

CONSULTATION

Challenges and Choices

Solihull Local Development Framework Core Strategy Issues and Options



Solihull
METROPOLITAN
BOROUGH COUNCIL

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

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

We are producing a document called the Solihull Core Strategy which will set out our plans for how and where Solihull will develop in the future. The first stage in the process is this Issues and Options paper which sets out the challenges and choices for the future of the Borough.

The paper identifies the key issues that we consider the Core Strategy will need to address. It also sets out a draft Vision of what we want the Borough to be like by 2026 and a series of objectives to help us get there. We propose three Options for how our Borough might grow and develop into the place that we would like it to be.

We want you to tell us whether the right issues have been identified and whether the draft Vision and objectives are appropriate. We also want your views about the proposed Options and whether any other Options could be considered.

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

Solihull Core Strategy – Challenges and Choices

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Solihull Core Strategy – Challenges and Choices

Introduction

What is the Local Development Framework - and the Core Strategy?

The Local Development Framework

In 2004, the Government introduced a new planning system for England and Wales. This new legislation changes the way that we plan for the future of Solihull. These changes mean that we need to replace the current Solihull Unitary Development Plan (UDP), with a new-style Borough-wide development plan known as the Local Development Framework (LDF).

Together with the West Midlands Regional Spatial Strategy (WMRSS) the LDF will form the development plan for Solihull and will shape the future of the Borough to 2026.

The WMRSS already sets the scene for the Solihull LDF by indicating how the region should develop up to 2026. It will also set targets for new homes, employment land and other development.

The Core Strategy

The Core Strategy is one of the most important policy documents of the LDF. It will set out the key elements of our plans for developing Solihull and a vision for the future development of the Borough.

It will be distinctive to Solihull and influence how and where development will take place in the future. It will make a significant

contribution towards meeting the objectives of the Solihull Sustainable Community Strategy and its vision for Solihull to be a place “where everyone has an equal chance to be healthier, happier, safer and more prosperous”

It will set out:

- What the LDF would like to achieve up to 2026;
- What type of development is needed in Solihull, as well as how much, where and when; and
- A strategy for the protection and enhancement of the Borough.

The Core Strategy will provide the framework for other LDF documents. It will include:

- Key Issues - the challenges facing Solihull now and in the future
- A Vision - what Solihull will be like in 2026
- Objectives - how the vision will be achieved
- Core Policies - setting out principles for development
- A Development Strategy - how Solihull should develop
- A Monitoring and Implementation Framework - a plan for making sure that our Core Strategy is followed.

Solihull Core Strategy – Challenges and Choices

What have we done so far?

Evidence Gathering

We are gathering up to date information about life in Solihull to help us prepare and produce a strategy on how the Borough should develop. A range of information on topics such as housing, transport, economy, community, education, health and the environment is required.

We have already carried out or are planning a number of studies about our Borough such as:

- Green Spaces Strategy
- Employment Land Study
- Strategic Housing Market Area and Land Availability Assessments
- A Strategic Flood Risk Assessment
- Solihull Town Centre Study
- Settlement Studies
- Gypsy and Traveller Accommodation Assessment

We have also been reviewing evidence in existing studies and strategies, including the Regional Spatial Strategy and the Sustainable Community Strategy for Solihull.

Involving the Community

Community involvement and participation is essential in the future planning of Solihull. It is important to involve as many people and groups as possible in the preparation of the Core Strategy.

We have already held workshops, meetings with individuals and groups and consulted widely within the Council. We have also sought views of elected members, parish councils, community groups and other stakeholders at meetings and through a questionnaire.

This community involvement has been important in identifying the key issues, developing a vision, establishing objectives and considering options. This Issues and Options Consultation Paper is an important part of the continuing programme of community involvement. It will help us to move towards a preferred option for the Core Strategy.



Solihull Core Strategy – Challenges and Choices

What do you need to do?

Tell us your views on this issues and options paper

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

We would like as many people as possible to have their say about the ideas that we have put together. There may be issues that have been missed that you consider are important, objectives that should be included or options that we may have overlooked.

Our final Core Strategy may include elements of all three options so please give us your comments on all of them.

Please send your response to us by 30th January 2009. This will enable us to consider responses in preparation for the next stage of the Core Strategy which will be choosing a preferred option.

You can give us your feedback in two ways:

- Using the response form at the end of this document and returning it to the address given on the back of the form. You may wish to use the questions provided on the form (and throughout this paper) to guide your response. Attach additional sheets if you need to; or
- E-mail your comments to:
sustainabledevelopment@solihull.gov.uk.

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



Solihull Core Strategy – Challenges and Choices

Challenges facing Solihull

Solihull today

Solihull is situated at the south-east edge of Birmingham and covers an area of 17,832 hectares, of which 67% is designated Green Belt. Solihull is home to 203,900 people living in around 87,000 households. One quarter of the population is aged over 60 and one quarter is made up of children and younger people under the age of 20.

Solihull's location is highly advantageous, at the heart of the national motorway network, with excellent links to the M6, M6 toll, M40 and M42. The Borough has a number of rail stations on the Chiltern and West Coast Main Lines giving easy access to Birmingham, Coventry, London and Manchester. The West Midlands bus network provides frequent services throughout the Borough and to Birmingham.

Solihull is important to the regional economy with substantial employment and economic growth. It is home to a number of businesses that are important to the region's economy. These include; the National Exhibition Centre; Birmingham International Airport; Birmingham and Blythe Valley Business Parks; Land Rover and a strong, vibrant town centre.

Solihull is home to three diverse geographical areas. There are two main urban areas, both bordering Birmingham and separated by Birmingham Airport, the NEC and the A45 and numerous small settlements of a range of sizes within Solihull's rural south and east.

South Solihull Urban Area

South Solihull has an excellent reputation for its strong, competitive economy, low unemployment, good health, good schools, thriving town centres and a high quality environment that retains its traditions as an attractive place to live, work and invest. The character and quality of its environment can be seen in its historic heritage, its mature, leafy, suburbs and parks. South Solihull's high quality environment is key to the Borough's economic success and plays an important role in the regional economy through attracting businesses and people to the region.



Solihull Core Strategy – Challenges and Choices

North Solihull Urban Area

The traditional image of Solihull as an affluent Borough overlooks significant levels of deprivation. Areas in North Solihull are some of the most deprived nationally. 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 with underpasses at the main crossing points.

Three wards in particular, Chelmsley Wood, Kingshurst, and 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.



Solihull's Rural South and East

The Borough's rural area is characterised by its ancient Arden setting, although woodland has been given over to farmland, pockets remain together with ancient hedgerow patterns. There are numerous villages within the rural areas, ranging from small groups of character housing to the larger villages such as Balsall Common and Knowle and Dorridge which provide a good range of services and facilities. Villages within the rural area tend to support the urban economy rather than rural industries.

Over the past few decades, Solihull has evolved and grown in response to continued pressure for development in the Borough. These pressures have led to significant new housing, including a new village at Dickens Heath, major shopping developments and important commercial and business developments, but the focus for investment has been in South Solihull.

Solihull Core Strategy – Challenges and Choices

Context

In order to guide future development, the Core Strategy must take into consideration other relevant strategies. These include:

- The current and emerging Regional Spatial Strategy that sets out how the Region should develop to 2026 and sets targets for providing new homes, employment land and retail development.
- The Regional Economic Strategy that provides context and direction for the development of the region to deal with important economic challenges (and which provides context for the Solihull Economic Development Strategy) .

In addition to these strategies the Core Strategy will play a major part in delivering the priorities of the Sustainable Community Strategy for Solihull.



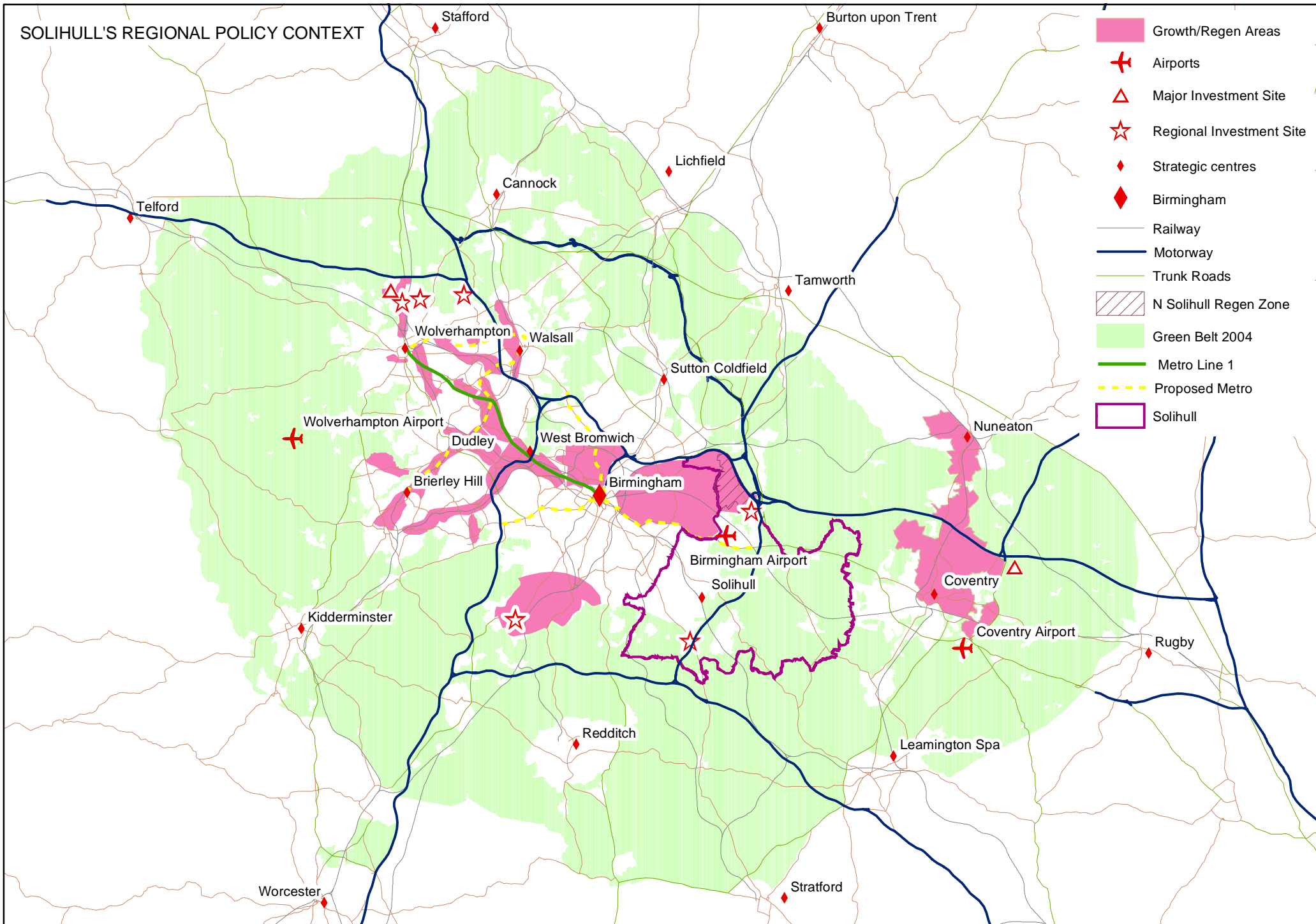
The Sustainable Community Strategy provides a Vision for the place that we want Solihull to be in the year 2018 and maps out how to achieve it. It is based on the needs, concerns and aspirations of local people and sets out priorities to tackle the most important issues facing the people of Solihull.

The four priorities for change as outlined in the Sustainable Community Strategy are:

- Building healthier communities
- Building safe communities
- Building stronger communities
- Building more prosperous communities

The Core Strategy will play an important role in helping to deliver these priorities for improvement.

SOLIHULL'S REGIONAL POLICY CONTEXT



SOLIHULL



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Solihull Core Strategy – Challenges and Choices

Challenges

Solihull faces a number of challenges:

Protecting Solihull's high quality environment - we need to fulfil our role in the local economy and plan for growth. But we must balance this against the need to protect the character and quality of Solihull's environment and maintain an effective green belt and a network of green spaces that makes it an attractive place to live, work and invest.

Tackling inequality – closing the gap of inequality between the north and the south of the Borough, whether in terms of health, education, crime or employment, remains a fundamental challenge. This challenge is being addressed through our commitment to the North Solihull Regeneration Programme. Pockets of deprivation also exist elsewhere in Bickenhill, Elmdon, Lyndon and Olton.



Providing sufficient new housing - one of the key challenges we face is to meet the targets we have been given for finding land for more of the right type of housing and other development needs. The draft target for Solihull set by the draft Regional Spatial Strategy is to increase the number of houses in the Borough by a minimum of 7,600 between 2006 and 2026. However, there is every prospect that this target will increase when the draft Regional Spatial Strategy is examined next year.

Providing the right type of housing - Solihull has one of the most severe housing affordability problems in the West Midlands as well as an ageing population (with the number of people over 70 forecast to increase by one third over the next 20 years).

Airport development - balancing the wider benefits of continued development at Birmingham International Airport, in accordance with the Airport Master Plan to 2030, against its social and environmental impacts (the Airport Master Plan indicates that a second runway will not be needed before 2030).

Solihull Core Strategy – Challenges and Choices

Key Issues to Address

The first task in preparing the Core Strategy is to identify the issues or problems that Solihull faces. The key issues that the Core Strategy needs to address have been developed from evidence from local strategies and studies, changing national and regional policy and continued community involvement. This has also been used to help develop the vision, identify the objectives and shape the choice of options in this consultation paper.

A detailed list of the key issues is included at Appendix 1 (page 33). A summary list of the key issues is outlined below:

- Difficulties in accessing services, facilities and employment opportunities
- Congestion hindering the movement of goods and people
- Real and perceived problems of public transport
- Development at Birmingham International Airport
- The need to create and maintain a high quality environment
- Climate change
- Affordable housing
- Shortage of supported housing in the Borough
- Providing the right type of housing
- Lack of appropriate Gypsy and Traveller accommodation
- Inequality and deprivation in the Borough
- Lack of culturally sensitive services for black and minority ethnic people
- Inadequate training and skills as a barrier to employment opportunities
- Threats to the character and local distinctiveness of the Borough
- Meeting our development requirements whilst addressing planning constraints
- Maintaining an effective Green Belt
- The need to develop Solihull Town Centre as an important regional centre
- The need to maintain vibrant and competitive town centres
- Providing different types of business land to meet employment and business needs
- Meeting the needs of important key businesses in the Borough
- Poor quality links between the Borough's green spaces
- Impact of development on air quality and tranquillity
- Managing the Borough's waste
- Potential exploitation of the Borough's existing energy resources
- Threat to the quantity and quality of bio-diversity resources in the Borough
- Places to go and things to do for young people
- The impact of new development on educational provision
- Lack of, or threat to key services and facilities
- Unsuitable housing and difficulty accessing services for an ageing population

Questions

Are these key issues the right ones?

Are there any key issues that you think have been missed?

Are there any changes to the key issues you would like us to consider?

Solihull Core Strategy – Challenges and Choices

What do we want Solihull to be like in 2026?

An important part of the Core Strategy is its vision. This needs to give a clear picture of what we want Solihull to be like in 2026.

The starting point for the Core Strategy is the Solihull Sustainable Community Strategy which describes how partners, organisations, communities and citizens will help to develop the Borough.

‘Solihull In 2018: where everyone has an equal chance to be healthier, happier, safer and more prosperous’

The draft vision for the Core Strategy reflects, and elaborates upon that of the Sustainable Community Strategy and it will help with its delivery.

Core Strategy Vision

“By 2026 Solihull will be continuing to build on its unique reputation as an attractive and advantageous location, with strong links to both the major urban areas of Birmingham and Coventry and to rural Warwickshire, to be a Borough that is:

- Economically successful, continuing to play a strong role within the West Midlands Region with thriving town centres and as the location of choice for key economic assets such as BIA, NEC and Land Rover and other major companies, whilst embracing emerging opportunities;
- Healthy, safe and regenerated, where people in North Solihull and across the Borough enjoy a good quality of life and have equal and positive life chances;

- Meeting the needs of its increasingly diverse residents and businesses, for housing, local services, leisure and culture, education, skills and opportunities, in a sustainable and fair way;
- Accessible and able to support a well connected, well managed and integrated transport system that provides a realistic, safe, accessible and attractive alternative to travel by car, particularly in terms of public transport connections;
- Of high quality, with an attractive, safe, well connected public realm, locally distinctive residential areas and settlements, separated by a rich and varied rural landscape, and served by a network of green spaces and links of benefit to both people and wildlife

All of this must be achieved in a sustainable way, whilst adapting to and mitigating against climate change, without harming the unique character and local distinctiveness of Solihull and without compromising the ability of future generations to do the same.”

Questions

Have we got the vision right?

Are there any changes you would like us to consider?

Solihull Core Strategy – Challenges and Choices

How do we get there?

To address the key issues and take forward the vision, a number of draft strategic objectives have been identified. This section provides a summary list of the objectives. A detailed list of objectives, cross referenced to the issues each will address is included at Appendix 2.

- Improve accessibility to employment, local services and facilities
- Reduce congestion
- Support integrated and well-connected public transport
- Support the Borough's economic success
- Reduce the Borough's carbon footprint
- Provide an appropriate mix of high quality housing
- Ensure an appropriate range of high quality services
- Deliver regeneration and reduce inequality
- Provide a range and choice of employment opportunities
- Promote, conserve and enhance the special character and cultural heritage of Solihull
- Provide and improve a well-designed network of green places and open spaces
- Identify and deliver sufficient suitable development sites
- Retain an effective green belt
- Maintain and enhance the borough's main retail centres and create strong vibrant and competitive retail centres
- Protect and enhance the Borough's tranquil areas
- Reduce waste
- Conserve, enhance and increase nature conservation
- Ensure a range of places to go and things to do
- Ensure new development is well designed.



Questions

Are the objectives the right ones?

Are there any objectives that you think have been missed?

Are there any changes you would like us to consider?

Policy principles

How should development take place?

The key issues that the Borough is facing, the objectives to be pursued, and the choices for the broad approach to new development have been set out. The Core Strategy will also need policies to make sure that new development contributes to the objectives and meets Government requirements.

Policies dealing with the following principles which are common to each Option will be developed as part of the Core Strategy preferred option.

Minimising Carbon Emissions

Policies will seek to minimise the carbon dioxide emissions from new development, contribute to longer term targets to reduce emissions, set standards for decentralised and renewable or low energy provision, and ensure that developments are protected from the impacts of climate change. Development should minimise the need to travel, and encourage accessible neighbourhoods using public transport, cycling and walking as a real alternative to car use.

Maintaining an effective green belt

Whilst the focus for new development will be on previously developed land, the amount of housing and other development needed may mean that some Green Belt land has to be developed to help regeneration of North Solihull and to accommodate growth. Policies will need to ensure that the green belt continues to be effective in protecting the character of the Borough and helping towards the urban regeneration of the West Midlands conurbation.

Protecting and Delivering Quality in the Built Environment

All new development will be required to meet high standards. The Council has already introduced guidance – “New Housing in Context” to ensure new housing developments maintain and enhance the local distinctiveness, character and quality of Solihull’s residential areas. New Housing in Context has been particularly successful in ensuring quality in small developments within residential areas. We are also experienced in delivering high quality on a larger scale, Dickens Heath is an exemplar in achieving quality urban design through master planning.

Directing new employment to where it is most needed

Economic policies will need to address the inequalities between people living in North Solihull and the rest of the Borough, and land identified for business purposes to meet local needs. Policies should recognise the aspirations of the regionally important businesses in the Borough and protect and enhance its attractiveness as a place to locate.

Meeting Employment Needs

Policies will recognise the aspirations of the regionally important businesses in the Borough and protect and enhance its attractiveness as a place to locate.

Solihull Core Strategy – Challenges and Choices

Meeting Housing Needs

Development should provide for the diverse housing needs of people in and moving to the Borough, including affordable housing to meet local needs. The criteria for the location of Gypsy and Traveller sites will also be set out in the Core Strategy and it will be necessary to identify appropriate strategic housing sites and Gypsy and Traveller sites.

Ensuring the town centres continue to thrive

Policies should enhance the accessibility, quality and variety of the three town centres in the Borough, as centres for the communities they serve. A review of the boundaries of the town centres and primary retail frontages will be undertaken. Policies should support the provision of services locally, particularly in the provision of education, and health facilities and family services.



Supporting the North Solihull Regeneration Programme

Policies will support the North Solihull Regeneration Programme and its vision “of a Solihull where there is no gap of inequality, and where everyone has equality of access to health, employment, housing and other services”.

Managing Waste

Provision will be made for waste management facilities by identifying sites and/or a policy enabling the use of appropriate business land to ensure that targets are met and that waste can be managed locally. Mineral resources in the Borough will be protected, and sites, preferred areas and/or areas of search identified for the extraction of sand and gravel and other mineral infrastructure, in line with regional and sub-regional requirements.

Questions

Do you agree that these are the right policy principles?

Are there any policy principles that you think have been missed?

Are there any changes you would like us to consider?

Options for growth

Options for the distribution of development within the Borough have been produced using the evidence highlighted earlier, constraints on development and the wealth of information generated from community involvement. The options address the objectives set out earlier in this paper and assist in moving towards the vision.

The options provide distinct choices for the future development of the Borough, and should make it easier to respond to this consultation.

Each option must provide sufficient land to meet housing, employment, office and retail requirements from the emerging revision of the Regional Spatial Strategy (RSS), although there is every possibility that these emerging requirements may significantly increase. The options are flexible enough to be able to accommodate increases in the draft targets. We are confident that each option can meet the minimum housing land provision target of 7,600 (2006-2026) included in the draft Regional Spatial Strategy and include other requirements that the LDF must address.

The Strategic Housing Land Availability Assessment will inform the level of provision above the minimum target that the preferred option can deliver. Options 2 and 3 can deliver substantially more growth than Option 1.

Supporting the North Solihull regeneration programme is a priority of all options. The North Solihull Strategic Framework for the future regeneration of the area includes the following objectives:

- High quality sustainable development which aims to increase accessibility, minimise climate change impact and reduce crime.
- Replace unpopular and unsuccessful housing with new high quality, sustainable housing which provides a greater choice of housing types.
- Development of a network of new and redeveloped high quality local village centres, providing a range of services, including shops, schools, employment, health care, family support to enable linked trips.
- New and modernised schools close to student population.
- Improved public transport and cycle links within the area and to other key destinations.
- Scattered, low value, small areas of public open space to be replaced with a network of high quality, accessible parks and public open spaces. Support for Project Kingfisher and its network of green spaces.

Solihull Core Strategy – Challenges and Choices



What must the LDF address?

There will be some things that the LDF must address, for example it will need to:

- Conform with the policies in the RSS
- Meet our housing provision target
- Support the North Solihull Regeneration Programme
- Safeguard protected land and buildings (eg. listed buildings and Sites of Special Scientific Interests)
- Meet national carbon emission targets
- Maintain an effective Green Belt
- Provide for the needs of Gypsies and Travellers
- Meet new retail and employment land requirements
- Recognise the wider benefits of continued development at Birmingham International Airport balanced against its social and environmental impacts.

Delivering the Regional Spatial Strategy

- Each Option would deliver the minimum housing land provision target of the RSS Phase II Review.
- Each Option would help tackle deprivation and employment issues in the regeneration area. Urban extensions into the North Solihull green belt will contribute towards supporting regeneration.
- Each Option could ensure conservation and enhancement of the Borough, particularly within the North Solihull Regeneration Zone and the town centres.
- Each Option would support Solihull Town Centre's role as an important centre in the Region.
- Options 2 and 3 would help support significant public transport improvements.

Solihull Core Strategy – Challenges and Choices

Option 1 – Consolidation of current development plan principles

This option maintains the current Regional Spatial Strategy principles and principles in the draft Regional Spatial Strategy Revision by concentrating new development in the main urban areas of the Borough and promoting the re-use of previously developed land. It would support urban renaissance of the region's major urban areas, regeneration of North Solihull, and sustainable development principles. Existing Green Belt would be retained, except where an adjustment to boundaries is necessary to support regeneration or to meet local needs.

The option shows development concentrated in and around the three town centres in the Borough, and in other locations near to railway stations and outside the Green Belt. These highly accessible locations would provide a choice of transport options, potentially reducing impacts from traffic congestion, and enhancing town centre viability. Firm urban design controls would be necessary to ensure that the quality of the urban environment is improved.

Green spaces within the urban area would be protected, although there would be some development of poor quality green space in North Solihull, where this is compensated by improvements nearby. The option includes some development in the Green Belt to the north and south of Chelmsley Wood for regeneration purposes, and at rural settlements for local housing needs.

Strategy principles

- Supports enhancement of the major urban areas to attract investors and residents.
- Retains the Green Belt, allowing adjustments to support regeneration, provide for affordable housing needs, or to allow the most sustainable form of development
- High quality urban design principles to protect local character
- Supports regeneration in North Solihull
- Promotes development and redevelopment of existing urban sites before greenfield sites
- Minimises the need to travel



Solihull Core Strategy – Challenges and Choices

Impacts

North Solihull

In addition to supporting the objectives of the North Solihull regeneration programme as identified under Options for Growth:

- Phased release of the Marston Green Long-Term housing sites where there is good access to key services and facilities and to key destinations to meet identified housing needs through the provision of high quality development.
- Development of some suitable Green Belt land for the provision of new housing and employment to support regeneration.
- Development would be avoided in the areas most likely to flood. Development in areas less likely to flood should incorporate appropriate design features.

South Solihull

- High density, high quality redevelopment within and close to Solihull and Shirley town centres to provide new shops, offices and housing.
- Phased release of the Aqueduct Road long-term housing site where there is good access to key services and facilities and to key destinations to meet identified housing needs through the provision of high-quality development.
- Relocated, redeveloped and new education provision to ensure sufficient provision of school places in the right location.
- Provision of new and relocated local health care facilities in the most accessible locations.

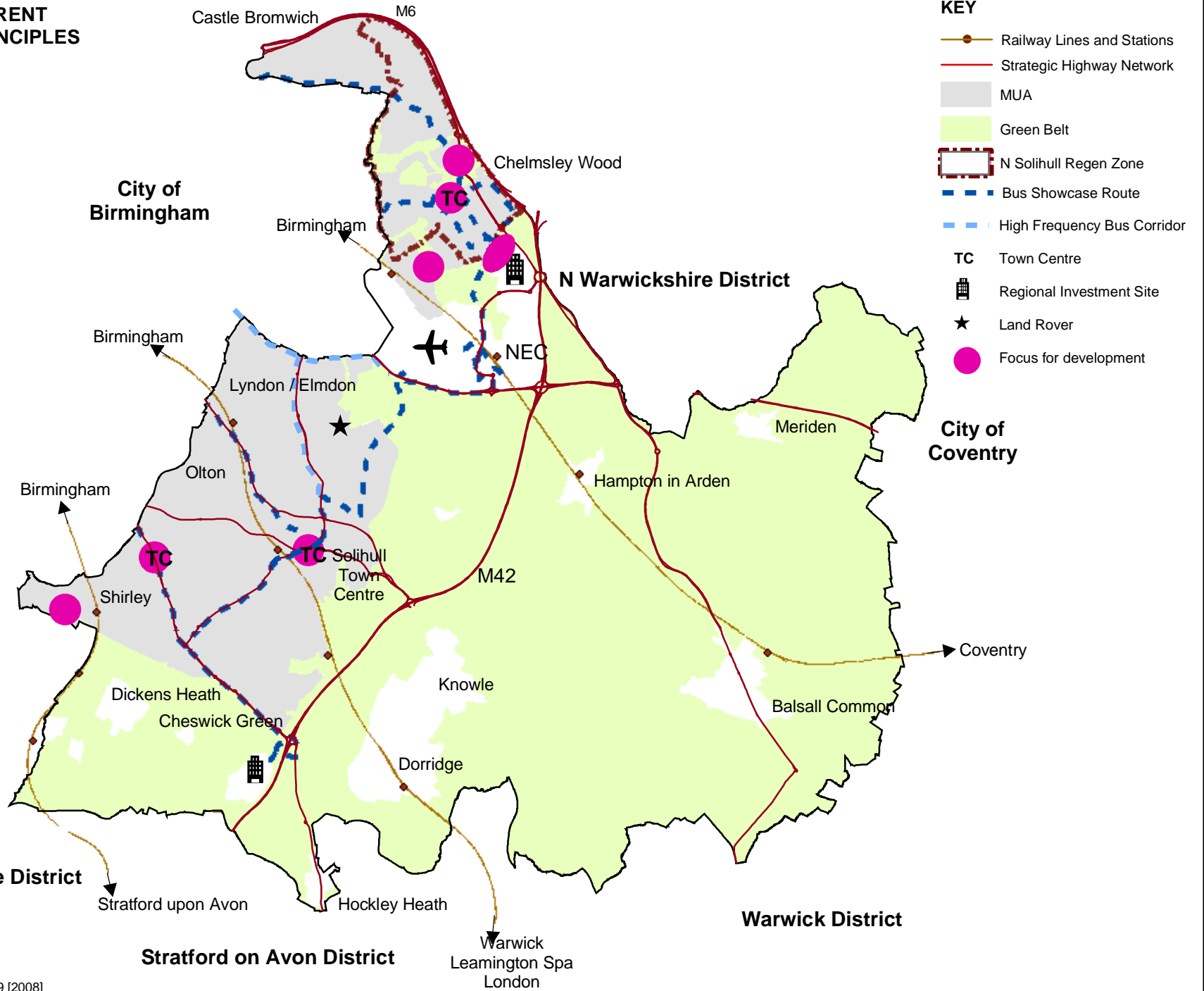
Elsewhere in the Borough

- Development restraint, except to meet need for key local services and facilities, key housing needs and opportunities for new business start ups.

Outcomes

- Supports the existing Regional Spatial Strategy and the emerging revision, but limited in the extent to which it could accommodate higher levels of housing and economic growth and may not sufficiently support the higher growth options for the emerging Regional Spatial Strategy.
- Supports redevelopment of previously developed land before green fields.
- Supports regeneration aims for North Solihull.
- Maintains the Green Belt, especially the Meriden Gap.
- Supports the growth of the town centres and their vitality and viability, but focus on the town centres may not deliver a balanced mix of housing.
- Dispersed pattern of development within the urban area may not deliver energy efficiencies.
- In view of the dispersed pattern of new development within the urban area, infrastructure may not cope with additional development, leading to congestion and increased carbon dioxide emissions.
- Reliance on previously developed land may make it difficult to deliver a significant amount of affordable housing.
- Could deliver 7,600 to 10,000 additional dwellings.

CONSOLIDATION OF CURRENT DEVELOPMENT PLAN PRINCIPLES



Solihull Core Strategy – Challenges and Choices



Solihull Core Strategy – Challenges and Choices

Option 2 – Corridors

This option seeks to address the need to locate development in sustainable, accessible locations in order to reduce the need to travel by private car and encourage public transport use, walking and cycling.

A key element of this option is to focus development in the main urban area, along key public transport corridors. These include bus showcase routes (routes where a range of measures are introduced to make buses more attractive and services more efficient and convenient), and along routes where buses run very frequently. Development will be at higher densities and strong urban design principles will therefore be required to protect local character.



Under this option the future vitality and viability of the town centres will be secured as development in and around Solihull, Shirley and Chelmsley Wood will be promoted. The need to ensure that local needs are met, particularly health and education, will also be a key priority as demand for services increases.

In order to be flexible to accommodate the possibility of higher housing figures emerging from the revision of the Regional Spatial Strategy, the option also includes urban extensions where they can be well linked with the existing urban area in terms of current or potential public transport availability and where accessibility to key services and facilities by forms of travel other than the car is good or can be significantly improved.

The option will reduce the need to travel and it will help to improve accessibility for those without access to a car, whilst also providing choice for those with a car.

Strategy Principles

- Development should be located where it can be supported by the existing public transport network
- Development focused in the main urban area, particularly the town centres and along main public transport corridors
- Higher density development but with strong urban design controls
- Strong urban design principles to protect local character
- Support regeneration
- Urban extensions into the Green Belt close to accessible locations

Solihull Core Strategy – Challenges and Choices

Impacts

North Solihull

In addition to supporting the objectives of the North Solihull regeneration programme as identified previously:

- Urban extensions for the provision of new housing and employment to support regeneration
- Development focussed in Chelmsley Wood Town Centre and along the main public transport corridors
- Development would be avoided in the areas most likely to flood. Development in areas less likely to flood should incorporate appropriate design features.

South Solihull

- Development focused in Solihull and Shirley Town Centres and along the main public transport corridors
- Extensions into the Green Belt to the east of Solihull and to the south of Shirley where land can be well linked by walking, cycling and public transport to key destinations
- Protection of public open space, although private recreation land in highly accessible locations may be used for development. Where this occurs we will seek to ensure that a significant proportion of the site would provide public open space.
- Relocated, redeveloped and new education provision to ensure sufficient provision of school places in the right location.
- Provision of new and relocated local health care facilities in the most accessible locations.

Elsewhere in the Borough

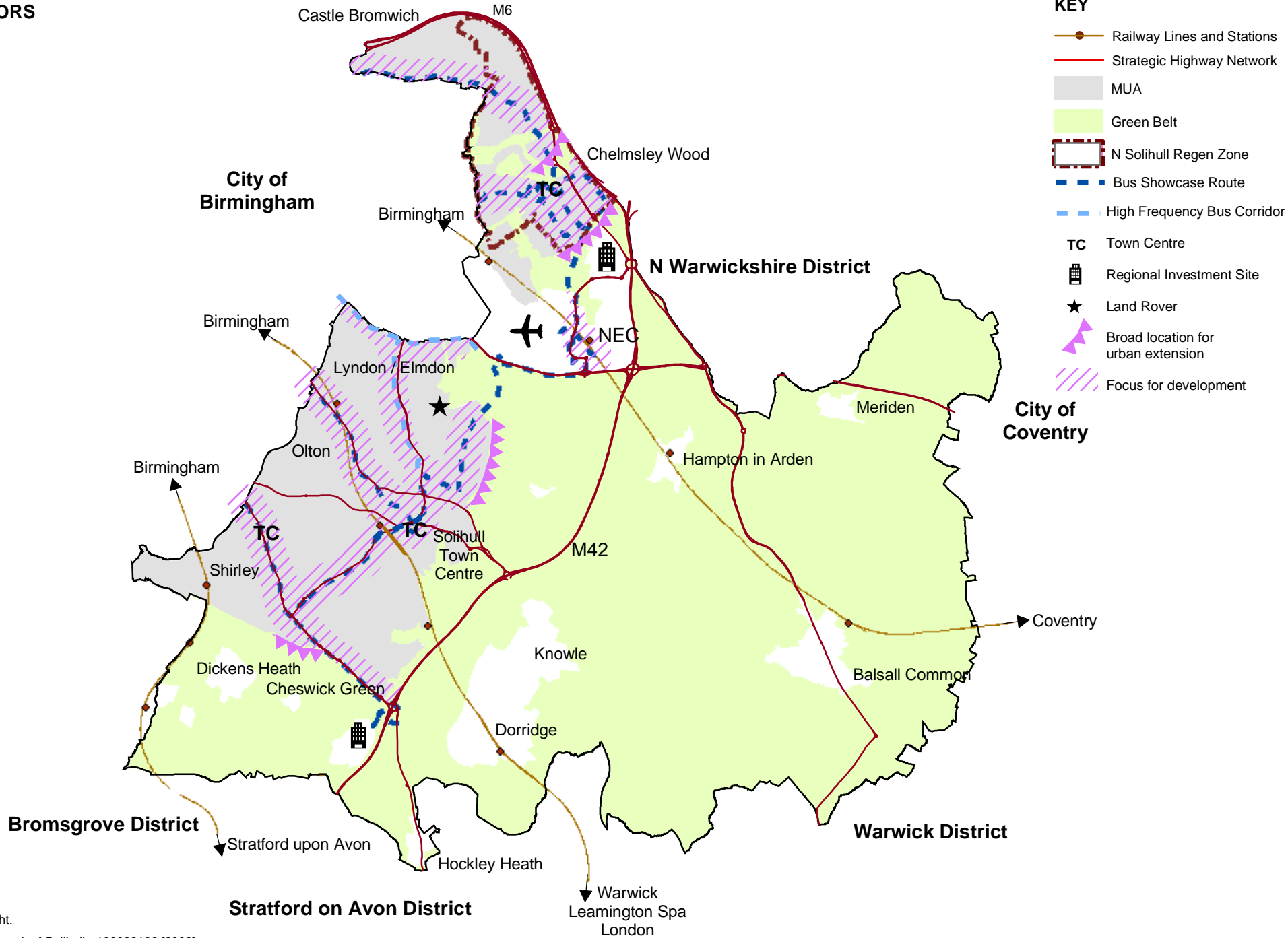
- Limited housing development in smaller rural settlements except for local needs

Outcomes

- Supports Regional Spatial Strategy aim of focussing development in the main urban areas and to encourage regeneration.
- Supports the viability of public transport and improvements to public transport.
- Supports the aim of reducing reliance on travel by car and promotes access to jobs, services and facilities by public transport, walking and cycling.
- Urban expansion would require some release of land from the Green Belt.
- Unlikely to be able to resolve public transport accessibility problems in smaller rural settlements.
- Possible implications on local character in view of higher densities
- Possible increases in congestion along some routes.
- Incursion into the Green Belt would result in the loss of water permeable surfaces.
- Could deliver up to 10,000 – 12,000 additional dwellings



CORRIDORS



KEY

- Railway Lines and Stations
- Strategic Highway Network
- MUA
- Green Belt
- N Solihull Regen Zone
- Bus Showcase Route
- High Frequency Bus Corridor
- TC** Town Centre
- Regional Investment Site
- Land Rover
- Broad location for urban extension
- Focus for development

Solihull Core Strategy – Challenges and Choices



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December 2008

Solihull Core Strategy – Challenges and Choices

Option 3 – Clusters

The Option seeks to address key aims of regeneration, supporting sustainable development principles and creating strong, vibrant, accessible town centres, each a focus for the communities they serve. The option could meet emerging regional planning guidance aims that seek to encourage development in regeneration zones and encourage urban renaissance through strong main centres in the main urban areas.

The Option shows major development within Solihull Town Centre (an important centre within the region) and development in the smaller main centres of Shirley and Chelmsley Wood. Development would also be focussed at railway stations within the major urban area (subject to constraints) and at larger settlements in the Green Belt served by rail providing good access to main urban areas.

The types of location for development within the Option would generally justify quite a high density of development and a need for firm urban design controls to protect the environment. Green spaces in urban areas would generally be protected but some may be developed where significant numbers of homes could be provided in conjunction with greater public access to remaining green space. Focussing development in accessible parts of the main urban areas could provide greater access to, and demand for, health facilities and other supporting facilities such as school places. Strong transport management measures would be needed to facilitate safe access and travel and avoid or alleviate congestion.

The development requirements of emerging regional planning guidance may evolve and increase significantly through the process of adoption. In order to have the flexibility to accommodate this, the option includes the possibility of expanding the main urban area into the Green Belt in a location or locations where it could support sustainability and/or regeneration/urban renaissance aims.

The option illustrates some general principles on how development may be accommodated. Other important principles would also need to be addressed by the Core Strategy such as promoting the continued success of the economy and protecting the environment.

Strategy Principles

- Support regeneration
- Support sustainable development principles
- Promote continued economic success of the Borough
- Support strong town centres as accessible places for a broad range of uses including residential, cultural, retail, service and employment uses
- Firm urban design controls to protect the character and quality of Solihull's mature suburbs and other attractive areas
- Urban extensions into the Green Belt to support sustainability and regeneration
- Major extension at Balsall Common and Dickens Heath

Solihull Core Strategy – Challenges and Choices

Impacts

North Solihull

In addition to supporting the objectives of the North Solihull regeneration programme as identified previously:

- High density development within or close to Chelmsley Wood Town Centre.
- High density development would be focussed on or in the vicinity of Marston Green Station which has good links to main urban areas served by the West Coast Main Line.
- Incursion into the Green Belt would be focussed on accessible provision for employment.

South Solihull

- High density development within or close to Solihull and Shirley Town Centres.
- An urban extension where it could provide housing accessible to Solihull town centre.
- Concentrations of development at or near railway stations.
- Relocated, redeveloped and new education provision to ensure sufficient provision of school places in the right location.
- Provision of new and relocated local health care facilities in the most accessible locations.

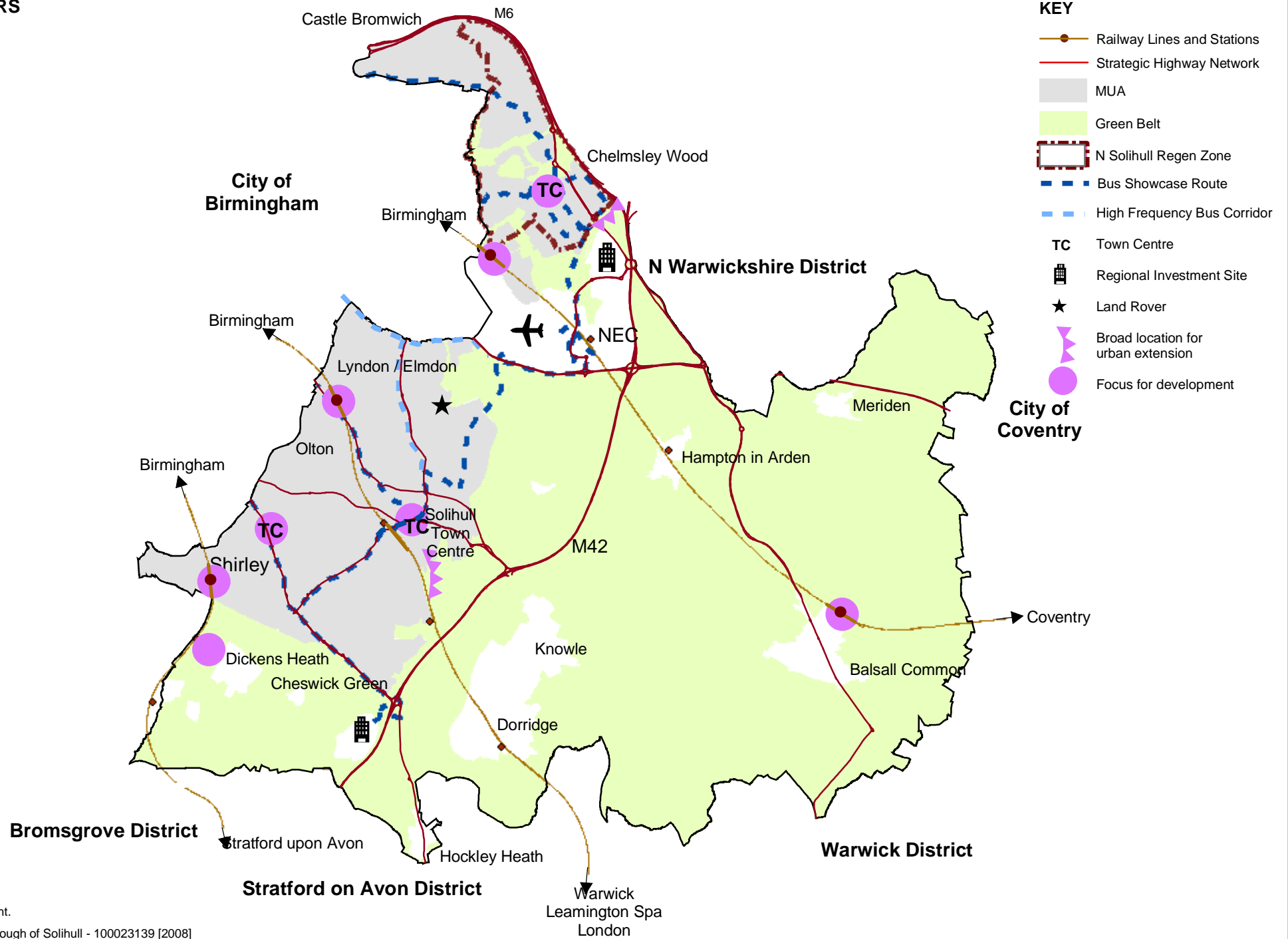
Elsewhere in the Borough

- Concentrations of development at or near railway stations related to substantial settlements that have good access by rail to main urban areas.

Outcomes

- Would strengthen the role of town centres and, enable the recycling of land and premises encouraging sustainable economic growth.
- Would improve accessibility by encouraging public transport use, walking and cycling as an alternative to car use.
- Would help to shorten journey length and create energy efficient patterns of development.
- Would assist regeneration aims, improve local facilities and reduce social exclusion.
- Would generally protect rural areas and the quality of the urban environment.
- Would generally protect Solihull's environment in terms of air, soil, light and noise quality
- Would encourage more healthy lifestyles and enable greater opportunity for recreation and improve personal safety.
- Would be flexible to meet higher growth requirements
- Would rely on significant incursion into the Green Belt to meet potential higher growth requirements.
- Without incursion into the Green Belt the choice of location for business development would be limited outside main centres.
- Incursion into the Green Belt would result in the loss of water permeable surfaces.
- Scale of development may not be so significant as to attract additional or new public transport.
- Some locations may be limited in terms of access to employment opportunities.
- Could deliver up to 12,000 – 14,000 additional dwellings

CLUSTERS



KEY

- Railway Lines and Stations
- Strategic Highway Network
- MUA
- Green Belt
- N Solihull Regen Zone
- Bus Showcase Route
- High Frequency Bus Corridor
- TC** Town Centre
- Regional Investment Site
- Land Rover
- Broad location for urban extension
- Focus for development

Solihull Core Strategy – Challenges and Choices



Solihull Core Strategy – Challenges and Choices

What other options are there?

A number of other options have been considered.

These include an option based purely on meeting local needs. This was rejected because it would be likely to produce small scale dispersed development serving identified local needs only, rather than producing a strategy to accommodate substantial growth. Serving local need will remain an important issue for the Core Strategy to address.

Extensions to Coventry – an extension on the west side of Coventry (within Solihull) has been rejected because it would not fit well with the emphasis in the Coventry, Solihull, Warwickshire sub-regional strategy of promoting development in the corridor to the north and south of Coventry.

Small village growth - the options do not propose the small villages (Bickenhill, Catherine-de-Barnes, Hampton-in-Arden, Meriden, Berkswell, Barston, Cheswick Green, Tidbury Green, Hockley Heath and Chadwick End) as growth locations because these areas have poor access to key services and facilities without reliance on the use of cars. Significant growth would be required to ensure the villages developed into sustainable communities, but this would have undesirable consequences for the environmental quality of these areas. So, it is proposed that further development should be restricted to meet identified needs for key services and facilities, including housing.

Knowle and Dorridge - the Knowle/Dorridge settlement is generally a sustainable location, but has been excluded because of a lack of land availability close to the rail station and along key public transport corridors.

The availability of sites to accommodate development is being assessed through studies, including a Strategic Housing Land Availability Assessment and the settlement studies.



Questions

Do you have a preference for any of the options set out?

Are there any other realistic options that you think we have failed to consider?

Are there any particular parts of the options that you favour or dislike?

Solihull Core Strategy – Challenges and Choices

Impacts

Sustainability Appraisal

The Objectives and Options have been considered against a list of sustainability objectives or principles as set out in the Sustainability Appraisal Scoping Report. The findings from this work have been used to make improvements to the Objectives and to refine the Options. In some cases, it was not possible to resolve concerns highlighted by the sustainability appraisal. This is made clear in the disadvantages of the Options.



Some of the recommendations from the appraisal relate to all of the options. For example, to minimise the potential for flooding in the future, land for development should be allocated in areas of least flood risk. Development will need to incorporate appropriate

design features, such as sustainable drainage systems and permeable surfaces.

More information on the sustainability appraisal can be found in the supporting document on Sustainability Appraisal of the Core Strategy Issues and Options.

The appraisal will be continued as part of the development of the Preferred Option in 2009.

Habitat Regulations Assessment

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

Work undertaken so far shows that the Core Strategy may have an impact resulting from increased pressure on recreation areas, such as Cannock Chase and the Peak District Dales. Four sites, including these two, will be screened during the preparation of the Core Strategy preferred option, and a full assessment will be undertaken, if appropriate. The creation or enhancement of local recreation sites may help to divert pressures from more vulnerable sites further afield.

Equality and Diversity

The issues and options have been developed taking into account the diverse nature of the Borough's population. An equality impact assessment will be undertaken on the Preferred Option.

Solihull Core Strategy – Challenges and Choices



Solihull Core Strategy – Challenges and Choices

Next stages

Timetable

The following timetable is a draft. We are required to submit a final timetable to the Secretary of State for approval as part of a revised Local Development Scheme in March next year. The timetable of the West Midlands Regional Spatial Strategy review has been taken into account.

Challenges and Choices Consultation	December 2008/January 2009
Development of a preferred option	February – late summer 2009
Preferred Option Consultation	Autumn 2009
Submission to the Secretary of State	Early 2010
Examination in Public	Mid 2010
Adoption and Publication	Early 2011

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

Communities and stakeholders have been involved in developing the issues and options. Consultation on the issues and options is not a statutory stage legal obligation in producing the Core Strategy, but it does provide an opportunity for communities and stakeholders to reflect on the issues and objectives, consider the options and to propose alternative options for consideration.

The next stage will be for us to consider all responses and to engage communities and stakeholders in selecting and developing a preferred option. We are then required to formally consult on the draft Core Strategy, to ensure that there are no fundamental issues that the Core Strategy has failed to address, before formally submitting it to the Secretary of State for examination.

The Core Strategy will be examined by an independent Inspector who will check that the plan has complied with legislation and that it is “sound” (justified, effective and consistent with national policy). Following examination, the Inspector will issue a binding report from which recommendations will have to be taken into account before the Core Strategy is adopted.

Solihull Core Strategy – Challenges and Choices

Appendix 1 – Core Strategy key issues

Key Issues

Ref Issue

- | Ref | Issue | |
|-----|---|--|
| 1 | Accessibility | Access to services, facilities and employment opportunities is a problem in the Borough, particularly in North Solihull. This is partly as a result of poor access to, or infrequent public transport, development which is inappropriately located or designed or where the availability of safe, pleasant and convenient walking or cycling routes is lacking. This can make some people feel excluded from society and encourages more car use. There are lots of people who live outside Solihull who commute to jobs within the Borough which suggests that accessibility from outside the Borough is important in order to maintain access to a skilled workforce. |
| 2 | Congestion | Congestion at or near important destinations and along key transport routes hinders the movement of goods and people. This represents a significant cost to businesses and threatens the attractiveness of the Borough as a place to live, work and invest. Demand for rail travel often exceeds rail capacity at peak times, which may reduce the appeal of using the train in favour of the private car. |
| 3 | Public Transport | Reducing reliance on the private car is hindered by infrequent or poor access to public transport, as well as the perceived problems of using public transport, including personal safety and quality issues. |
| 4 | Birmingham International Airport | The need to balance economic benefits of airport development against environmental costs. The continued development of the Airport will potentially bring important benefits to the local and region's economy, including employment benefits, but could potentially have significant environmental, social and land use impacts that must be properly addressed and planned for. |
| 5 | Quality of the Environment | There is a need for high quality design in terms of buildings and safe, inclusive and attractive public places and spaces that meet the diverse needs of local communities, living, working and visiting the Borough. Particular problems of safety in Solihull town centre, safety/attractiveness of routes for cycling and walking and poor quality of open spaces in North Solihull. |
| 6 | Climate Change | There is a need to reduce the Borough's domestic carbon dioxide emissions and ecological footprint, which are higher than the regional and national average, to contribute towards national and regional targets. |
| 7 | Affordable Housing | It is difficult for many newly forming households to afford to buy or rent housing in the Borough. Market house prices are very high and affordable housing is in short supply. Difficulties in accessing housing are particularly acute in South Solihull and the settlements within the Green Belt. |

Solihull Core Strategy – Challenges and Choices

Key Issues

Ref	Issue	
8	Supported Housing	There is a shortage of supported housing forcing people to move away from their communities. High land values in south Solihull and the settlements in the Green Belt make it difficult for providers of supported housing to compete in the market for development sites.
9	Providing the Right Type of Housing	The market does not provide an appropriate mix of housing size and type to meet local demand and need. The priorities for affordable housing are for family housing and the priorities for market housing are for starter housing and housing suitable for households to downsize. There is also an identified need for affordable 'Extra Care' housing to meet the needs of Solihull's ageing population. Increased quality and choice of housing is a key factor in the regeneration of North Solihull.
10	Gypsy and Traveller Accommodation	There is a lack of appropriate sites to accommodate Gypsies and Travellers needs in Solihull.
11	Inequality	Deprivation (poor health, low life expectancy, low educational attainment, lack of economic activity, high levels of worklessness, barriers to employment, high levels of crime and fear of crime) is acute in the North Solihull Regeneration Zone but there are also pockets of deprivation in Bickenhill, Lyndon/Elmdon, Olton and Shirley. Solihull has an ageing population, with a high number of residents aged 75+ in most areas.
12	Population Diversity	Solihull's population is diversifying in terms of ethnic mix and there is a significant lack of dedicated and culturally sensitive services in the Borough for black and minority ethnic people.
13	Training and Skills	Not everyone in Solihull has the same employment opportunities due to barriers such as inadequate training and skills. It is a particular problem in North Solihull, where levels of worklessness and deprivation are relatively high, and also in small pockets of deprivation elsewhere in the Borough.
14	Character and Local Distinctiveness	There is a threat to the quality of the Borough's environment, its attractiveness as a place to live and invest, the character and local distinctiveness of its residential areas, green spaces, landscape and the gaps between settlements from ongoing development.
15	Development Requirements	Significant challenges are posed in being able to meet the need and demand for development over the Plan Period (2006-2026). Much of the land suitable to develop in the Borough is affected by planning constraints eg Green Belt.
16	Green Belt	The need to maintain an effective Green Belt, which encourages urban regeneration of the West Midlands region and prevents the Borough merging with Coventry, in the face of the requirement for more development and the need to preserve and enhance the character and local distinctiveness of the urban as well as the rural parts of the Borough.

Solihull Core Strategy – Challenges and Choices

Key Issues

Ref	Issue	
17	Solihull Town Centre	Developing Solihull Town Centre as an important regional centre without detracting from its character, distinctiveness and accessibility.
18	Town Centres	Maintaining vibrant, competitive town centres. The Borough's main centres are under threat from major out-of-centre retail developments that enable ease of access by car. Shirley Town Centre is also threatened by traffic congestion and the need for modern shop units.
19	Business Land	Making provision for more and different types of business land and enterprise, to meet employment and business needs. We do not have a very diverse range of business land available in Solihull. We also have a shortage of small and medium enterprise units across the Borough and a need for affordable business start-up and grow-on space. There is also a need to develop enterprise and investment in North Solihull where business levels are low, worklessness levels are high and employment land opportunities are restricted.
20	Key Businesses	Meeting the needs of important key businesses in the Borough. Important businesses that drive our economy such as Birmingham International Airport, National Exhibition Centre, Regional Investment Sites, Land Rover and the Town Centre, need to remain competitive, vibrant and progressive. The Borough's Regional Investment Sites are key to attracting new investment and their attractiveness/competitiveness needs to be maintained in terms of their good location, environmental quality and range of supporting facilities they offer.
21	Green Infrastructure	The quality of links between the Borough's green spaces and natural elements is poor. This has implications for North Solihull regeneration, access to sport and leisure activities, health and well-being, character and local distinctiveness, biodiversity and adaptation to climate change.
22	Tranquillity and Air Quality	The impact of development on tranquillity and air quality, in a Borough which lacks significant tranquil areas and has a number of noise sources such as the Airport and other major businesses, M42/major roads and high traffic levels, and lies within a region/county where air quality is a significant issue.
23	Waste Management	Managing the Borough's waste. Need to reduce the amount of waste generated in the Borough and that going to landfill, and to provide facilities to manage an equivalent amount of waste to that produced further up the waste hierarchy, i.e. by reuse or recycling/composting.
24	Energy	Potential exploitation of the Borough's existing energy resources, including the deep coal seam in the east of the Borough, and renewable and low carbon resources, such as biomass, wind and solar energy.

Solihull Core Strategy – Challenges and Choices

Key Issues

Ref Issue

25	Bio-diversity	A decline in the Borough's wildlife. Threat to the quality and quantity of bio-diversity resources, especially the North - South linkages to Warwickshire, the River Blythe and other Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, the Cole Valley, key Local Biodiversity Action Plan habitats and species, and corridors and linkages within the Borough, from insensitive development, poor management, barriers to wildlife movement, and the impacts of climate change.
26	Children and Young People	The need for more places to go and a wider range of things to do for children and young people. The need to provide an integrated range of children's support services close to communities.
27	Education	There is an under provision of school places in some areas and over provision in others which necessitates some children and young people travelling significant distances. Post-16 education is likely to become more varied, special needs provision is likely to increase, these factors, together with the provision of new housing are likely to exacerbate this problem and require the relocation of schools and their extended services.
28	Quality of Life	Lack of, or threat to, key services and facilities, including facilities for cultural and informal learning activities, especially in the Borough's rural settlements.
29	Ageing Population	Although our strategy is to help people stay in their own homes, there are problems of unsuitable housing and difficulties accessing services for an ageing local population.

Solihull Core Strategy – Challenges and Choices

Appendix 2 - Core strategy objectives cross referenced to the issues each will address

Objective		Contributes towards key issue Ref
A Improve accessibility	Improve accessibility to employment and local services and facilities for all, particularly from/within the regeneration zone, by supporting improved public transport links and ensuring that new business land and other development is brought forward in appropriate sustainable locations.	1, 13, 24, 26
B Reduce congestion	Reduce congestion by managing traffic around major and traffic sensitive destinations within the Borough, e.g. town centres, and schools and encouraging travel by public transport, cycling and walking.	2, 24
C Support public transport	Support the development of an integrated and well-connected public transport network that meets needs and provides choice as a safe, convenient, accessible and attractive alternative to travel by car. Particularly within the North Solihull Regeneration Zone and including the potential extension of the Midland Metro light rail network.	1, 3, 13, 24
D Support economic success	Support key businesses that are important to the region's economy. Ensure that the businesses that drive our economy (Birmingham International Airport, National Exhibition Centre, Regional Investment Sites, Land Rover and Solihull Town Centre) continue to remain successful, well connected and able to support the Region's economy. Support Birmingham International Airport's ambition for growth and role in the region whilst minimising and mitigating environmental impacts.	4, 11, 13, 14, 17, 18, 19
E Reduce the Carbon Footprint	Reduce carbon dioxide emissions and promote low carbon development. Reduce the Borough's carbon footprint and its reliance on non-renewable and imported energy; exploit local resources to contribute to a low carbon economy and promote development in sustainable locations, high quality design and construction, efficient use of resources and the use of renewable and low carbon energy sources	1, 2, 3, 6, 11, 14, 22, 24
F Provide a Mix of Housing	Provide an appropriate mix of new housing, of high quality design, reflecting the types of households requiring market and affordable housing (type and tenure, adaptable design and supported) and by maximising opportunities for affordable housing provision and provision for identified needs, such as special needs housing and gypsy and traveller accommodation, in a sensitive way.	8, 9, 10, 11, 12, 29

Solihull Core Strategy – Challenges and Choices

G	Ensure a Range and Quality of Local Services	Ensure communities have an appropriate range and quality of local services, including health care, education and family services, to meet the needs of our population and help to make services accessible to everyone.	1, 6, 11, 12, 13, 18, 24, 26, 27, 28
H	Deliver Regeneration	Deliver regeneration and reduce inequality. Support regeneration activities that provide sustainable solutions to the improvement of life chances in the North Solihull Regeneration Zone and other areas of deprivation in the Borough.	11, 26
I	Provide a Range and Choice of Employment Opportunities	Meet regional policy requirements for a range and choice of employment sites/premises and increase economic activity. Enable the diversification of the Borough's business land and premises, to meet RSS Review requirements for a range and choice of sites and premises in sustainable locations and to support the local economy. Encourage greater access to employment opportunities and increased economic activity, particularly in North Solihull, by removing barriers to employment, including locational barriers, and by generally protecting employment land/premises from alternative development.	1, 11, 13, 20, 24
J	Promote, Conserve and Enhance Character and Heritage	Promote, conserve and enhance the special character and cultural heritage of Solihull, including its high quality residential areas and green spaces, its Arden landscape characteristics and the accessibility of its countryside, as an aspirational place to live, work and invest which make Solihull locally distinctive.	2, 4, 5, 14, 16, 17, 19, 20, 21, 22, 26
K	Improve the Network of Green Spaces	Ensure the provision and improvement of a well-designed network of green places and open spaces, that are attractive, safe, inclusive and accessible to all, to promote physical activity, active commuting (walking & cycling) and the regeneration of North Solihull.	1, 3, 5, 6, 11, 14, 17, 21, 24, 25, 26
L	Ensure Suitable Land is Available for Development	Identify and deliver a sufficient range of sites to meet development requirements over the plan period, based on a sustainable and sequential approach to site allocation. Promote mixed use and high levels of accessibility, in a way that meets local needs, conserves and enhances the environment, and retains the character and local distinctiveness that makes Solihull an attractive place in which to live, work and invest.	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 13, 14, 15, 16, 17, 19, 20, 22, 25, 26, 27, 28, 29
M	Retain an Effective Green Belt	Retain an effective Green Belt that maintains the key gaps between settlements and contributes to the urban regeneration of the Borough and the wider West Midlands Region.	3, 4, 5, 6, 7, 10, 14, 15, 16, 21

Solihull Core Strategy – Challenges and Choices

N	Create Strong, Competitive Retail Centres	Create strong, vibrant and competitive retail centres. Maintain and enhance the vitality and viability of the Borough's main retail centres keeping them vibrant and competitive and able to fulfil their function as accessible places for the communities they serve recognising their importance to regeneration and having regard to Solihull Town Centre's importance within the region.	1, 2, 3, 5, 6, 11, 13, 14, 15, 16, 17, 18, 20, 26, 28
O	Improve Tranquillity	Protect and enhance the Borough's tranquil areas, avoid developments that would contribute to noise or air pollution in sensitive areas, such as countryside, residential area, canals and green spaces and locate sensitive uses away from sources of noise and air pollution, such as the airport, M42 and other major roads.	5, 6, 14, 16, 22, 25
P	Reduce Waste	Reduce the amount of waste arising in the Borough and that going to landfill, and provide for facilities to manage an equivalent tonnage of waste to that produced, whilst increasing the proportion reused or recycled, so as to conserve natural resources and minimise and mitigate adverse affects.	6, 23, 24
Q	Enhance Nature Conservation	Conserve, enhance and increase nature conservation resources, particularly designated sites, local nature reserves, natural corridors and linkages within and outside the Borough, and the overall biodiversity resource. Ensure that all new development contributes positively to the conservation, enhancement, creation and management of local biodiversity action plan habitats and species.	1, 5, 8, 14, 21, 22, 25
R	Improve Social Activities	Ensure there are a range of places to go and things to do, in accessible locations that would not cause harm to the environment or amenity, in order to provide opportunities for leisure and culture across the Borough, particularly positive and inclusive activities for children and young people.	3, 5, 11, 17, 21, 26
S	Promote Better Design	Ensure new development is well designed. Promote safer, inclusive, adaptable and sustainable high quality design as an integral part of new development to enable integration with existing development and to make a positive contribution to Solihull's sense of place, the Boroughs attractiveness and to people's quality of life.	1, 5, 14



Solihull Core Strategy – Issues and Options

Response form



The questions raised throughout this document are listed in this form. Responses can be made in writing, using this form or by e-mail to sustainabledevelopment@solihull.gov.uk See page 2 for further information on what you need to do.

Challenges facing Solihull - Key Issues (Pages 9-10 and 33-36)

Are these key issues the right ones?

Are there any key issues you think have been missed?

Are there any changes to the key issues you would like us to consider?

What do we want Solihull to be like in 2026? – Vision (Page 11)

Have we got the vision right?

Are there any changes you would like us to consider?

How do we get there? – Objectives (Pages 12 and 37-39)

Are the objectives the right ones?

Are there any objectives that you think have been missed?

Are there any changes you would like us to consider?

Policy principles (Pages 13-14)

Do you agree that these are the right policy principles?

Are there any policy principles that you think have been missed?

Are there any changes you would like us to consider?

Options for Growth (Pages 15-29)

Do you have a preference for any of the options set out?

Are there any other realistic options that you think we have failed to consider?

Are there any particular parts of the options that you favour or dislike?

Any other comments

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Name		Please return this form to: Sustainable Development Solihull Metropolitan Borough Council PO Box 18, Council House, Solihull B91 9QS sustainabledevelopment@solihull.gov.uk 0121 704 6394 Before 30th January 2009.	
Organisation			
Address			
Phone		Email	

Thank you for taking the time to respond.