



**Solihull**  
METROPOLITAN  
BOROUGH COUNCIL

## Solihull Local Development Framework

# Annual Monitoring Report

April 2010 – March 2011

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



Process Document

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## **EXECUTIVE SUMMARY**

### **Overview**

The main findings of the report, by topic are:

### **Housing**

The Borough wide minimum housing provision target set by the Unitary Development Plan and the Regional Spatial Strategy (2001-2011) has been exceeded.

Key matters for further action:

- Through a recent appeal decision, the Inspector considered that the Council cannot currently demonstrate five years housing land supply. We will seek to publish sites within the North Solihull regeneration programme business plan and review opportunities to increase housing land supply.
- We need to continue to maximise the provision of affordable housing through the planning system and will review current policy through the Local Plan.

No site scored poorly in the Building for Life standards assessment and although there were no Silver Awards achieved all were at the top end of the average standard criteria. We have made a commitment to Building for Life in the emerging Draft Local Plan which requires new housing to be built to a minimum of Good/Silver standard.

### **Employment and Prosperity**

The range of employment sites, including 'high quality' Regional Investment Sites, continue to provide adequate employment land supply. The sites have proved attractive to appropriate development and have made an important contribution to the region's portfolio of employment sites. UDP Policy E9 continues to be effective in retaining business land in business use.

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 review the role of RIS and the employment land supply, together with other employment related issues through the LDF and in the light of changing economic circumstances.

### **Transport**

The move towards more sustainable patterns of development and growth across the Borough is being achieved. Over the monitoring year to April 2011, 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, 2007/08, and 2009/10 there has been an overall decrease in the number of average weekday vehicle kilometres on roads in Solihull.

Over the current monitoring year no significant retail or business development has been completed and compliance with PPG13 standards and the Council's parking SPD remains as for the preceding monitoring year 100%.

The public transport modal share of trips into Solihull town centre in the morning peak hour has increased since 2002/03 and although the number of car trips into the centre has increased, car modal share has remained lower than the car modal share in 2002/03. Travel by rail continues to gain popularity during the morning peak hour.

The number of schools with travel plans is increasing year on year with 95% of schools in the Borough now having a travel plan. 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.

In 2011 75% of the rural footpath network was considered accessible.

Key matters for further action:

- Future revisions of the Walking Strategy for Solihull (adopted June 2010), and Solihull Rights of Way Improvement Plan will be integrated with the Cycling Strategy in a single document to ensure that the benefits of joint working are realised including sharing monitoring.

## **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 2010-11.

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.

Key matters for further action:

- We will investigate more effective data sources for identifying change in the populations of species and 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 end of March 2011. Full planning permission was granted in 2009-10 for a new medical centre and retail pharmacy in Balsall Common and for the Marie Curie Cancer Care centre located on land at Marsh Lane, Solihull. These sites are located on Green Belt land, but there were no significant planning permissions granted in the Green Belt during the current monitoring year.

No village plans/appraisals were formally received by Solihull Council during the year to April 2011.

Key matters for further action:

- We will continue to support the production of village plans/appraisals and consider their use as a material planning consideration, although under the Localism Act these will be submitted as Neighbourhood Plans.

## **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 Town Centres is high compared to Solihull Town Centre. However recent and planned development should help to strengthen their role and function and reduce vacancies.

## **Sport, Recreation, Leisure and the Arts**

Overall the provision of public open space is over twice the minimum borough-wide target. However the overall standard masks significant differences in the quantity and quality of green space across the Borough. During the monitoring year 2010-11 0.47 hectares of playing field at Arden School, Knowle has been lost to the development of a Multi Use Games Area (MUGA). However, Sport England did not object and the loss of the playing field was justified on the basis that at present the field has such poor drainage that for the majority of the year it cannot be used.

There has been a slight net loss in the value of public open space provision in North Solihull (0.08).

31.7% 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, Lavender Hall Park, and Meriden Park.

Key matters for further action:

- We will continue to monitor the changes to public open space and liaise with the North Solihull Partnership to ensure that the programme remains on target to deliver an overall improvement in value of green space in the Regeneration Zone.

## **Waste Management**

We are on target for the reduction in the amount of biodegradable waste going to landfill and for the increase in recycling and composting rates, whilst the amount of municipal waste arising has decreased again to its lowest level for more than 6 years.

## **Minerals**

Sand and gravel sales from the Borough have fallen below the sub-regional apportionment for the sub-region, reflecting the demand for materials. However, continued and further efforts are required to maximise the amount of recycled and secondary materials if national guidelines are to be met.

## **Local Development Scheme**

The change in Government and resulting political uncertainty surrounding the planning system led to delay and the Local Development Scheme will need to be revised this year to reflect the timetable changes.



## MONITORING INDICATORS OVERVIEW

### Core Output Indicators

Use Class	B1a	B1b	B1c	B1a/b/c	B2	B8	B1/B2/B8	Total
<b>BD1</b> Total amount of additional employment floorspace (Gross sqm)	0	0	0	0	0	0	0	0
<b>BD1</b> Total amount of additional employment floorspace (net)	No data							
<b>BD2</b> Total amount of employment floorspace on previously developed land (gross sqm)	0	0	0	0	0	0	0	0
<b>BD2</b> Proportion of employment floorspace on previously developed land (%)	0	0	0	0	0	N/A	0	N/A
<b>BD3</b> Employment Land Available (ha)	5	0	0	56	0	0	18	79

Use Class	A1	A2	B1a	D2	Total
<b>BD4</b> Total amount of floor space for 'town centre uses (gross sqm)	0	0	0	0	0
<b>BD4</b> 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	Spatial Strategy



<b>Year</b>	<b>H2a</b> Net additional dwellings - in previous years	<b>H2b</b> Net additional dwellings - for the reporting year	<b>H2c(a)</b> Net additional dwellings - in future years	<b>H2c(b)</b> Gross Additional dwellings - in future years. Area (ha, gross)	<b>H2c(c)</b> Annualised plan target	<b>H2d</b> Managed delivery target
05/06	861				400	
06/07	741				400	
07/08	530				400	
08/09	439				400	
09/10	147				400	
10/11		211			400	0
11/12			747	No data	470	288
12/13			747		470	190
13/14			747		470	68
14/15			747		470	0
15/16			747		470	0
16/17			747		470	0
17/18			747		470	0
18/19			433		470	0
19/20			433		470	0
20/21			433		470	0
21/22			433		There is currently no target from 01.04.21	
22/23		433				
23/24		340				
24/25		340				
25/26		340				

<b>H3</b> New and converted dwellings - on previously developed land (gross)	267
<b>H3</b> New and converted dwellings - on previously developed land (%)	69%

<b>H4</b> Net additional pitches (gypsy and traveller)	<b>Permanent</b>	<b>Transit</b>	<b>Total</b>
	12	0	0

<b>H5</b> Gross affordable housing completions	<b>Social rent homes provided</b>	<b>Intermediate homes provided</b>	<b>Affordable homes total</b>
	175	8	183

<b>H6 Housing Quality – Building for Life Assessments</b>	
Number of sites with a Building for Life Assessment of 16 or more	0
Number of dwellings on those sites	0
% of dwellings of 16 or more	0%
Number of sites with a Building for Life Assessment of 14 to 15.5	0
Number of dwellings on those sites	0
% of dwellings of 14 to 15.5	0%
Number of sites with a Building for Life Assessment of 10 to 13.5	7
Number of dwellings on those sites	180
% of dwellings of 10 to 13.5	100%
Number of sites with a Building for Life Assessment of less than 10	0
Number of dwellings on those sites	0
% of dwellings of less than 10	0%
Total number of housing sites (or phases of housing sites)	7
Number of dwellings on those sites	180

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

<b>E2</b> Change in areas of biodiversity importance	<b>Loss</b>	<b>Addition</b>	<b>Total</b>
	0	7ha	7ha

<b>E3</b> Renewable energy generation	Permitted installed capacity (MW)	Completed installed capacity (MW)
Wind on shore		
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		

No data

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

<b>M2</b> Production of secondary and recycled aggregates by mineral planning authority	<b>Secondary</b>	<b>Recycled</b>
		No data

<b>W1</b> Capacity of new waste management facilities by waste planning authority	<b>Total capacity</b>	<b>Maximum annual operation through put</b>
Inert landfill	0	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	0
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
<b>Total</b>	<b>0</b>	<b>0</b>

<b>W2</b> Amount of municipal waste arising, and managed by management type by waste planning authority	Amount of waste arisings (tonnes)
Landfill	10,772
Incineration with EfW	41,456
Incineration without EfW	45
Recycled/composted	41,845
Other	0
<b>Total Waste arisings</b>	<b>94,208</b>

**Local Indicators**

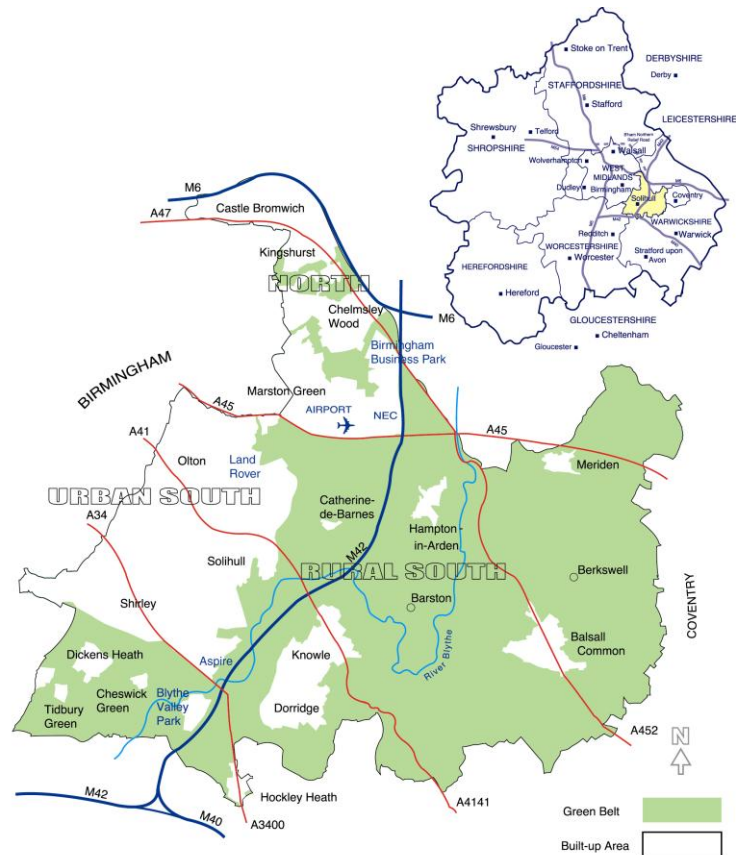
<b>Indicator</b>	<b>Target</b>	<b>Actual</b>
<b>Housing</b>		
UDP housing requirement	Annual average – 400 (gross)	582 (01-11)
% of housing development on previously developed land	74% over the Plan period	69% (01-11)
Dwellings provided on windfall sites	Annual average – 150	283 (01-11)
No. of affordable housing on suitable sites	No target	181 (10-11)
% of affordable housing on suitable sites	No target	53% (10-11)
Density on new housing development	Minimum 30 dwellings/ha on 95% of developments	90% (01-11)
<b>Employment &amp; Prosperity</b>		
Amount of development on RISs satisfying the high quality criterion	100%	100%
Protection of business sites from loss to alternative development	85%	90%
Proportion of new business development on non-strategic sites easily accessible by public transport	100%	100%
<b>Transport</b>		
Residential development within 30 minutes public transport time of key facilities.	No target	61%
Level of road traffic	No more than a 7% increase between 2004 and 2010	The target of limiting traffic growth to a 7% increase during LTP2 has been achieved. There has been a significant but gradual decline in vehicle kilometres in Solihull, by 2009/10 vehicle kilometres were at 94% of 2005/06 levels.
Schools with school travel plans	100% by 2011	95% 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 2010/11 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	Not applicable
Percentage of completed non-residential development within Use Class B complying with car parking standards set out in the LDF	Compliance with PPG13 standards	Not applicable
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
<b>Environment</b>		
% of lengths of rivers/canals in good/fair quality grades of Environment Agency 'Chemical & Biological GQA'	100%	No data
% LWS land managed for nature	52% of total site area	44%
% listed buildings and scheduled ancient monuments protected	100%	98.7%
<b>Countryside</b>		
Loss of Green Belt to development	0%	0ha
No. village appraisals and design statements adopted as SPD	100% of those produced	None
<b>Retailing &amp; Centres</b>		
Extent of encroachment of non-retail development into primary retail frontages	Retain a high % in retail use (lowest scores)	76+% 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.
<b>Sport, Recreation, Leisure and the Arts</b>		
Area of public open space per 1,000 population	2.68ha	6ha
Area of playing fields lost to development	0ha	0.47ha
<b>Waste Management</b>		
Recover value from municipal waste	53% by 2010	44.10%
Recycle or compost household waste	40% by 2010	44.42%
Reduce the amount of biodegradable municipal waste going to landfill	75% of the 1995 level by 2010 (20,852 tonnes)	10,772 tonnes
<b>Minerals</b>		

Progress towards targets set out in National and Regional guidance	West Midlands annual apportionment 0.506 million tonnes	0.375 million tonnes (2009)
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## 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 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.
- The area of the borough is 17,832 hectares, of which 70% is designated Green Belt.
- The mid-2010 population for the Borough was estimated as 206,091 for all ages, 39,204 children, 128,237 working age, and 38,650 elderly residents (ONS data).
- 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.



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]

Age of population - Borough aged below 15 years – 19% aged over 65 years – 18.8% <i>(Source: Mid-2010 population estimates, ONS)</i>	48.6% of the Borough's population are male, of which 49.2% are of working age. Females account for 51.4% of the Borough's population, of which 50.8% are of working age.
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 vary 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 2011 was 5.0% Male – 6.3% Female – 3.3% <i>(Source: ONS)</i>	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 2010 unemployment rates ranged from 12.0% in Chelmsley Wood to 1.6% in Knowle.
Dwellings (83,000) - Borough 29.2% detached 38.9% semi-detached 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% was 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 This document is the seventh Annual Monitoring Report for Solihull Metropolitan Borough Council published to comply with the requirements of Section 35 of The Planning and Compulsory Purchase Act 2004. The Government has removed the requirement for local planning authorities to produce Annual Monitoring Reports; however the overall duty of local authorities to monitor the effectiveness of their Local Plans and planning function has been retained. The Localism Act which was given Royal Assent on 15<sup>th</sup> November 2011 removes the need for Local Planning Authorities to submit Annual Monitoring Reports to the Secretary of State, but this clause did not come into effect until 15<sup>th</sup> January 2012. Therefore, Annual Monitoring Reports for the year 2010/11 are still required to be submitted to the Secretary of State.
- 1.1.3 The Government is making a number of reforms to the planning legislation through the Localism Act 2011. The main planning reform measures in the Act are as follows:-
- The abolition of Regional Spatial Strategies;
  - The abolition of the Infrastructure Planning Commission and return to a position where the Secretary of State takes the final decision on major infrastructure proposals of national importance;
  - Amendments to the Community Infrastructure Levy, which allows Councils to charge developers to pay for infrastructure. Some of the revenue will go directly to the neighbourhoods where development takes place.
  - Neighbourhood planning – this will allow communities to form a neighbourhood forum and determine what new houses, businesses and shops should be built in their areas;
  - The removal of the requirement for local planning authorities to submit an annual monitoring report to Government but retains the overall duty to monitor.
- 1.1.4 The Government has also commenced preparation of a single national planning policy document, the National Planning Policy Framework (NPPF). This will see the replacement of all national planning policy statements and guidance notes with a single national policy statement. A draft NPPF was published for consultation in July 2011. The consultation period closed on 17<sup>th</sup> October 2011 and a final version is due to be published in 2012.

### **1.2 Content**

- 1.2.1 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.
- 1.2.2 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.

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

### **1.3 Timeframe**

1.3.1 Principally, the report monitors performance and success over the previous monitoring period of 1<sup>st</sup> April 2010 – 31<sup>st</sup> March 2011. However, some of the UDP objectives relate to the whole UDP period (1<sup>st</sup> April 2001 – 31<sup>st</sup> March 2011) and so the report, in these instances, addresses that period. The Housing Chapter also includes the use of trajectories up until 31<sup>st</sup> March 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. The Core Strategy or Draft Local Plan as it is now called was published in January 2012. Following the adoption of this document and other planning documents as we progress with the LDF, we will continue to monitor progress against a number of key indicators. These will be reported annually via the Annual Monitoring Report.

### **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](http://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

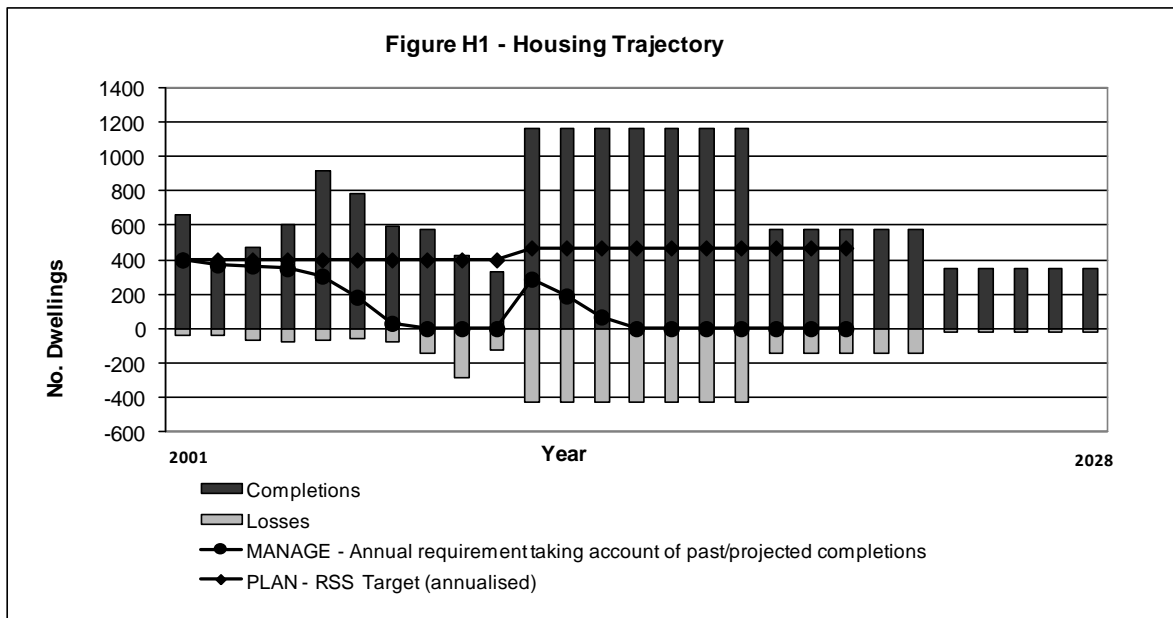
**Indicators: DCLG – H2(a-d), RSS CF1a & CF2, UDP (Housing)**

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 (running total)	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	33	33	630
2002-2003	414	1077	800	277	371	32	65	1012
2003-2004	477	1554	1,200	354	365	68	133	1421
2004-2005	608	2162	1,600	562	349	75	208	1954
2005-2006	921	3083	2,000	1083	306	60	268	2815
2006-2007	792	3875	2,400	1475	183	51	319	3556
2007-2008	604	4479	2,800	1679	31	74	393	4086
2008-2009	581	5060	3,200	1860	0	142	535	4525
2009-2010	428	5488	3,600	1888	0	281	816	4672
2010-2011	333	5821	4,000	1821	0	122	938	4883
2011-2012	1168	6989	4,470	2519	288	421	1359	5630
2012-2013	1168	8157	4,940	3217	190	421	1780	6377
2013-2014	1168	9325	5,410	3915	68	421	2201	7124
2014-2015	1168	10493	5,880	4613	0	421	2622	7871
2015-2016	1168	11661	6,350	7853	0	421	3045	8618
2016-2017	1168	12829	6,820	6009	0	421	3464	9365
2017-2018	1168	13997	7,290	6707	0	421	3885	10112
2018-2019	577	14574	7,760	9198	0	144	4029	10545
2019-2020	577	15151	8,230	6921	0	144	4173	10978
2020-2021	577	15728	8,700	7028	0	144	4317	11411
2021-2022	577	16305	-	-	-	144	4461	11844
2022-2023	577	16882	-	-	-	144	4605	12277
2023-2024	355	17237	-	-	-	15	4620	12617
2024-2025	355	17592				15	4635	12957
2025-2026	355	17947				15	4650	13297
2026-2027	355	18302				15	4665	13637
2027-2028	355	18657				15	4680	13977

Source: based on the Solihull Strategic Housing Land Availability Assessment Report January 2012.

**Figure H2 – Demonstrating Five Years Housing Land Supply – 1<sup>st</sup> April 2011  
(using the adopted Regional Spatial Strategy housing land provision target – all figures are gross)**

**Requirement:**

RSS Housing Land Provision Target, 1 <sup>st</sup> April 2001 – 31 <sup>st</sup> March 2017	6,350
Less new dwellings completed 1 <sup>st</sup> April 2001 - 31 <sup>st</sup> March 2011	5,821
<b>Five year Housing Land Supply Requirement</b>	<b>529</b>

**Supply:**

Land Supply Source	Capacity	Deliverable Capacity
Dwellings under construction	258	258
Sites with planning permission	1,269	1,226
Allocated sites not yet started	100	0
North Solihull Regeneration Business Plan	498	498
Suitable sites identified by the Strategic Housing Land Availability Assessment Interim Report	405	405
Windfall Sites	825	825
<b>Total</b>	<b>3,355</b>	<b>3,212</b>

**Figure H2 – Demonstrating Five Years Housing Land Supply – 1<sup>st</sup> April 2011**

**Requirement:**

Draft Local Plan emerging housing land provision target, 1 <sup>st</sup> April 2006 – 31 <sup>st</sup> March 2017	5,000
Less net new dwellings provided 1 <sup>st</sup> April 2006 – 31 <sup>st</sup> March 2011	2,068
<b>Five year Housing Land Supply Requirement</b>	<b>2,932</b>

**Supply:**

Land Supply Source	Capacity	Deliverable Capacity
Dwellings under construction	258	258
Sites with planning permission	1,269	1,226
Sites with planning permission – dwellings to be lost	-266	-258
Allocated sites not yet started	100	0
North Solihull Regeneration Business Plan Sites	498	498
Suitable sites identified by the Strategic Housing Land Availability Assessment Interim Report	405	405
Suitable sites identified by the Strategic Housing Land Availability Assessment - losses	-156	-156
Anticipated windfall sites 01.04.10 – 31.03.15	825	825
Anticipated windfall losses 01.04.10 – 31.03.15	-75	-75
<b>Total</b>	<b>2,858</b>	<b>2,723</b>

**Commentary**

The Council submitted evidence to the Moat House Farm public local inquiry to demonstrate a five year housing land supply. However, the Inspector reporting on the inquiry did not consider that the Council can currently demonstrate five years housing land supply in accordance with national Planning Policy Statement 3: Housing.

The Inspector excluded windfall sites, sites within the North Solihull Business Plan and Draft Local Plan Phase One sites.

The Inspector acknowledged that the full extent of local circumstances that might justify the inclusion of windfall sites will be considered in detail at the Examination in Public of the Local Plan, but on the basis of the limited evidence currently before her, she found insufficient justification to include windfall sites in the calculation of the five year housing land supply. This source of housing land supply is therefore currently included and further evidence justifying windfall housing land supply will be included in the draft Local Plan Housing Background Paper.

The North Solihull Regeneration Board will be considering its six year Business Plan Review at the end of March, once approved the North Solihull Business Plan Housing Land Supply will be published and has therefore been retained in the five year housing land supply calculation.

The Inspector considered that Draft Local Plan sites should not be included because there is no guarantee that the sites will be included in the final Local Plan. This source of housing land supply has therefore been excluded until such time as it carries greater weight.

### 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	50	230	1:4.6
2004-2005	29	138	1:4.8
2005-2006	25	274	1:11
2006-2007	19	87	1:4.6
2007-2008	20	141	1:7.1
2008-2009	78	127	1:1.6
2009-2010	58	93	1:1.6
2010-2011	82	116	1:1.4
<b>Total</b>	<b>378</b>	<b>1,299</b>	<b>1:3.4</b>

Note: Data relates to developments started during the year.

### 2.1.4 Windfall Housing Development

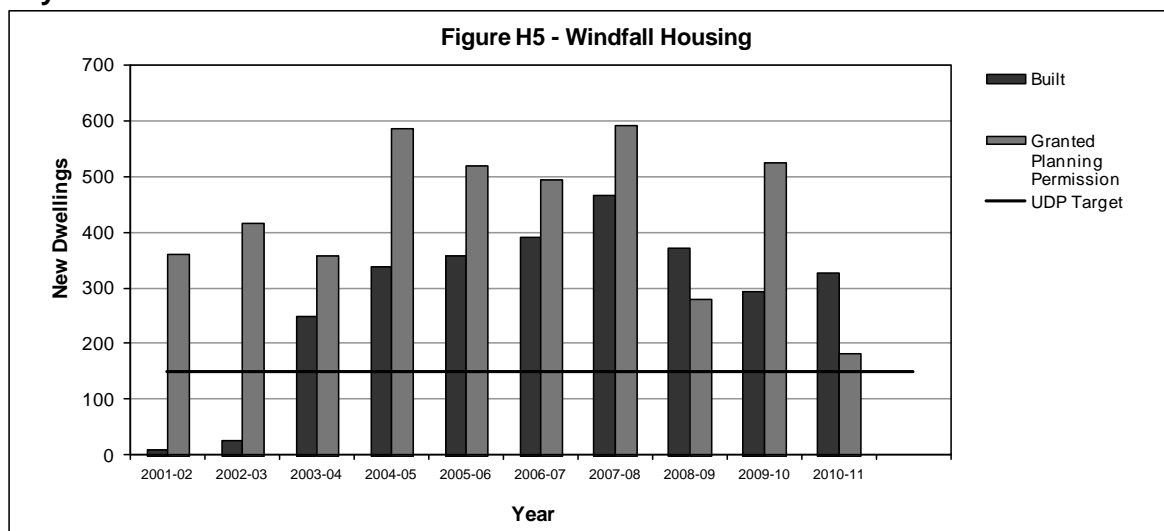
**Indicator: UDP (Housing)**

Dwellings provided on windfall sites.

**Target**

Annual average of 150 dwellings (2001-2011).

**Key Data**



**Commentary**

Windfall completions and permissions average 283 and 432 dwellings/year respectively. 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.

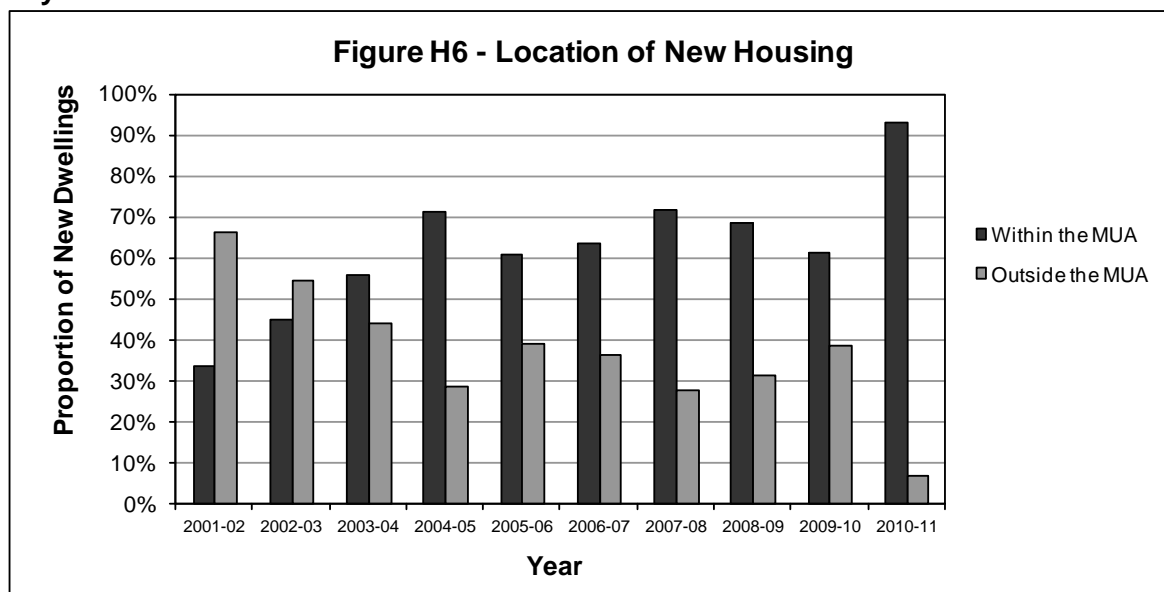
### 2.1.5 New Housing Provision within the Major Urban Areas (MUA)

**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, 62% of all new dwellings have been provided within the MUA.



## 2.1.6 New Housing Provision on Previously Developed Land

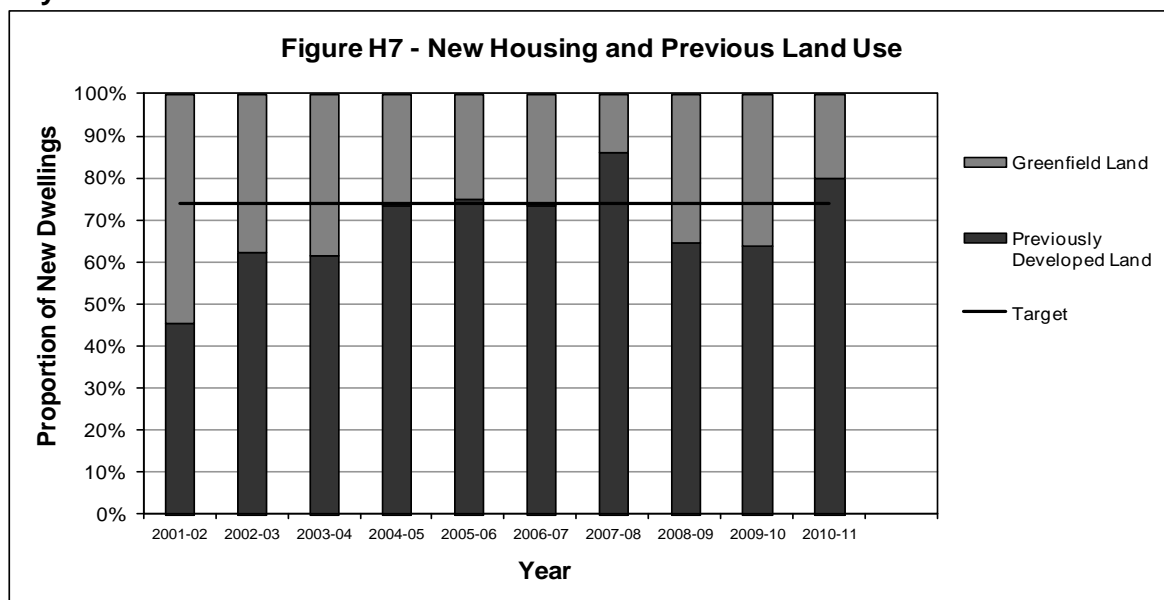
### Indicators: DCLG H3, RSS CF1d, UDP (Housing)

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 2011, 69% of all dwellings have been built on previously developed land.

### 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 not currently 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.
- Investigate opportunities to increase housing land supply ahead of the draft Local Plan.
- The Draft Local Plan proposes that the majority of new housing provision is within the MUA with new housing to meet local needs only outside of the MUA.
- To be addressed by the Local Plan

## 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 have been appraised as part of the evidence for the Draft Local Plan. The Draft Local Plan suggests some of the sites still considered suitable are allocated for housing in the Local Plan and that the remainder are included within the green belt.

### Policy H2 - The Provision of Safeguarded Land

#### Further Action

- We will review the land safeguarded by Policy H2 through the Local Plan.

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

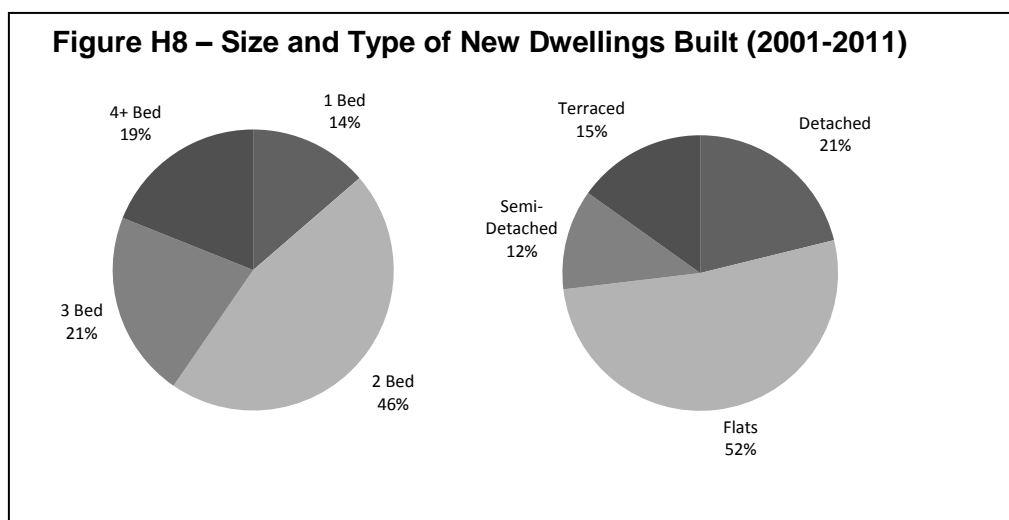
### Indicator: RSS CF4a

Mix of housing types related to housing needs assessment.

#### Target

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

#### Key Data



#### Commentary

65% of all new dwellings built between 1991 and 2001 were three bedroom or larger. Figure H8 shows that 59.6% 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 Local Plan 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, 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2011)**

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
North Arran Way Auckland Drive Smiths Wood	01-Jul-09	17-Sep-09	59% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Kingshurst Babbs Mill 1 Overgreen Road Kingshurst	27-Jul-09	17-Sep-09	100% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Scholars Rise Raglan Way Chelmsley Wood	27-Jul-09	17-Sep-09	50% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Victoria Gardens Greenfinch Road Smiths Wood	06-Aug-09	17-Sep-09	39% - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
North Arran Way 13 Mull Croft Smiths Wood	01-Jul-09	29-Sep-09	None - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Craig Croft Centre land to east of Wardour Drive, Chelmsley Wood	28-Apr-09	17-Jul-09	None - none required in accordance with the North Solihull Strategic Framework Supplementary Planning Guidance
Lanchester Park Lanchester Way Castle Bromwich	14-Jan-09	02-Aug-09	None - None required in accordance with the North Solihull Strategic Framework SPG
RO 14-46 Masons Way Olton	28-Jan-09	23-Jan-09	100% Affordable Housing
Rocksborough House 117-123 Warwick Road Olton	27-July-09	23-Oct-09	40% Affordable Housing

Site	Planning Application Submission Date	Planning Application Approval Date	Affordable Housing Contribution
911-913 Warwick Road Solihull	29-July-09	14-Dec-09	40% Affordable Housing
17 & 19 Hampton Lane & 16 School Lane Solihull	15-June-09	26-Aug-09	100% Affordable Housing
Craig Croft 8 Dovedale Park, Land off Fillingham Park, Crompton Coft & Barnard Close Chelmsley Wood	20-May-10	19-Aug-10	64% Affordable Housing
Rear of Chester Arms, Hurst Lane North, Castle Bromwich	3-Nov-08	24-Sept-10	A commuted sum in lieu of on-site provision has been agreed equivalent to 40%
Broadacre, Grange Road, Dorridge	7-June-10	11-Nov-10	40% Affordable Housing

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 did 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 (sites submitted after February 2009). This was to 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**

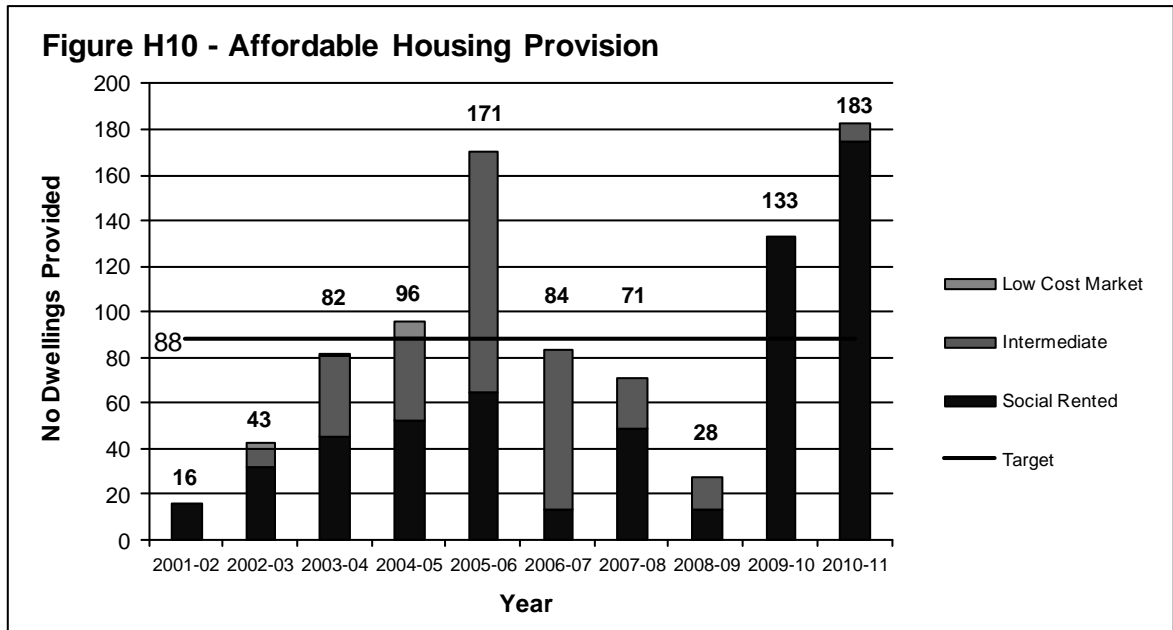
**Indicators: DCLG H5, RSS CF1e, UDP (Housing)**

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 above the Housing Strategy target (averaging 92 dwellings per year). 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 Local Plan with policies to meet the targets.

### 2.4.3 Rural Exception Sites

A rural exception sites Policy (to allow contrary to, for example, Green Belt policy in order to meet specific and pressing local need) is proposed by the Draft Local Plan 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.
- PPS3 requires the need for affordable housing in rural areas to be addressed and the UDP Inquiry Inspector recommended we consider this issue.

##### Further Action

- The Draft Local Plan proposes policy to increase the provision of affordable housing.
- A rural exceptions policy is proposed in the Draft Local Plan.

## 2.5 Policy H5 Density, Design and Quality

### 2.5.1 Density

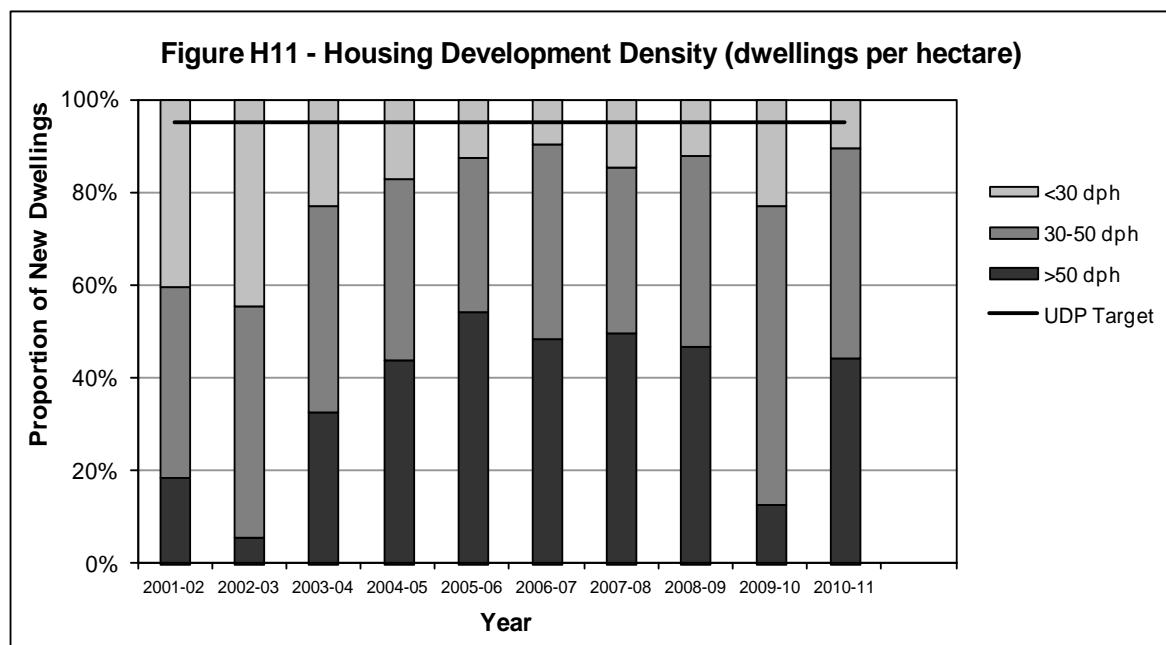
#### Indicators: RSS CF1c, UDP (Housing)

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, although 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 completed its assessment of housing against the Building for Life standards in 2010/11. The results of the assessment are shown in the table below. The Council has made a commitment to Building for Life in the Draft Local Plan which requires new housing to be built to a minimum of Good/Silver standard.

SMBC schemes achieving a Gold Award = 0

SMBC schemes achieving a Silver Award = 0

Level	BFL Score Required	SMBC BFL Score	Award
Very Good	16 +	0	Gold
Good	14 – 15.5	0	Silver
Average	10 – 13.5	7	
Poor	0 - 9.5	0	

### 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 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

<b>Birmingham Business Park (developed land)</b>	<b>Ha</b>	<b>Sqm</b>
Developed at April 2011 (all land)	39.9	142,168
Remaining to be developed	13.1	80,792
<b>Total</b>	<b><u>53</u></b>	<b><u>222,960</u></b>
Developed over monitoring year to April 2011	0	0
Developed since April 2001 to April 2011	7.6	29,967
<b>Blythe Valley Business Park</b>		
Developed at April 2011 (all land)	16.7	58,249
Remaining to be developed	15.3	53,351
<b>Total</b>	<b><u>32.0</u></b>	<b><u>111,600</u></b>
Developed over monitoring year to April 2011	0	0
Developed since April 2001 to April 2011	5.3	18,845
<b>Blythe Valley Business Park Extension (BVP2)</b>		
Estimated total developable land	17.0	74,320
UDP Proposal E1/3 – outline planning permission granted Oct. 2006		
<b>Summary</b>		
Total Development at April 2011	56.6	200,417
Total Development 2001-2011	12.9	48,812
Total Development 2010-2011	0	0
Remaining Supply	45.4	

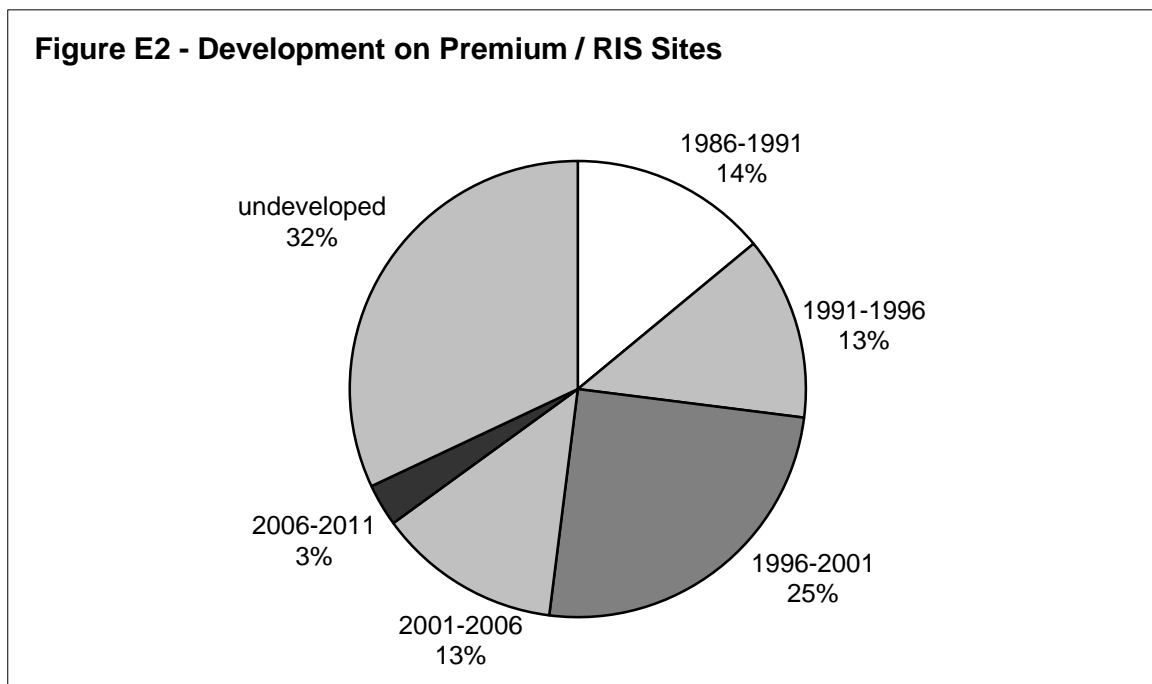


Fig. E2 excludes Blythe Valley Park extension where development has not commenced.

### 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 2011 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. No RIS development was completed during the monitoring year.

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 (74,320 sqm) of additional RIS land and has outline planning permission.

### 3.1.1 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 have proved 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**

- The RISs have proved 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.

**Further Action**

- Further consideration will be given to the role of RIS through the LDF in the light of changing economic circumstances.
- 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 10 yrs to April 2011	Over monitoring year to April 2011
Offices	72,165 sqm (16.8ha)	0
Other B1	594 sqm (0.01ha)	0
B2	6,524 sqm (1.7ha)	0
B8	28,106 sqm (6.5ha)	0

**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 27 ha remain to be developed at the TRW, Fore 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 10 years to April 2011 107,389 sqm of business floorspace has been developed (about 25 ha). This equates to an average take up rate of about 2.5 ha per annum. Over the monitoring year no significant business development has taken place.

### 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.

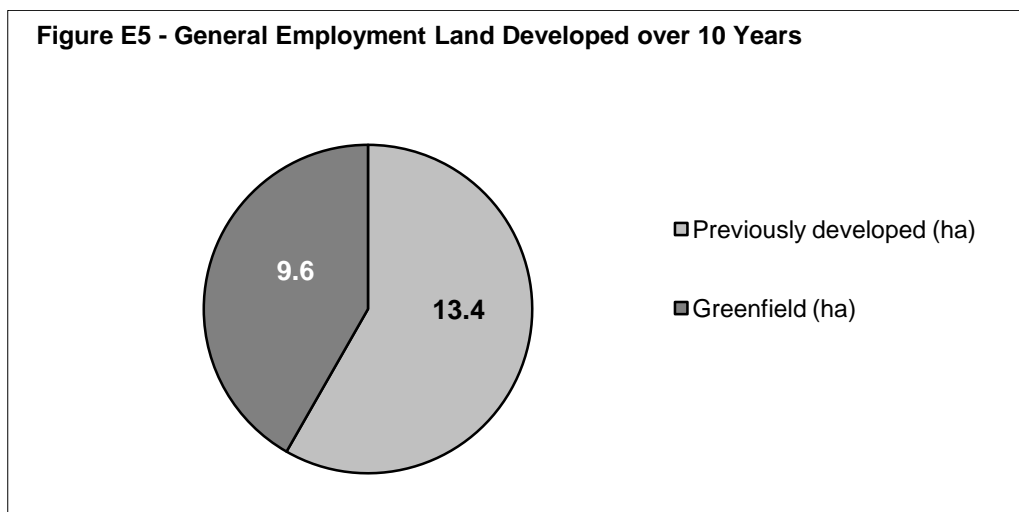
#### Key Data

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

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

	Over 10 years to April 2011	Over monitoring year to April 2011
Offices	39,945 sqm (8.6ha)	0
Other B1	0	0
B2	6,524 sqm (1.7ha)	0
B8	14,449 sqm (3.1ha)	0

**Figure E5 - General Employment Land Developed over 10 Years**



#### Commentary

The amount of greenfield development over the past 10 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 Fore site – A34/M42 junction 4 (5 ha). No significant business land was developed over the monitoring year. Consequently, Figure E5 above remains unchanged from the previous monitoring year.

### 3.2.3 Available Business Land

**Indicators: DCLG BD3, RSS PA7(c)**

Employment land availability by type.

**Target**

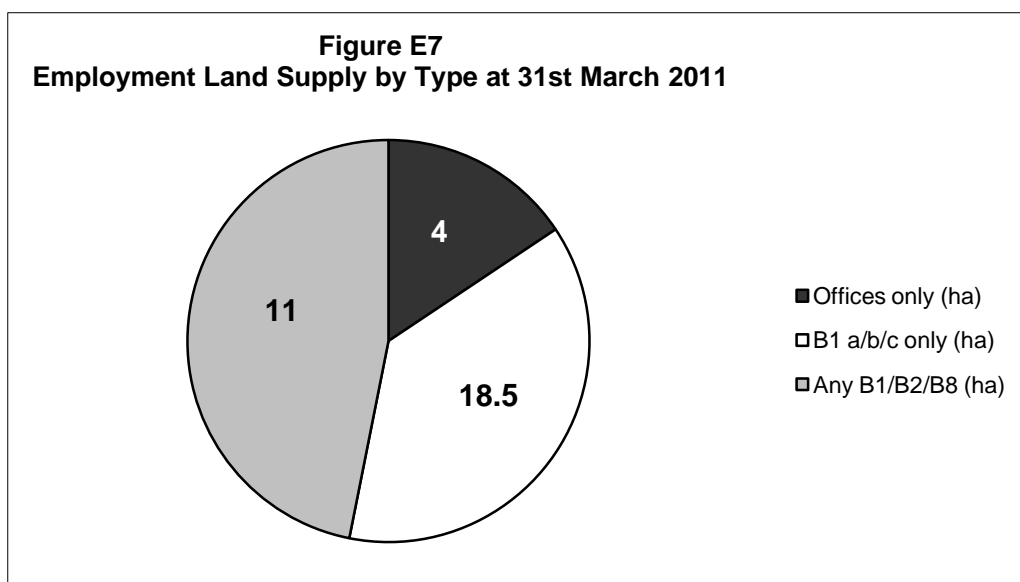
Provide an adequate supply of general business land that accords with RSS Policy PA6.

**Key Data**

**Figure E6 – Employment Land Available by Type at April 2011 (excluding RISs)**

Type of development	Hectares
Offices only	4
B1a/b/c	18.5
B1/B2/B8	11

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



**Commentary**

Although unemployment in Solihull is low overall (5% of the resident working age population at December 2011), 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 33 ha of business land (Use Classes B1, B2 and B8) that is available or likely to become available. About 27 ha is located in the south of the borough at Shirley/Monkspath, the remainder is located on sites at Bickenhill in the north of the borough. Some of the land is best suited to offices; other land would be more generally suited to business development.

We have an 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**

- 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.

#### **Further Action**

- Employment land supply and other employment issues will be further considered through the LDF in the light of changing economic circumstances.
- 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**

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

#### **Further Action**

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

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

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

Employment land developed in the RZ.

**Targets**

Increase the amount of development in the RZ.

**Commentary**

No significant new employment opportunities have been created in the RZ; however, progress has been made in providing access to jobs outside the RZ and in enabling RZ residents to acquire the skills/training needed to access the jobs market. The North Solihull Strategic Framework (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 10 years to April 2011	Over year to April 2011
Within Solihull	14.5ha	
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 10 monitoring years to April 2011 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 allocated business land have been developed for alternative

purposes. During the monitoring year there have been no losses of business land to alternative development on allocated business sites.

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 employment land study (the study will be reviewed to support the LDF Core Strategy evidence base). 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 10 years to April 2011 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 10 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 2011; 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 2011, new housing development has largely been located in close proximity to a bus route, railway station or to other important local facilities.

Since April 2001, 62% of new residential development has occurred in the main urban area of Solihull Borough. The corresponding figure for the monitoring year April 2010 to end of March 2011 is 96%. 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 2009/10 (April 2011)

**Commentary**

The target of limiting traffic growth to a 7% increase during LTP2 has been achieved. For Solihull Borough the change in annual traffic mileage during LTP2 is -5.7%.

The CEPOG 1500 Point Census Report for 2009/10 (published in April 2011) identifies the total vehicle kilometres for an average weekday in Solihull. This also includes baseline figures for 2005/06 and 2007/08, allowing a comparison between the years to be made (see Figure T1 below). The 1500 Point Traffic Census is a 2-yearly report and the latest version is for the calendar years 2009 & 2010. The 2010/11 report will not be available until summer 2012.

**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
2009/10	1,173	1,967	1,710	635	5,486	0.94

Figure T1 shows the total vehicle kilometres for an average weekday in Solihull. There has been a significant but gradual decline in vehicle kilometres in Solihull, by 2007/08 and 2009/10 vehicle kilometres were at 97% and 94% of 2005/06 levels respectively. Vehicle kilometres on trunk and principal roads grew between 2005/06 and 2007/08 but declined at a faster rate than any other road type between 2007/08 and 2009/10.

### **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.
- The target of limiting traffic growth to a 7% increase during LTP2 has been achieved.
- Information indicates that between 2005/06 and 2009/10 there has been an overall decrease in the number of average weekday vehicle kilometres on roads in Solihull.

#### **Further Action**

- Enhanced monitoring in 2011/12.
- We will continue to limit traffic growth in Solihull Borough through the development of LTP3 and LDF.

## **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%
2009/10	90	95%
2010/11	84	95%

### Commentary

The RSS includes a target that all schools in the Region should have a school travel plan in place by 2011. Figure T1 above highlights that the number of schools in Solihull with school travel plans has continued to increase year on year since 2004/05. Now 95% of schools in the Borough have a travel plan and Solihull. There are currently 4 independent schools and 1 primary school that do not have school travel plans.

### Policy T5 – Promoting Green Travel

#### Key Conclusions:

- 95% of schools in Solihull have a school travel plan in place.

#### Further Action:

- Continued monitoring to ensure Solihull meets the regional target of 100% of Schools with Travel Plans.
- Schools are now being encouraged to update their travel plans and apply for Safer Routes to School Funding by submitting an Annual School Travel Plan Review.

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

### 4.3.1 Public Transport Use

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

Improved public transport services, bus and rail.

#### Target

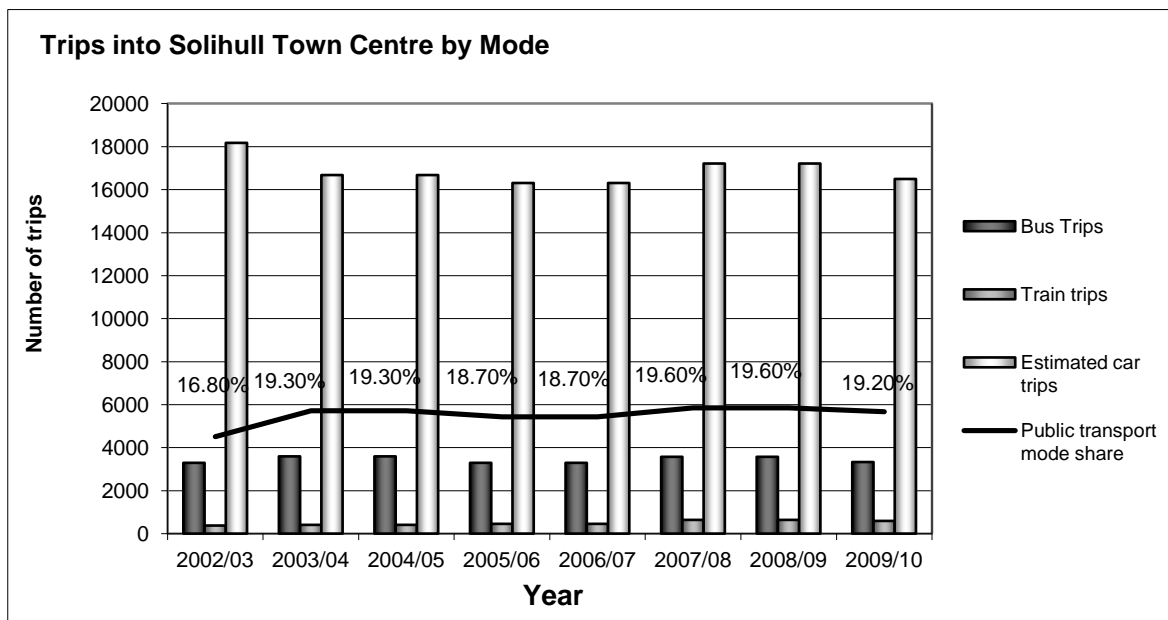
Increased public transport use in line with LTP2 targets.

#### Key Data

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

	Morning Peak Hour							
	2002 / 2003	2003 / 2004	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010
Bus Trips	3,290	3,590	3,590	3,290	3,290	3,570	3,570	3,327
Train Trips	374	406	406	453	453	637	637	589
<b>Total Public Transport Trips</b>	<b>3,664</b>	<b>3,996</b>	<b>3,996</b>	<b>3,743</b>	<b>3,743</b>	<b>4,207</b>	<b>4,207</b>	<b>3,916</b>
Estimated Car Trips	18,167	16,672	16,672	16,302	16,302	17,207	17,207	16,489
<b>Total Trips</b>	<b>21,831</b>	<b>20,688</b>	<b>20,688</b>	<b>20,045</b>	<b>20,045</b>	<b>21,414</b>	<b>21,414</b>	<b>20,405</b>
Bus Modal Share	15.1%	17.3%	17.3%	16.4%	16.4%	16.7%	16.7%	16.3%
Train Modal Share	1.7%	2.0%	2.0%	2.3%	2.3%	3%	3%	2.9%

<b>Public Transport Modal Share</b>	<b>16.8%</b>	<b>19.3%</b>	<b>19.3%</b>	<b>18.7%</b>	<b>18.7%</b>	<b>19.6%</b>	<b>19.6%</b>	<b>19.2%</b>
Car Modal Share	83.2%	80.7%	80.7%	81.3%	81.3%	80.4%	80.4%	80.8%



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 three years from 18.7% in 2006/07 to 19.2% in 2009/10. The modal share of public transport has decreased by 0.4% since last year. However, travel by rail continues to gain popularity with trips by train into Solihull during the morning peak hour increasing by 30% since 2006/07.

The estimated number of car trips entering Solihull Town Centre during the morning peak period has decreased by 718 trips since last year. Car modal share has decreased slightly compared with 2006/07.

**Policies T7, T8 & T9 - Public Transport****Key Conclusions**

- Public transport modal share of trips into Solihull during the morning peak hour has increased since 2002/03.
- The number of car trips have decreased, and 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	2009 / 2010	2010 / 2011	2004 / 2005	2005 / 2006	2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2010 / 2011
Solihull MBC	25	28	27	26	30	30	30	2000 (80%)	2175 (79%)	2419 (90%)	2291 (85%)	2304 (85%)	2891	2203 (90%)

**Commentary**

The 2010-11 LTP2 Cycle Index performance figure is 120.17 compared with the target milestone of 101, indicating that the target to achieve 101 in the cycling index by 2011 has been achieved.

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, 2008/09, 2009/10, and 2010/11 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 was adopted on 3<sup>rd</sup> June 2010 and the Solihull Rights of Way Improvement Plan (ROWIP) was completed in January 2008. This document incorporates a range of objectives and actions that are reviewed annually to ensure that they remain relevant and focused. Future revisions of these plans will be integrated with the Cycling Strategy in a single document to ensure that the benefits of joint working are realised including shared monitoring.

**Policies T16 & T17 – Cycling and Walking****Key Conclusions**

- We have achieved the target of 1% increase in leisure cycling between 2003/4 and 2010/11. The target going forward is a 2% increase.
- The accessibility of rights of way is monitored annually and looks at the ease of use of the network through a condition survey. In 2011 75% of the rural footpath network was considered accessible.

**Further Action**

- Continue to increase leisure cycling.
- The Solihull Rights of Way Improvement Plan and Walking Strategy 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)**

<b>Class</b>	<b>10 yrs to Apr 2011 Sqm</b>	<b>% PPG 13 compliant</b>	<b>1 yr to April 2011 Sqm</b>	<b>% PPG 13 compliant</b>
Retail A Classes	70,404	100%	0	N/A
Business B1, B2, B8	156,201	69%	0	N/A
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 10 years to April 2011 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. No significant retail, leisure or business development has been completed over the monitoring year.

**Policy T13 – Parking**

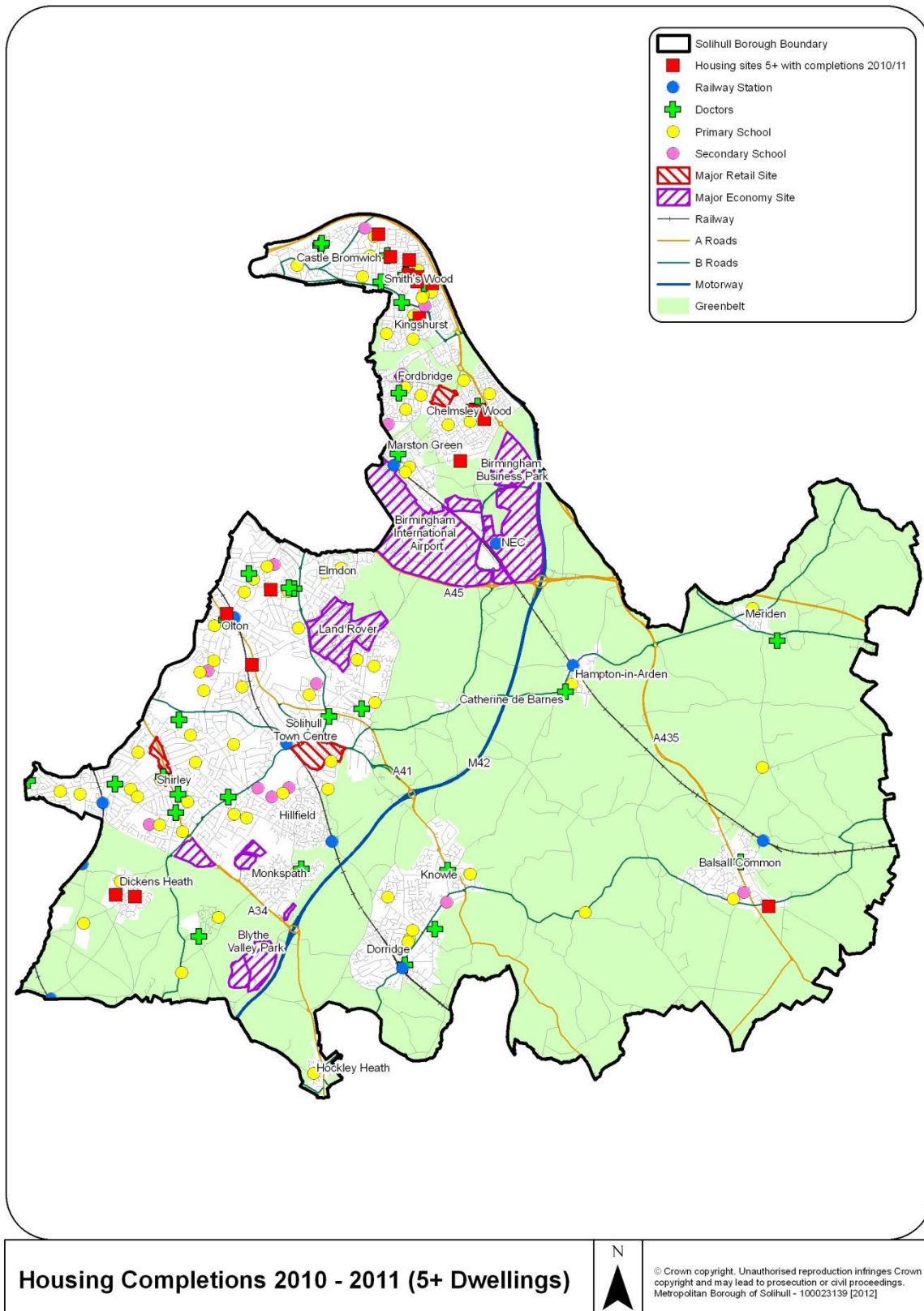
**Key Conclusions**

- Over the past 10 years standards set out in PPG13 have been consistently applied to significant new developments.

**Further Action**

- We will monitor compliance with the standards contained within the adopted Vehicle Parking Standards and Green Travel Plans SPD and which reflect PPG13 standards.
- We will review parking standards through the LDF to include guidance on managing travel demands to meet sustainable development aims.

**Appendix 1 – Housing Completions 2010 – 2011 (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**

2010-11: Three.

Source: English Heritage

**Commentary**

English Heritage monitors listed buildings and scheduled monuments at risk of neglect or decay. This data covers the 48 Grade I and II\* listed buildings and 15 scheduled monuments in the Borough only. In 2010-11, 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 were also included in the register. The churchyard crosses at St Swithin's, Barston is included as unsatisfactory with major localised problems, and St Mary and St Bartholomew's, Hampton-in-Arden, is included as generally satisfactory, but with significant localised problems.

However, 87% of the Borough's 373 listed buildings are Grade II and are not systematically assessed. During the monitoring period we are aware of three grade II buildings to be at risk. These are South Barn and West Barn at Bedsworth Farm in Hockley Heath, and a barn at Winterton Farm, Warings Green Road, Hockley Heath. Two grade II buildings that were reported as at risk in last years AMR have now been repaired. This includes the grade II barn at Oak Lodge Farm, Hockley Heath which has been restored and is now occupied as a dwelling, and a grade II barn at Fen End Lodge, Fen End Road.

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

##### **Key Conclusion**

- 98.7% of the Borough's listed buildings and scheduled ancient monument structures 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	2010	2011
Nature conservation sites	815	789	801	876	881	906	914
Area managed for nature	192 (23.5%)	249 (31.6%)	265 (33%)	335 (38%)	370 (42%)	395 (44%)	403 (44%)

NB. We are reviewing Local Wildlife Sites, which accounts for the changes in overall area.

**Commentary**

The area of nature conservation sites managed for the benefit of nature has increased in 2010-11, reflecting the designation of an additional LNR (Millennium Wood, 3.85ha). The review of Local Wildlife Sites is continuing, and four new sites have been designated this year (Aquaduct Road, 0.93ha; Beanit Farm Hedge, 0.88ha; Shuttecote Lane Meadow, 2.25ha; Cricket Pitch Rough South, 0.28ha).

The majority of Local Wildlife Sites, 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 Local Wildlife Sites 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 20% 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, and Berkswell Marsh which accounts for 10% of unfavourable conditions.

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 Local Wildlife Sites 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 – Ecological Quality Assessment grades for Rivers Blythe, Cole and Tributaries

	Ecological Quality 2008	Chemical Quality 2008
Temple Balsall Brook from source to River Blythe	Moderate status	Moderate
Cuttle Brook from source to River Blythe	Poor status	Moderate
River Blythe from source to Cuttle Brook	Moderate status	Moderate
River Cole from source to Springfield	Moderate status	Moderate
River Cole from Springfield to Hatchford-Kingshurst Brook	Moderate potential	Moderate
River Blythe from Temple Balsall Brook to Patrick Bridge	Moderate status	Moderate
River Blythe from Patrick Bridge to River Tame	Moderate status	Moderate

Source: Environment Agency

Planning permissions contrary to Environment Agency Advice

2010-11: None.

Source: Environment Agency

#### Commentary

The Environment Agency monitors the ecological and chemical quality of the rivers in the Borough. The Agency has reassessed its water quality monitoring to comply with the Water Framework Directive, and figure ENV2 shows the results for 2008. The data for 2009 is not available in time for this Annual Monitoring Report, but we will update the AMR next year with the latest Water Framework data. Ecological quality is classified from high to bad and chemical quality from good to fail, with a standard of good and above as a target.

The Agency has not objected to any applications on water quality grounds in 2010-2011.

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

- No developments granted with adverse effects on water quality.
- Monitoring water quality alone is an ineffective LDF monitoring tool.

**Further Action**

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

**5.4 Policy ENV21 – Development in Flood Plains****Indicator: DCLG E1, UDP (Environment)**

Planning permissions granted contrary to Environment Agency advice.

**Key data**

2010-11: 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 two planning applications on flood risk grounds in the Borough in 2010-11. One of the applications (2010/458) was granted outline planning permission on 27/09/2010 following submission of a Flood Risk Assessment, and inclusion of a condition recommended by the Environment Agency. The other application (2010/1260) was refused planning permission on 13/12/2010.

**Policies ENV21 Development in Floodplains and****Key Conclusions**

- No developments granted in areas subject to risk of flooding.

**Further Action**

- None

**5.5 Policy ENV23 – Renewable Energy****Indicator: DCLG E3, RSS EN7**

Renewable energy capacity by type.

**Key data**

2010-11: No data.

**Commentary**

A number of developments with renewable energy capacity were completed within the Borough in 2010-11 as a result of the Corporate policy encouraging the provision of 10% of the energy requirements of major development from on-site renewable energy generation. Photovoltaic cells have been successfully installed on a number of Solihull Community Housing (SCH) properties in Mason's Way. In addition and as part of a SCH Renewable's Pilot Project, 12 solar thermal hot water systems, 9 air source heat pumps and 5 ground source heat pumps have been installed. A number of buildings have also been fitted with PV panels (Mill Lodge School, Valley Infants School, Park View Day Centre) and Solar thermal (Coppice School, Greenacres Day Centre).

The Solihull Draft Local Plan, published in January 2012, includes emerging policy on Climate Change. This will require new development to incorporate or be linked to decentralised energy and heating networks, to incorporate on-site measures including renewable energy generation, or to contribute towards off-site carbon reduction in the form of allowable solutions.

Funding and investment for delivering renewable energy projects is now needed to back up studies that have identified the potential and feasibility of renewable resources, and to implement existing and emerging policy

### **Policies ENV23 – Renewable Energy**

#### **Key Conclusions**

- More investment is needed.

#### **Further Action**

- We will consider methods of data capture for renewable energy generation for new and existing developments.
- We will consider opportunities for partnership working with areas outside of the borough that have stronger renewable energy resources than Solihull.

## 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 and local policies, is 0%.

**Key Data**

No Green Belt land has been lost to development during the year to end of March 2011.

**Commentary**

Full planning permission was granted in 2009-10 for a new medical centre and retail pharmacy in Balsall Common and for the Marie Curie Cancer Care centre on land at Marsh Lane, Solihull, but there were no significant planning permissions granted in the Green Belt during the current monitoring year 2010-11.

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

**Key Conclusions**

- Green Belt policies successfully applied

**Further Action**

### 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**

No village appraisals/village design statements have been adopted by the Council during the monitoring year 2010/11.

**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 2010 and March 2011.

**Further Action**

- We will continue to support the production of village plans/appraisals and consider

their use as a material planning consideration, although under the Localism act these will be submitted as Neighbourhood Plans.

## 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	115,453	31,543	6,500	113,443
Shirley Town Centre	22,753	16,547	1,000	5,000
Chelmsley Wood Town Centre	24,468	2,415	800	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 2011.

At Shirley Town Centre a major retail expansion scheme has successfully been through a Compulsory Purchase Order Inquiry (CPO) and a revised planning application was submitted in July 2010 in response to changes in market conditions. Planning permission was granted by the Secretary of State in July 2011. At Chelmsley Wood Town Centre phase 1 of a refurbishment and retail expansion scheme was completed in July 2009. The 3 centres have seen no significant development during the monitoring year.

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 includes a major foodstore (about 8,207 sqm gross) and modern non-food units (collectively about another 9,976 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 2011 about 7% of A1 units were vacant. The corresponding figures for Shirley and Chelmsley Wood Town Centres were 13% and 19% 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

- No major developments have taken place in the 3 main centres during the monitoring year. Major retail expansion proposals in Shirley Town Centre, have been revised and have planning permission (approved July 2011) 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.

##### Further Action

- We will consider the future role and development of Solihull Town Centre through the LDF.
- We will revise monitoring targets through the LDF Monitoring Framework.

## 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)**

<b>Solihull Town Centre (Primary frontages)</b>	<b>No. of occupiers</b>	<b>% of frontage in A1 use class</b>
High Street 1-161 and 12-134	51	76
Poplar Way	11	100
Mill Lane	28	96
Mell Square	10	90
Drury Lane 10-58 and 5-54 (+700 Warwick Rd)	35	94
Touchwood	94	80
<b>Shirley Town Centre (Primary frontages)</b>	<b>No. of occupiers</b>	<b>% of frontage in A1 use class</b>
Stratford Road 171-283	48	69
Stratford Road 146-264	41	73

**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 class

**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 9yrs to April 2010		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	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 10 years to April 2011 some of the retail units on the main retail parks developed mezzanine floors. These have largely been added prior to the changes to planning regulations that brings development of this nature within planning control. It is estimated that about 5,000 sqm of additional retail floorspace has been created in this way.

No significant retail or leisure facilities have come forward out of centre 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.
- 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 31/03/2011**

Green Space	Before		After	
	Area (ha)	Value	Area (ha)	Value
<b>Sites outside of neighbourhood area plans</b>				
3 Lanchester Park	6.82	3.82	5.45	3.85
5 Chapel House Road Recreation Ground	3.15	2.14	1.84	1.44
52 Queens Gardens	0.92	0.52	1.17	0.88
248 St. Annes RC Primary School	0.39	0.21		
253 Lowbrook Primary School	2.91	0.87	2.7	1.08
259 Merstone	0.43	0.23	0	0
<i>Total green space change</i>	<i>14.62</i>	<i>7.79</i>	<i>11.16</i>	<i>7.25</i>
<b>Kingshurst and Babbs Mill Neighbourhood</b>				
102 POS Overgreen Drive	0.07	0.02	0	0
242 Kingshurst Junior & Infant School	1.12	0.6	1.05	0.74
Remaining Green Space Statement commitment	59.32	40.45	58.98	40.37
<i>Total Green Space Statement commitment</i>	<i>60.51</i>	<i>41.07</i>	<i>60.03</i>	<i>41.11</i>
<b>Craig Croft Neighbourhood</b>				
132 POS Roach Close	0.05	0.01	0	0
138 POS Hedingham Grove	0.15	0.03	0	0
139 POS Longley Walk	0.06	0.01	0	0
141 POS Carisbrooke Avenue	0.07	0.02	0	0
142 POS Longley Walk	0.08	0.02	0	0
143 POS Longley Walk	0.04	0.01	0	0
144 POS Raglan Way	0.04	0.01	0	0
145 POS Picton Croft	0.06	0.02	0	0
148 POS Fillingham Close	0.04	0.01	0	0
149 POS Barnard Close	0.03	0.01	0	0
150 POS Longley Walk	0.02	0.01	0	0
152 POS Blair Grove	0.05	0.01	0	0
158 POS Carisbrooke Avenue	0.04	0.01	0	0
160 Keepers Lodge Community Centre	0.7	0.25	0	0
Remaining Green Space Statement commitment	6.05	2.57	5.45	3.06

<i>Total Green Space Statement commitment</i>	7.48	3	5.45	3.06
<b>North Arran Way Neighbourhood</b>				
35 POS Auckland Drive	0.1	0.03	0	0
36 POS Redwing Walk	0.18	0.05	0	0
37 Ribble Walk	0.41	0.12	0.14	0.08
39 Tamar Drive POS (Burtons Farm Park)	2.13	1.34	0.42	0.32
65 POS Triumph Walk	0.05	0.01	0	0
76 POS Kingfisher Drive	0.22	0.06	0	0
78 POS Heather Close	0.03	0.01	0	0
79 POS Corncrake Drive	0.05	0.01	0	0
80 POS Corncrake Drive	0.03	0.01	0	0
85 POS Mull Croft	0.14	0.06	0	0
86 POS Greenfinch Road	0.03	0.01	0	0
87 POS Dee Walk	0.03	0.01	0	0
88 POS Windward Way	0.11	0.02	0	0
91 POS Barle Grove	0.06	0.01	0	0
92 POS Dee Walk	0.04	0.01	0	0
239 Kingfisher Infant and Junior School	1.76	0.87	1.8	1.35
Remaining Green Space Statement commitment	4.41	2.08	4.93	3.32
<i>Total Green Space Statement commitment</i>	9.78	4.71	7.29	5.07
<b>Total</b>	<b>92.39</b>	<b>56.57</b>	<b>83.93</b>	<b>56.49</b>

 New sites since last monitoring update

### 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.

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:

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

Figure R1 demonstrates that there has been a net loss in the area of green space (8.46 hectares) as well as a slight net loss in value (0.08) during the monitoring year. Whilst the final value of the green space will only be quantified at the end of the programme, close monitoring is required in future years to ensure the programme remains on target to deliver an overall improvement in value of green space in the Regeneration Zone.

### 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

During the monitoring period April 2010 to March 2011 0.47 hectares of playing field at Arden School in Knowle has been lost to development. An application (2010/1772) that involved the installation of a large Multi Use Games Area, running track, shot and discuss area, javelin runway and pedestrian walkway on existing playing field was granted full planning permission on 12/01/2011. However, Sport England did not object and the loss of the playing field was justified on the basis that at present the field has such poor drainage that for the majority of the year it cannot be used.

#### 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 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

- 0.47ha of playing fields have been lost to development on Arden School playing field during the monitoring year to April 2011.
- 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 and Proposal R4/3 of the UDP (2006).
- We will review methods of data capture through the implementation of the Green Spaces Strategy.

## 8.4 Policy R4 – New and Improved Open Space

### Indicator: DCLG 4(c)

% of eligible open space managed to Green Flag award standards

### Target

None set

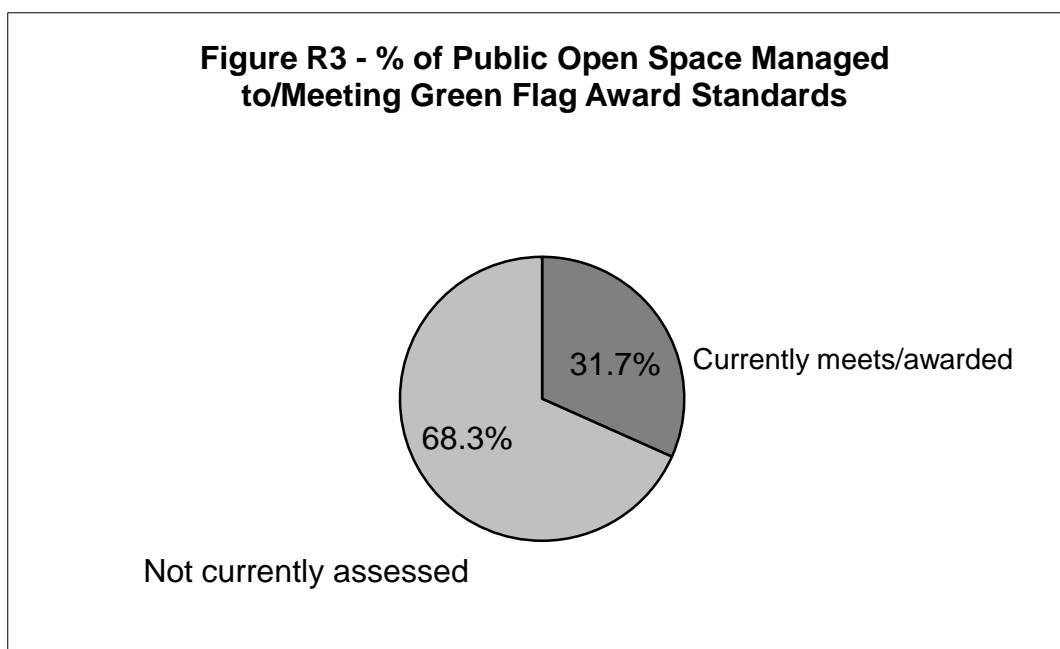
### Key Data

There is approximately 670 hectares of accessible open space in the Borough. Currently, 212 hectares of the Borough's public open space meets the Green Flag standard. This equates to some 31.7% of eligible open space managed to Green Flag award standards.

### Commentary

In 2010/11 Meriden Park was awarded the Green Flag standard. Six other parks retained the standard; Malvern & Brueton Parks in central Solihull, Elmdon Park, Knowle Park, Shirley Park, Lavender Hall Park, and Dorridge Park. We are ensuring that Tudor Grange, Babbs Mill and Hillfield Park are all moving towards the Green Flag standard. As a result, these designations have increased the proportion of the Borough's public open space meeting the Green Flag standard to 31.7%.

**Figure R3 - % of Public Open Space Managed to/Meeting Green Flag Award Standards**



### Policy R4 – New and Improved Open Space

#### Key Conclusions

- 31.7% 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	2009-10	2010-11
Waste arising (tonnes)	102,915	101,761	97,258	100,474	102,379	98,790	94,208
<b>Waste managed (tonnes and %)</b>							
Waste to energy incineration	57,694 (56.06%)	55,816 (54.8%)	56,386 (58%)	53,201 (52.9%)	49,923 (48.8%)	45,173 (45.77%)	41,546 (44.10%)
Landfill	23,022 (22.37%)	20,210 (19.9%)	18,040 (18.5%)	16,253 (16.2%)	18,308 (17.9%)	13,426 (13.59%)	10,772 (11.43%)
Recycled and Composted	22,200 (21.57%)	25,735 (25.3%)	22,832 (23.5%)	31,020 (30.9%)	34,101 (33.4%)	40,146 (40.64%)	41,845 (44.42%)

Note: The total waste arising includes 45 tonnes of clinical waste incinerated without energy recovery.

Source: SMBC

#### Commentary

In 2010/11 the Council has exceeded all of its targets including; the recovery of value from municipal waste, to reduce landfill of biodegradable waste to 50% of the 1995 level (13,901 tonnes) by 2013 (the actual landfill tonnage being just 10,772) and we achieved a combined recycling and composting performance of 44.42% almost achieving the 2015 target of 45%. These achievements reflect the full year improvements which have resulted from the kerbside recycling collection changes made in September 2009, which was further aided by a reduction in the amount of residual waste sent for incineration. The amount and proportions of domestic waste recycled and composted in 2010-11 increased again, following the significant progress in 2009-10. This year also saw a reduction in the total amount of waste arising in the borough. The council is now working towards the next set of recycling targets in 2015 with the aim in achieving these targets before this date.

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

- We have made good progress in managing municipal waste further up the waste hierarchy, and have already exceeded the 2013 target to reduce the proportion of biodegradable waste going to landfill. Further expansion of the recycling service in 2011-12 will increase the recycling and composting performance level.

**Further Action**

- None.

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

Capacity of new waste management facilities by type.

**Target**

To meet the target set out in the RSS.

**Key Data**

No new planning permissions granted in 2010-2011.

**Commentary**

In 2010-11 there was one planning application submitted for the renewal of permission for the occasional deposit of organic waste, which was refused consent.

There were nine major planning permissions granted of all types in 2010-11. 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). A new monitoring tool for capturing this data needs to be established.

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

- The need for more waste management facilities to enable waste to be handled where it arises is beginning to be reflected in permissions for new facilities.

**Further Action**

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

### 9.3 Policy WM7 - Landfill

**Indicator:**

Proportion of industrial and commercial waste to landfill.

**Target**

Reduce the proportion of industrial and commercial waste disposed of to landfill to 30% by 2015 and 25% by 2020 (based on RSS Phase 2 Revision).

**Key Data**

Proportion of Industrial and Commercial Waste Arisings sent to Landfill or where fate is unknown.

2010: 38.15%

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 generally available. Data for 2010 from Environment Agency licensed sites indicates that of 112,191 tonnes managed or disposed of from three sites in the Borough, just over 38% went to landfill or the fate of the waste was unknown. This is likely to represent only a small proportion of the total industrial and commercial waste arising in the Borough.

**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	2008	2009
West Mids County	0.506	0.512	0.499	0.52	0.579	0.55	0.61	0.5	0.375

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 2009

#### Commentary

Sand and gravel sales from workings in the West Midlands County have reduced significantly in 2009 reflecting the state of the national economy and its impact on the construction industry. 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. The annual apportionments to reflect the revised guidelines were published in September 2011 and show an increase for the West Midlands County from 0.506 to 0.55 million tonnes. Production was significantly below the annual apportionment in 2009, a situation that is likely to continue in subsequent years. Regional data shows an increase in the recycling of construction, demolition and excavation waste, which is probably reflected in Solihull. 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 have fallen as a result of the state of the economy and are significantly below the sub-regional apportionment figure.
- 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 2010 LDS was in effect at the start of the monitoring year.

The following table reviews progress in meeting the key milestones for the production of the documents included in the LDS adopted in March 2011.

#### Local Development Scheme Document Production

Document	Production Stage	Target	Actual/Projected
Core Strategy	Publication of Core Strategy/Draft Local Plan	October 2011	January 2012
Gypsy and Traveller Site Allocations DPD	Consultation on Options	June to August 2011	July to August 2011
	Consultation on Preferred Sites	January to February 2012	April to May 2012

#### Keeping the LDS Up to Date

The change in Government and resulting political uncertainty surrounding the planning system led to further delay and the LDS will need to be revised this year to reflect the timetable changes.

The Core Strategy or Draft Local Plan as it is now called was published in January 2012. Policy P6 of the Draft Local Plan proposes a strategy to meet the needs for gypsies and travellers identified in the Gypsy and Traveller Accommodation Assessment (2008). It explains that the first priority for the Council will be to meet the immediate need for pitches to 2012 by considering the suitability of existing well established sites which do not have permanent permission against the criteria in Policy P6. However, additional sites or extensions to existing sites will be required to meet the Council's longer term needs between 2012 and 2017 and will be determined through a Gypsy and Traveller Site Allocations Development Plan Document.

**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	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: <ul style="list-style-type: none"> <li>• Check the unrestricted sprawl of large built up areas</li> <li>• Prevent neighbouring towns from merging</li> <li>• Safeguard the countryside from encroachment</li> <li>• Preserve the setting and special character of historic towns</li> <li>• Assist urban regeneration by encouraging the recycling of derelict and other urban land</li> </ul> Green Belts are defined in a local planning authority's development plan.

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.
Local Wildlife Sites (LWS)	Locally important nature conservation sites. These sites used to be known as Sites of Importance for Nature Conservation (SINC).
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.

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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.
Supplementary planning documents/guidance (SPDs/SPGs)	Detailed policy to supplement development plan document (DPD) policies and proposals. SPDs/SPGs can be thematic or site specific.

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

Solihull Metropolitan Borough Council

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

Tel: 0121 704 6000 Fax: 0121 704 6575

Email: [sustainabledevelopment@solihull.gov.uk](mailto:sustainabledevelopment@solihull.gov.uk)

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