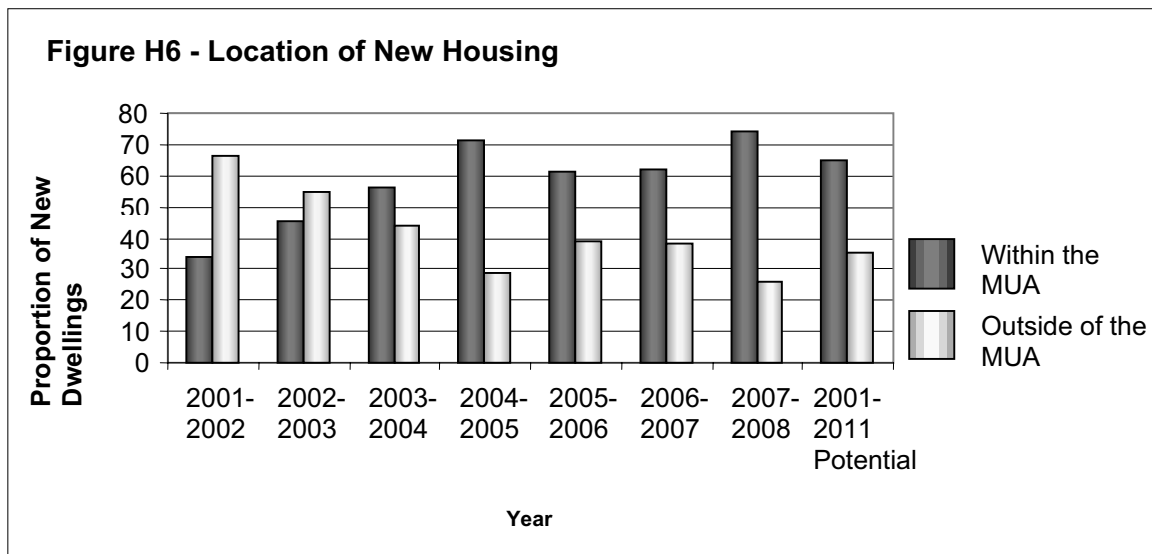
## 2.1.4 New Housing Provision within the Major Urban Areas (MUA)

**Indicator: RSS CF1b**

A significant redistribution of housing provision, focusing on previously developed land within the MUA.

**Target**

There is no specific Borough target, although the RSS aims for a regional MUA/other ratio of 1:1.6 by 2007, 1:1.1 by 2011 and 1:0.7 by 2021 and appears to assume that the majority of new housing in Solihull will be provided within the MUA.

**Key Data****Commentary**

The major change towards an increased proportion of new housing being provided within the MUA, which will assist regeneration and ensure more sustainable patterns of development, is particularly hindered by the number of previously designated sites that are still being built out and the proportion of development within the large settlements (27% of all anticipated new dwellings, 2001-2011 are in Dickens Heath, Knowle/Dorridge/Bently Heath and Balsall Common).

### 2.1.5 New Housing Provision on Previously Developed Land

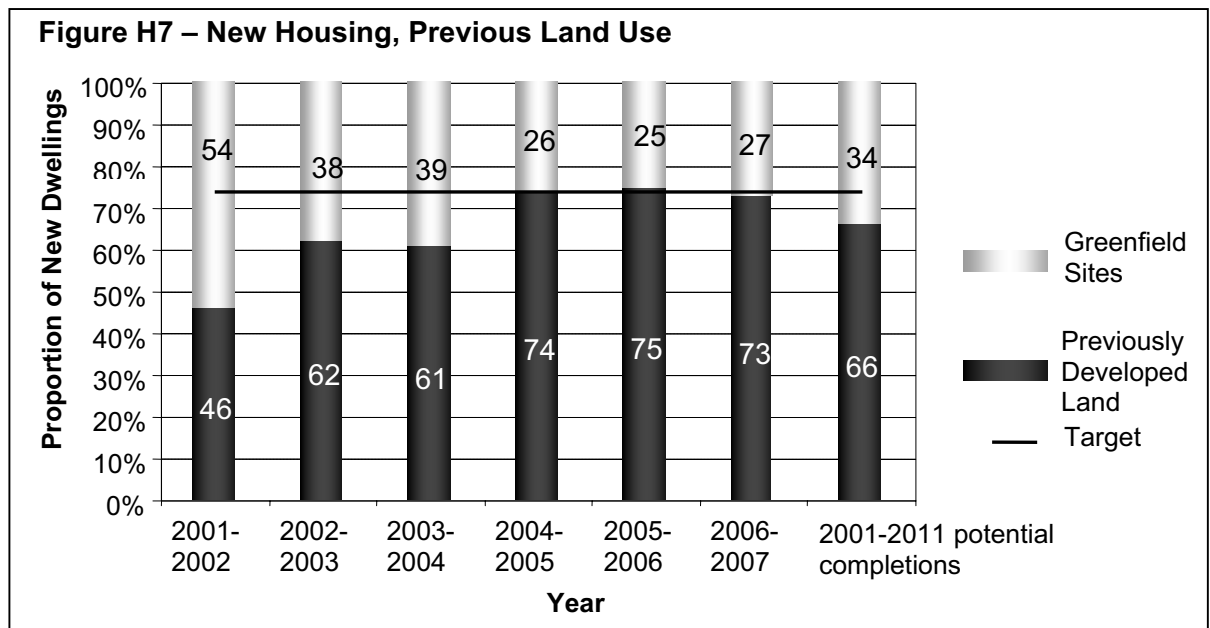
**Indicators: DCLG 2b, RSS CF1d, UDP (Housing)**

Proportion of new housing provided on previously developed land.

**Target**

74%, 2001-2011.

**Key Data**



**Commentary**

The target set by the RSS will not to be met because development densities increased on the previously designated strategic housing sites and the proposed development of greenfield sites to support the North Solihull Regeneration Programme.

**Policy H1 - The Provision of Housing Land**

<p><b>Key Conclusions</b></p> <ul style="list-style-type: none"> <li>• The Borough wide minimum housing land provision target will be exceeded.</li> <li>• The requirement to maintain five years housing land supply is met and is likely to continue to be met against the proposed increased housing land provision targets of the RSS Phase II Review Draft Preferred Option.</li> <li>• A significant proportion of new development is still being provided outside of the MUA, contrary to Policy CF3 of the RSS.</li> </ul>	<p><b>Further Action</b></p> <ul style="list-style-type: none"> <li>• None – housing provision is in accordance with the RSS minimum housing land provision target for Solihull (Policy CF3) and UDP Policy H1.</li> <li>• None.</li> <li>• The RSS Phase II Review Draft Preferred Option proposes North Solihull as the focus for new housing. This policy will be developed through the Core Strategy.</li> </ul>
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## 2.2 Policy H2 - The Provision of Safeguarded Land

The Inspector reporting on the UDP inquiry concluded that the principle of safeguarded land remains soundly based but that most of the sites do not fit well with the RSS and therefore recommended we give priority to assessing the suitability of the safeguarded land. The safeguarded sites will be reviewed through the Core Strategy.

### Policy H2 - The Provision of Safeguarded Land

#### Further Action

- We will review the land safeguarded by Policy H2 through the Core Strategy.

## 2.3 Policy H3 - Providing a Mix of House Types

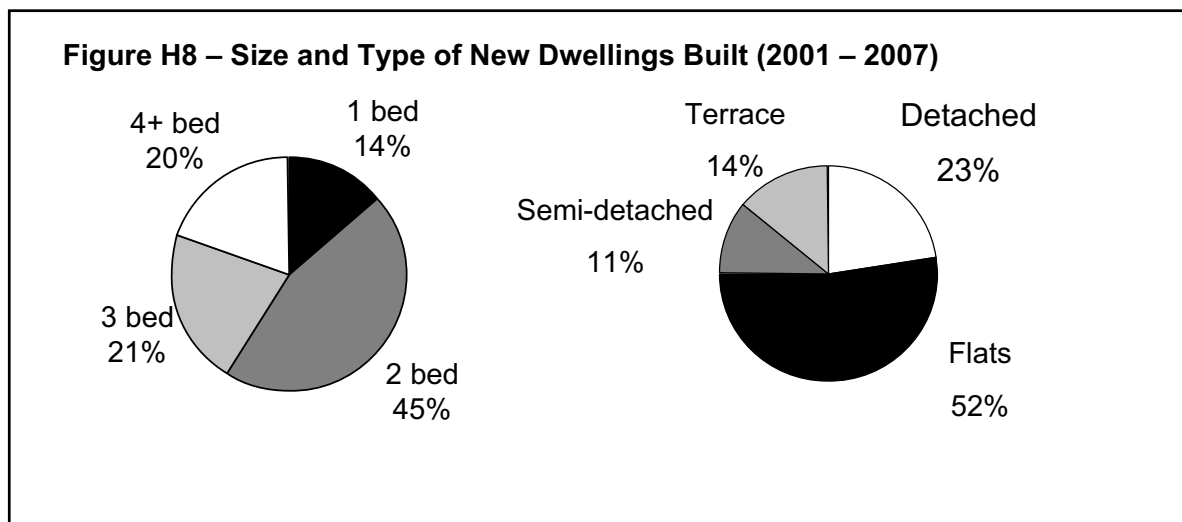
### Indicator: RSS CF4a

Mix of housing types related to housing needs assessment.

#### Target

There is no specific target because a general housing needs assessment has not been carried out in accordance with RSS Policy CF5 and PPS3.

#### Key Data



#### Commentary

65% of all new dwellings built between 1991 and 2001 were three bedroom or larger. Figure H8 shows that 59% of all dwellings built since 2001 have one or two bedrooms and that a mix of house types is being provided. The Council had commissioned a Strategic Housing Market Assessment with Birmingham, Tamworth and Lichfield which will assess housing demand and need by size and type and inform Core Strategy policy and monitoring.

### Policy H3 - House Type Provision

#### Key Conclusions

- A mix of house types is being provided, with an emphasis on smaller dwellings.

#### Further Action

- None – a mix of housing provision with an emphasis on smaller dwellings accords with Policy H3.

## 2.4 Policy H4 Affordable Housing

### 2.4.1 Affordable Housing Obligations

**Indicator: UDP (Housing)**

Percentage of affordable housing on suitable sites.

**Target**

40% over the Plan period.

**Key Data**

**Figure H9 – Affordable Housing Provision (Sites > 0.5ha or 15 or more dwellings granted planning permission, 1<sup>st</sup> April 2006 and 31<sup>st</sup> March 2007)**

Site	Planning Application Submission Date	Planning Application Approval Date	Affordable Housing Contribution
Parkgate (New Heart for Shirley) Stratford Road/Haslucks Green Road	04/04/06	21/09/06	40% of all dwellings with the exception of the sheltered housing for the elderly where a commuted sum, equivalent to 40%, in lieu of on-site provision has been agreed
331-335 Warwick Road Solihull	08/06/06	15/03/07 (appeal)	A commuted sum, equivalent to 40%, in lieu of on-site provision has been agreed
Merstone School Exeter Drive Marston Green	12/10/06	22/12/06	None provided in accordance with North Solihull Strategic Framework Supplementary Planning Guidance
Adj. Woodbrook House Moorend Avenue/Hedge tree Croft Chelmsley Wood	04/12/06	02/02/07	100%, housing association development

## 2.4.2 Affordable Housing Provision and Supply

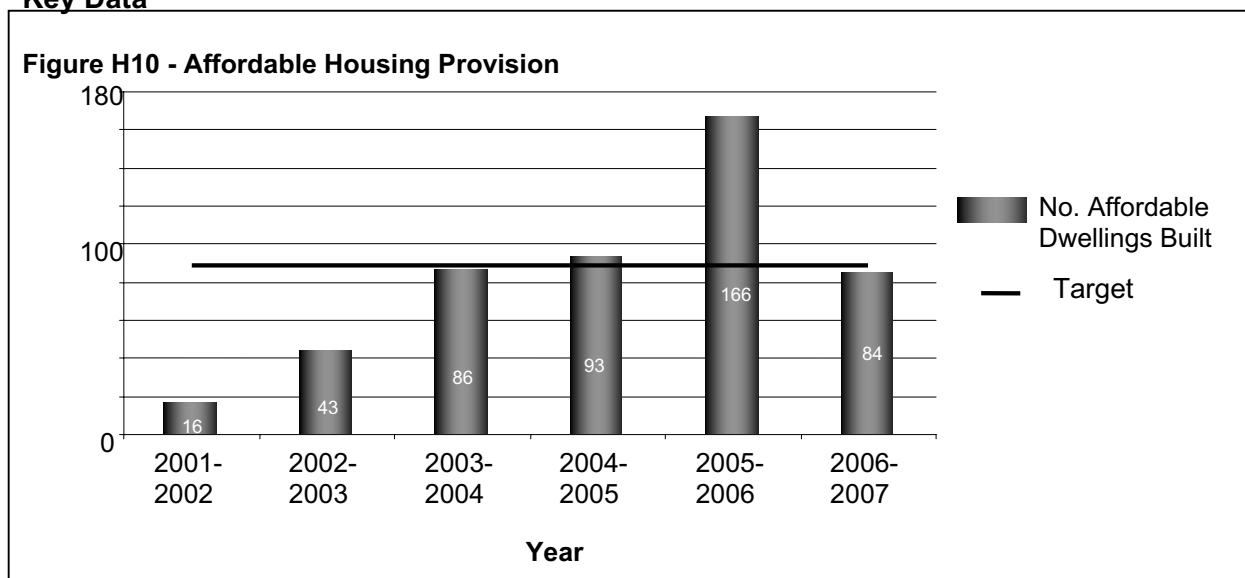
### Indicators: DCLG 2d, RSS CF1e, UDP (Housing)

The overall provision of affordable housing.

#### Target

There is no specific target. The Housing Needs Survey (2001) estimated the provision of 886 affordable dwellings (88 dwellings per year) over the UDP period and the Housing Strategy 2004-2008 sets a target for the provision of 550 new dwellings 2004/5 – 2008/9.

#### Key Data



Note: 12 of these completions were low-cost market housing, 6 in 2002-2003 and 6 in 2004-2005. Low-cost market housing has been excluded from the national definition of affordable housing by PPS3 (adopted November 2006), but was previously included.

#### Commentary

The Council remains concerned that provision is avoided on windfall sites through the development of schemes just below the threshold (see Figure H9). In considering planning applications the Council will assess whether there has been a deliberate attempt to circumvent the Affordable Housing Policy.

An appeal against the Council's decision to refuse planning permission for residential development at 452 Motor Co. Ltd, 362-364 Chester Road Castle Bromwich was dismissed in August 2007 on the grounds that the site had been subdivided and affordable housing should be provided.

The Council will also be addressing this issue through the Core Strategy.



### 2.4.3 Rural Exception Sites

It remains our intention to review the need for rural exception sites (to allow contrary to, for example, Green Belt policy in order to meet specific and pressing local need) through the Core Strategy in accordance with PPS3 and the UDP Inspector's recommendation.

#### Policy H4 - Affordable Housing

##### Key Conclusions

- Windfall sites are not providing as much affordable housing as anticipated and many windfall planning applications are submitted just below the affordable housing requirement threshold, avoiding the application of Policy H4. A review of this issue will be required through the Core Strategy.
- PPG3 requires us to address the need for affordable housing in rural areas and the UDP Inquiry Inspector recommended we consider this issue.

##### Further Action

- We continue to maximise the provision of affordable housing through the planning system and will review current policy through the Core Strategy.
- We will review the need for a rural exceptions policy through the Core Strategy.

## 2.5 Policy H5 Density, Design and Quality

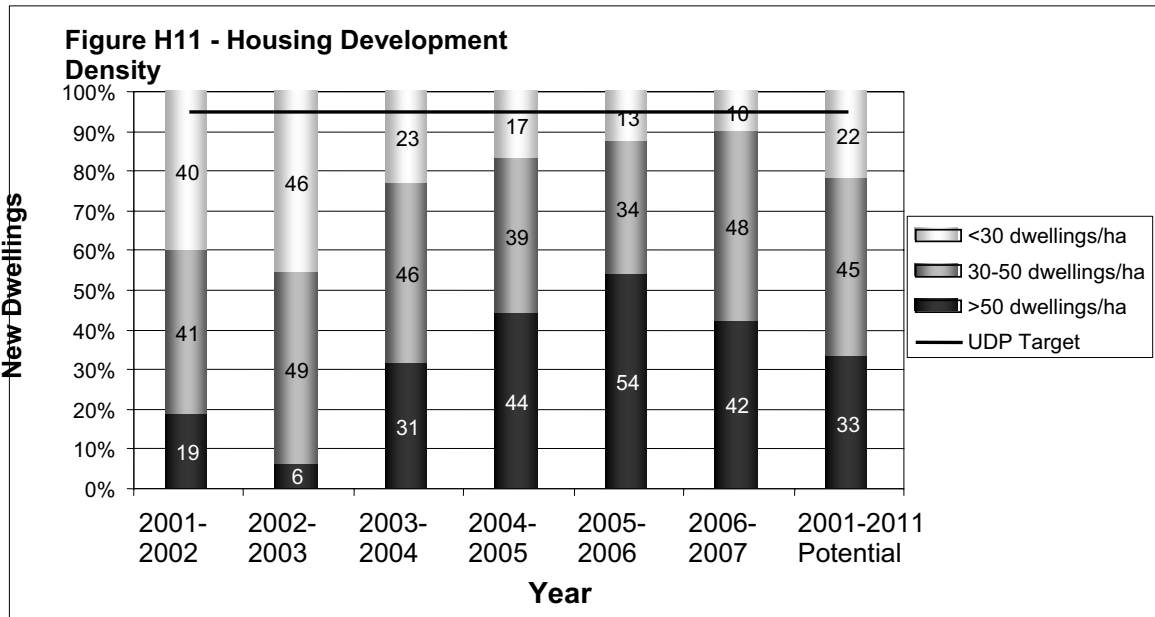
### 2.5.1 Density

#### Indicators: DCLG 2c, RSS CF1c, UDP (Housing)

Percentage of new dwellings completed at less than 30 dwellings per hectare, between 30 and 50 dwellings per hectare and above 50 dwellings per hectare.

#### Target

Minimum density of 30 dwellings per hectare on 95% of developments.

**Key Data****Commentary**

The target has not been met, although there is a trend towards higher density development across the Borough and Policy H5 continues to be successfully applied. Recent developments of a density of less than 30 dwellings/ha tend to be smaller schemes, such as the replacement of one dwelling for another where it is not possible to achieve densities of over 30 dwellings per hectare.

**2.5.2 Design and Quality**

Policy H5 and 'New Housing in Context' SPG continue to be successful in encouraging quality development. We received 27 appeal decision letters where impact on the character of the surrounding area had been a factor in refusing planning permission for new dwellings. Of these, 18 (66%) were dismissed and 9 were allowed.

**Policy H5 - Density, Design and Quality****Key Conclusions**

- The UDP sets an unrealistic density target that cannot be met given the number of small developments where a higher density would be inappropriate.

**Further Action**

- We will review density targets through the LDF Monitoring Framework.

## CHAPTER 3 - EMPLOYMENT AND PROSPERITY

### 3.1 Policy E1 - Regional Investment Sites (RISs)

#### 3.1.1 Supply of RIS Land

**Indicators: DCLG 1a-1d, RSS PA1(g), PA5(a) & PA7(c)**

Amount of floorspace developed on RIS sites. .

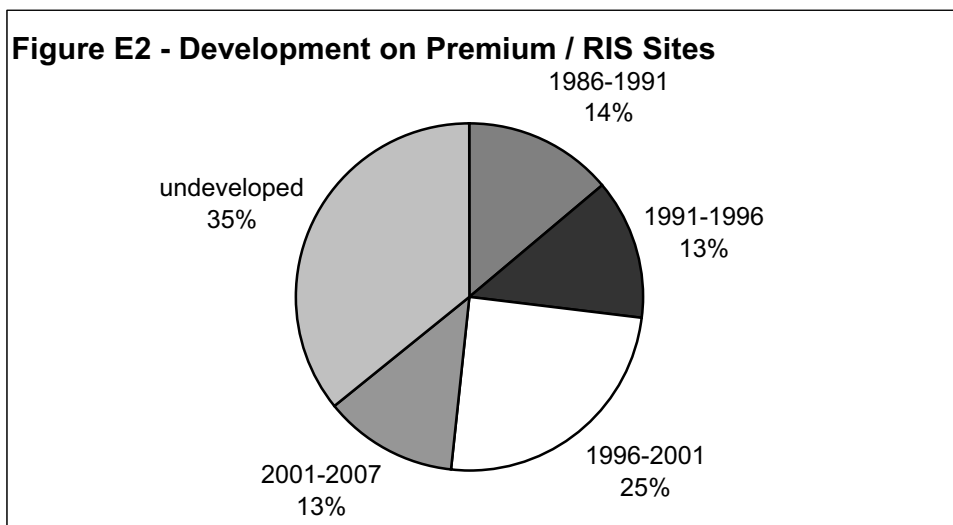
#### Target

Contribute to continuity of RIS land supply in accordance with RSS Policies PA6 and PA7.

#### Key Data

**Figure E1 – Development on RIS Sites**

<b>Birmingham Business Park (developed land)</b>	<b>Ha</b>	<b>Sqm</b>
Developed at April 2007 (all land)	39.0	136,287
Remaining to be developed	14.5	86,673
<b>Total</b>	<b>53.5</b>	<b>222,960</b>
Developed over monitoring year to April 2007	0.0	0
Developed over 6 years to April 2007	6.2	24,086
<b>Blythe Valley Business Park</b>		
Developed at April 2007 (all land)	16.0	56,511
Remaining to be developed	16.0	55,089
<b>Total</b>	<b>32.0</b>	<b>111,600</b>
Developed over monitoring year to April 2007	0.0	0
Developed over 6 years to April 2007	4.5	17,107
<b>Blythe Valley Business Park Extension</b>		
Estimated total developable land	17.0	74,300
UDP Proposal E1/3 – outline planning permission granted Oct. 2006		
<b>Summary</b>		
Total Development at April 2007	55.0	192,798
Total Development 2001-2007	10.7	41,193
Total Development 2006-2007	0.0	0
Remaining Supply	47.5	216,062



### Commentary

Figure E2 shows RIS development in five year blocks (6 yrs 2001-2007) starting from the grant of consent of Birmingham Business Park in 1986 and shows that consistent progress has been made in the development of RIS land, interrupted over the 1996 to 2001 period with a significantly larger amount of development. At April 2007 about 55 ha (192,798sqm of buildings floorspace) of RIS land was developed. This equates to an average annual development rate of about 2 ha at each RIS. No new RIS development commenced during the year to April 2007.

Land provision at Birmingham and Blythe Valley RISs is likely to be exhausted/fully committed to development late in the UDP period, but UDP Proposal E1/3 (Blythe Valley Business Park extension) will enable continuity of RIS land supply in accordance with RSS Policies PA6 and PA7 and could provide up to about 74,300 sqm of building floorspace.

### 3.1.2 The Use of Regional Investment Sites

#### Indicator: UDP (Employment and Prosperity)

Amount of RIS development that satisfies the high-quality criterion.

#### Target

100%.

#### Commentary

Both RISs remain attractive to occupiers and we continue to impose conditions to restrict developments in line with the RSS. The character of development on each RIS is of a high quality modern nature. In this respect the target has been met.

#### Policy E1 - Regional Investment Sites

##### Key Conclusions

- The RISs remain attractive to 'high quality' development in accordance with RSS Policy PA7.
- The extension of Blythe Valley Business Park will enable continuity of RIS land supply that accords with RSS Policies PA6 and PA7.

##### Further Action

- None.
- None.

## 3.2 Policies E2 and E3 - Provision of General Employment Land - B1, B2, B8 Use Class (RIS excluded)

Tables in this section that refer to office development exclude offices in our three main retail centres. Information in this regard can be found in the section on retailing.

### 3.2.1 General Business Land Supply

**Indicators: DCLG 1(a) & 1(c), RSS PA1(a) & PA2(a)**

Floorspace developed for employment by type.

#### Target

To provide a range of employment sites in accordance with RSS Policy PA6.

#### Key Data

SMBC monitoring of business developments in the B1, B2, B8 use classes (all developments 500 sqm+).

**Figure E3 – Floorspace Developed for Employment by Type**

	Over 6 yrs to April 2007	Over monitoring year to April 2007
Offices	65,081 sqm (14.8ha)	15,388 sqm (3.4ha)
Other B1	0	0
B2	6524 sqm (1.7 ha)	0
B8	14,147 sqm (3.8ha)	500 sqm (0.2ha)

#### Commentary

The main UDP allocated sites are sub-regional sites in terms of the RSS identified portfolio (PA6) and collectively provide about 65 ha of land within, or at the edge of, the main urban area. About 30 ha of this is located north of the A45, near the Airport and NEC, where 21 hectares is developed.

The remaining 35 ha is located near the A34 at Monkspath and Shirley where about 9 ha is developed and about 26 ha remain to be developed at the TRW, Aspire and Solihull Business Park sites.

In addition to UDP allocated sites, there are a number of older industrial estates within, or at the edge of, the main urban area. The main estates are Cranmore Industrial Estate at Shirley (47 ha), Elmdon Trading Estate at Bickenhill (17 ha) and Lode Lane Industrial Estate (5 ha) north of Solihull Town Centre.

Over the 6 years to April 2007 85,752 SQM of business floorspace has been developed (about 20 ha) This equates to an average take up rate of about 3.4 ha per annum. Over the year to April 2007 business development took place mainly at the former NEC west car park and at Cranmore Industrial Estate (collectively 3.4 ha of redevelopment).

### 3.2.2 Business Development on Previously Developed Land

**Indicators: DCLG 1(c), RSS PA1(b&c), PA2 (e)(i) & PA2(e)(ii)**

Amount of business floorspace, by business class, developed on previously developed land.

#### Target

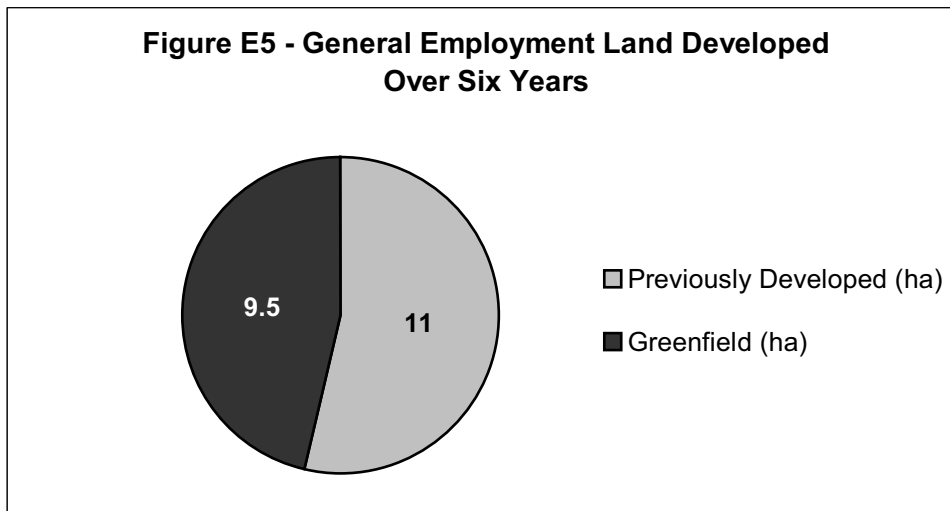
Increase the proportion of business development that takes place on previously developed land.

**Key Data**

Implementation of business developments (B1, B2, B8 use classes – all developments 500sqm+).

**Figure E4 – Floorspace Developed on Previously Developed Land**

	Over 6 years to April 2007	Over monitoring year to April 2007
Offices	39,945 sqm (9ha)	15,388 sqm (3.4ha)
Other B1	0	0
B2	6,524 sqm (1.7ha)	0
B8	500 sqm (0.2ha)	500 sqm (0.2ha)

**Figure E5 - General Employment Land Developed Over Six Years****Commentary**

3.6 ha of general business development took place over the year to April 2007. All of this was on previously developed land. The amount of greenfield development over the past 6 years is reflective of allocations in the former UDP (1997). Only 1 new greenfield allocation is included in the current UDP (2006). This is the Aspire site – A34/M42 junction 4 (5 ha).

**3.2.3 Available Business Land**

**Indicators: DCLG 1(d), RSS PA7(c)**

Employment land availability by type.

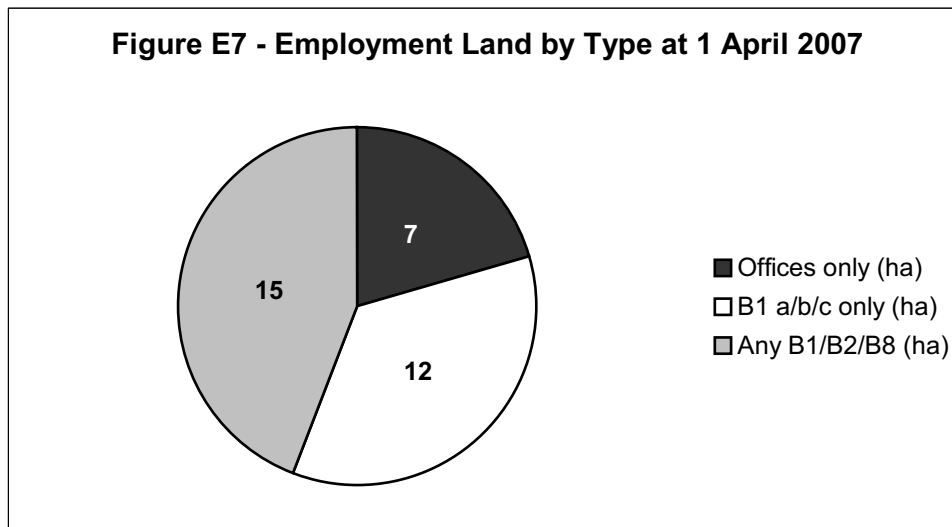
**Target**

Provide an adequate supply of general business land that accords with RSS Policy PA6.

**Key Data****Figure E6 – Employment Land Available by Type at April 2007 (excluding RISs)**

Type of development	Hectares
Offices only	7
B1a/b/c	12
B1/B2/B8	15

Source: Coventry/Solihull/Warwickshire Employment Land Study (June 2007).



### Commentary

Although unemployment in Solihull is low overall (2.2% of the economically active population at April 2007), four wards in the north of the Borough have persistently high rates of unemployment (more than double that of the overall figure for Solihull).

We currently have about 34ha of business land (Use Classes B1, B2 and B8) available. 27 ha is located in the south of the borough at Shirley/Monkspath, the remainder is located on sites at Bickenhill in the north of the borough. Some of the land is best suited to offices, other land would be more generally suited to business development.

We have an up-to-date employment land study (June 2007) that assessed the borough's employment land needs (excluding RIS land). The study supports the sites identified in the UDP and confirms the adequacy of the supply during the Plan period.

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### Policies E2 & E3 – Provision of Employment Land

#### Key Conclusions

- The supply of employment land for general business purposes is adequate to the end of the plan period.
- The Borough is attractive to business development and whilst the supply of business land is limited it can potentially make a valuable contribution to the portfolio of sites required by RSS Policy PA6, particularly in the provision of good quality sub-regional sites.
- The Borough's employment land, excluding the RISs, is located within, or adjacent, the MUA, near the main densities of economically active population.

#### Further Action

- None – this is in accordance with RSS Policy PA6.
- We will undertake regular review of the employment land study.
- None – this is in accordance with RSS Policy PA1.

### 3.3 Policies E4, E5 and E6 – Airport, NEC and Land Rover

The Airport, NEC and Land Rover are not included in the definition of employment land in the RSS or the DCLG core output indicators. However, they are employers of major significance to the Region's economy, so the contribution of this employment land should be monitored.

The Policy aim of the UDP is to enable them to provide for their development needs within their defined boundaries subject to environment safeguards and there is no evidence to suggest any immediate need for policy review to meet this objective.

#### Policies E4, E5 and E6 – Airport, NEC and Land Rover

##### Key Conclusions

- The important contribution of the Airport, NEC and Land Rover to the Region's economy and to employment in the Region is reflected in UDP policies. No monitoring targets/indicators for the policies are provided for.

##### Further Action

- We will consider including specific indicators and targets for the monitoring of these important regional sites through the LDF Monitoring Framework.

### 3.4 Policy E8 – Employment Opportunities for North Solihull Regeneration Zone (RZ)

**Indicators:** RSS PA1(e) & PA2(c)

Employment land developed in the RZ.

##### Targets

Increase the amount of development in the RZ.

##### Commentary

No significant new employment opportunities have been created in the RZ, however, progress has been made in providing access to jobs outside the RZ and in enabling RZ residents to acquire the skills/training needed to access the jobs market. The north Solihull Strategic Framework potentially provides a means of addressing and resolving employment issues in the RZ.

#### Policy E8 – Employment Opportunities for North Solihull

##### Key Conclusions

- Progress towards providing employment opportunities for RZ residents has been made in accordance with RSS Policy PA2 and UDP Policy E8 and should continue through the North Solihull Strategic Framework which will potentially inform the LDF.

##### Further Action

- We will consider developing targets and indicators to assess the RZ employment related objectives through the LDF Monitoring Framework.



### 3.5 Policy E9 – Retention of Business Land in Business Use

#### 3.5.1 Losses of Employment Land

**Indicators: DCLG 1(e) & 1(f), UDP (Employment and Prosperity)**

Losses of employment land to alternative development both in Solihull and North Solihull (within the RZ) with particular reference to losses to residential development.

**Target**

Retention of 85% of business land in business use.

**Key Data**

**Figure E8 – Loss of Business Land to Alternative Development.**

Location	Over 6 years to April 2007	Over year to April 2007
Within Solihull	14.5ha	2ha
Within the Regeneration Zone	0ha	0ha

**Commentary**

The UDP protects the full spectrum of business development (B1, B2, B8). During the 6 years to April 2007 about 14.5 hectares of business land has been developed for alternative purposes. 10 hectares of this has been for residential purposes (former British Gas HQ, Wharf Lane). About 2 hectares were developed for alternative purposes over the year to 2007 (for alternative commercial purposes).

Taking all of the general business land allocations in the former UDP (1997) and the current UDP (2006), about 90% of development has been for B1, B2 and B8 purposes or remains available for business development.

It is too early to establish, through monitoring, whether the current UDP (2006) policy will successfully retain business land in business use. The policy accords with national guidance and main sites are supported by an up to date employment land study. In these circumstances it is likely that the Policy will be robust enough to meet the policy objective.

#### Policy E9 - Retention of Business Land in Business Use

**Key Conclusions**

- Employment land is generally protected, although in accordance with current national policy guidance alternative development is enabled in particular circumstances.

**Further Action**

- Continued monitoring of the effectiveness of the aim of UDP Policy E9 to generally retain business land in business use.

### 3.6 Policy E10 - Small Employment Sites

**Indicator: UDP (Employment and Prosperity)**

Proportion of new business development on non-strategic sites that is easily accessible by public transport.

**Target**

100%.

**Key Data**

Over the 6 years to April 2007 only 1.8 hectares of business development has occurred on small, non-strategic sites and 0.4 ha of this was in the monitoring year to April 2007. The development that has occurred is easily accessible by public transport.

**Policy E10 - Small Employment Sites**

**Key Conclusions**

- Relatively little business development has occurred over the past 6 years on non-strategic sites. That which has occurred is easily accessible by public transport.

**Further Action**

- None.

## **CHAPTER 4 - TRANSPORT**

### **4.1 Policy T1 – An Integrated and Sustainable Transport Strategy**

#### **4.1.1 Accessibility of Community and Other Important Facilities by Public Transport**

**Indicators: DCLG 3b, RSS T6**

Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, employment area and a major retail centre.

**Target**

There is no specific target. Policy T1 seeks to ensure that proposals for new development minimise the need to travel and are located where easy access can be gained by a choice of means of transport

**Key Data**

The appended plans identify the location of completed housing developments larger than five dwellings over the past five years and over the monitoring year to April 2007; they also show the proximity of new residential development to the facilities specified in DCLG Core Indicator 3b.

**Commentary**

The plans highlight that over the monitoring year to April 2007, new housing development has largely been located in close proximity to a bus route, railway station or to other important local facilities. With regard to the proximity of new residential development to hospitals, Solihull Hospital is located close to Solihull Town Centre, which is well served by public transport. However, Heartlands Hospital, which is located just outside the administrative boundary of Solihull Borough, may well be the nearest hospital for a number of residents, particularly those in the north of the Borough.

Since April 2002, 60% of new residential development has occurred in the main urban area of Solihull. The corresponding figure for the monitoring year to April 2007 is 62%. Those sites within the main urban area would generally be within 30 minutes public transport time of major destination facilities.

We will endeavour to refine our assessment of monitoring this target in future years.

#### **4.1.2 Traffic Growth**

**Indicator: UDP (Transport)**

Level of road traffic.

**Target**

No more than a 7% increase in road traffic mileage between 2004 and 2010 (LTP2 target)

**Key Data**

Progress Against Local Transport Plan (LTP2) Targets – Annual Monitoring Report (September 2007)

**Commentary**

In the last two years there has been a change in the method of calculating total road traffic mileage in the Metropolitan Area. Therefore, the target cannot be monitored in the same way as previously and this means that it is currently impossible to assess progress.

However, in the Annual Monitoring Report of Progress against LTP2 Targets, it is stated that there has been some modal shift from car to rail based public transport since 1996/97 which is in line with LTP objectives.

### Policy T1 - An Integrated and Sustainable Transport Strategy

#### Key Conclusions

- The majority of new residential development has occurred in the main urban area of Solihull. Sites that have been developed within the main urban area are generally within 30 minutes public transport travel time of a wide array of destination facilities.
- Due to a change in the method of calculating total road traffic mileage, the target cannot currently be monitored and it is therefore impossible to assess progress.

#### Further Action

- In future AMRs we will endeavour to refine our method of monitoring the amount of new residential development within 30 minutes public transport time of key local services and will consider developing targets through the LDF Monitoring Framework.
- We will monitor progress in meeting LTP2 traffic growth targets in the next AMR.

## 4.2 Policy T5 – Promoting Green Travel

### 4.2.1 Travel Plans

#### Indicators: RSS T1(a), UDP (Transport)

Schools with school travel plans

#### Target

50% by 2006, 100% by 2011 (RSS target)

#### Key Data

Figure T1 – Schools in Solihull with School Travel Plans

Year	No. of Schools with travel plans	Percentage of Schools with travel plans
2004/05	9	10%
2005/06	26	28%
2006/07	49	52%

#### Commentary

The RSS includes a target that all schools in the Region should have a school travel plan in place by 2011. Figure T1 above highlights that the number of schools in Solihull with school travel plans has continued to increase year on year since 2004/05. Now 52% of schools in the Borough have a travel plan and Solihull are on track to meet the Regional target by 2011.

### Policy T5 – Promoting Green Travel

#### Key Conclusions:

- 52% of schools in Solihull have a school travel plan in place. The Borough is on track to meet the regional target by 2011.

#### Further Action:

- Continued monitoring to ensure Solihull meets the regional target of 100% of Schools with Travel Plans by 2011.

## 4.3 Policies T7, T8 and T9 – Public Transport

### 4.3.1 Public Transport Use

#### Indicators: RSS T3(a), UDP (Transport)

Improved public transport services, bus and rail.

#### Target

Increased public transport use in line with LTP2 targets.

#### Key Data

**Figure T2 – Public Transport Trips into Solihull Centre**

	Morning Peak Hour				
	2002 / 2003	2003 / 2004	2004 / 2005	2005 / 2006	2006 / 2007
Bus Trips	3,290	3,590	3,590	3,290	3,290
Train Trips	374	406	406	453	453
<b>Total Public Transport Trips</b>	<b>3,664</b>	<b>3,996</b>	<b>3,996</b>	<b>3,743</b>	<b>3,743</b>
Estimated Car Trips	18,167	16,672	16,672	16,302	16,302
<b>Total Trips</b>	<b>21,831</b>	<b>20,688</b>	<b>20,688</b>	<b>20,045</b>	<b>20,045</b>
Bus Modal Share	15.1%	17.3%	17.3%	16.4%	16.4%
Train Modal Share	1.7%	2.0%	2.0%	2.3%	2.3%
<b>Public Transport Modal Share</b>	<b>16.8%</b>	<b>19.3%</b>	<b>19.3%</b>	<b>18.7%</b>	<b>18.7%</b>
Car Modal Share	83.2%	80.7%	80.7%	81.3%	81.3%

	All Day Share				
	2002 / 2003	2003 / 2004	2004 / 2005	2005 / 2006	2006 / 2007
Bus Trips	7,755	7,624	7,624	7,386	7,386
Train Trips	678	694	694	774	774
<b>Total Public Transport Trips</b>	<b>8,433</b>	<b>8,318</b>	<b>8,318</b>	<b>8,160</b>	<b>8,160</b>
Estimated Car Trips	36,949	34,000	34,000	34,505	34,505
<b>Total Trips</b>	<b>45,382</b>	<b>42,318</b>	<b>42,318</b>	<b>42,665</b>	<b>42,665</b>
Bus Modal Share	17.1%	18.0%	18.0%	17.3%	17.3%
Train Modal Share	1.5%	1.6%	1.6%	1.8%	1.8%
<b>Public Transport Modal Share</b>	<b>18.6%</b>	<b>19.7%</b>	<b>19.7%</b>	<b>19.1%</b>	<b>19.1%</b>
Car Modal Share	81.4%	80.3%	80.3%	80.9%	80.9%

Source: Centro Cordon Surveys (data from CEPOG Core Support Team). NB Centro cordon surveys are undertaken every 2 years. The last survey was undertaken in September 2005, hence the figures for the year 2006/2007 are the same as those for the year 2005/2006.

#### Commentary

The LTP2 includes a target to increase the morning peak proportion of trips by public transport into the nine LTP centres as a whole from the 2005/6 forecast baseline of 32.73% to 33.8% by 2009/10.

The Annual Monitoring Report of Progress against LTP2 Targets states that this target is currently on track.

The above Figure shows how Solihull is contributing to this overall target. It highlights that public transport modal share of trips into the centre in the morning peak has decreased slightly from 19.3% in 2004/05 to 18.7% in 2006/07. Similarly, the all day share has also decreased from 19.7% to 19.1% over the same period. Nevertheless, despite a decrease in the modal share of public transport overall, the proportion of trips made by train into Solihull continues to increase year on year.

However, as Centro cordon surveys are undertaken every two years, a more accurate indication of progress will be available in next year's AMR.

### Policies T7, T8 & T9 - Public Transport

#### Key Conclusions

- The morning peak trips by public transport and the all-day modal share of public transport into Solihull Centre has decreased slightly over the last two years and the car modal share has increased for the first time since 2002 in both the morning peak hour and all-day.
- The proportion of trips made into Solihull centre by train, in both the morning peak and all day continues to increase year on year.
- A Review of the Public Transport Strategy for Solihull has been completed.

#### Further Action

- We will include a more accurate profile of modal split in next years AMR when the results of the 2007 Centro cordon surveys are available.
- None – this is in accordance with Policy T7.

## 4.4 Policies T16 and T17- Cycling and Walking

### 4.4.1 Cycling

#### Indicator: UDP (Transport)

Increase cycle use.

#### Target

1% increase in the cycling index between 2003/4 and 2010/11 (LTP2 target).

#### Key Data

Progress Against Local Transport Plan (LTP2) Targets – Annual Monitoring Report (September 2007) and cycle training data from Solihull MBC.

**Figure T3 – Child Cycle Training within Solihull**

	No. of Trainers			Primary children trained to level 2 equivalent (% of year group)		
	2004/5	2005/6	2006/7	2004/5	2005/6	2006/7
Solihull MBC	25	28	27	2000 (80%)	2175 (79%)	2419 (90%)

### Commentary

The LTP2 acknowledges that cycling is a thinly spread activity and it is accepted that it is not possible to accurately measure actual numbers of cycling trips in a major urban area. However, a 'cycle index' approach to monitoring has been developed which combines a number of data-sets that are updated annually.

The Annual Monitoring Report of Progress against LTP2 Targets states that the £2m spent annually from District Integrated Transport Blocks appears to be achieving results as progress to achieve a 1% increase in the cycling index by 2011 is now "on track" following a period of expected decline. The table below shows how the various elements of the cycling index contribute to the overall position in the West Midlands as a whole:

Cycling Index Element	Change by 2006/07 from 2003/04 baseline
Daily flows at 6 road sites in Birmingham and Sandwell	Increase of 6%
On road cycle flows from manual DfT traffic surveys	Reduction of 10%
On-road cycle flows from manual Local Authority traffic surveys	Increase of 26%
Cycles parked daily at Park and Ride rail stations	Increase of 43%
Overall Cycling Index	Increase of 11%

With regard to cycle training in Solihull Figure T3 above shows the numbers of trainers and the level of training provided. The table includes a comparison between the level of training provided in the 2004/5, 2005/06 and 2006/07 seasons and demonstrates the continuing commitment to cycle training in Solihull.

#### 4.4.2 Walking

Information on walking as a means of access is still not well developed, however, work is currently being undertaken on the Solihull Rights of Way Improvement Plan (ROWIP) which will incorporate a range of objectives and actions. An annual report of the ROWIP will be produced containing details of progress that has been made towards the objectives of the plan. Therefore, more detailed information may be provided for the next AMR.

#### Policies T16 & T17 – Cycling and Walking

##### Key Conclusions

- Progress to achieve a 1% increase in the cycling index by 2011 is on track following a period of expected decline
- We do not currently monitor walking as a means of access.

##### Further Action

- Future accessibility Planning work may be used to identify when cycling can contribute to enhanced accessibility.
- The Solihull Rights of Way Improvement Plan may provide monitoring data for future AMRs.

## 4.5 Policy T13 - Parking

### 4.5.1 Level of Compliance with Standards

**Indicator: DCLG 3a**

Amount of completed non-residential development within Use Classes A, B and D complying with car parking standards set out in the LDF.

**Target**

Secure compliance with PPG13 standards (elaborated in Vehicle Parking Standards and Green Travel Plans SPD – June 2006).

**Key Data**

**Figure T3 – Non-residential development in conformity with PPG13 standards (elaborated in SPD)**

Class	6 yrs to 06/7 Sqm	% PPG 13 compliant	1 yr to 06/7 Sqm	% PPG 13 compliant
Retail A Classes	61,778	100%	6,106	100%
Business B1, B2, B8	126,945	81%	15,888	100%
Non-residential Institutions	Not Known			
Assembly and leisure	6,500	100%	0	N/A

NB: Figures for business use include RIS and developments are those with a floorspace of 500sqm+ (gross)

**Commentary**

In June 2006 we adopted the Vehicle Parking Standards and Green Travel Plans SPD. This document elaborates on PPG13 standards by embracing a broader range of use classes than PPG13 and by providing standards for a variety of development size thresholds.

Over the 6 years to 2006/7 all completed retail development has been compliant with PPG13 standards. With regard to business uses, 81% of completed development has been compliant and over the last monitoring year 100% of completed development has been in accordance with PPG13.

With regard to the amount of completed assembly and leisure uses, no significant developments have occurred during the monitoring year to April 2007.



### **Policy T13 - Parking**

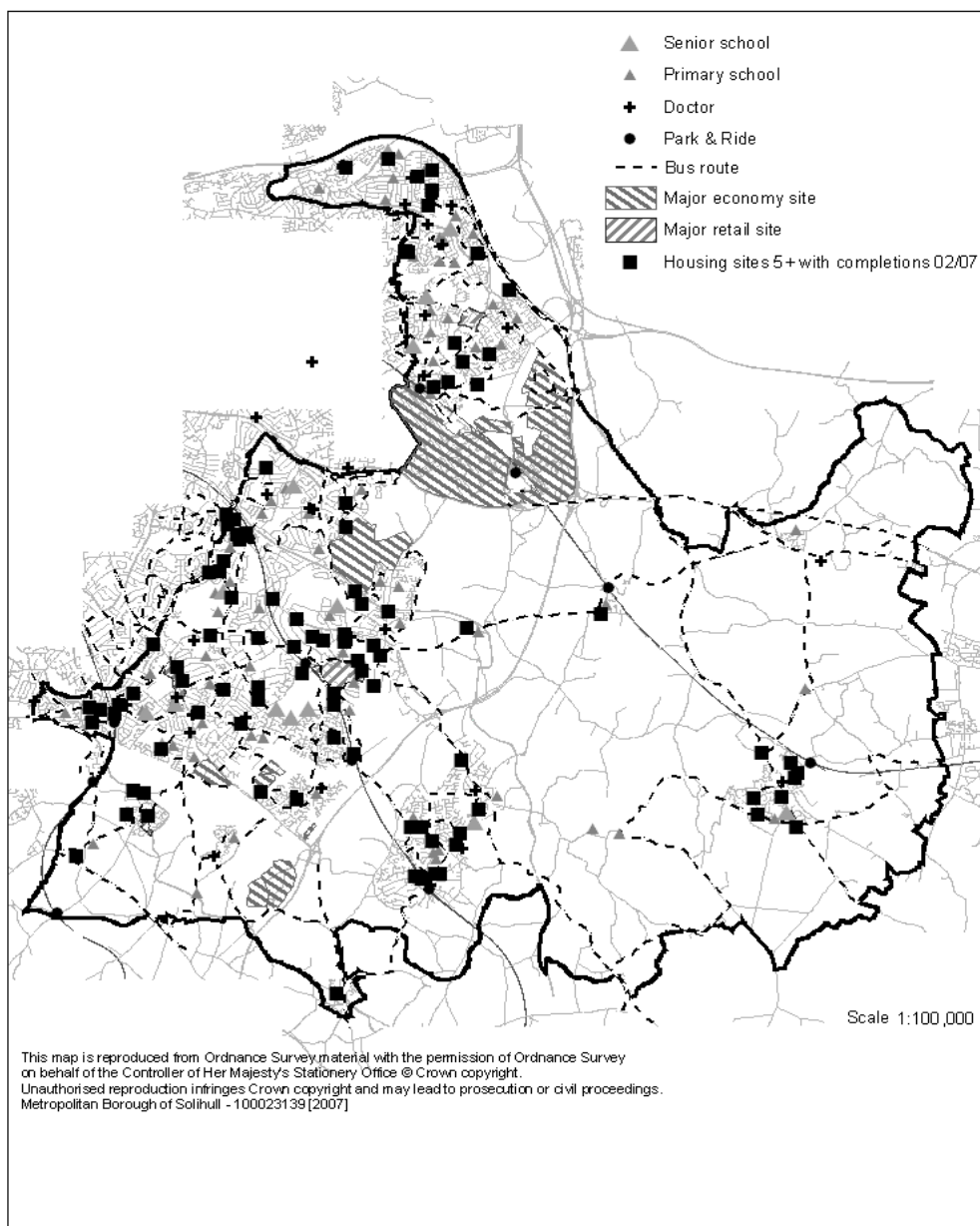
#### **Key Conclusions**

- Over the past 6 years standards set out in PPG13 have been successfully applied to significant new developments.
- The Vehicle Parking Standards and Green Travel Plans SPD was adopted in June 2006.

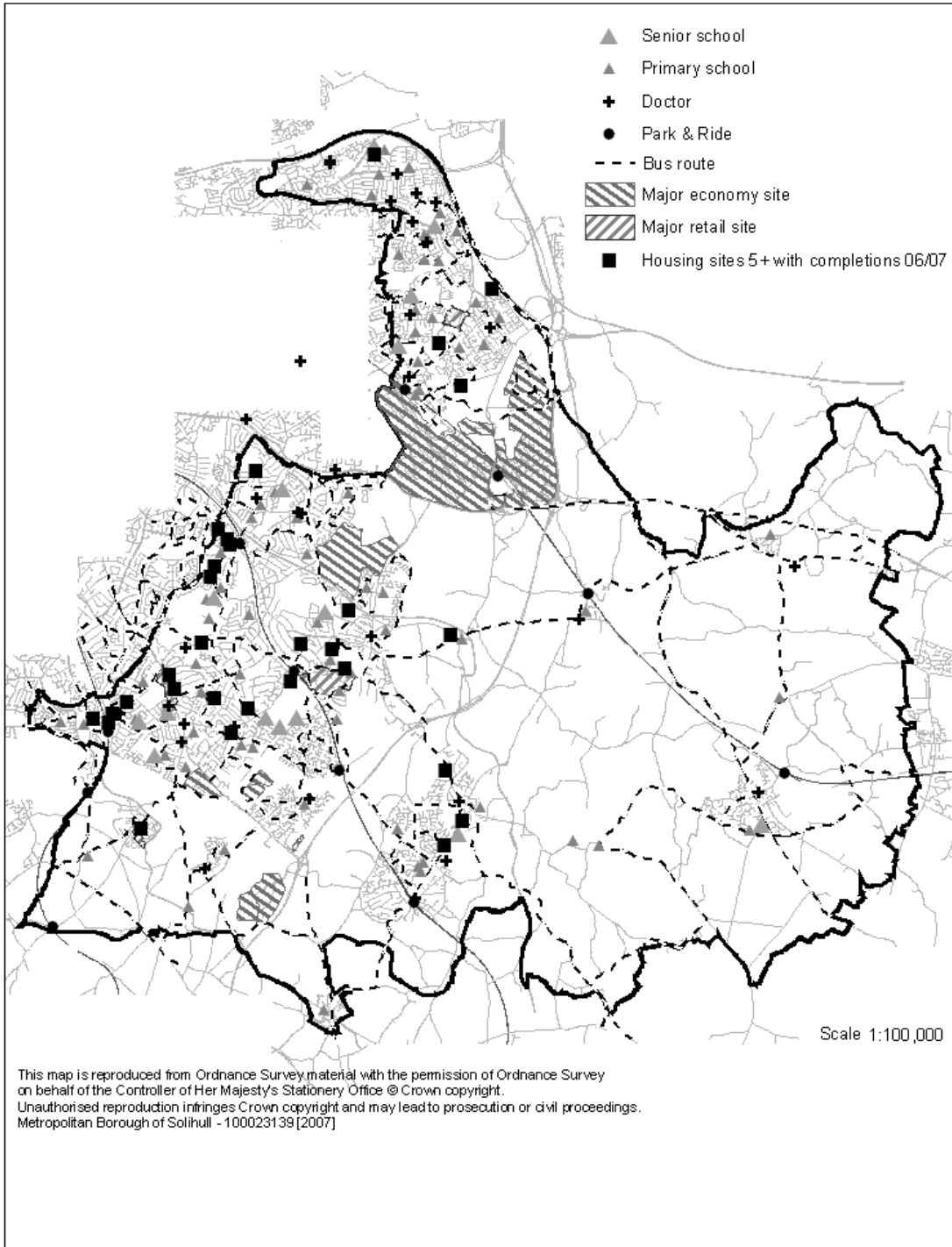
#### **Further Action**

- None – this is in accordance with Policy T13.
- We will monitor compliance with the standards contained within the adopted Vehicle Parking Standards and Green Travel Plans SPD.

**Appendix 1 – Housing Completions 2002 - 2007 (5+ Dwellings)**



**Appendix 2 – Housing Completions 2006 – 2007 (5+ Dwellings)**





## CHAPTER 5 -THE ENVIRONMENT

### 5.1 Policy ENV6 – Listed Buildings Policy ENV8 – Ancient Monuments

**Indicator: RSS QE3, UDP (Environment)**

Proportion of Listed Buildings and Scheduled Monuments protected.

**Target**

100% of buildings protected.

**Key Data**

2006-07 : One.

Source: English Heritage

**Commentary**

English Heritage monitors listed buildings and scheduled monuments at risk of neglect or decay. This data covers the 53 Grade I and II\* listed buildings and 15 scheduled monuments in the Borough only. In 2006-07 one building was included on the 'At Risk' register, Berkswell Windmill, a grade II\* listed building subject to slow decay, where a solution has been agreed, but not yet implemented. However, 85% of the Borough's 366 listed buildings are Grade II and are not currently assessed. We are aware of three Grade II listed buildings that may be at risk, including two barns within the cartilage of listed buildings, where planning applications for conversion are pending.

#### Policies ENV6 & ENV8 – Listed Buildings and Ancient Monuments

**Key Conclusion**

- 98.5% of the Borough's listed buildings and scheduled ancient monument structures of greatest importance are protected.

**Further Action**

- We will investigate resourcing a regular assessment of the condition of Grade II listed buildings in the Borough.

### 5.2 Policy ENV10 – Important Nature Conservation Sites Policy ENV11 – Conservation of Biodiversity

**Indicator: DCLG 8, RSS QE4(b), UDP (Environment)**

Proportion of important nature conservation sites managed for nature.

Change in areas and populations of biodiversity importance.

**Target**

52% of total area managed by 2011.

**Key Data**

**Figure ENV1 – Proportion of Important Nature Conservation Sites Managed for Nature (hectares)**

	1999	2005	2006	2007
Nature conservation sites	642	815	789	801
Area managed for nature	169 (26.3%)	192 (23.5%)	249 (31.6%)	265 (33%)

NB. We are reviewing SINCs, which accounts for the changes in overall area.

**Commentary**

The area of nature conservation sites managed for the benefit of nature has increased again reflecting the designation of a new nature reserve and the inclusion of land with stewardship agreement. However, the review of Sites of Importance for Nature Conservation has resulted in a further increase in the number and area of important nature conservation sites in the Borough.

In 2004-05, the results of the first stage of the review were included, in addition to the original sites approved in the 1970s and 1980s. Last year, significant progress on the review had been made, enabling the old sites to be discounted, and only those assessed since 2000 included, in line with DEFRA guidance on the identification, selection and management of locally important nature conservation sites.

The majority of Sites of Importance for Nature Conservation, which make up the bulk of the area of important sites are privately owned. We are seeking to encourage landowners to manage their land to conserve nature. We are a partner in the Blythe, Anker and Tame project, which aims to encourage farmers to apply for the Government's Environmental Stewardship schemes, which support ecologically friendly management practices.

No data is available on changes in the populations of species. The main mechanism for monitoring progress on Local Biodiversity Action Plan (LBAP) species, such as water vole and barn owl, is through the developing Biodiversity Action Plan Reporting System, where standardised survey information will be input and made available to LBAP partners in the future.

**Policies ENV10 & ENV 11 – Nature Conservation and Bio-diversity****Key Conclusion**

- Both the area and proportion of important sites managed for nature conservation increased, although the target for the end of the Plan period remains challenging.
- We do not currently monitor changes in population of species, which is a national core indicator.

**Further Action**

- None
- We will investigate more effective data sources for identifying change in the populations of species and in conserving nature and biodiversity.

**5.3 Policy ENV17 – Water Protection****Indicator**

Proportion of rivers of good or fair water quality.

Planning permissions granted contrary to Environment Agency Advice on water quality grounds.

**Target**

100%.

**Key Data****Figure ENV2 – General Quality Assessment grades for Rivers Blythe, Cole and Tributaries**

	1997	2003	2004	2005	2006
River Blythe (6 stretches)	Fairly good	Fairly good	Fairly good	Fairly good	Good
Cuttle Brook	Good	Fairly good	Fairly good	Fairly good	Fairly good
Eastcote Brook	Poor	Poor	Poor	Poor	Poor
Horn Brook	Good	Fairly good	Fairly good	Fairly good	Fairly good
Temple Balsall Brook	Good	Good	Good	Good	Good
River Cole (2 stretches)	Fair	Fair	Fairly good	Fairly good	Fair
Hatchford/Kingshurst Brook	Poor	Fair	Fair	Poor	Poor

NB. Changes of a single grade (eg. Fair to Poor) may not be significant due to the variable nature of environmental measurements.

Source: Environment Agency

Planning permissions contrary to Environment Agency Advice

2006-07: None.

Source: Environment Agency

**Commentary**

The Environment Agency monitors the chemical quality of the rivers in the Borough, and assigns a grade for each stretch based on samples taken over a three year period. Over 93% of the total length of the rivers monitored was assigned to the fair, fairly good or good grades in 2006. The poor quality of the water in Eastcote Brook may result from the discharge of sewage effluent from Barston Sewage Treatment Works, whilst the reduction in quality of Hatchford/Kingshurst Brook may be the result of a specific pollution incident.

The Environment Agency objected to one application on water quality grounds in 2006-2007. The application has not yet been determined, but if approved, will include a condition which the Agency has agreed will overcome the objection.

The Environment Agency is reassessing its water quality monitoring to comply with the Water Framework Directive, so, we may need to consider alternative indicators for future reports.

**Policy ENV17 – Water Protection****Key Conclusions**

- More than 93% of the total length of rivers in the Borough are of fair, fairly good or good water quality.
- No developments granted with adverse effects on water quality.
- Monitoring water quality alone is an ineffective LDF monitoring tool.

**Further Action**

- None
- We will consider developing indicators for monitoring the effectiveness of the LDF in protecting water.

## 5.4 Policy ENV21 – Development in Flood Plains

### Indicator: DCLG 7, UDP (Environment)

Planning permissions granted contrary to Environment Agency advice.

#### Key data

2006-07: Three.

Source: Environment Agency

#### Commentary

The Environment Agency provides advice on flood risk, including comments on relevant planning applications in the Borough. A total of 10 objections were made by the Environment Agency on flood risk grounds to planning applications in the Borough in 2006-07. Six of the applications were granted planning permission, three following the withdrawal of the objection

The remaining three applications where permissions were granted despite an objection from the Environment Agency, relate to new schools, where part of the grounds only lie in the flood plain. Conditions were attached to the permissions requiring the provision of sustainable drainage systems, and satisfactory details to overcome the objections are awaited.

### Policies ENV21 Development in Floodplains and

#### Key Conclusions

- Three developments granted in areas subject to risk of flooding, but objections should be resolved.

#### Further Action

- None

## 5.5 Policy ENV23 – Renewable Energy

### Indicator: DCLG 9, RSS EN7

Renewable energy capacity by type.

#### Key data

2006-07: One.

#### Commentary

One development with renewable energy capacity was completed in the Borough in 2006-07, the SCIL building at Smiths Wood School. The revised national guidance in PPS22, and the new renewable energy policy in the Solihull UDP Review should help to encourage further proposals for new capacity in the future. However, a policy requiring new development to incorporate measures to generate a proportion of their energy needs from renewable sources would ensure delivery of some capacity and help to cut carbon emissions, a major source of global warming.



**Policies ENV23 – Renewable Energy**

**Key Conclusions**

- One scheme with renewable energy capacity has been provided in the Borough during the year to April 2007.

**Further Action**

- We will consider how new development might be required to incorporate measures to generate a proportion of their energy needs from renewable sources through the LDF and through the Development Control process.



## CHAPTER 6 - COUNTRYSIDE

### 6.1 Policy C2 – Control of Development in the Green Belt

#### 6.1.1 Loss of Green Belt Land to Development

**Indicators: UDP (Countryside)**

The percentage of Green Belt land that is lost to development.

**Target**

In line with the national, regional and local policies, is 0%.

**Key Data**

No Green Belt land has been lost to development during the year to April 2007.

**Commentary**

There have been no planning applications that have directly led to loss of Green Belt land to development. In last year's AMR reference was made to temporary planning permission being granted on appeal for a gypsy and traveller site within the Green Belt due to a lack of up to date needs assessment for the accommodation of Gypsies & Travellers. A gypsy & traveller accommodation assessment (GTAA) is now under way as part of the evidence base for the LDF. The requirement to identify sites within the Green Belt, if required, for gypsy and traveller accommodation will be assessed as part of the Core Strategy and Site Allocation Development Plan Document.

#### **Policy C2 – Control of Development in the Green Belt**

**Key Conclusions**

- GTAA required by Circular 01/2006 is now underway.

**Further Action**

- Any accommodation need identified for gypsies and travellers will be considered as part of the Core Strategy and Site Allocation DPD.

### 6.2 Policy C7 – Viability of Villages

#### 6.2.1 Village Appraisals & Design Statements

**Indicator: UDP (Countryside)**

The number of village appraisals/village design statements adopted by the Council as Supplementary Planning Guidance (SPD).

**Target**

None set.

**Key Data**

No village plans/appraisals have been received during the period covered by this report, however work on producing a village plan for Balsall Common is progressing and a village appraisal for Meriden has now commenced. These assessments are being undertaken from the Community with the support of the Council.

**Commentary**

The introduction of the more rigorous requirements for the production of Supplementary Planning Documents (SPD), under the Planning and Compulsory Purchase Act 2004, including the carrying out of a Sustainability Appraisal, means that the Village Plans will not now necessarily meet the requirements to be adopted by the Council as SPD. Instead consideration may have to be given to adopting such documents as non-statutory guidance that will be a material consideration in the planning decision making process.

**Policy C7 - Viability of Villages****Key Conclusions**

- No village plans/appraisals have been received during the year to April 2006, but work on a village plan for Balsall Common is proceeding and a work on a village Appraisal for Meriden has now also commenced.

**Further Action**

- We will continue to support the production of village plans/appraisals and consider their use as a material planning consideration.

## CHAPTER 7 – RETAILING & CENTRES

### 7.1 Policies S1, S3, S4 and S5 - Main Retail Centres

#### 7.1.1 Development in Town Centres

**Indicators: DCLG 4b, RSS PA1(a, d-f), PA2(a-e), PA3 & PA4, UDP (Retailing & Centres)**

Amount of retail floorspace in main centres.

#### Target

The target is 'equating to the national average'. However this does not monitor the aim of the policy which is to focus retailing, leisure and offices in main centres so we will consider reviewing this target through the LDF Monitoring Framework.

#### Key Data

**Figure S1 – Completed Retail, Leisure and Office Developments in Town Centres**

	Class A1 Sqm	Other 'A' Sqm	Class D2 Sqm	Offices Sqm
Solihull Town Centre	115,581	32,513	6,500	113,443
Shirley District Centre	22,391	16,529	1,000	5,000
Chelmsley Wood District Centre	24,238	2,415	823	5,000

#### Commentary

No significant new retail, leisure or office developments have been completed in the 3 main centres during the year to April 2007.

Solihull Town Centre has limited opportunities remaining for new development without redevelopment. The boundary of the Town Centre and its capacity for further development is an issue for the LDF process. Proposals for new retail provision in Shirley Town Centre may commence late in 2008. These include a major foodstore (about 7,615 sqm gross) and modern non-food units (collectively about another 9,231 sqm gross) capable of attracting important High Street retailers that will enhance quality and choice. Proposals to refurbish and extend Chelmsley Wood Town Centre include the addition of a major foodstore (7,243 sqm gross) and a large non-food retail unit (30,568 sqm gross). Work did commence in June (2007).

Shirley and Chelmsley Wood Centres contain comparatively little office development. This has been estimated, in Figure S1, to be about 5,000 sqm for each Centre. Shirley Centre does have significant office developments nearby, including the vacant Powergen offices (circa 12,000 sqm) for which a development brief was adopted in December 2005.

#### 7.1.2. Vacant Town Centre Retail Units

Analysing vacancy provides an indicator for the vitality and viability of the Centres.

The number of vacant retail (A1) units within Solihull Town Centre remains low. At April 2007 about 4% of A1 units were vacant. The corresponding figures for Shirley and Chelmsley Wood Town Centres were 9% and 18% respectively. Expansion/refurbishment proposals for Shirley and Chelmsley Wood Town Centres are part of measures to strengthen the role and function of the Centres.

Some vacancies help market function by allowing retailers to move around in response to changing floorspace requirements and other needs. To better understand the relevance of

vacant units it would also be beneficial to monitor length of time retail units remain vacant and the amount of floorspace that vacant units represent.

### **Policies S1, S3, S4 and S5 - Main Retail Centres**

#### **Key Conclusions**

- There has been no significant development in the main centres during the year. Development proposals for Shirley may commence late in 2008 and for Chelmsley Wood in June 2007. Further opportunities in Solihull Town Centre rely on redevelopment.
- The UDP target does not monitor the intent of the policies which is to focus retail, leisure and office development in the main Centres.
- Vacancy rates remain low in Solihull Town Centre. They are significantly higher in Shirley and Chelmsley Wood Town Centres.
- Further monitoring would help in understanding the relevance of vacant units within Centres.

#### **Further Action**

- We will consider the future role and development of Solihull Town Centre boundary through the LDF.
- We will revise the target through the LDF Monitoring Framework.
- None – Major retail proposals for Shirley and Chelmsley Wood Town Centres should help to reduce the number of vacant units and help to strengthen their role and function.
- We will consider monitoring the length of time retail units remain vacant and the amount of floorspace that vacant units represent.

## **7.2 Policy S2 – Primary Retail Frontages in Main Centres**

### **Indicator: UDP (Retailing & Centres)**

Extent of encroachment of non-retail development into primary retail frontages.

#### **Target**

Retain a high proportion of primary frontages in retail use.

#### **Key Data**

**Figure S2 – Proportion of Primary Frontages Retained in Retail Use Class A1 (April 2007)**

<b>Solihull Town Centre (Primary frontages)</b>	<b>No. of units</b>	<b>% of frontage in A1 use class</b>
High Street 1-161 and 12-134	59	72
Poplar Way	10	100
Mill Lane	29	100
Mell Square	14	93
Drury Lane 10-58 and 5-54 (+700 Warwick Rd)	37	100
Touchwood	93	80
<b>Shirley District Centre (Primary frontages)</b>	<b>No. of units</b>	<b>% of frontage in A1 use class</b>
Stratford Road 171-283	55	72
Stratford Road 146-264	54	84

**Commentary**

Solihull Town Centre and Shirley Centre have defined primary retail frontages where a high proportion of retail uses, particularly those in the A1 Use Class will be retained.

The lowest score within any of the primary frontages is 72%. This represents a high proportion retained in retail Class A1. The location of primary retail frontages changes over time and we intend to progress technical work to update the choice of/justification for primary retail frontages through the Core Strategy.

**Policy S2 – Primary Retail Frontages in Main Centres****Key Conclusions**

- Identified primary retail frontages have successfully retained a high proportion of units in the A1 use class and have protected the frontages from uses that could harm their role and function in supporting the vitality and viability of main centres.

**Further Action**

- We will progress technical work to update the definition of primary retail frontages and the operation of policy.

**7.3 Policies S9 & S10 - Out-of-Centre Retailing****7.3.1 Developments Out Of Centre****Indicators: DCLG 4a(i), RSS PA3, UDP (Retailing & Centres)**

The number of new retail warehouse and supermarket developments that satisfy the criteria given in UDP Policy S9.

**Targets**

- 100%.

**Key Data****Figure S3 – Out of Centre Retail Developments within the Borough (500+ Sqm)**

Location	Developed Currently		Developed 6yrs to April 07		Developed Monit.1yr	
	Sqm Gross	Sqm Net	Sqm Gross	Sqm Net	Sqm Gross	Sqm Net
Solihull Retail Park	17,506	14,879	0		0	0
Sears Retail Park	19,925	14,552	1,162	1,100	0	0
Freestanding convenience	22,475	14,593	757	500	757	500
Freestanding non-food	9,631	7,787	7,021	6,045	5,349	4,623

NB: Mezzanine floorspace on the retail park is not included in the above.

**Commentary**

Over the monitoring year to April 2007 a freestanding out of centre development was built on the former Evans Halshaw car showrooms at Shirley. The site is within the MUA, close to the A34 and is accessible by a variety of transport modes. The nearby Sainsbury foodstore at Shirley extended its floorspace by about 750 sqm within the existing site.

These recent proposals addressed Policy S9 requirements.

Over the 6 years to April 2007 some of the retail units on the main retail parks developed mezzanine floors. These had been outside planning controls and are estimated to have added about a further 4,400 sqm of retail floorspace. Changes to the use Classes Order now bring development of this nature within planning control.

Over the year to April 2007 no significant leisure developments were completed. However, the redevelopment of the Tudor Grange swimming baths and its facilities for leisure and sport commenced in April 2006 and are now well progressed. The site is in an accessible location with ease of access to Solihull Town Centre.

**Policies S9 & S10 - Out-of-centre Retailing****Key Conclusions**

- Out-of-centre retail development has occurred over the past 6 years. Recent proposals addressed Policy S9.

**Further Action**

- None.



## CHAPTER 8 – SPORT, RECREATION, LEISURE AND THE ARTS

### 8.1 Policy R1 – Sport and Recreation Facilities

#### Indicator: UDP (Sport, Recreation, Leisure & The Arts)

Area of public open space per 1,000 population

#### Target

2.68 hectares

#### Key Data

The Green Spaces Strategy (GSS) confirms that there is an average of 6 hectares of accessible green space for every 1,000 people across the Borough.

#### Commentary

The GSS outlines that, on average, the Borough has just over double the UDP target and National Playing Field Standard (2.4ha) of accessible green space per 1,000 population. The GSS Borough average, however, masks significant differences between wards across the Borough, ranging from some wards having just under 2 ha/1,000 to wards with about 14 ha per 1,000 population. The GSS sets out local standards for the provision and protection of open space around the Borough and forms part of the evidence base for the LDF in relation to areas of priority in the improvement of open space in the Borough.

Adopted at the same time as the GSS, the North Solihull Green Space Review (NSGSR) sets out a methodology for assessing changes to green space arising from the North Solihull regeneration programme. North Solihull has particular issues regarding the large number of small pockets of green space without any facilities of little environmental quality that can attract anti-social behaviour and are costly for the Council to maintain. The review will monitor both losses and gains in green space in terms of the amount of green space and its quality. This will enable us to assess how well we are performing against the commitment in the North Solihull Strategic Framework SPG (2005) to “*no net loss of open space*”.

For the purposes of the NSGSR “*no net loss*” does not mean no loss of any open space but that there will be no loss in the overall value of open space in the regeneration zone over the 15 years of the programme. Value is calculated as:

<b>Area</b>	<b>x</b>	<b>Site Score</b>	<b>=</b>	<b>Value</b>
(each individual site)		(based on overall quality/facilities)		

The baseline data relating to existing green space for the regeneration zone is currently being developed so that monitoring can commence in time for next years AMR. In the meantime each planning application is considered on its merits in terms of its impact on green space within each of the 15 neighbourhoods.

Planning applications have so far been approved in both Craig Croft and North Arran Way neighbourhoods. Both neighbourhoods have been assessed for their green space value and proposals arising from both of the neighbourhood plans will not result in any net loss of open space, although, North Arran Way neighbourhood does need to rely on improving the value of sites outside of the neighbourhood to ensure this.

<b>Policy RA – Sport &amp; Recreation Facilities</b>	
<p><b>Key Conclusions</b></p> <ul style="list-style-type: none"> <li>The amount of green space per 1,000 population significantly exceeds the target, however this masks significant differences across the borough.</li> </ul>	<p><b>Further Action</b></p> <ul style="list-style-type: none"> <li>Complete audit of baseline data for North Solihull.</li> <li>Include new indicator in next year's AMR relating to the commitment to "no net loss of open space".</li> </ul>

## 8.2 Policy R3 - Protection of Playing Fields

### Indicator: UDP (Sport, Recreation, Leisure & The Arts)

Area of playing fields lost to development

#### Target

0 hectares

#### Key Data

No playing fields have been lost to development during the period April 2006-March 2007.

#### Commentary

As outlined in previous AMRs, no data is formally collected at a local level to assess whether any playing fields have been lost to development, and no progress has been made on implementing better methods of data capture. Therefore, this year's data, as with last year's, has been collected from records held by the Council's Environmental Maintenance team alongside an assessment of the planning applications received over the relevant period. Whilst this assessment is likely to catch all development permitted/implemented and therefore indicate any permitted loss of playing fields it is considered that there may be more effective data capture tools that should be investigated to aid the reporting of future years figures. This is likely to be developed through the implementation of the now adopted Green Spaces Strategy.

<b>Policy R3 – Protection of Playing Fields</b>	
<p><b>Key Conclusions</b></p> <ul style="list-style-type: none"> <li>No playing fields have been lost to development during the monitoring year to April 2007.</li> <li>No progress on implementing a better method of data capture for this indicator has been made.</li> </ul>	<p><b>Further Action</b></p> <ul style="list-style-type: none"> <li>None, this is in accordance with Policy R3.</li> <li>We will review methods of data capture through the implementation of the Green Spaces Strategy.</li> </ul>

### 8.3 Policy R4 – New and Improved Open Space

**Indicator: DCLG 4(c)**

% of eligible open space managed to Green Flag award standards

**Target**

None set

**Key Data**

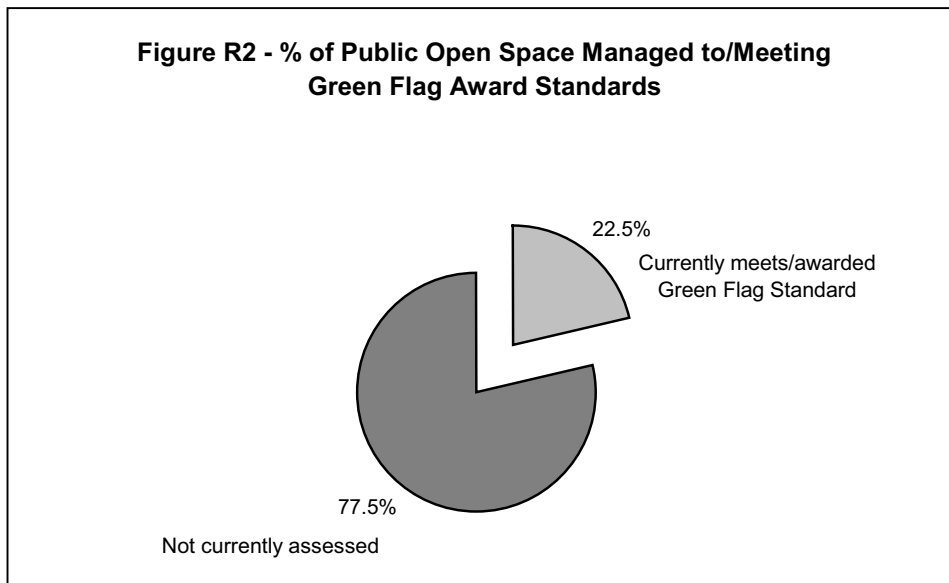
There is over 670 hectares (1,600 acres) of accessible open space in the Borough. Currently 149 hectares (367 acres) of the Borough’s public open space meets the Green Flag standard. This equates to some 22.5% of eligible open space managed to Green Flag award standards.

**Commentary**

The 22.5% of open space within the Borough that meets, and has been awarded, Green Flag status is made up of three parks: Malvern & Brueton Parks in central Solihull, Elmdon Park and Shirley Park. In July 2007 Knowle Park was also awarded Green Flag status and this will be reflected in next year’s AMR figures.

The remainder of the open space within the Borough is not currently formally entered for Green Flag accreditation, although more parks are likely to be entered in the coming years. The overall figure of eligible open space meeting Green Flag standards may therefore actually be higher than that which is currently recorded.

n.b. The figures for the size of each park have been updated since last years figures to reflect the more accurate figures in the adopted Green Space Strategy.



<b>Policy R4 – New and Improved Open Space</b>	
<p><b>Key Conclusions</b></p> <ul style="list-style-type: none"> <li>• 22.5% of open space within the Borough meets or has been awarded Green Flag status</li> </ul>	<p><b>Further Action</b></p> <ul style="list-style-type: none"> <li>• Update figures as more open space entered for the Green Flag award.</li> </ul>



## CHAPTER 9 – WASTE MANAGEMENT

### 9.1 Policy WM1 – Waste Strategy

#### Indicators: DCLG 6b, RSS WD11 & WD12, UDP (Waste Management)

Progress towards targets set out in National Guidance, Regional Guidance, Solihull's Recycling Strategy and Recycling Plan and Best Value Indicators.

Note: the Recycling Strategy and the Recycling Plan have been superseded by the Municipal Waste Management Strategy.

#### Targets

Recover value from at least 45% of municipal waste by 2010 and 67% by 2015.

Recycle or compost at least 30% of household waste by 2010 and 33% by 2015.

Reduce the amount of biodegradable municipal waste going to landfill to 75% of the 1995 level by 2010 (20,852 tonnes), 50% by 2013 (13,901 tonnes) and 35% by 2020 (9,731 tonnes).

#### Key Data

##### Figure WM1 – Municipal Waste Arising and Managed by Management Type

	2001-02	2004-05	2005-06	2006-07
Waste arising (tonnes)	86,456	102,915	101,761	97,258
<b>Waste managed (tonnes and %)</b>				
Waste to energy incineration	59,714 (69.1%)	57,694 (56.06%)	55,816 (54.8%)	56,386 (58%)
Landfill	21,109 (24.4%)	23,022 (22.37%)	20,210 (19.9%)	18,040 (18.5%)
Recycled and Composted	5,633 (6.5%)	22,200 (21.57%)	25,735 (25.3%)	22,832 (23.5%)

Source: SMBC

#### Commentary

We have exceeded our Best Value target for recovering value from municipal waste, and to reduce landfill of biodegradable waste to 75% of the 1995 level (20,852 tonnes). The targets for recycling and composting remain challenging.

The significant increase in the recycling rate since 2001 reflects the priority and funding given to meeting Government targets on recycling, and the composting initiative established with SITA at Packington Landfill in 2003. The amount and proportions of municipal waste recycled and composted in 2006-07 fell, due to a significant reduction in collection of waste paper following a change of contractor. However, the equivalent tonnage has not appeared in general waste collections and evidence since April 2007 indicates that waste paper collection is returning to previous levels. The benefits of the increased recycling have been offset largely by the overall increase in the amount of waste arising in the Borough since 2001. We have set a target to establish zero growth in waste by 2010, and to reverse the trend beyond that date. In 2005-06, we achieved a small reduction in waste arising and this was maintained and increased in 2006-07.

**Policy WM1 – Waste Strategy****Key Conclusions**

- We have made good progress in managing municipal waste further up the waste hierarchy, and are on target to reduce the proportion of biodegradable waste going to landfill. There are signs that the overall level of municipal waste arising may have stabilised, but this will only become clear over several years monitoring.

**Further Action**

- None.

**9.2 Policy WM2 – Materials Recycling Facilities****Indicator: DCLG 6a, RSS WD10**

Capacity of new waste management facilities by type.

**Target**

To meet the target set out in the RSS.

**Key Data**

Only one application for sand and gravel extraction and inert waste disposal was received during the monitoring year to April 2007 and this has yet to be determined. The potential capacity is approximately 1.7 million cubic metres.

**Commentary**

There was only one application for significant new waste management facilities in the Borough in 2006-07. However, pressure for new facilities is likely to grow in future years. The Government has set an objective to enable communities to take more responsibility for their own waste (PPS10). The revision of the waste management policies in the Regional Spatial Strategy will include the apportioning of the tonnages of waste requiring management to waste planning authorities or sub-regions. A new monitoring tool for capturing this data needs to be established.

**Policy WM2 – Materials Recycling Facilities****Key Conclusions**

- The need for more waste management facilities to enable waste to be handled where it arises has yet to be reflected in applications or permissions for new proposals.

**Further Action**

- We will develop a new monitoring tool for capturing data on new waste management facilities.

### 9.3 Policy WM7 - Landfill

**Indicator: RSS WD11**

Proportion of industrial and commercial waste to landfill.

**Target**

Reduce the proportion of industrial and commercial waste disposed of to landfill to 85% of the 1998 level by 2005.

**Key Data**

Estimate of Industrial and Commercial Waste Arising.

1998-1999: 190,000 tonnes

NB. Data on industrial and commercial arisings for 2002-03 is only available at the sub-regional level, and is included in the West Midlands Regional Spatial Strategy Annual Monitoring Report 2006.

Source: Environment Agency

**Commentary**

Industrial and commercial waste represents a significantly larger proportion of the overall waste arising in the Borough than municipal waste. However, up to date and disaggregated data for the Borough is not available.

**Policy WM7 Landfill****Key Conclusions**

- Up to date disaggregated data for the Borough is not available.

**Further Action**

- We will seek up to date data on industrial and commercial waste in the Borough from the Environment Agency.





## CHAPTER 10 – MINERALS

### 10.1 Policies M3 – The Supply of Aggregates

#### Indicators: DCLG 5a & 5b, RSS M8, UDP (Minerals)

Progress towards targets set out in national and regional guidance.

#### Targets

Production of primary land won aggregates in line with sub-regional apportionment.

Increase production of secondary/recycled aggregates.

#### Key Data

#### Figure M1 – Sand and Gravel Sales for Aggregates Purposes (Million Tonnes)

	Annual Apportionment	2001	2002	2003	2004	2005
West Midlands County	0.506	0.536	0.512	0.499	0.52	0.579

NB. Figures are latest published and include both Solihull and Walsall. Figures for Solihull only are not available because of confidentiality of data. Solihull provided 91% of sand and gravel for the West Midlands County in 2001.

Source: West Midlands Regional Aggregates Working Party Annual Report 2005

#### Commentary

Sand and gravel sales from workings in the West Midlands County have increased slightly in 2005 and are marginally higher than the sub-regional apportionment agreed in 2003.

Regional data shows an increase in the recycling of construction, demolition and excavation waste, which is probably reflected in Solihull. There has also been an increase in the recycling of road planings in recent years, with the proportion recycled in Solihull slightly above that for the region. The assumptions about the level of use of alternative materials contained in the Government guidelines remain challenging, and will require continued efforts to maximise opportunities for recycling and reuse of aggregate material.

#### Policy M3 – Protection of Sand and Gravel Resources and the Supply of Aggregates

##### Key Conclusions

- Sand and gravel sales from the Borough are close to the sub-regional apportionment figures, which should encourage recycling and reuse of aggregate material.
- Continued efforts are required to maximise the amount of recycled and secondary materials, if the assumptions in the national guidelines are to be met.

##### Further Action

- None
- Improved and disaggregated data on the use of secondary and recycled materials is required, and is being investigated by the Regional Aggregates Working Party.



## CHAPTER 11 – LOCAL DEVELOPMENT SCHEME

### 11.1 Solihull Local Development Scheme (LDS) Revision 1

The following tables set out our progress in meeting the key milestones of the LDS that was in effect at the start of the Monitoring year (1<sup>st</sup> April 2006).

#### Statement of Community Involvement (SCI)

Production Stage	Target	Actual/Projected
Preparation of submission SCI	April - June 2006	April – June 2006
Submission and consultation	June 2006	June-August 2006
Pre-examination consideration of representations	August 2006	November – December 2006
Receipt of Inspector's Report	December 2006	January 2007
Adoption and publication	February 2007	February 2007

#### Vehicle Parking Standards and Green Travel Plans SPD

Production Stage	Target	Actual/Projected
Consideration of consultation representations	April/May 2006	April/May 2006
Adoption and publication	June 2006	June 2006

#### Other SPDs

We also proposed to progress three other SPDs on planning obligations, house extensions and residential development, but work on these documents has been delayed due to resource issues and, in the case of planning obligations continuing legislative uncertainty. The production programme is now under review.

#### Keeping the LDS Up to Date

The LDS was revised in accordance with last year's AMR and the Solihull LDS 2007-2011 was brought into effect on 30th April 2007.



**GLOSSARY**

Affordable Housing	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes, or in relation to the price of general market housing.
Affordable housing obligations	Legal agreements between a planning authority and a developer that ensure the provision of affordable housing.
Annual Monitoring Report (AMR)	Report submitted to the Government in December annually, assessing progress with and the effectiveness of the Local Development Framework.
Best value	The way an authority measures, manages and improves its performance with regard to government targets.
Bio-diversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodegradable	Waste that is capable of breaking down naturally, such as food, garden waste and paper.
Chemical & biological GQA	Methodology used by the Environment Agency to assess water quality, there are six classifications from A (very good) to F (bad).
CFF	Communities for the Future – Chapter of the Regional Spatial Strategy (RSS) dealing with the distribution, location and type of housing within the region.
Core output indicators	The core measures of sustainable development the Government requires us to monitor.
Core Strategy (CS)	Local development framework development plan document setting the vision, objectives, monitoring and implementation framework. All development plan documents must comply with the Core Strategy.
DCLG	The Government Department for Communities and Local Government.
DEFRA	The Government Department for Environment, Farming and Rural Affairs
Density	In the case of residential development, a measurement of the number of dwellings per hectare.
Development plan documents (DPDs)	Local development framework documents outlining the key development goals. They include the Core Strategy, site-specific allocations of land and area action plans.
Evidence base	Research to inform and support the Local Development Framework.
Green Belt	<p>A designation of land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purpose of the Green Belt is to:</p> <ul style="list-style-type: none"> <li>• Check the unrestricted sprawl of large built up areas</li> <li>• Prevent neighbouring towns from merging</li> <li>• Safeguard the countryside from encroachment</li> <li>• Preserve the setting and special character of historic towns</li> <li>• Assist urban regeneration by encouraging the recycling of derelict and other urban land</li> </ul> <p>Green Belts are defined in a local planning authority's development plan.</p>

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Green Flag Award Standard	National standard for parks and green spaces in England and Wales.
Greenfield	Land (or a defined site) that has not previously been developed.
Housing needs survey (HNS)	Assessment of the level of need for affordable housing.
Housing trajectory	Means of showing past and likely future levels of housing provision.
Local Biodiversity Action Plan (LBAP)	The local Warwickshire, Coventry and Solihull Biodiversity Action Plan identifies local priorities to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets.
Local Development Framework (LDF)	A folder of documents, providing the framework for planning in the Borough and to guide planning decisions.
Local Development Scheme (LDS)	Time-scales programme for the preparation of Local Development Documents that must be agreed with the Government and reviewed annually.
Local nature reserve (LNR)	Habitats of local significance designated by the local authorities where protection and public understanding of nature conservation is encouraged. (See also Site of Importance for Nature Conservation).
Local Transport Plan (LTP)	The Local Transport Plan for the West Midlands is produced regionally and sets out 5-year integrated transport strategy for the region, linked to local development and regeneration proposals.
Listed building	A building of special architectural or historic interest, graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building and any permanent structures (e.g. wells within its curtilage).
Major Urban Area (MUA)	The main urban area of the West Midlands Region, as identified on the RSS Spatial Strategy Diagram (see the inside back cover of RPG11 June 2004).
Monitoring framework	Sets out the targets and indicators to be used in monitoring the impact of the Local Development Framework.
Municipal waste	Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials.
New Housing in Context	The Council's supplementary planning guidance (SPG) on Windfall Development on Residential Sites dealing specifically with density, design and local distinctiveness.
Non-strategic Sites	Sites not allocated within the UDP for development.
ODPM	Former Office for the Deputy Prime Minister, now DCLG.
Planning obligations	Legal agreements between a planning authority and a developer that ensure that certain extra works related to a development are undertaken. For example, the provision of highway works, sometimes called "Section 106" agreements.
Planning policy statements/guidance (PPGs/PPSs)	National planning policy published by the Department for Community and Local Government, all regional and local planning policy must be in general conformity with this guidance.

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Previously developed land (PDL)	That which was occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed-surface infrastructure. The definition covers the curtilage of the development. Annex C of PPG3 (Housing) contains a detailed definition.
Primary land Won aggregates	Naturally occurring sand, gravel and crushed rock used for construction purposes.
Primary retail frontages	An area where retailing and the number of shops in a town centre is most concentrated.
Priority habitats and species	Priorities compiled by regional bio-diversity partnerships, reflecting those in the national bio-diversity action plan and those agreed by local bio-diversity partnerships at the sub-regional level.
Regeneration area/zone (RZ)	The three wards of Chelmsley Wood, Smith's Wood and Kingshurst and Fordbridge. There is a 15 year programme to transform these wards by improving housing, shops, schools, health and community facilities, transport, the environment and creating jobs.
Regional Investment Sites (RIS)	High quality, regionally identifies sites of 25-50ha attractive to external investment designed to support the diversification and modernisation of the regional economy especially in relation to the Region's cluster priorities.
Regional Spatial Strategy (RSS)	A 15-20 year strategy prepared by the Regional Planning Body identifying the scale and distribution of new housing development, areas of regeneration, expansion or sub-regional planning and specifying priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. RPG11 is the RSS for the West Midlands.
Renewable energy	Energy flows that occur naturally and repeatedly in the environment, for example from wind, water flow, tides or the sun.
Rural exceptions sites	Sites in rural areas released for the provision of affordable housing where development would not normally be permitted.
Safeguarded land	Land excluded from the Green Belt, but safeguarded from development through the application of Green Belt policies until such time as it is required for housing purposes.
Scheduled ancient monuments	Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secondary/recycled aggregates	Includes by-products of waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
Secretary of State	The Government Minister responsible for Town and Country Planning.
Sites of Importance for Nature Conservation (SINC)	Locally important nature conservation sites.
Supplementary planning documents/guidance (SPDs/SPGs)	Detailed policy to supplement development plan document (DPD) policies and proposals. SPDs/SPGs can be thematic or site specific.

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Sustainability appraisal (SA)	Appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government's four aims, to be achieved simultaneously are:</p> <ul style="list-style-type: none"><li>• Social progress which recognises the needs of everyone</li><li>• Effective protection of the environment</li><li>• Prudent use of natural resources</li><li>• Maintenance of high and stable levels of economic growth and employment.</li></ul>
Unitary Development Plan (UDP)	Local planning policy and proposal document adopted under the previous planning system. UDP policies and proposals can generally be saved for three years from either September 2004 or their date of adoption, whichever is the later.
Use Class	<p>The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. The Use Classes referred to in the AMR are as follows:</p> <ul style="list-style-type: none"><li>• A – shops, financial and professional services, food and drink, drinking establishments and hot food takeaways.</li><li>• B1(a) – offices other than financial services</li><li>• B1(b) – research and development of products and processes.</li><li>• B1(c) – any industrial process which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</li><li>• B2 – for the carrying out of an industrial process other than one falling within Class B1(c) above.</li><li>• B8 – for storage or as a distribution centre.</li><li>• D – Non residential institutions, assembly and leisure.</li></ul>
Village appraisals/ village design statements	A village design statement is an advisory document produced by the community, not by the planning authority, that sets out guidance for new development in a specific village, based on its character.
Windfall sites	Sites that come forward for housing development that did not have planning permission at the base date of the current UDP, or not allocated for housing within the UDP.









Solihull Metropolitan Borough Council

P O Box 18 Council House Solihull West Midlands B91 9QS

Tel: 0121 704 6000 Fax: 0121 704 6575 Email: [ForwardPlans@solihull.gov.uk](mailto:ForwardPlans@solihull.gov.uk)

[www.solihull.gov.uk](http://www.solihull.gov.uk)