



Solihull
METROPOLITAN
BOROUGH COUNCIL

Solihull Local Development Framework

Annual Monitoring Report

April 2008 - March 2009

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



Process Document

CONTENTS

	Page
Executive Summary	
Monitoring Indicators Overview	
Contextual Data about Solihull	
Chapter 1 Introduction	1
Chapter 2 Housing	3
Chapter 3 Employment and Prosperity	17
Chapter 4 Transport	25
Chapter 5 The Environment	33
Chapter 6 Countryside	39
Chapter 7 Retailing and Centres	41
Chapter 8 Sport, Recreation, Leisure and the Arts	45
Chapter 9 Waste management	49
Chapter 10 Minerals	53
Chapter 11 Solihull Local Development Scheme	55
Glossary	

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 Preferred Option proposes North Solihull as the focus for new housing and this was supported by the Panel Report. This policy will be developed through the Core Strategy.
- We are reviewing 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 are reviewing 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.
- 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 in retaining 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 2009, new housing development has largely been located in close proximity to a bus route, railway station or to other important local facilities. In addition, between 2005/06 and 2007/08 there has been an overall decrease in the number of average weekday vehicle kilometres on roads in Solihull.

Over the current monitoring year 100% of new Use Class A retail development and new Use Class B business development has complied with PPG13 standards.

The public transport modal share of trips into Solihull town centre in the morning peak hour is at its highest since 2002/03 and although the number of car trips into the centre has increased, car modal share is at its lowest since 2002/03. Travel by rail continues to gain popularity during the morning peak hour with an increase of 41% over the last 2 years.

The number of schools with travel plans is increasing year on year with 89% of schools in the Borough now having a travel plan, compared to 73% in the previous monitoring year. There continues to be a consistent approach to cycle training in Solihull, with more trainers trained in the current monitoring year than any other year since 2004/05.

Further Action:

- We will continue to monitor progress in meeting LTP2 traffic growth targets in the next AMR when the results of the next 1500 Point Census Report will be available.
- Continued monitoring to ensure Solihull meets the regional target for schools with travel plans by 2011.
- A Walking Strategy for Solihull is currently being developed and may provide monitoring data for future AMRs.

The Environment

We are progressing towards meeting the process indicators for the protection of listed buildings and the management of nature conservation sites. The process indicator for development in flood plains was met in 2008-09.

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 the latter covers only a very small area of the Borough, and 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 historic environment.
- 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 monitoring year to April 2009.

No village plans/appraisals were received or adopted by Solihull Council during the year to April 2009, however, a village plan for Meriden was adopted by the Parish Council in October 2009. The final report of a village plan for Balsall Common was also received by Solihull Council in September 2009.

Key matters for further action:

- We will address any need for new Gypsy and Traveller provision through the Core Strategy.
- 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 high compared to Solihull Town Centre. However recent and 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 through the LDF.
- The UDP Monitoring target for the amount of retail floorspace in main centres needs to be reviewed to better reflect the policy intent of focusing town centre uses 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.

There has been no net loss of public open space provision in North Solihull in line with the objectives of the North Solihull Green Spaces Strategy.

28.4% of open space within the Borough has been awarded the Green Flag standard; Malvern & Brueton Parks in central Solihull, Elmdon Park, Knowle Park, Shirley Park, Dorridge Park and Lavender Hall Park.

Key matters for further action:

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

Waste Management

We are on target for the reduction in the amount of biodegradable waste going to landfill and making good progress on increasing recycling and composting rates, although the amount of municipal waste arising has increased.

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 Local Development Scheme was reviewed in March to combine the Core Strategy, Site Allocations DPD and Solihull Town Centre Area Action Plan in accordance with changes in Government Guidance. The issues and options consultation took place at the end of 2008 in accordance with the LDS programme that was in effect at that time.

MONITORING INDICATORS OVERVIEW

Core Output Indicators

Use Class	B1a	B1b	B1c	B1a/b/c	B2	B8	B1/B2/B8	Total
BD1 Total amount of additional employment floorspace (Gross sqm)	8,822	0	0	0	0	13,000	0	21,822
BD1 Total amount of additional employment floorspace (net)					No data			
BD2 Total amount of employment floorspace on previously developed land (gross sqm)	0	0	0	0	0	13,000	0	13,000
BD2 Proportion of employment floorspace on previously developed land (%)	0	0	0	0	0	100%	0	60%
BD3 Employment Land Available (ha)	5	0	0	57	0	0	15	77

Use Class	A1	A2	B1a	D2	Total
BD4 Total amount of floor space for 'town centre uses (gross sqm)	0	0	8,822	0	8,822
BD4 Total amount of floor space for 'town centre uses (net sqm)	0	0		No data	

H1 Plan period and housing targets	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
	01.04.01	31.03.11	4,000	Solihull Unitary Development Plan
	01.04.01	31.03.11	4,000	West Midlands Regional Spatial Strategy
	01.04.11	31.03.21	4,700	West Midlands Regional Spatial Strategy

Year	H2a Net additional dwellings - in previous years	H2b Net additional dwellings – for the reporting year	H2c(a) Net additional dwellings – in future years	H2c(b) Gross Additional dwellings – in future years. Area (ha, gross)	H2c(c) Annualised plan target	H2d Managed delivery target
03/04	410					
04/05	533					
05/06	861					
06/07	736					
07/08	541					0
08/09		478				0
09/10			490	12.25		0
10/11			490	12.25		0
11/12			490	12.25		245
12/13			490	12.25		206
13/14			490	12.25		179
14/15			490			94
15/16			490			9
16/17			425			0
17/18			425			0
18/19			425			0
19/20			425			0
20/21			425			There is currently no target from 01.04.21
21/22			410			
22/23			410			
23/24			410			
24/25						

H3 New and converted dwellings – on previously developed land (gross)	375
H3 New and converted dwellings – on previously developed land (%)	65%

H4 Net additional pitches (gypsy and traveller)	Permanent	Transit	Total
	0	0	0

H5 Gross affordable housing completions	Social rent homes provided	Intermediate homes provided	Affordable homes total
	23	14	37

H6 Housing Quality – Building for Life assessments	
Number of sites with a Building for Life Assessment of 16 or more	No assessments carried out
Number of dwellings on those sites	
% of dwellings of 16 or more	
Number of sites with a Building for Life Assessment of 14 to 15	
Number of dwellings on those sites	
% of dwellings of 14 to 15	
Number of sites with a Building for Life Assessment of 10 to 14	
Number of dwellings on those sites	
% of dwellings of 10 to 14	
Number of sites with a Building for Life Assessment of less than 10	
Number of dwellings on those sites	
% of dwellings of less than 10	
Total number of housing sites (or phases of housing sites)	
Number of dwellings on those sites	

E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Flooding	Quality	Total
	0	0	0

E2 Change in areas of biodiversity importance	Loss	Addition	Total
	0	5	5

E3 Renewable energy generation	Permitted installed capacity (MW)	Completed installed capacity (MW)
Wind on shore	No data	
Solar photovoltaics		
Hydro		
Biomass		
Landfill gas		
Sewage sludge digestion		
Municipal (and industrial) solid waste combustion		
Co-firing of biomass with fossil fuels		
Animal biomass		
Plant biomass		
Total		

M1 Production of primary land won aggregates by mineral planning authority	Crushed Rock	Sand and Gravel
	No data	

M2 Production of secondary and recycled aggregates by mineral planning authority	Secondary	Recycled
	No data	

W1 Capacity of new waste management facilities by waste planning authority	Total capacity	Maximum annual operation through put
Inert landfill	1.74m cu.m.	0
Non-hazardous landfill	0	0
Hazardous landfill	0	0
Energy from waste incineration	0	0
Other incineration	0	0
Landfill gas generation plant	0	0
Pyrolysis / gasification	0	0
Metal recycling site	0	0
Transfer stations	0	0
Material recovery / recycling facilities (MRFs)	0	0
Household civic amenity sites	0	0
Open windrow composting	0	30,000 tonnes
In-vessel composting	0	0
Anaerobic digestion	0	0
Any combined mechanical, biological and/or thermal treatment (MBT)	0	0
Sewage treatment works	0	0
Other treatment	0	0
Recycling facilities construction, demolition and excavation waste	0	0
Other waste management	0	0
Other developments	0	0
Total	1.74m cu.m.	30,000 tonnes

W2 Amount of municipal waste arising, and managed by management type by waste planning authority	Amount of waste arisings (tonnes)
Landfill	18,308
Incineration with EfW	49,923
Incineration without EfW	47
Recycled/composted	34,101
Other	0
Total Waste arisings	102,379

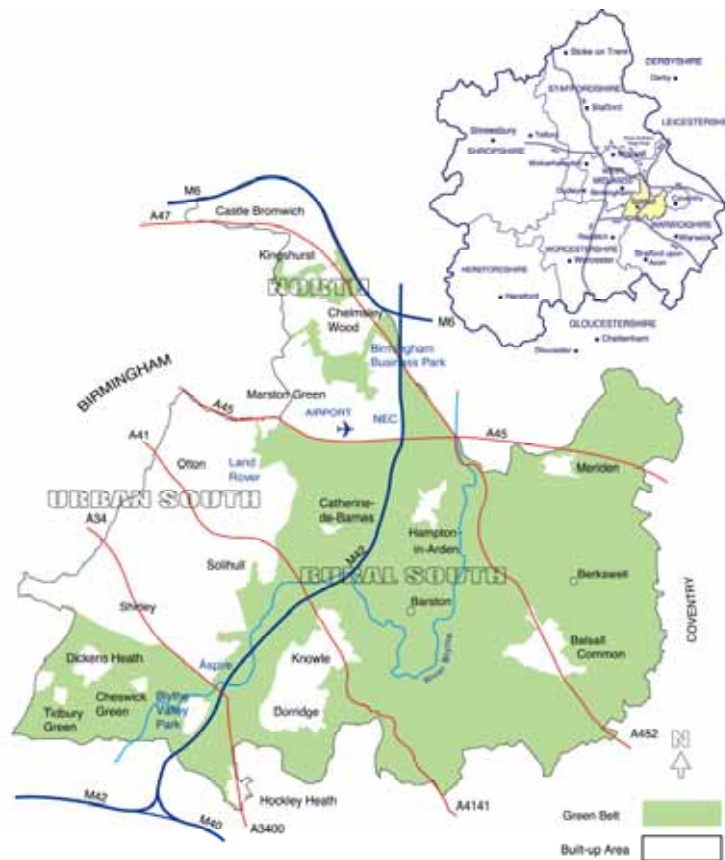
Local Indicators

Indicator	Target	Actual
Housing		
UDP housing requirement	Annual average – 400 (gross)	631 (01-09)
% of housing development on previously developed land	74% over the Plan period	69% (02-09)
Dwellings provided on windfall sites	Annual average – 150	275 (02-09)
No. of affordable housing on suitable sites	No target	37 (08-09)
% of affordable housing on suitable sites	No target	52% (08-09)
Density on new housing development	Minimum 30 dwellings/ha on 95% of developments	80% (02-09)
Employment & Prosperity		
Amount of development on RISs satisfying the high quality criterion	100%	100%
Protection of business sites from loss to alternative development	85%	90%
Proportion of new business development on non-strategic sites easily accessible by public transport	100%	100%
Transport		
Residential development within 30 minutes public transport time of key facilities.	No target	68%
Level of road traffic	No more than a 7% increase between 2004 and 2010	Overall decrease in the number of average weekday vehicle kilometres on roads in Solihull between 2005/06 and 2007/08
Schools with school travel plans	100% by 2011	89% and increasing year on year
Improved public transport services - bus and rail	Increase bus modal share in the morning peak Increase rail modal share in the morning peak	Slight increase since 2006/07 Increased since 2006/07
Increase cycle use	1% increase in the cycling index between 2003/04 and 2010/11 (monitored through cycle training figures)	In 2008/09 there has been an increase in the number of trainers trained and no decrease in the proportion of children trained.
Percentage of completed non-residential development within Use Class A complying with car parking standards set out in the LDF	Compliance with PPG13 standards	100%

Percentage of completed non-residential development within Use Class B complying with car parking standards set out in the LDF	Compliance with PPG13 standards	100%
Percentage of completed non-residential development within Use Class D complying with car parking standards set out in the LDF	Compliance with PPG13 standards	Not applicable
Environment		
% of lengths of rivers/canals in good/fair quality grades of Environment Agency 'Chemical & Biological GQA'	100%	No data
% SINC land managed for nature	52% of total site area	42%
% listed buildings and scheduled ancient monuments protected	100%	95.6%
Countryside		
Loss of Green Belt to development	0%	0%
No. village appraisals and design statements adopted as SPD	100% of those produced	2 village plans received
Retailing & Centres		
Extent of encroachment of non-retail development into primary retail frontages	Retain a high % in retail use (lowest scores)	75+% Solihull 69+% 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%	No development in monitoring year.
Sport, Recreation, Leisure and the Arts		
Area of public open space per 1,000 population	2.68ha	6ha
Area of playing fields lost to development	0ha	0ha
Waste Management		
Recover value from municipal waste	53% by 2010	48.8%
Recycle or compost household waste	40% by 2010	33.4%
Reduce the amount of biodegradable municipal waste going to landfill	75% of the 1995 level by 2010 (20,852 tonnes)	18,308 tonnes
Minerals		
Progress towards targets set out in National and Regional guidance	West Midlands annual apportionment 0.506 million tonnes	0.61 million tonnes (2007)

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 off the A45, close to junction 6 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.



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (C) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Solihull Metropolitan Borough Council Licence 100023139 [2006]

- 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 206,300 in 86,000 households by 2009, and 222,300 in 94,000 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 231 of 355 in the National Index of Deprivation, and has a wide diversity of deprivation. The 2007 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 in mature suburbs 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.
- North Solihull developed in the 1960s and suffers from issues of poor design, including tower blocks, fear of crime, poor quality shopping areas and road networks that cause segregation and underpasses at the main crossing points. Three wards in particular, Chelmsley Wood, Kingshurst & Fordbridge and Smiths Wood suffer from much higher levels of deprivation than other parts of the Borough. These wards are included within the East Birmingham and North Solihull Regeneration Zone.

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 2.7%, ranging from 0.6% to 6.1% 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. In 2009 unemployment rates ranged from 11.3% in Chelmsley Wood to 1.6% in St. Alphege.
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 development plan documents programmed by the local Development Scheme (LDS). A Monitoring Report is to be submitted to the Secretary of State by 31st December annually, covering the previous monitoring period, 1st April – 31st 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 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008', Communities and Local Government, 2008) 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 1st April 2008 – 31st March 2009. However, some of the UDP objectives relate to the whole UDP period (1st April 2001 – 31st March 2011) and so the report, in these instances, addresses that period. The Housing Chapter also includes the use of trajectories up until 31st March 2026 to provide an estimate of housing land supply for a minimum of 15 years, as required by the Government.

1.4 Future Annual Monitoring Reports

- 1.4.1 As we progress the production of planning documents under the LDF 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/ldf.

CHAPTER 2 - HOUSING

2.1 Policy H1 - The Provision of Land for Housing

2.1.1 Plan Period and Housing Targets

Indicator: DCLG H1

To identify the source of the housing target used in the housing trajectory and the total amount of housing planned to be delivered over the period.

Targets:

H1(a) 4,000 gross additional dwellings (01/04/2001 to 31/03/2011), Adopted Unitary Development Plan

H1(b): 4,000 gross additional dwellings (01/04/2001 to 31/03/2011) and 4,700 gross additional dwellings (01/04/2011 to 31/03/2021), Adopted Regional Spatial Strategy

2.1.2 Overall Housing Land Supply

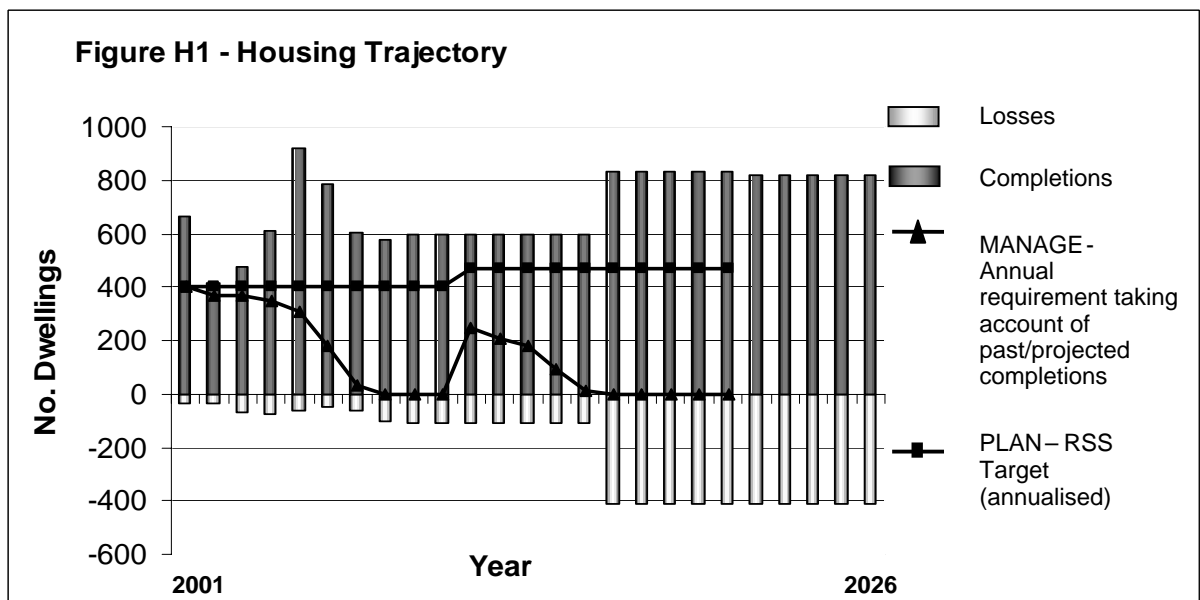
Indicators: DCLG – H2(a-d), RSS CF1a & CF2, UDP (Housing)

The provision of housing land in accordance with the requirement of the current Regional Spatial Strategy (RSS).

Target

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

Key Data



Year	Completions:			MONITOR: No. Dwellings over RSS Target	MANAGE: Annual (residual requirement)	Losses:		
	Per Annum (actual & projected)	Running Total	PLAN: RSS Target (running total)			Per Annum (actual & projected)	Running Total	Net Additional Dwellings (running total)
2001-2002	663	663	400	263	400	34	34	629
2002-2003	414	1077	800	14	371	32	66	1011
2003-2004	477	1554	1,200	77	365	67	133	1421
2004-2005	608	2162	1,600	208	349	75	208	1954
2005-2006	921	3083	2,000	521	306	60	268	2815
2006-2007	784	3867	2,400	384	183	48	316	3551
2007-2008	604	4471	2,800	204	33	63	379	4092
2008-2009	579	5050	3,200	179	0	101	480	4570
2009-2010	599	5649	3,600	199	0	109	589	5060
2010-2011	599	6248	4,000	199	0	109	698	5550
2011-2012	599	6847	4,470	129	245	109	807	6040
2012-2013	599	7446	4,940	129	206	109	916	6530
2013-2014	599	8045	5,410	129	179	109	1025	7020
2014-2015	599	8644	5,880	129	94	109	1134	7510
2015-2016	599	9243	6,350	129	9	109	1243	8000
2016-2017	834	10077	6,820	364	0	409	1652	8425
2017-2018	834	10911	7,290	364	0	409	2061	8850
2018-2019	834	11745	7,760	364	0	409	2470	9275
2019-2020	834	12579	8,230	364	0	409	2879	9700
2020-2021	834	13413	8,700	364	0	409	3288	10125
2021-2022	819	14232	-	-	-	409	3697	10535
2022-2023	819	15051	-	-	-	409	4106	10945
2023-2024	819	15870	-	-	-	409	4515	11355
2024-2025	819	16689				409	4924	11765
2025-2026	819	17508				409	5333	12175

Source: Based on the Solihull Strategic Housing Land Availability Assessment Interim Report.

**Figure H2 – Demonstrating Five Years Housing Land Supply – 1st October 2009
(using the adopted Regional Spatial Strategy housing land provision target – all figures are gross)**

Requirement:

RSS Housing Land Provision Target, 1 st April 2001 – 30 th September 2014	5,645
Less new dwellings completed 1 st April 2001 - 30 th September 2009	5,121
Five year Housing Land Supply Requirement	524

Supply:

Land Supply Source	Capacity	Deliverable Capacity
Dwellings under construction	450	450
Sites with full planning permission	1,379	1,317
Sites with outline planning permission	52	52
Planning permissions, non-implementation discount	-85	-85
Allocated sites not yet started	200	83
North Solihull Regeneration Business Plan	1,366	1,366
Anticipated windfall Sites 01.09.09 – 31.09.14	825	825
Suitable sites identified by the Strategic Housing Land Availability Assessment Interim Report	416	416
Total	4,603	4,424

**Figure H3 – Demonstrating Five Years Housing Land Supply – 1st October 2009
(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 st April 2006 – 30 th September 2014	4,463
Less net new dwellings provided 1 st April 2006 – 30 th September 2009	1,807
Five year Housing Land Supply Requirement	2,656

Supply:

Land Supply Source	Capacity	Deliverable Capacity
Dwellings under construction	450	450
Sites with full planning permission	1,379	1,317
Sites with outline planning permission	52	52
Dwellings to be lost	-266	-266
Planning permissions, non-implementation discount	-65	-65
Allocated sites not yet started	200	83
North Solihull Regeneration Business Plan	1,366	1,366
North Solihull Regeneration Business Plan – proposed demolitions	-403	-403
Anticipated windfall Sites 01.09.09 – 31.09.14	825	825
Anticipated windfall losses 01.09.09 – 31.09.14	-75	-75
Suitable sites identified by the Strategic Housing Land Availability Assessment Interim Report	289	289
Total	3,752	3,573

Commentary

The minimum UDP housing land provision target has been consistently exceeded over the first eight years of the Plan (2001-2009). The national requirement to maintain five years housing land supply is also met. Solihull's five year housing land requirement is 524 compared to a supply of 4,424 dwellings.

Housing land provision targets are currently under review. A revised housing land provision target of 7,600 (2006-2026) was published in December 2007 as part of the RSS Phase II Review Preferred Option. This target has now been subject of an Examination in Public and the Panel have recommended that it be increased to 10,500 (2006-2026). This means that the Council will be required to provide land for approximately 15,000 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 emerging target is included in Figure H4. Figure H3 shows that the emerging target results in a five year housing land requirement would be 2,656 additional dwellings against a supply for 3,573 dwellings.

The Council has recently approved a draft Strategic Housing Land Availability Assessment Interim Report for publication. This report demonstrates that the inclusion of a windfall allowance is justified in accordance with PPS3, so this source of land supply has now been included within the five year housing land supply calculations along with capacity identified by the assessment.

The housing trajectory shows anticipated rates of housing delivery against current land supply in five year time bands.

2.1.3 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	11	66	1:6
2002-2003	6	27	1:4.5
2003-2004	49	230	1:4.7
2004-2005	29	138	1:4.8
2005-2006	25	274	1:1.1
2006-2007	18	99	1:5.5
2007-2008	20	141	1:7.1
2008-2009	77	187	1:2.4
Total	235	1162	1:4.9

Note: Data relates to developments started during the year.

2.1.4 Windfall Housing Development

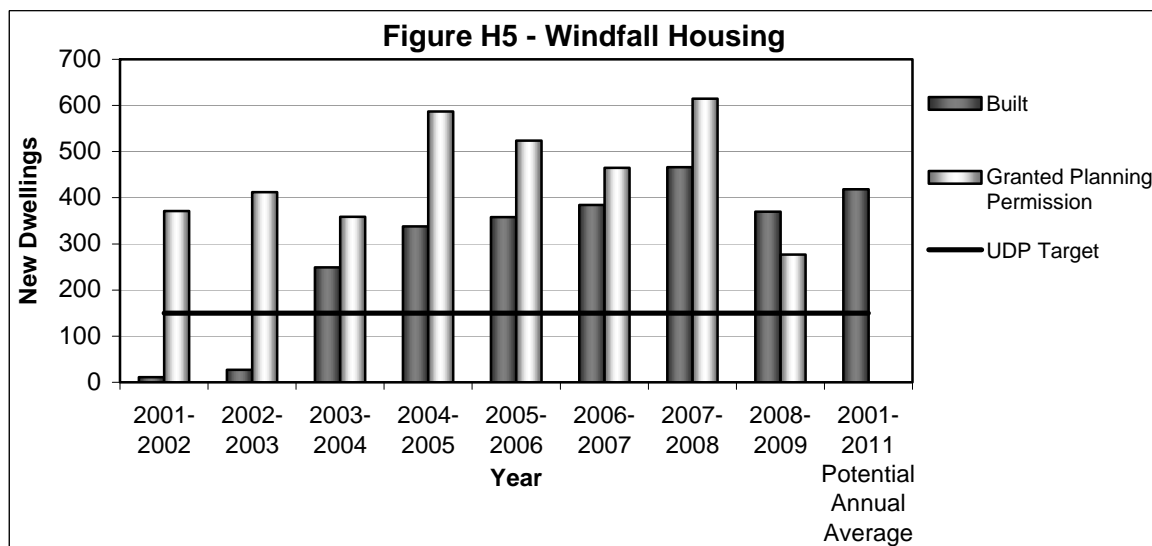
Indicator: UDP (Housing)

Dwellings provided on windfall sites.

Target

Annual average of 150 dwellings (2001-2011).

Key Data



Commentary

Windfall completions and permissions average 275 and 451 dwellings/year respectively. The target is likely to be exceeded by around 2,680 dwellings (179%). 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.

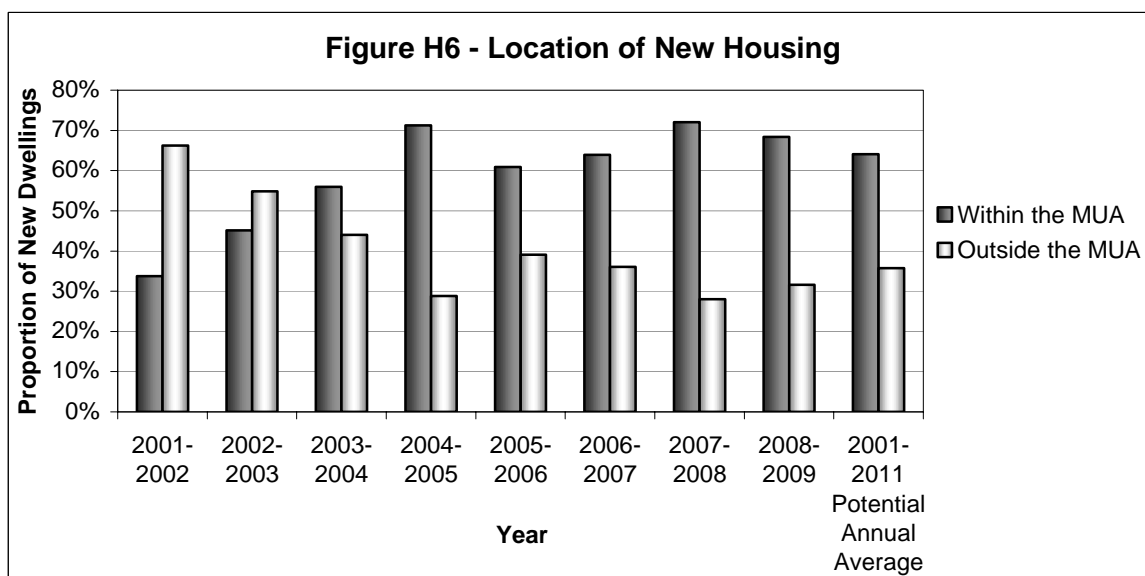
2.1.5 New Housing Provision within the Major Urban Areas (MUA)

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**

A key aim of the RSS is to increase the proportion of new housing provided within the MUA to assist regeneration and ensure more sustainable patterns of development. The proportion of new dwellings built within Solihull's MUA is increasing. However, a significant proportion of new housing is still being provided outside of the MUA. This is because of the previously designated sites outside of the MUA that are still being built out. Since 2001, 59% of all new dwellings have been provided within the MUA. Taking existing planning permissions into account the proportion of new dwellings within the MUA has the potential to increase to 64% by 2011.

2.1.6 New Housing Provision on Previously Developed Land

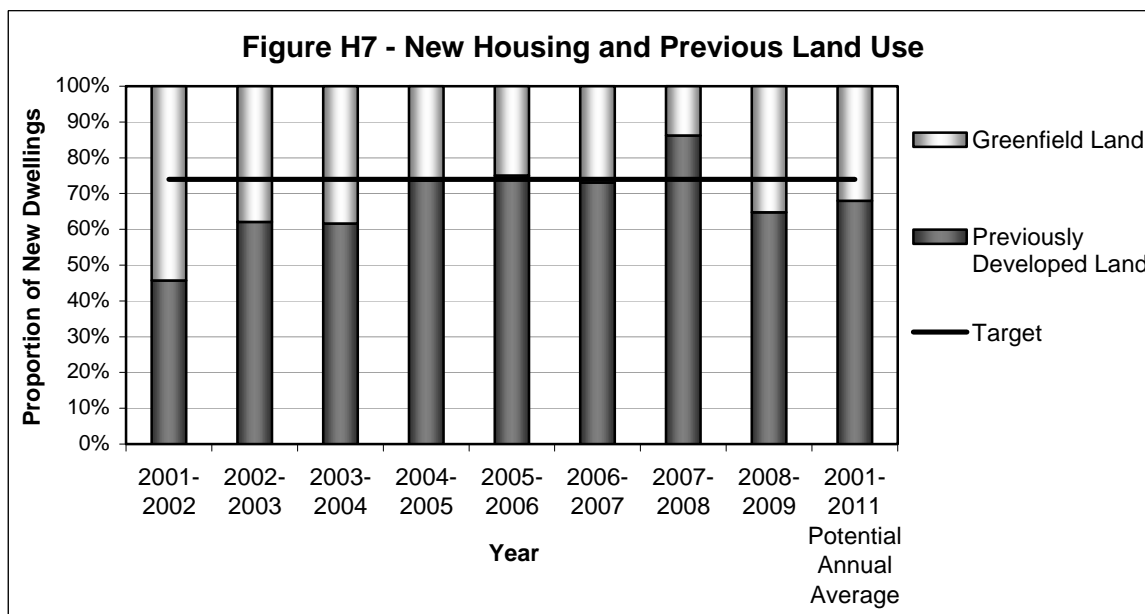
Indicators: DCLG H3, RSS CF1d, UDP (Housing)

Proportion of new housing provided on previously developed land.

Target

74%, 2001-2011.

Key Data



Commentary

The target set by the RSS will not be met because development densities have been increased on previously designated greenfield strategic housing sites, so more dwellings are being provided on these sites than anticipated. Between 2001 and 2009, 69% of all dwellings have been built on previously developed land. Taking existing planning permissions the proportion of dwellings built on previously developed land is likely to be 68% by 2011.

Policy H1 - The Provision of Housing Land

Key Conclusions

- The Borough wide minimum housing land provision target will be exceeded.
- The requirement to maintain five years housing land supply is met.
- A significant proportion of new development is still being provided outside of the MUA, contrary to Policy CF3 of the RSS.
- The proportion of new housing built on previously developed land is unlikely to meet the target, because of historic land allocations.

Further Action

- None – housing provision is in accordance with the RSS minimum housing land provision target for Solihull (Policy CF3) and UDP Policy H1.
- None.
- The RSSR proposes North Solihull as the focus for new housing. This policy will be developed through the Core Strategy.
- To be addressed by the Core Strategy

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

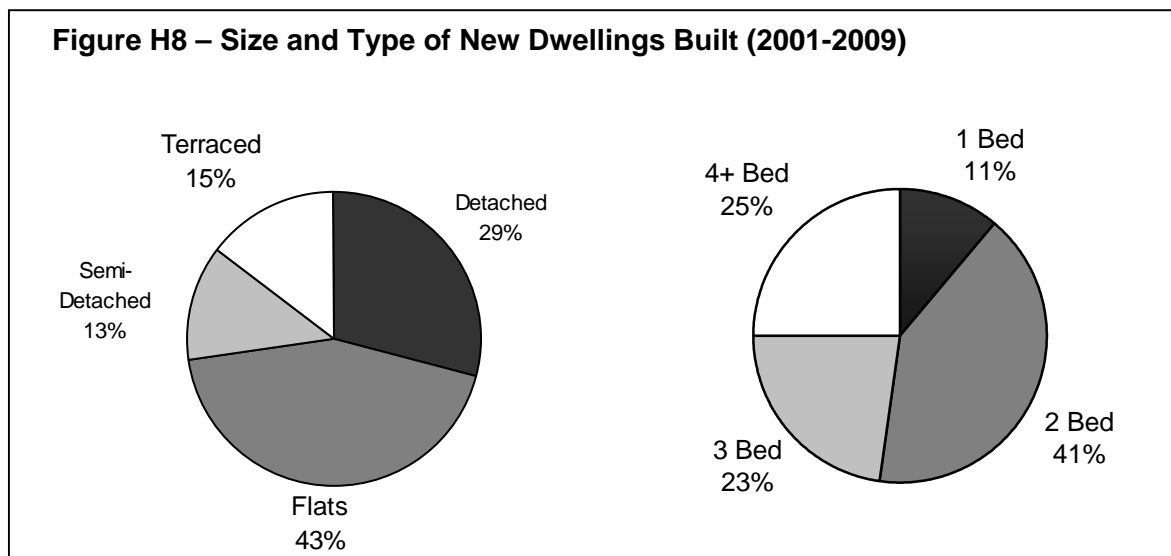
Indicator: RSS CF4a

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 52% of all dwellings built since 2001 have one or two bedrooms and that a mix of house types is being provided. A Strategic Housing Market Assessment was published in November 2009 and provides evidence to enable the Core Strategy to establish policies that will ensure the provision of the right type of housing across the Borough, including planning for the needs of an increasingly aging population.

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, 1st April 2007 and 31st March 2009)

Site	Planning Application Submission Date	Planning Application Approval Date	Affordable Housing Contribution
North Arran Way Village Centre South of Kingfisher Drive Smiths Wood	09-Feb-07	29-May-07	28% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Tamar Drive/kingfisher School Smiths Wood	01-Feb-07	29-May-07	None required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Kingfisher Drive Smiths Wood	01-Feb-07	25-May-07	None required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Keepers Lodge Chelmsley Road	02-Mar-07	14-Jun-07	None required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
St Francis Church Cornyx Lane Solihull	14-Mar-07	03-Jul-07	A commuted sum in lieu of on-site provision has been agreed, equivalent to 40%
Land at 2 & 4 Carisbrooke Avenue Chelmsley Wood	22-Mar-07	26-Jul-07	None required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Land off Auckland Drive Smiths Wood	12-Jun-07	18-Oct-07	62% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
2 Grange Road/ 298 Warwick Road Olton	22-Oct-07	21-Jan-08	A commuted sum in lieu of on-site provision has been agreed, equivalent to 40%
Rear of 52-70 Holly Lane Marston Green	14-Nov-06	11-Jan-08	40%
Land at Dunster Road Chelmsley Wood	15-Oct-07	25-Apr-08	41% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance

Site	Planning Application Submission Date	Planning Application Approval Date	Affordable Housing Contribution
Kingshurst Infant School Ballard Walk Kingshurst	25-Mar-08	22-May-08	13% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Land at Craig Croft Chelmsley Wood	17-Jul-08	26-Sept-08	100% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Windward Way/Tamar Drive Smiths Wood	01-Oct-08	20-Jan-09	64% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Windward Way/Woodpecker Grove & Blackbird Way	08_Dec-08	03-Mar-09	46% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance

The North Solihull Strategic Framework sets out the development strategy for the Regeneration Area. A key theme overall is that tenure will move from the current balance of 49% owner occupation and 51% social rented housing to a higher proportion of owner occupation and intermediate tenure. There is an aim of no net loss of social rented sector housing as a direct result of the regeneration project. Normal policy requirements will not apply for affordable housing provision as part of new residential development for a period of 3 years from commencement of the first development on site (February 2009). This will ensure early and substantial diversification of tenure allowing progress towards the creation of more sustainable communities and to generate funding towards wider regeneration initiatives such as improvements to the existing housing stock. However, the short term focus is on provision by Registered Social Landlords during the economic downturn.

2.4.2 Affordable Housing Provision and Supply

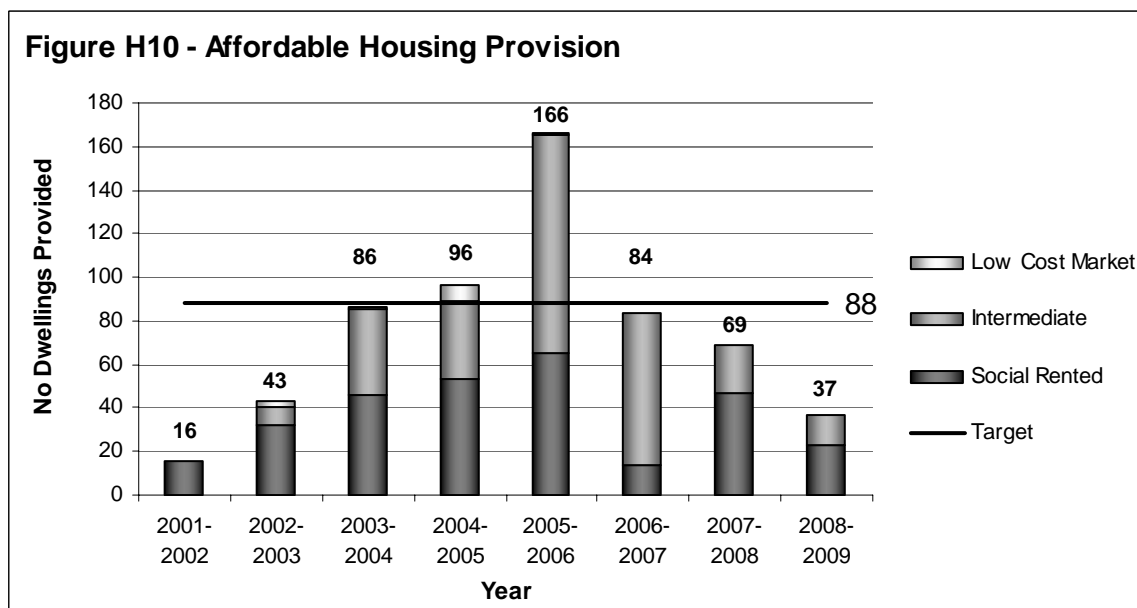
Indicators: DCLG H5, RSS CF1e, UDP (Housing)

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



Commentary

The provision of affordable housing is below the Housing Strategy target. Affordable housing need has been assessed through the Strategic Housing Market Assessment published November 2009, new targets for the provision of affordable housing will be set by the Core Strategy with policies to meet the targets.

2.4.3 Rural Exception Sites

The need for rural exception sites (to allow contrary to, for example, Green Belt policy in order to meet specific and pressing local need) will be assessed 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.
- PPG3 requires the need for affordable housing in rural areas to be addressed 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

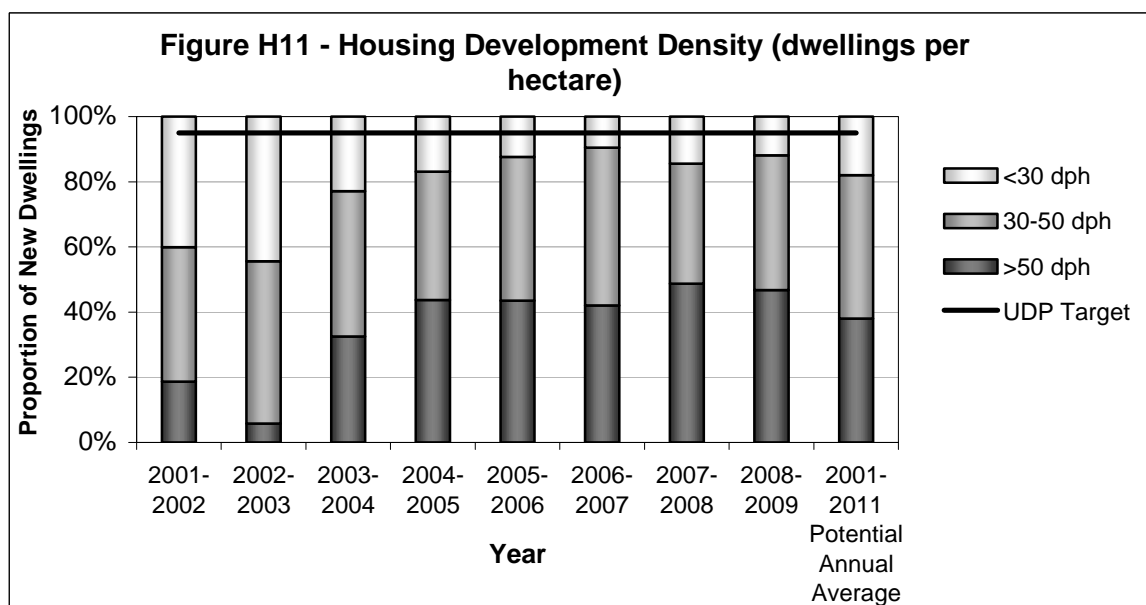
Indicators: RSS CF1c, UDP (Housing)

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, and overall densities have been slightly lower over the past year because of a decline in the amount of apartment developments. 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**Indicators: DCLG H6**

The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria.

Target

None set.

Key Data

Policy H5 and 'New Housing in Context' SPG continues to be successful in encouraging appropriate and high quality development.

Commentary

The Council did not assess completed housing against the Building for Life standards in 2008/09.

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.
- We will include BfL assessments for 2008/9 and 2009/10 in the next AMR.

CHAPTER 3 - EMPLOYMENT AND PROSPERITY

3.1 Policy E1 - Regional Investment Sites (RISs)

3.1.1 Supply of RIS Land

Indicators: DCLG BD1 & BD3, 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

Birmingham Business Park (developed land)	Ha	Sqm
Developed at April 2009 (all land)	39.9	142,168
Remaining to be developed	13.1	80,792
Total	53	222,960
Developed over monitoring year to April 2009	0	0
Developed over 8 years to April 2009	7.6	29,967
Blythe Valley Business Park		
Developed at April 2009 (all land)	16.7	58,249
Remaining to be developed	15.3	53,351
Total	32.0	111,600
Developed over monitoring year to April 2009	0.8	1,738
Developed over 8 years to April 2009	5.3	18,845
Blythe Valley Business Park Extension (BVP2)		
Estimated total developable land	17.0	74,300
UDP Proposal E1/3 – outline planning permission granted	Oct. 2006	
Summary		
Total Development at April 2009	56.6	200,417
Total Development 2001-2009	12.9	48,812
Total Development 2008-2009	0.8	1,738
Remaining Supply	45.4	

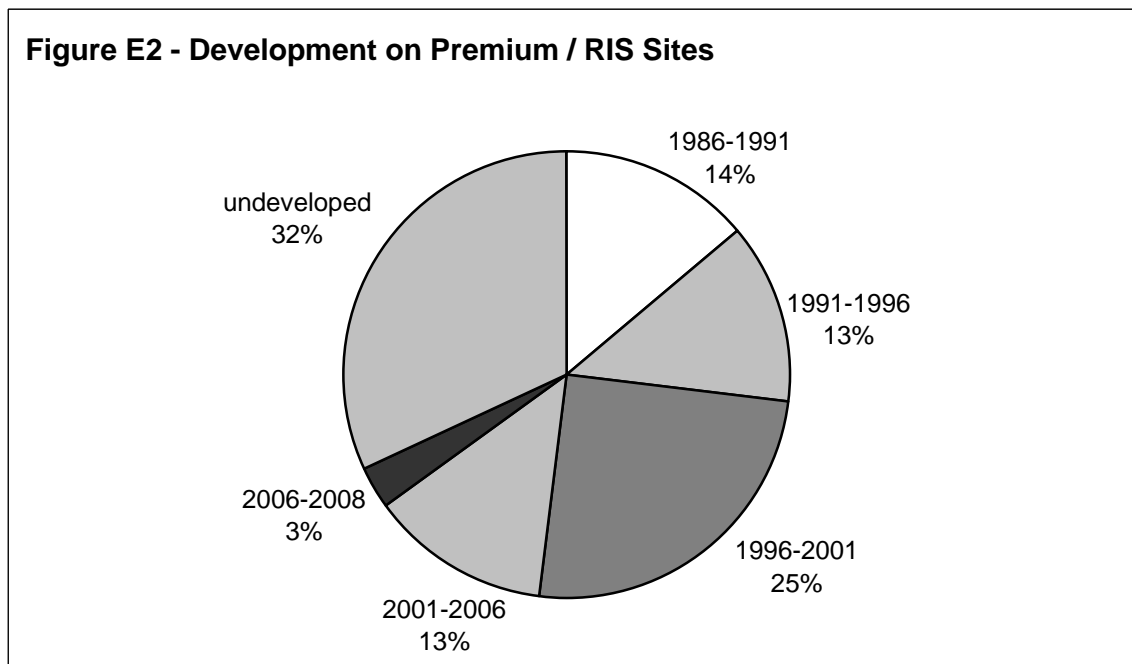


Fig. E2 excludes Blythe Valley Park extension where development has not commenced.

Commentary

Figure E2 shows RIS development in five year blocks starting from the grant of consent of Birmingham Business Park in 1986 and shows that generally consistent progress has been made in the development of RIS land. At April 2009 about 57 ha (more than 200,000 sqm of buildings floorspace) of RIS land was developed. This equates to an average annual development rate of about 2 ha at each RIS. About 0.8 ha (1,738 sqm) of RIS development was completed during the monitoring year, at Blythe Valley Business Park.

The Solihull UDP designates Birmingham Business Park and Blythe Valley Business Park (and its extension under UDP proposal E1/3) as RIS. These designations in the Plan contribute to the continuity of RIS land supply in accordance with Regional Spatial Strategy (RSS) Policies PA6 and PA7. Blythe Valley Park extension could provide about 17 ha (74,300 sqm) of additional RIS land and has outline planning permission .

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 RIS remain attractive to investment and we continue to impose conditions to ensure developments are in line with RSS requirements for RIS. 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	Further Action
<ul style="list-style-type: none"> The RISs are 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. Development accords with requirements of the Regional Spatial Strategy and Unitary Development Plan. 	<ul style="list-style-type: none"> 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 BD1, 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 8 yrs to April 2009	Over monitoring year to April 2009
Offices	72,165 sqm (16.8ha)	7,084 sqm (2ha)
Other B1	594 (0.01ha)	0
B2	6,524 sqm (1.7ha)	0
B8	27,147 sqm (6.4ha)	13,000 sqm (2.8ha)

Commentary

The UDP allocated employment 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 20 ha is developed.

The remaining 35 ha is located near the A34 at Monkspath and Shirley where about 12 ha is developed and about 23 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 8 years to April 2009 106,430 sqm of business floorspace has been developed (about 25 ha) This equates to an average take up rate of about 3 ha per annum. Over the monitoring year development of 5 ha of general business land was completed (at Cranmore Industrial Estate and at the Aspire site – both near the A34 at Shirley/Monkspath).

3.2.2 Business Development on Previously Developed Land

Indicators: DCLG BD2, RSS PA1(b&c), PA2 (e)(i) & PA2(e)(ii)

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

Target

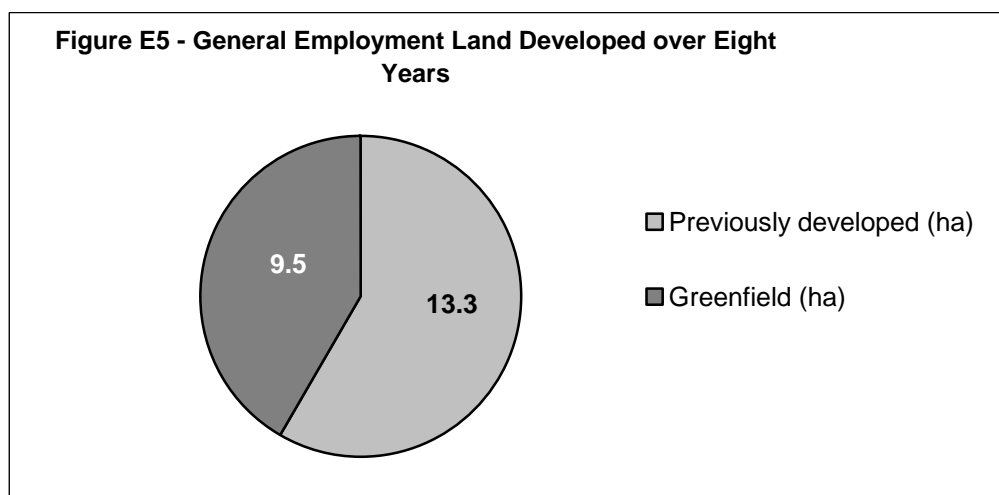
Increase the proportion of business development that takes place on previously developed land.

Key Data

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

Figure E4 – Floorspace Developed on Previously Developed Land

	Over 8 years to April 2009	Over monitoring year to April 2009
Offices	39,945 sqm (8.6ha)	6,500 sqm (1.5ha)
Other B1	0	0
B2	6,524 sqm (1.7ha)	0
B8	13,500 sqm (3.0ha)	13,000 sqm (2.8ha)



Commentary

The amount of greenfield development over the past 8 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). Of the 5 ha of general business development completed during the monitoring year about 3 ha was on brownfield land.

3.2.3 Available Business Land

Indicators: DCLG BD3, RSS PA7(c)

Employment land availability by type.

Target

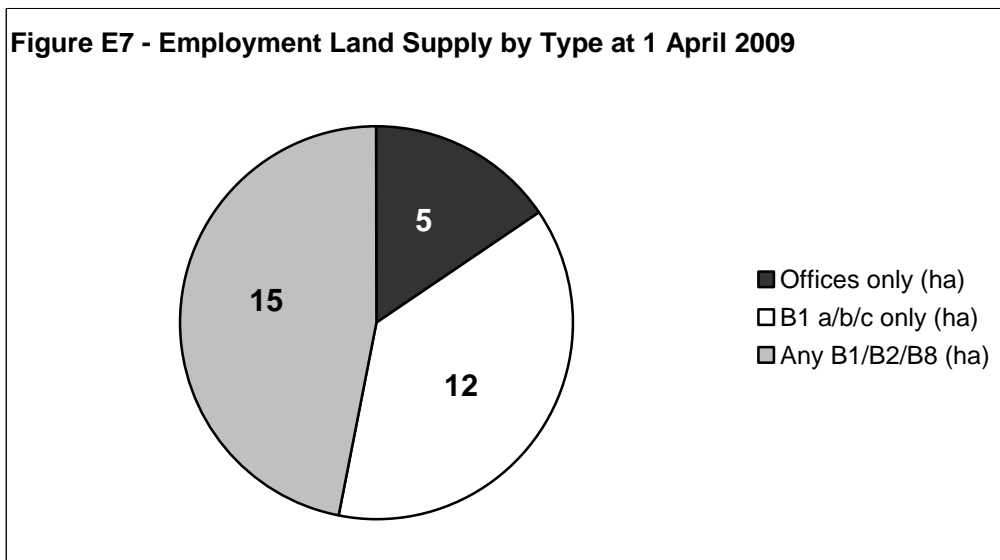
Provide an adequate supply of general business land that accords with RSS Policy PA6.

Key Data

Figure E6 – Employment Land Available by Type at April 2009 (excluding RISs)

Type of development	Hectares
Offices only	5
B1a/b/c	12
B1/B2/B8	15

Source: Coventry/Solihull/Warwickshire Employment Land Study (June 2007) and SMBC local monitoring.



Commentary

Although unemployment in Solihull is low overall (4.5% of the resident working age population at April 2009), 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 32 ha of business land (Use Classes B1, B2 and B8) that is available or likely to become available. About 25 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 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 other supply sites and confirms the adequacy of the supply during the plan period (see also 3.4).

Policies E2 & E3 – Provision of Employment Land	
Key Conclusions	Further Action
<ul style="list-style-type: none"> 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 RIS, is located within, or adjacent, the MUA, near the main densities of economically active population. 	<ul style="list-style-type: none"> 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.

Policies E4, E5 and E6 – Airport, NEC and Land Rover	
Key Conclusions	Further Action
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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 (SPG February 2005) 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.

Further Action

- We will consider reviewing the monitoring of 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 BD1 & 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 8 years to April 2009	Over year to April 2009
Within Solihull	14.5ha	1ha
Within the Regeneration Zone	0ha	0ha

Commentary

The UDP (2006) includes a policy (E9) that seeks to protect the full range of business development (B1, B2, B8). During the 8 monitoring years to April 2009 about 15 ha of business land has been developed for alternative purposes. The current UDP (2006) allocated an outmoded 10 ha business site for residential purposes (British Gas HQ, Wharf Lane) and took another 2.5 ha out of business land zoning. Since adoption of the

UDP (2006) about 2 ha of business land have been developed for alternative purposes. During the monitoring year about 1 ha of business land was lost to hotel development (on the TRW site).

Since UDP adoption about 90% of development on allocated general business land has been for B1, B2 or B8 business purposes or remains available for business development. UDP (2006) Policy E9 has successfully retained 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 continue to 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 8 years to April 2008 about 2 ha of business development has occurred on small, non-strategic sites. 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 8 years on small or 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: RSS T6

Amount of new residential development within 30 minutes public transport time of a GP, 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 plan (Appendix 1) identifies the location of completed housing developments larger than five dwellings over the monitoring year to April 2009; it also shows the proximity of new residential development to GPs, primary schools, secondary schools, employment areas and major retail centres.

Commentary

Appendix 1 highlights that over the monitoring year to April 2009, new housing development has largely been located in close proximity to a bus route, railway station or to other important local facilities.

Since April 2002, 59% of new residential development has occurred in the main urban area of Solihull. The corresponding figure for the monitoring year to April 2009 is 68%. Those sites within the main urban area would generally be within 30 minutes public transport time of major destination facilities.

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

CEPOG 1500 Point Traffic Census Report 2007/08 (March 2009)

Commentary

In the last three 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, the CEPOG 1500 Point Census Report for 2007/2008 (published in March 2009) identifies the total vehicle kilometres for an average weekday in Solihull. This also includes baseline figures for 2005/06, allowing a comparison between the two years to be made (see Figure T1 below).

Figure T1 – Weekday vehicle kilometres by road classification:

Year	Total vehicle kilometres: Average weekday (thousands)					Index (2005/06 Base)
	Trunk and Principal	Classified Non-principal	Major unclassified	Minor unclassified	Total	
2005/06	1,237	2,086	1,827	665	5,815	1.00
2007/08	1,255	1,979	1,756	652	5,643	0.97

Between 2005/06 and 2007/08 there has been a decrease in the number of average weekday vehicle miles along all roads, apart from trunk and principal roads in Solihull. Despite the slight increase in vehicle miles along trunk and principal roads, there has been a decrease in total vehicle kilometres overall.

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.
- Recent information indicates that between 2005/06 and 2007/08 there has been an overall decrease in the number of average weekday vehicle kilometres on roads in Solihull.

Further Action

- Enhanced monitoring in 2009/10

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 T2 – 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%
2007/08	69	73%
2008/09	84	89%

Commentary

The current 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 89% of schools in the Borough have a travel plan and Solihull are well on track to meet the Regional target by 2011.

Policy T5 – Promoting Green Travel**Key Conclusions:**

- 89% of schools in Solihull have a school travel plan in place. The Borough is well 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 Polices T7, T8 and T9 – Public Transport**4.3.1 Public Transport Use****Indicators: RSS T3(a), UDP (Transport)**

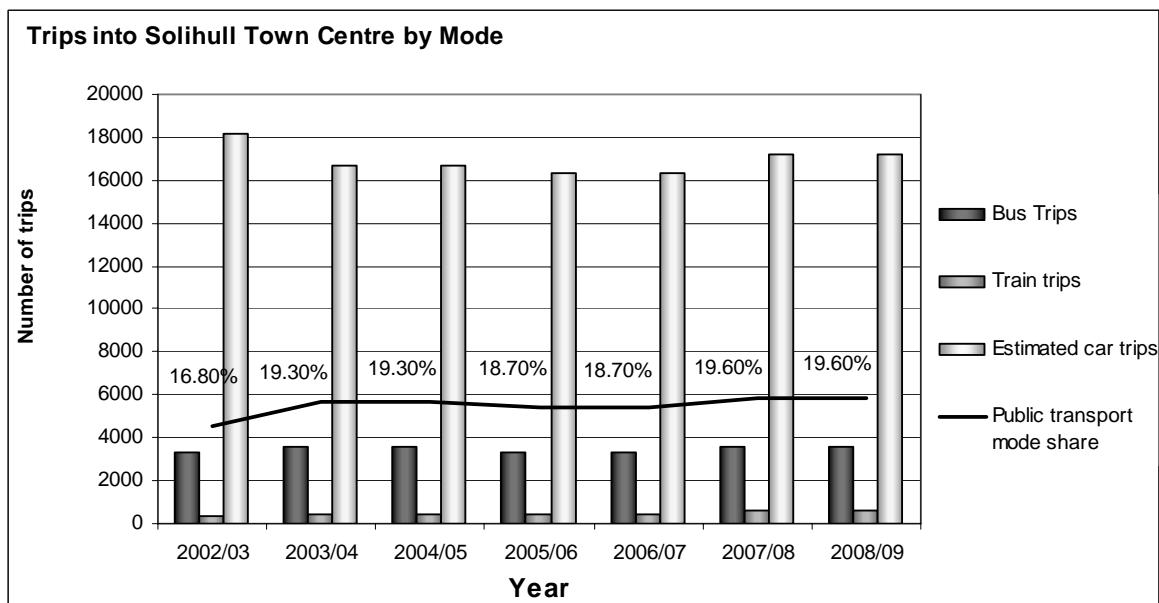
Improved public transport services, bus and rail.

Target

Increased public transport use in line with LTP2 targets.

Key Data**Figure T3 – Public Transport Trips into Solihull Centre**

	Morning Peak Hour						
	2002 / 2003	2003 / 2004	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009
Bus Trips	3,290	3,590	3,590	3,290	3,290	3570	3570
Train Trips	374	406	406	453	453	637	637
Total Public Transport Trips	3,664	3,996	3,996	3,743	3,743	4207	4207
Estimated Car Trips	18,167	16,672	16,672	16,302	16,302	17,207	17,207
Total Trips	21,831	20,688	20,688	20,045	20,045	21,414	21,414
Bus Modal Share	15.1%	17.3%	17.3%	16.4%	16.4%	16.7%	16.7%
Train Modal Share	1.7%	2.0%	2.0%	2.3%	2.3%	3%	3%
Public Transport Modal Share	16.8%	19.3%	19.3%	18.7%	18.7%	19.6%	19.6%
Car Modal Share	83.2%	80.7%	80.7%	81.3%	81.3%	80.4%	80.4%



Source: Centro Cordon Surveys. NB Centro cordon surveys are undertaken every 2 years.

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 above Figure and graph shows how Solihull is contributing to this overall target. It highlights that public transport modal share of trips into the town centre in the morning peak has increased over the last two years from 18.7% in 2006/07 to 19.6% in 2008/09. The modal share of public transport is now at its highest since 2002/03. Travel by rail continues to gain popularity with trips by train into Solihull during the morning peak hour increasing by 41% over the last two years.

Although the estimated number of car trips entering Solihull Town Centre during the morning peak period has increased, car modal share has decreased slightly compared with 2006/07.

Polices T7, T8 & T9 - Public Transport

Key Conclusions

- Public transport modal share of trips into Solihull during the morning peak hour is at its highest since 2002/03.
- Although the number car trips has increased, car modal share has decreased slightly compared with 2006/07.
- The proportion of trips made into Solihull centre by train continues to increase year on year.

Further Action

- We will continue to encourage and support travel by public transport through the development of LTP3 and LDF

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

Graphical information from LTP2 Delivery Report 2006 - 2008 (December 2008) and cycle training data from Solihull MBC.

Figure T4 – Child Cycle Training within Solihull

	No. of Trainers					Primary children trained to level 2 equivalent (% of year group)				
	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009
Solihull MBC	25	28	27	26	30	2000 (80%)	2175 (79%)	2419 (90%)	2291 (85%)	2304 (85%)

Commentary

The LTP2 Delivery Report 2006 - 2008 indicates that the target to achieve a 1% increase in the cycling index by 2011 is on track.

With regard to cycle training in Solihull Figure T4 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, 2006/07 2007/08 and 2008/09 seasons and demonstrates the consistent approach to cycle training in Solihull.

4.4.2 Walking

Information on walking as a means of access is still not well developed. A Walking Strategy for Solihull is currently being developed and the Solihull Rights of Way Improvement Plan (ROWIP) was completed in January 2008. This document incorporates 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. More detailed information may be provided for the next AMR when monitoring of the ROWIP has been undertaken.

Policies T16 & T17 – Cycling and Walking	
Key Conclusions	Further Action
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> The Solihull Rights of Way Improvement Plan will provide monitoring data for future AMRs. A Walking Strategy for Solihull is currently being developed and will provide monitoring data for future AMRs.

4.5 Policy T13 - Parking

4.5.1 Level of Compliance with Standards

Indicator: RSS T1(c)

Percentage of new development on sites complying with car parking standards

Target

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

Key Data

Figure T5 – Non-residential development in conformity with PPG13 standards (elaborated in SPD)

Class	8 yrs to Apr 2009 Sqm	% PPG 13 compliant	1 yr to April 2009 Sqm	% PPG 13 compliant
Retail A Classes	70,404	100%	7,243	100%
Business B1, B2, B8	155,242	69%	21,822	100%
Non-residential Institutions	Not Known			
Assembly and leisure	11,380	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 8 years to April 2009 all completed retail development has been compliant with PPG13 standards. With regard to business uses, 69% of completed development has been PPG13 compliant. This is reflective of development at Birmingham Business Park RIS, as the business park consent pre-dates PPG13 maximum standards for parking. Over the current monitoring year however, 100% of completed business development has been in accordance with PPG13 standards.

Policy T13 – Parking

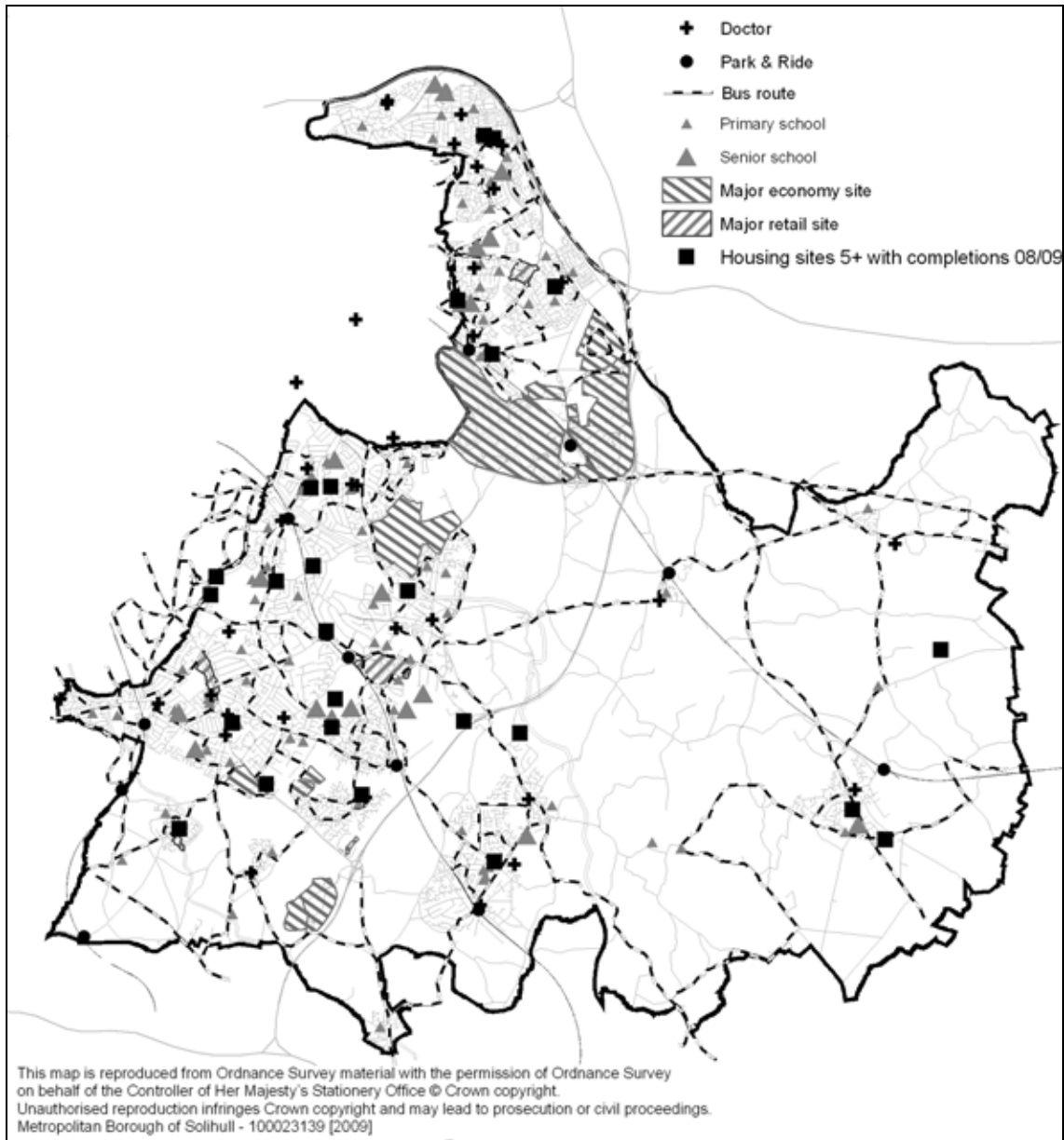
Key Conclusions

- Over the past 8 years standards set out in PPG13 have been consistently applied to significant new developments.

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 2008 – 2009 (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

2008-09 : Three.

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 2008-09, one building was included on the 'At Risk' register, Berkswell Windmill, a grade II* listed building subject to slow decay, where a repair scheme is in progress. Two scheduled monuments, the churchyard crosses at St Swithin's, Barston and St Mary and St Bartholomew's, Hampton-in-Arden, were included as generally satisfactory, but with significant localised problems.

However, 85% of the Borough's 366 listed buildings are Grade II and are not systematically assessed. We are aware of five Grade II listed buildings that may be at risk, including two barns within the curtilage of listed buildings and three listed barns.

Policies ENV6 & ENV8 – Listed Buildings and Ancient Monuments

Key Conclusion

- 95.6% of the Borough's listed buildings and scheduled ancient monument structures of greatest importance are not at risk.

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 E2, 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)**

	2005	2006	2007	2008	2009
Nature conservation sites	815	789	801	876	881
Area managed for nature	192 (23.5%)	249 (31.6%)	265 (33.%)	335 (38%)	370 (42%)

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 marginally in 2008-09, reflecting the designation of one new nature reserve. The review of Sites of Importance for Nature Conservation is continuing, but no new sites have been designated this year.

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 and farmers to manage their land to conserve nature and to apply for the Government's Environmental Stewardship schemes, which support ecologically friendly management practices. The Council has adopted the Government's National Indicator 197 relating to the management of Sites of Importance for Nature Conservation and progress has been made on eight Sites covering 30 hectares.

Data on the condition of Sites of Special Scientific Importance (SSSI) in the Borough is collected by Natural England and shows that only a fifth of the area is in favourable or recovering condition. The low figure is due to the continuing unfavourable condition of the River Blythe, which accounts for 70% of the Borough's 57 hectares of SSSI.

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.
- The proportion of Sites of Special Scientific Interest in favourable or recovering condition is very low, due to problems associated with the River Blythe.
- We do not currently monitor changes in population of species, which is a national core indicator.

Further Action

- We will explore how progress on the indicator for management of Sites of Importance for Nature Conservation can be delivered.
- We will explore with Natural England how the quality of the River Blythe can be improved.
- 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

	2003	2004	2005	2006	2008
River Blythe	Fairly good	Fairly good	Fairly good	Good	Good
Cuttle Brook	Fairly good	Fairly good	Fairly good	Fairly good	Good
Eastcote Brook	Poor	Poor	Poor	Poor	Poor
Horn Brook	Fairly good	Fairly good	Fairly good	Fairly good	-
Temple Balsall Brook	Good	Good	Good	Good	-
River Cole	Fair	Fairly good	Fairly good	Fair	Good
Hatchford/Kingshurst Brook	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

2008-09: None.

Source: Environment Agency

Commentary

The Environment Agency monitors the chemical quality of the rivers in the Borough, with the latest available information for 2008 covering only some of the rivers. However, the Agency is reassessing its water quality monitoring to comply with the Water Framework Directive, so we will need to liaise with the Agency to consider alternative indicators for future reports.

The Agency objected to two applications on water quality grounds in 2008-2009. One application was approved following revision to overcome the objection, whilst the other was withdrawn.

Policy ENV17 – Water Protection	
Key Conclusions	Further Action
<ul style="list-style-type: none"> No developments granted with adverse effects on water quality. Monitoring water quality alone is an ineffective LDF monitoring tool. 	<ul style="list-style-type: none"> 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 E1, UDP (Environment)

Planning permissions granted contrary to Environment Agency advice.

Key data

2008-09: None.

Source: Environment Agency

Commentary

The Environment Agency provides advice on flood risk, including comments on relevant planning applications in the Borough. The Agency objected to seven planning applications on flood risk grounds in the Borough in 2008-09. Four of the applications were granted planning permission following submission of a Flood Risk Assessment, and withdrawal of the Agency's objection, or the inclusion of a condition recommended by the Agency.

Policies ENV21 Development in Floodplains and	
Key Conclusions	Further Action
<ul style="list-style-type: none"> No developments granted in areas subject to risk of flooding. 	<ul style="list-style-type: none"> None

5.5 Policy ENV23 – Renewable Energy

Indicator: DCLG E3, RSS EN7

Renewable energy capacity by type.

Key data

2008-09: No data.

Commentary

A number of developments with renewable energy capacity were approved or completed in the Borough in 2008-09, as a result of the policy encouraging the provision of 10% of the energy requirements of major development from on-site renewable energy generation. These include the installation of photovoltaic cells at a primary school and on some tower blocks in North Solihull. The latter should provide some 43,000KWh per year, equivalent to running a domestic property per block for a year, once installation is completed on all 37 blocks. Other renewable energy schemes involving solar thermal panels are not included as they do not generate electricity.

These initiatives now need to be backed up by a new process of data capture for the monitoring of renewable energy generation in new and existing developments.

Policies ENV23 – Renewable Energy

Key Conclusions

- One scheme with renewable energy capacity has been provided in the Borough during the year to March 2009.

Further Action

- We will consider methods of data capture for renewable energy generation for new and existing developments.

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 2009.

Commentary

There have been no planning applications that have directly led to loss of Green Belt land to development.

Policy C2 – Control of Development in the Green Belt	
Key Conclusions	Further Action
<ul style="list-style-type: none"> Green Belt policies successfully applied 	

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

100% of appraisals/statements produced.

Key Data

Meriden Parish Council formally adopted a village plan in October 2009 and Solihull Council received the final report of a village plan for Balsall Common in September 2009. Both assessments have been prepared by the community with the support of the Council.

The Council will be discussing the recommendations of both reports with the Parish Councils.

Commentary

The introduction of the more rigorous requirements for the production of Supplementary Planning Documents (SPD), under the Planning and Compulsory Purchase Act 2004, 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 were adopted by Solihull Council between April 2008 and March 2009. However, two village plans have been recently received and the Council will be discussing the recommendations of reports with the Parish Councils.

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 BD4, 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	114,300	33,207	6,500	106,130
Shirley District Centre	22,753	16,547	1,000	3,060
Chelmsley Wood District Centre	24,084	2,415	96	5,000

Commentary

No significant new retail, leisure or office developments have been completed in Solihull Town Centre or Shirley Town Centre during the monitoring year to April 2009.

At Shirley Town Centre a major retail expansion scheme has successfully been through a Compulsory Purchase Order Inquiry (CPO) and a revised planning application is anticipated in the new year in response to changes in market conditions. At Chelmsley Wood Town Centre phase 1 of a refurbishment and retail expansion scheme is nearing completion (completed July 2009). The 3 centres have seen no significant office development during the monitoring year other than as part of the Chelmsley Wood scheme.

A study of Solihull Town Centre, commissioned by the Council as part of the evidence base for the LDF highlights opportunities for redevelopment in the centre. The boundary of the Town Centre and the capacity of the centre for further development are issues for the LDF process.

The scheme for Shirley Town Centre, the subject of the CPO, included a major foodstore (about 7,615 sqm gross) and modern non-food units (collectively about another 11,820 sqm gross) capable of attracting important High Street retailers that could enhance quality and choice.

Phase 1 of the scheme to refurbish and extend Chelmsley Wood Town Centre included the addition of a major foodstore (7,243 sqm gross) a new library and offices, a bus interchange and other infrastructure. Phase 2 will include the refurbishment of the centre and further retail development. . . The Phase 1 floorspace is not included in Figure S1.

Shirley and Chelmsley Wood centres contain comparatively little office development. Estimates are provided in Figure S1. Shirley Town Centre does have significant office developments nearby, including the vacant Powergen offices (circa 12,000 sqm) for which a development brief encouraging redevelopment for mixed-use, was approved in December 2005. The Council remains committed to focusing town centre uses in town centres in accordance with current planning policies.

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 relatively low. At April 2009 about 8% of A1 units were vacant. The corresponding figures for Shirley and Chelmsley Wood Town Centres were 13% and 26% respectively.

To better understand the relevance of vacant units it would 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	Further Action
<ul style="list-style-type: none"> Major retail development is under construction at Chelmsley Wood Town Centre. Major retail expansion proposals in Shirley Town Centre have planning permission and have successfully progressed through a CPO Inquiry . Further opportunities in Solihull Town Centre rely on redevelopment. Vacancy rates remain low in Solihull Town Centre. They are significantly higher in Shirley and Chelmsley Wood Town Centres. 	<ul style="list-style-type: none"> We will consider the future role and development of Solihull Town Centre through the LDF. We will revise the target through the LDF Monitoring Framework through the development of the LDF.

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 2008)**

Solihull Town Centre (Primary frontages)	No. of occupiers	% of frontage in A1 use class
High Street 1-161 and 12-134	51	75
Poplar Way	11	100
Mill Lane	34	94
Mell Square	12	92
Drury Lane 10-58 and 5-54 (+700 Warwick Rd)	33	91
Touchwood	93	80
Shirley District Centre (Primary frontages)	No. of occupiers	% of frontage in A1 use class
Stratford Road 171-283	49	69
Stratford Road 146-264	42	79

Commentary

Solihull Town Centre and Shirley Town 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 69%. This represents a high proportion retained in retail Class A1. The location of primary retail frontages changes over time and we intend to review 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

Further Action

- We will review primary retail frontages through the LDF process.

7.3 Policies S9 & S10 - Out-of-Centre Retailing

7.3.1 Developments Out Of Centre

Indicators: DCLG BD4, 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 8yrs to April 09		Developed Monit.1yr	
	Sqm Gross	Sqm Net	Sqm Gross	Sqm Net	Sqm Gross	Sqm Net
Solihull Retail Park	17,506	14,839	0		0	0
Sears Retail Park	19,925	16,967	1,162	1,100	0	0
Freestanding convenience	22,475	14,593	757	500	0	0
Freestanding non-food	9,631	7,787	7,111	6,045	0	0

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

Commentary

Over the 8 years to April 2009 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 5,000 sqm of retail floorspace. Changes to the use Classes Order now bring development of this nature within planning control.

During the monitoring year one out-of-centre retail development was granted planning permission. This was for a B&Q retail warehouse off the A34 at Monkspath. The new retail store will have a floor area of about 15,000 sqm (gross). No significant leisure facilities have come forward over the monitoring year.

Policies S9 & S10 - Out-of-centre Retailing

Key Conclusions

-
- There has been limited growth in out of centre retailing but this has been outside planning control.
- One significant development was granted planning permission during the monitoring year. The range of goods to be sold has been strictly controlled.
- The Policy is proving effective in controlling out of centre retailing.

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.

Policy R1 – Sport & Recreation Facilities

Key Conclusions

- The amount of green space per 1,000 population significantly exceeds the target, however this masks significant differences across the borough.

Further Action

- Monitoring and implementation of the Green Spaces Strategy

8.2 Policy R2 – Protection of Existing Open Space

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

Change in open space value through development within the North Solihull Regeneration Zone

Target

No net loss

Key Data**Figure R1 North Solihull Green Space Included in Planning Applications to Date**

Green Space	Before		After	
	Area (ha)	Value	Area (ha)	Value
Sites outside of the neighbourhood plan areas				
5 Chapel House Road	3.15	2.14	1.84	1.44
52 Queens Gardens	0.92	0.52	1.17	0.88
248 St. Annes School	0.39	0.21		
253 Lowbrook	2.91	0.87	2.7	1.08
259 Merstone	0.43	0.23	0	0
Kings Hurst and Babbs Mill Neighbourhood				
242 Kingshurst Junior and Infant School	1.12	0.6	1.05	0.74
Remaining Green Space Statement	59.39	40.47	58.98	40.37
Craig Croft Neighbourhood				
132 Pike Drive/Roach Close	0.05	0.01	0	0
141 Carisbrooke Avenue	0.07	0.02	0	0
142 Longley Walk	0.08	0.02	0	0
143 Longley Walk	0.04	0.01	0	0
158 Carisbrooke Avenue	0.04	0.01	0	0
145 Picton Croft	0.06	0.02	0	0
160 Keepers Lodge	0.70	0.25	0	0
Remaining Green Space Statement	6.44	2.66	5.45	3.06
North Arran Way Neighbourhood				
35 Auckland Drive	0.10	0.03	0	0
36 Redwing Walk	0.18	0.05	0	0
37 Windward Way/Tamar Drive	0.41	0.12	0.14	0.08
39 Tamar Drive	2.13	1.34	0.42	0.32
65 Triumph Walk	0.05	0.01	0	0
76 Kingfisher Drive	0.22	0.06	0	0
86 Greenfinch Road	0.03	0.01	0	0
88 Windward Way	0.11	0.02	0	0
91 Barle Grove	0.06	0.01	0	0
92 Dee Walk	0.04	0.01	0	0
239 Kingfisher Infant and Junior School	1.76	0.87	1.8	1.35
Remaining Unilateral Undertaking	7.16	3.27	7.61	5.18
Total	88.04	53.84	81.16	54.5

Commentary

Figure R1 shows the areas of green space where losses are proposed through planning applications and the new and improved green spaces that have been secured.

Within each of the neighbourhoods where planning permission has been granted for redevelopment to date, green space statements have been submitted to show how green space losses will be compensated. To date a small net gain in value (0.66) has been agreed.

Once completed, an audit of the new and improved green space will be completed to verify the final site value.

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:

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

8.3 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 2008-March 2009.

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 has been collected from 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.

Policy R3 – Protection of Playing Fields**Key Conclusions**

- No playing fields have been lost to development during the monitoring year to April 2009.
- No progress on implementing a better method of data capture for this indicator has been made.

Further Action

- None, this is in accordance with Policy R3.
- We will review methods of data capture through the implementation of the Green Spaces Strategy.

8.3 Policy R4 – New and Improved Open Space

Indicator: DCLG 4(c)

% of eligible open space managed to Green Flag award standards

Target

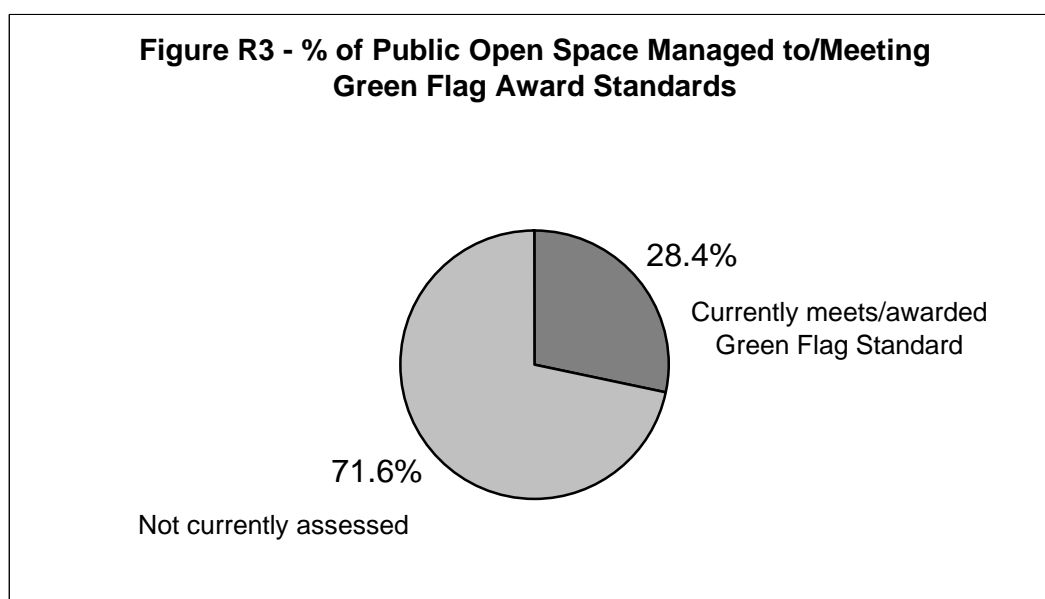
None set

Key Data

There is approximately 670 hectares of accessible open space in the Borough. Currently, 190 hectares of the Borough's public open space meets the Green Flag standard. This equates to some 28.4% of eligible open space managed to Green Flag award standards.

Commentary

Since the 2008 AMR, two additional parks have been awarded the Green Flag standard; Dorridge and Lavender Hall parks. As a result, these designations have increased the proportion of the Borough's public open space meeting the Green Flag standard from 23.7% to 28.4%. In addition to Dorridge Park and Lavender Hall Park, four other parks currently meet the standard; Malvern & Brueton Parks in central Solihull, Elmdon Park, Knowle Park and Shirley Park. Meriden Park is also close to achieving the status and has been submitted for the Green Flag award.



Policy R4 – New and Improved Open Space

Key Conclusions

- 28.4% of open space within the Borough meets or has been awarded Green Flag status

Further Action

- Update figures as more open space entered for the Green Flag award.

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 53% of municipal waste by 2010, 67% by 2015 and 75% by 2020.

Recycle or compost at least 40% of household waste by 2010, 45% by 2015 and 50% by 2020.

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

	2004-05	2005-06	2006-07	2007-08	2008-09
Waste arising (tonnes)	102,915	101,761	97,258	100,474	102,379
Waste managed (tonnes and %)					
Waste to energy incineration	57,694 (56.06%)	55,816 (54.8%)	56,386 (58%)	53,201 (52.9%)	49,923 (48.8%)
Landfill	23,022 (22.37%)	20,210 (19.9%)	18,040 (18.5%)	16,253 (16.2%)	18,308 (17.9%)
Recycled and Composted	22,200 (21.57%)	25,735 (25.3%)	22,832 (23.5%)	31,020 (30.9%)	34,101 (33.4%)

Note: The total waste arising includes 47 tonnes of clinical waste incinerated without energy recovery.

Source: SMBC

Commentary

We are close to our target for recovering value from municipal waste, and have exceeded the target to reduce landfill of biodegradable waste to 75% of the 1995 level (20,852 tonnes) by 2010. Good progress is continuing to be made towards the target for recycling and composting, although these targets remain challenging. The introduction of kerbside collections of cans, cardboard and plastic bottles in 2009-10 should help towards the achievement of the 2010 target.

The amount and proportions of municipal waste recycled and composted in 2008-09 increased again, following the significant progress in 2007-08. Whilst the overall level of waste arising in the Borough since 2006-07 has increased, the rise in recycling and composting meant that a lower tonnage was incinerated for energy recovery.

Policy WM1 – Waste Strategy	
<p>Key Conclusions</p> <ul style="list-style-type: none"> 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. Further initiatives will increase the levels of recycling and composting in 2009-10. 	<p>Further Action</p> <ul style="list-style-type: none"> 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

New waste management facility for composting of organic material – annual capacity 30,000 tonnes.

New landfill capacity for inert waste of 1.74m cubic metres.

Commentary

There were two planning permissions granted for significant new waste management facilities in the Borough in 2008-09. A permission for open windrow composting of organic material will provide an annual throughput capacity of 30,000 tonnes. A consent for sand and gravel extraction and inert waste disposal will result in landfill capacity of approximately 1.7 million cubic metres once the aggregate has been removed.

There were no new major planning applications in 2008-09. 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	
<p>Key Conclusions</p> <ul style="list-style-type: none"> The need for more waste management facilities to enable waste to be handled where it arises is beginning to be reflected in permissions for new facilities. 	<p>Further Action</p> <ul style="list-style-type: none"> 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	2002	2003	2004	2005	2006	2007
West Midlands County	0.506	0.512	0.499	0.52	0.579	0.55	0.61

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 2007

Commentary

Sand and gravel sales from workings in the West Midlands County have increased slightly in 2007 and remain marginally higher than the sub-regional apportionment agreed in 2003. The Government has published revised National and Regional Guidelines for Aggregates Provision in England for 2005-20, with a slightly higher regional target for sand and gravel. Revised annual apportionments to reflect the revised guidelines are being produced as part of the RSS Phase 3 Revision.

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 2007 LDS was in effect at the start of the monitoring year. The 2007 LDS included a programme for the production of three development plan documents – the Core Strategy, a Site Allocations Development Plan Document and a Town Centre Area Action Plan.

Following the publication of the Town and Country Planning (England) (Amendment) Regulations 2008 and on advice from the Government Office for the West Midlands the LDS was revised in March 2009 to combine all three development plan documents into one, which will be the Solihull Core Strategy.

The following table reviews progress in meeting the key milestones for the production of the documents included in the LDS adopted in March 2009

Local Development Scheme Document Production

Document	Production Stage	Target	Actual/Projected
Core Strategy	Consultation draft	January/February	Spring 2010
	Core Strategy	2010	
House Extensions SPD	Consultation draft	May/June 2009	May/June 2009
	SPD Adoption	August 2009	January 2010

Keeping the LDS Up to Date

The extent of the LDF team's involvement in the RSS examination has resulted in delays to the current LDS timetable which will be reviewed in March 2010.

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"> • Check the unrestricted sprawl of large built up areas • Prevent neighbouring towns from merging • Safeguard the countryside from encroachment • Preserve the setting and special character of historic towns • Assist urban regeneration by encouraging the recycling of derelict and other urban land <p>Green Belts are defined in a local planning authority's development plan.</p>

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.

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.

Solihull Metropolitan Borough Council

P O Box 19 Council House Solihull West Midlands B91 9QT

Tel: 0121 704 6000 Fax: 0121 704 6575

Email: sustainabledevelopment@solihull.gov.uk

www.solihull.gov.uk