



**Solihull**

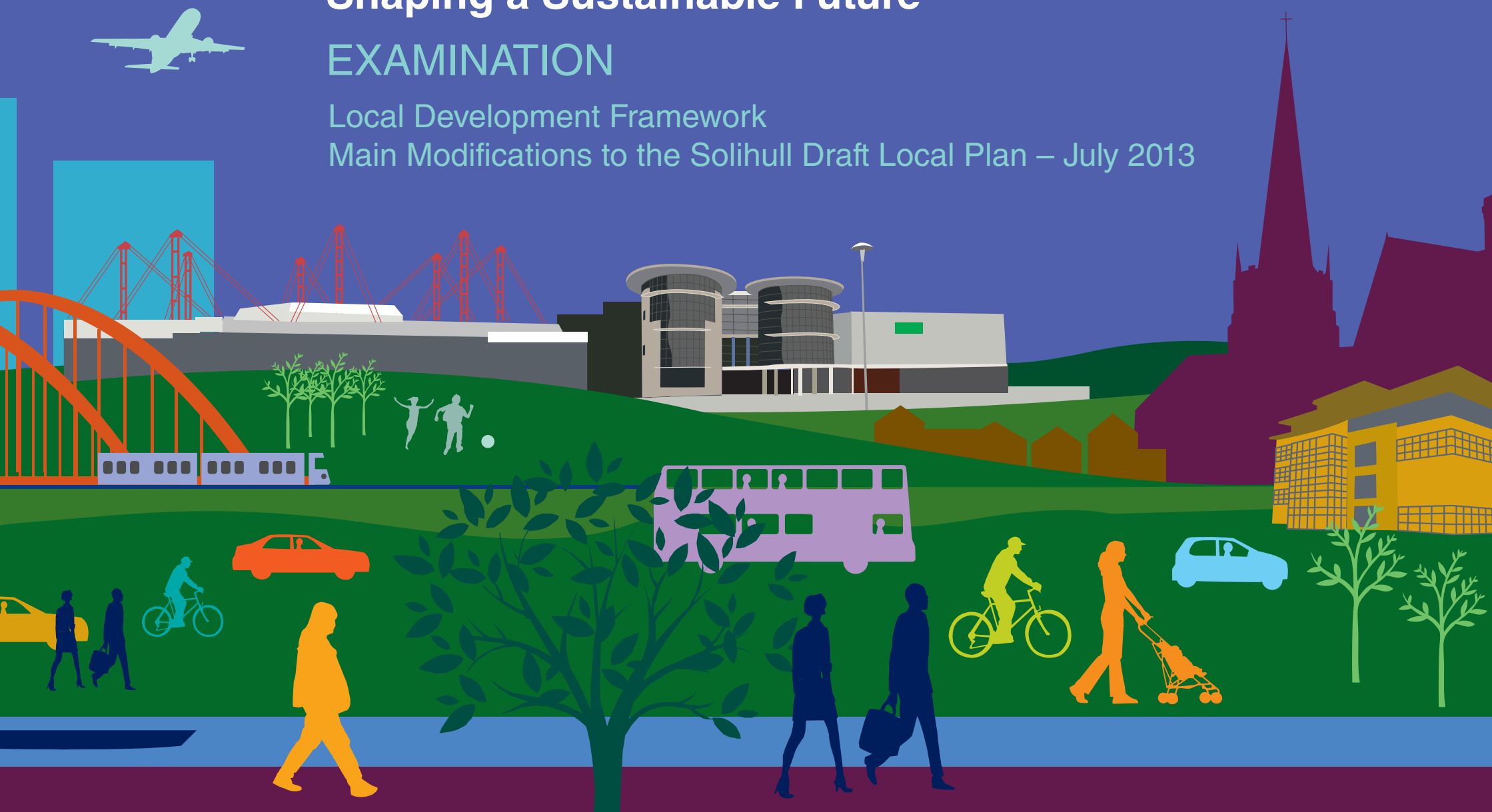
METROPOLITAN  
BOROUGH COUNCIL

# Solihull Draft Local Plan Shaping a Sustainable Future

## EXAMINATION

Local Development Framework

Main Modifications to the Solihull Draft Local Plan – July 2013



## Introduction

This document sets out the Main Modifications to the Solihull Draft Local Plan as submitted for examination in September 2012. The Main Modifications are being proposed by the Council to address issues of legal compliance and 'soundness' which have been identified as part of the examination of the Draft Local Plan. The Council is consulting on these Main Modifications and is seeking representations on them. The representations will be considered by the Planning Inspector conducting the examination.





For ease, the proposed changes should be read in conjunction with the submitted Plan and other material submitted to the Examination.

Representations should only relate to the Main Modifications included in this document. The consultation is not an opportunity to repeat or raise further representations about the published plan or to seek further changes to the plan.

## Solihull Draft Local Plan Examination

### Main Modifications to the Solihull Draft Local Plan Following the Inspector's Interim Conclusions (DHE 3) - April 2013

Schedule of changes to the Solihull Draft Local Plan which include:

1.  **Pre Submission to Submission** - Main modifications made after the pre-submission period of representation to the Local Plan (March 2012) and prior to the submission of the Local Plan for examination (Sept 2012).<sup>1</sup>
2.  **Submission to Hearings** – Main modifications made after the submission of the Local Plan for examination (Sept 2012) and prior to the commencement of the hearing sessions (Jan 2013).
3.  **Hearing Sessions** - Main modifications as a consequence of the hearing sessions (from Jan 2013).
4.  **Interim Conclusions** - Main modifications as a consequence of the Inspector's Interim Conclusions (Apr 2013).

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<sup>1</sup> Already included within the Draft Local Plan Submission Document (September 2012).

**Table 1. Main modifications to the Solihull Draft Local Plan (from 1, 2, 3 and 4 above) in Chapter Order**

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
1	1 - Introduction	Pages 5 - 7 Para 1.4.1 to 1.4.5-	<p>New section inserted on Duty to Cooperate which reads:</p> <p><b>“1.4 Duty to Cooperate</b></p> <p><b>1.4.1 The Council has a strong and long established record of commitment to joint working with neighbouring authorities and other key stakeholders, initially through its support for regional planning, and subsequently via involvement with cross boundary groups. It has played a key role in regional planning for urban renaissance, transport, the green belt and the environment. Since the demise of the West Midlands Regional Assembly, Solihull has continued its involvement through regional and sub-regional working groups. It has cooperated principally on issues relating to:</b></p> <ul style="list-style-type: none"> <li><b>• Economic growth and employment, including North Solihull regeneration, the Airport, NEC, Jaguar Land Rover, the major business parks and Solihull town centre</b></li> <li><b>• Housing, and gypsy and traveller accommodation,</b></li> <li><b>• Transport,</b></li> <li><b>• Climate change and the environment, and</b></li> <li><b>• Minerals and waste.</b></li> </ul> <p><b>This has involved working with different authorities</b></p>	To make specific reference to the Duty to Cooperate	Main	N/A	N/A

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			<p>and stakeholders and in different groups and fora depending on the issues.</p> <p><b>1.4.2 The Council is actively involved with the Greater Birmingham and Solihull Local Enterprise Partnership, which published a strategic spatial framework plan and planning charter in February 2012. The strategic spatial framework plan identifies the Airport and the NEC as key assets, and highlights the strategic importance of regeneration and growth in North Solihull, the regional investment sites at Birmingham and Blythe Valley business parks, Solihull town centre and potential employment sites in the Borough. All these are reflected in the spatial strategy and Policies P1, P2, P3 and P5 in the Local Plan. The Council is also active with groups relating to Birmingham Airport and the M42 Economic Gateway.</b></p> <p><b>1.4.3 Solihull has worked jointly with other authorities on its Strategic Housing Market Area Assessment and on the Gypsy and Traveller Accommodation Assessment. The needs identified in these studies have been reflected in the spatial strategy and Policies P4 and P6. The Council has contributed to the position statement on strategic spatial planning in the Metropolitan Area published in 2011 and the strategic policy framework for the West Midlands Metropolitan Area agreed in June 2012, which replaced it. The strategic policy framework maintains the shared commitment to</b></p>				

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
			<p>urban renaissance, seeks to ensure the best use of existing urban capacity, and sets out shared policy priorities to support development at key nodes in the Coventry Solihull Warwickshire high technology corridor, at regional investment sites, within the East Birmingham and North Solihull regeneration zone, and at strategic centres including Solihull, to improve access to the Airport and NEC, and to allow strategic adjustments to the green belt only where these would not encourage selective out-migration of people from urban areas or be contrary to regeneration objectives. It recognises that Birmingham and Solihull cannot meet all of their locally generated needs, but that some of this growth is accommodated in the Black Country Joint Core Strategy, thereby supporting urban renaissance. This commitment to urban renaissance and the policy priorities have strongly influenced the spatial strategy and economic growth, housing and transport policies. The Council has also contributed to joint working on strategy and evidence within the Coventry Solihull and Warwickshire sub-region.</p> <p>1.4.4 Solihull has been actively involved in the development of the Local Transport Plan 3 for the Metropolitan Area, which has informed the development of the transport policies in this plan. The Local Transport Plan 3 has a strong emphasis on improving access to jobs and on enabling growth whilst managing congestion and</p>				

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			<p>supporting urban regeneration. The Council has collaborated with the Highways Agency and Centro in preparing supporting transport related evidence, and with Warwickshire county council in relation to by-pass improvement lines.</p> <p>1.4.5 The Council has worked with other authorities within the Coventry Solihull and Warwickshire sub-region on climate change issues, including the publication of the Renewable Energy and Low Carbon Resource and Feasibility Study 2010, and across the region on the West Midlands Renewable Energy Capacity Study 2011. Biodiversity issues are considered jointly within the Coventry Solihull and Warwickshire sub-region, whilst waste management is coordinated through the West Midlands Technical Advisory Body on Waste. Solihull works closely with Warwickshire County Council on minerals and has been involved with the West Midlands Aggregates Working Party on the sub-regional apportionment of the National and Local Guidelines for Aggregates Provision, which has informed the minerals policy in this plan.”</p>				
2	5 – The Spatial Strategy for Solihull	Page 30	<p>Insert a new overarching policy after para 5.2.3 as follows:</p> <p><b>“National Policy 1 - National Planning Policy Framework Presumption in favour of sustainable development</b></p>	Hearing request: Include model policy on sustainable development.	Main	10/1/13	Yes

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
			<p><b>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</b></p> <p><b>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</b></p> <p><b>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</b></p> <ul style="list-style-type: none"> <li><b>• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</b></li> <li><b>• Specific policies in that Framework indicate that development should be restricted.”</b></li> </ul>				



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3	5 – The Spatial Strategy for Solihull	Page 36 Para 5.4.12	In the heading before 5.4.12 delete the following text:  ‘Supporting a sub-regional approach to reducing and managing waste with neighbouring authorities...’  Replace with:  <b>‘Seeking to manage an equivalent tonnage of waste to that arising...’</b>	Updating – see duty to co-operate and waste background paper. No implications for provisions of Local Plan	Main	N/A	Yes
4	7 – Sustainable Economic Growth	Page 52 Para 7.2.14	New paragraph on Birmingham Business Park inserted after Para. 7.2.13 which reads:  <b>“The extension land requires land to be taken from the green belt. Birmingham Business Park is a key economic asset within the M42 Economic Gateway that supports substantial employment and has potential for further sustainable growth to create new jobs and contribute significantly to regeneration. The extension to Birmingham Business Park will help it to meet this potential for job creation and regeneration through accessible and sustainable economic development, close to an area where employment and regeneration of the urban fabric is particularly needed. Without the extension the business park has little to offer in terms of uncommitted space should a major occupier require accommodation. The urban area, locally, holds little prospect of providing a site that would have the advantages of access and setting that would attract an appropriate quality of development. The extension of the business park</b>	To provide explicit justification for releasing land from the green belt in providing an extension to Birmingham Business Park which would ensure development viability whilst maintaining an appropriate green belt buffer strip between the residential properties along Coleshill Heath Road, Blackfirs Lane and the Park extension.	Main	N/A	N/A

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			to the south west, as proposed, is capable of implementation in a way that will be sensitive to and enhances landscape features, sensitive to local amenity, retains an important green corridor and minimises adverse affects on the countryside and on green belt objectives. These are the exceptional circumstances for releasing green belt land to provide a limited extension to the business park.”				
5	7 – Sustainable Economic Growth	Page 53 Policy P2 Para 1	Paragraph 1 inserted to Policy P2, which reads: <b>“The Council will maintain strong and competitive Town Centres. Town Centres will be the focus for all new developments including retail and other commercial development in line with the Town Centre first approach of the National Planning Policy Framework.”</b>	To clarify the town centre first policy as set out in the National Planning Policy Framework.	Main	N/A	N/A
6	7 – Sustainable Economic Growth	Page 53 Policy P2	Amend text to point i. of Policy P2 to now read: “i. The extent of the town centre to focus commercial <b>and leisure</b> activity...”  Delete point v. of P2 and replace with: <b>v. About 34,000 sqm of additional comparison retail floorspace by 2021; a further 23,000 sqm 2021 to 2026; and an additional 2,800 sqm of convenience retail floorspace to 2026.”</b>  Amend text to 2nd sentence of the final paragraph of	Hearing request: Consider amended text to Policy P2 to deal with “footloose” comparison floorspace and convenience capacity and other additional changes suggested at the hearing session.	Main	16/1/13	Yes

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
			Policy P2 to now read: “...Proposals for main town centre uses will be expected to locate in <b>Solihull Town Centre and/or Shirley and Chelmsley Wood</b> town centres...”				
7	7 – Sustainable Economic Growth	Page 55 Para 7.4.1	Insert before paragraph 7.4.1 a new paragraph to read as follows: <b>“The approach to main town centre uses follows the ‘town centres first principle’ of the National Planning Policy Framework which requires retail and other town centre uses to be located in town centres. Elsewhere, the evidence base suggests limited capacity for additional retail development outside the main centres (about 5,000 sqm gross comparison retail by 2021). Wherever possible this should be located in town centres. However, it is acknowledged that some retail formats cannot be easily accommodated within town centres. In such circumstances, the sequential test set out in National Planning Policy Framework will be applied in the determination of planning applications. Proposals for retailing and other town centre uses in smaller centres will be considered in accordance with Policy P19 of this plan.”</b>	Hearing request: Consider amended text to Policy P2 to deal with “footloose” comparison floorspace and convenience capacity and other additional changes suggested at the hearing session.	Main	16/1/13	Yes
8	7 – Sustainable Economic Growth	Page 55 Policy P2 Final Para	New sub-heading and paragraph on ‘Main Town Centre Uses Elsewhere’ inserted as final paragraph to Policy P2, which reads:	To clarify the town centre first policy as set out in the National Planning Policy Framework.	Main	N/A	N/A

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			<p><b>“MAIN TOWN CENTRE USES ELSEWHERE</b></p> <p>The Plan seeks to ensure the vitality of its town centres as the heart of their communities. Proposals for main town centre uses will be expected to locate in town centres<sup>2</sup>. Proposals for main town centre uses elsewhere, that do not accord with the policies and proposals of this local plan, will be considered in the light of the requirements of the National Planning Policy Framework. Elsewhere there is a presumption against development unless it is promoted by the policies and proposals of the Plan. This approach is justified by the terms of the National Planning Policy Framework, the opportunities available for development in the Borough’s town centres and by the findings of the Council’s Retail Capacity Study.”</p>				
9	7 – Sustainable Economic Growth	Page 56 Para 7.4.8	<p>Paragraph 7.4.8 – add text at the end of the paragraph as follows:</p> <p><b>“...Evidence suggests there may be capacity for additional retail development over and above this. Where possible, any additional retail development should be provided for in Solihull Town centre or, where appropriate, other town centres in accordance with the sequential test set out in national policy.”</b></p>	Hearing request: Consider amended text to Policy P2 to deal with “footloose” comparison floorspace and convenience capacity and other additional changes suggested at the hearing session.	Main	16/1/13	Yes

<sup>2</sup> Reference to ‘town centres’ has been subsequently amended by Main Modification 6.

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10	7 – Sustainable Economic Growth	Page 57 Para 7.4.10	Paragraph 7.4.10 add text after the bullet points as follows: “... <b>In accordance with the design principles in the policy, it is anticipated that the Touchwood opportunity site will seamlessly extend the Touchwood shopping centre that is an established part of the primary shopping area and is a primary retail frontage.</b> ”	Hearing request: Consider amended text to Policy P2 to deal with “footloose” comparison floorspace and convenience capacity and other additional changes suggested at the hearing session.	Main	16/1/13	Yes
11	7 – Sustainable Economic Growth	Page 58 Solihull Town Centre Strategy	Under Solihull Town Centre Strategy – Opportunity Sites, a) Touchwood, 1. Appropriate land uses, include a fifth bullet point as follows: • <b>“Leisure, including food and beverages”</b>	Hearing request: Consider amended text to Policy P2 to deal with “footloose” comparison floorspace and convenience capacity and other additional changes suggested at the hearing session.	Main	16/1/13	N/A
12	8 – Providing Homes for All	Page 68 Policy P4	Point a), paragraph 4: “at least” deleted from the text immediately before “40%”.	The reassessment of the viability of sites in relation to affordable housing supports the view that the target should remain at 40%.	Main	N/A	N/A
13	8 – Providing Homes for All	Page 72 Policy P5	In the first paragraph of Policy P5 amend figures to include overall housing provision figure (11,000) and time period (2006 – 2028) as follows: “The Council will allocate sufficient land for 3,960 net additional homes to ensure sufficient housing land supply to deliver <b>11,000</b> additional homes in the period <b>2006 - 2028</b> . The allocations will be part of the overall housing land supply detailed in the table below (Fig.	Hearing request: Consider including the overall housing provision figure (11,000) in the wording of Policy P5	Main	22/1/13	Yes

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			14).”				
14	8 - Providing Homes for All	Page 72 Policy P5	In the third paragraph of Policy P5 delete second sentence and insert new sentence as follows:  <b>“Sites will not be released for development before they reach their specified phase, unless existing housing land supply falls below national planning policy deliverable housing land supply requirements.”</b>	To reflect national policy (NPPF)	Main	N/A	Yes
15	8 – Providing Homes for All	Page 73 Para 8.4.1	Insert new paragraphs before paragraph 8.4.1:  <b>“The housing land provision target of 11,000 net additional dwellings (2006-2028) reflects the requirement recommended by the West Midlands Regional Spatial Strategy Phase II Revision Panel Report which objectively assessed housing need. Around 65% of growth is projected to emerge from net migration into Solihull on the basis of past trends. The projected level of growth may reduce with the successful continued implementation of the West Midlands Urban Renaissance Strategy which seeks to develop urban areas in such a way that they can increasingly meet their own economic and social needs in order to counter the unsustainable movement of people and jobs facilitated by previous strategies, including the need to direct development to those parts of the West Midlands Region needing housing. The</b>	Inspector’s Interim Conclusions paragraph 14	Main	22/01/13	Yes

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			<b>Panel’s assessment of housing need took the 2006-based household projections into account. Subsequent 2008-based and interim 2011-based household projections project a lower level of household growth for Solihull, providing further confidence that the provision target will meet need.”</b>				
16	8 – Providing Homes for All	Page 73 Para 8.4.1	Delete last sentence of paragraph 8.4.1 and amend to read:  <b>“Solihull is recognised for its high quality environment which attracts residents and investors to the Region. The key Regional objective of stemming out migration can be best served by preserving and enhancing Solihull’s environment.</b> The Council has assessed housing land supply <b>throughout the development of the West Midlands Regional Spatial Strategy</b> taking a “bottom-up” approach through detailed site assessment and the Strategic Housing Land Availability Assessment. It is considered that 11,000 (net) additional homes can be delivered towards meeting projected household growth of 14,000 households (2006 – 2028). This is the level of housing provision that the Council considers can be provided without adverse impact on the Meriden Gap, without an unsustainable short-term urban extension south of Shirley and without risking any more generalised threat to Solihull’s high quality environment. <b>Substantial housing growth beyond this would:</b>	Inspector’s Interim Conclusions paragraph 15	Main	22/01/13	Yes

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			<ul style="list-style-type: none"> <li>adversely impact on infrastructure which sustains regional assets (e.g. the airport, the NEC, Jaguar Land Rover, Birmingham Business Park and Blythe Valley Park), prejudicing their attractiveness and viability and so the success of the Borough as a driver of the regional economy.</li> <li>undermine growth and regeneration objectives in other parts of the region, particularly North Solihull, Birmingham and the Black Country where environmental improvements and high quality market housing is being provided to attract economically active and mobile households to; and to stay in these areas.</li> <li>undermine the strategically important green belt gap between the Birmingham and Coventry conurbations (the Meriden Gap).</li> </ul> <p>The River Blythe, a Site of Special Scientific Interest with ecologically important sites and flood risk zones in its valley, principal parks, the airport, its flight path and potential for expansion and the M42 corridor are also major constraints to housing land supply in Solihull.</p>				
17	8 – Providing Homes for All	Page 73 Figure 14	<p>Add Footnote to Figure 14:</p> <p><b>“Windfall housing sites are sites that will become available for residential development during the Plan period that cannot be identified now. There is compelling evidence that windfall sites</b></p>	Inspector’s Interim Conclusions paragraph 20	Main	22/01/13	N/A



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			consistently become available in Solihull (since 1992, 187 dwellings per annum have been built on average). The National Planning Policy Framework (NPPF) introduced policy to resist inappropriate development in residential gardens, however this has been a policy objective for the Council since 2003 when the Council adopted supplementary planning guidance for such development “New Housing in Context”. The NPPF is therefore unlikely to reduce windfall housing land supply. In any event the Local Plan windfall housing assumption is cautious in comparison to long-term past trends.”				
18	8 – Providing Homes for All	Page 73 Figure 14	Insert Housing Trajectory after Figure 14: <b>See Appendix 1</b>	Inspector’s Interim Conclusions paragraph 20	Main	22/01/13	N/A
19	8 – Providing Homes for All	Page 73 Figure 14	Insert Five Year Housing Land Supply Calculation after Figure 14: <b>“Maintaining Housing Land Supply</b> <b>The National Planning Policy Framework requires Councils to identify and maintain five years’ housing land supply with an additional buffer of 5% to ensure choice and competition in the market. The following table establishes the five year housing land requirement from the anticipated date of Local Plan adoption (2013):</b> <b>Housing Land Requirement</b>	Inspector’s Interim Conclusions paragraph 20. Updated to include 2012/13 housing land supply data. Updated to reflect the North Solihull Partnership Business Plan April 2013 – March 2017.	Main	22/01/13	N/A

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			<table border="1"> <tr> <td><b>Draft Local Plan Housing Land Provision Target 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2028 (annual average is 11,000/22)</b></td> <td><b>11,000 (500 per annum)</b></td> </tr> <tr> <td><b>Net additional dwellings to be provided 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2018 (500 x 12)</b></td> <td><b>6,000</b></td> </tr> <tr> <td><b>Deduct net additional housing provision 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2013</b></td> <td><b>-2,703</b></td> </tr> <tr> <td><b>Five Year Housing Land Requirement</b></td> <td><b>3,297</b></td> </tr> <tr> <td><b>+ 5%</b></td> <td><b>165</b></td> </tr> <tr> <td><b>Total</b></td> <td><b>3,462</b></td> </tr> </table> <p><b>Deliverable Housing Land Supply</b></p> <table border="1"> <tr> <td><b>Sites with planning permission, April 2013</b></td> <td><b>1,009</b></td> </tr> <tr> <td><b>Strategic Housing Land Availability Assessment Sites</b></td> <td><b>102</b></td> </tr> <tr> <td><b>Deliverable Local Plan Sites *</b></td> <td><b>1,496</b></td> </tr> <tr> <td><b>North Solihull Business Plan Identified Sites</b></td> <td><b>398</b></td> </tr> <tr> <td><b>Windfall housing Land Supply 2013-2018</b></td> <td><b>750</b></td> </tr> <tr> <td><b>Total Estimated Capacity</b></td> <td><b>3,755</b></td> </tr> </table> <p><b>* Policy P5 includes a mechanism to release the sites from the next Phase if housing land supply</b></p>	<b>Draft Local Plan Housing Land Provision Target 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2028 (annual average is 11,000/22)</b>	<b>11,000 (500 per annum)</b>	<b>Net additional dwellings to be provided 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2018 (500 x 12)</b>	<b>6,000</b>	<b>Deduct net additional housing provision 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2013</b>	<b>-2,703</b>	<b>Five Year Housing Land Requirement</b>	<b>3,297</b>	<b>+ 5%</b>	<b>165</b>	<b>Total</b>	<b>3,462</b>	<b>Sites with planning permission, April 2013</b>	<b>1,009</b>	<b>Strategic Housing Land Availability Assessment Sites</b>	<b>102</b>	<b>Deliverable Local Plan Sites *</b>	<b>1,496</b>	<b>North Solihull Business Plan Identified Sites</b>	<b>398</b>	<b>Windfall housing Land Supply 2013-2018</b>	<b>750</b>	<b>Total Estimated Capacity</b>	<b>3,755</b>				
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			falls below five years.”				
20	8 – Providing Homes for All	Page 73	<p>Add new paragraph after 8.4.3 as follows:</p> <p><b>“Following discussions falling under the Duty to Cooperate Solihull Council recognise that evidence is emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirement for 2011-31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham’s needs. Solihull Council will work collaboratively with Birmingham and other relevant neighbouring local authorities and with the GBS LEP to establish objectively the level of long term growth through jointly commissioning a Strategic Housing Needs Study and work to establish the scale and distribution of any emerging housing shortfall. This may require a review of the Green Belt in relevant locations.</b></p> <p><b>It is anticipated that a Strategic Housing Needs Study will be commissioned and prepared during 2013 as evidence to inform the development of a GBS LEP strategy (Strategic Spatial Framework). This would provide a high level context for reviewing the Solihull Strategic Housing Market Assessment (SHMA) during 2014. In the event that the work identifies that further provision is needed in Solihull, a review of the Solihull Local Plan will be brought forward to address this.”</b></p>	<p>Hearing request: Consider adding text to outline the circumstances when review of the plan may be necessary to accommodate the emerging position of Birmingham and neighbouring authorities.</p> <p>Inspector’s Interim Conclusions paragraphs 16 &amp; 17</p>	Main	22/1/13	Yes

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21	8 – Providing Homes for All	Page 75 Figure 15 Site 1	Site renamed “ <b>Land rear of Cooks Lane, Kingshurst</b> ” Reduction in site area from ‘4.37 ha’ to ‘ <b>1.98 ha</b> ’, reduction in capacity estimate from ‘200’ to ‘ <b>70</b> ’ and reduction in density from ‘45’ to ‘ <b>35</b> ’.	Renamed to provide a more accurate site address.  Consequent to further work commissioned by the North Solihull Partnership and as a response to consultation	Main	N/A	N/A
22	8 - Providing Homes for All	Page 77 Figure 15 Site 11	In the Capacity Estimate (net) column delete ‘100’ and insert ‘ <b>130</b> ’.	To identify an accurate capacity for the site.	Main	N/A	N/A
23	8 - Providing Homes for All	Page 78 Figure 15 Site 10	Site moved from ‘Mature Suburbs’ to ‘Rural Area’. Increase in site area from ‘6.25ha’ to ‘ <b>7.25ha</b> ’ Increase in capacity estimate from ‘250’ to ‘ <b>350</b> ’ Increase in density from ‘40’ to ‘ <b>46</b> ’	To identify an accurate capacity for the site.	Main	N/A	N/A
24	8 - Providing Homes for All	Page 80 Figure 15 Site 10	Decrease in site area from ‘6.25ha’ to ‘ <b>5.0ha</b> ’ Increase in density from ‘40’ to ‘ <b>50</b> ’	To identify and accurate capacity for the site.	Main	N/A	N/A
25	8 – Providing Homes for All	Page 82 Figure 15 Site 24	In the Reasons and Conditions column add text at the end of the sentence to read:  “... <b>or in the event the ammunition depot is unavailable, some alternative development solution</b> ”	Hearing request: Site 24: Consider amending wording re: open space / former ammunition depot.	Main	24/1/13	N/A

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
			delivering additional open space”.				
26	8 – Providing Homes for All	Page 83 Policy P6 Para 8.7.4	<p>Consequential changes throughout Policy P6 and paragraph 8.7.4 as a result of updated evidence and to provide clarity. Policy will now read:</p> <p><b>“Policy P6 – Provision of Sites for Gypsies and Travellers</b></p> <p><b>The Council will meet the identified need for 38 permanent residential pitches to 2027 as set out in the 2012 Gypsy and Traveller Accommodation Assessment. The provision of pitches to meet this need will be determined through a Gypsy and Traveller Site Allocations Development Plan Document.</b></p> <p><b>The following criteria will be used in the allocation of future sites and subject to compliance with other policies in the plan, applications which perform well against the criteria and which contribute to meeting any identified unmet need, will be considered favourably.</b></p> <p><b>i. The size and scale of the site and the number of caravans stationed is appropriate to the size and density of the local settled community;</b></p> <p><b>ii. Any unacceptable adverse visual impact can be adequately minimised;</b></p>	Updated to reflect updated evidence base and to provide more clarity and certainty to the policy.	Main	N/A	N/A

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
			<p>iii. <b>The site is not in an area prone to flooding;</b></p> <p>iv. <b>Any unacceptable adverse impact on landscape or local nature conservation designations, ecology, biodiversity or the historic environment can be mitigated;</b></p> <p>v. <b>There is no unacceptable adverse impact on privacy and residential amenity for both site residents and neighbouring land uses;</b></p> <p>vi. <b>The site has safe and convenient access to the highway network;</b></p> <p>vii. <b>Local services and facilities such as schools, health facilities, fresh food and employment are accessible by walking, cycling and public transport, or it can be demonstrated that the site is sustainable in other ways.</b></p> <p><b>Sites in the Green Belt will not be permitted unless other locations have been considered and only then in “very special circumstances”.</b></p> <p>New Paragraph 8.7.4 will now read:</p> <p><b>“The Solihull Gypsy and Traveller Accommodation Assessment (GTAA) was updated in 2012 and identified a need for 38 permanent residential pitches to be provided in the Borough between 2012 and 2027. Of these, 26 pitches are required between 2012 and 2017; a further 6 are required</b></p>				

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
			between 2017 and 2022, and 6 more between 2022 and 2027. The GTAA identified no requirement for a travelling showpeople site or a formal transit site in the Borough.”				
27	9 – Improving Accessibility and Encouraging Sustainable Travel	Page 87 Policy P8 a) v.	Delete a) v and replace with:  “ <b>The Council will support proposals for strategic public transport schemes such as rapid transit, local rail schemes as identified in LTP3 and local Park and Ride at appropriate railway stations subject to other policies in the Local Plan;</b> ”	Hearing request: Suggested wording (by Centro) re: strategic transport references.	Main	10/1/13	N/A
28	10 – Protecting and Enhancing Our Environment	Page 101 Para 10.4.4  Para 10.4.5	Insert at the beginning of the last sentence of paragraph 10.4.4:  ‘ <b>The Council’s Nature Conservation Strategy,</b> ’  Add new sentence at end of paragraph 10.4.5:  ‘ <b>Annual updates to the network of Local Wildlife Sites are provided to the Council by the Habitat Biodiversity Audit Partnership and illustrated on the annually updated Nature Conservation Strategy Map, along with other components of the Borough’s ecological network.</b> ’	Hearing request: Consider status of local nature sites	Main	17/1/13	N/A
29	10 – Protecting and Enhancing Our	Page 102 Policy P11	Delete last sentence of the first paragraph of Policy P11 and insert new sentence as follows:  “... <b>The Council will expect developers to</b>	Hearing request: Add agreed changes suggested by Environment Agency to schedule of Further Proposed	Main	17/1/13	Yes

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
	Environment		<b>demonstrate that all proposed development will be served by appropriate sewerage infrastructure and that there is sufficient sewage treatment capacity to ensure that there is no deterioration of water quality, or that the delivery of any development will not be delayed by the need for additional water treatment provision.</b>	Changes			
30	10 – Protecting and Enhancing Our Environment	Page 104 Para 10.6.6	Add new sentence to the end of paragraph 10.6.6 as follows: <b>“Developers will be expected to review and pay due regard to the recommendations included within the Local Flood Risk Strategy produced by the Lead Local Flood Authority. The Strategy may highlight opportunities to work in partnership with the Environment Agency and the Lead Local Flood Authority to contribute to the reduction of flood risk to new development and to third party land.”</b>	Hearing request: Add agreed changes suggested by Environment Agency to schedule of Further Proposed Changes	Main	17/1/13	Yes
31	10 – Protecting and Enhancing Our Environment	Page 107 Para 10.8.2	Text to be added to end of paragraph 10.8.2 as follows <sup>3</sup> : <b>“... The evidence indicates waste arisings to the end of the Plan period of up to 0.1 million tonnes per annum of municipal, 0.26 million tonnes per annum of commercial and industrial, 0.3 million tonnes per annum of construction, demolition and excavation, and 0.01 million tonnes per annum of</b>	Hearing request: Consider including paragraph summarising waste figures, including the scale and nature of waste likely to be generated over the plan period, the capacity of existing waste management facilities, the scale and nature of additional waste management capacity needed during the plan period, and the targets for	Main	15/1/13 and 17/1/13	N/A

<sup>3</sup> Final sentence of paragraph 10.8.2 in Submission Draft Document; ‘If this is not feasible...’ deleted through Additional Modification 52.



Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
			<p><b>hazardous waste*. The capacity of waste management facilities in the Borough is estimated at 0.17 million tonnes per annum, based on the licensed sites for 2011** and the capacity of a more recent composting facility that has opened in the Borough. The estimated gap between waste arising and capacity of facilities in the Borough was 0.35 million tonnes in 2011. This could increase to over 0.5 million tonnes per annum by the end of the Plan period in 2027-28, made up of 0.09 million tonnes per annum municipal, 0.25 million tonnes per annum commercial and industrial with the requirement mainly for recycling facilities, 0.16 million tonnes per annum construction, demolition and excavation and 0.01 million tonnes per annum of hazardous waste***. The requirement for additional capacity by 2027-28 is estimated at 0.4 million tonnes per annum for recycling, 0.03 million tonnes per annum for organic treatment, 0.05 million tonnes per annum for recovery and 0.03 million tonnes per annum for other treatment annually. This takes account of national municipal waste management targets for reuse, recycling and composting of 45% by 2015 and 50% by 2020, whilst the Council has an aspiration to achieve a performance of 60% by 2020. The targets for recovery and biodegradable waste to landfill for 2020 have already been exceeded.</b></p> <p><b>* West Midlands Landfill Capacity study 2009</b></p> <p><b>** Environment Agency Waste Data Interrogator</b></p>	waste minimisation, regarding recovery and disposal.			

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
			2011 *** Waste: A Future Resource for Business 2008; Regional Approach to Landfill Diversion Infrastructure 2009.”				
32	10 - Protecting and Enhancing our Environment	Page 109 Policy P13	At the end of the second paragraph under Provision for primary sand and gravel extraction add the following text: <b>‘Extraction of any site or part thereof that will impact on an adjacent Site of Special Scientific Interest will be permitted only if the necessary avoidance and/or mitigation is incorporated to protect the SSSI.’</b>	To accord with agreement with Natural England, see Duty to Co-operate background paper paragraph 5.57	Main	N/A	Yes
33	10 - Protecting and Enhancing our Environment	Page 111 Para 10.10.6	Add the following text to the end of paragraph 10.10.6 <b>‘The Council will require that investigations are undertaken to demonstrate that there will be no adverse impact on a Site of Special Scientific Interest before planning permission is granted.’</b>	To accord with agreement with Natural England, see Duty to Co-operate background paper paragraph 5.57	Main	N/A	Yes
34	10 - Protecting and Enhancing our Environment	Page 111 Para 10.10.7	After second sentence add: <b>‘The restoration of any site that has a biodiversity designation, or equivalent biodiversity value, shall prioritise the contribution to biodiversity objectives.’</b>	To accord with agreement with Natural England, see Duty to Co-operate background paper paragraph 5.57	Main	N/A	Yes

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
35	11 - Promoting Quality of Place	Page118 Policy P15	In the third paragraph of Policy P15 delete: '...at least the Good/Silver Building for Life (BfL) design standard...' and insert ' <b>...how they meet Building for Life 12...</b> '	Update to reflect new Building for Life scheme	Main	N/A	N/A
36	13 – Delivery and Monitoring	Page 139 Policy P21	New policy on Development Contributions and Infrastructure Provision which will now read: <b>“Policy P21 - Developer Contributions and Infrastructure Provision</b>  <b>Development will be expected to provide, or contribute towards provision of:</b>  <ul style="list-style-type: none"> <li>• <b>Measures to directly mitigate its impact and make it acceptable in planning terms</b></li> <li>• <b>Physical, social and green infrastructure to support the needs associated with the development</b></li> </ul> <b>Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Local Plan.</b>  <b>The Council will, where appropriate, seek to secure site-specific measures through planning obligations. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account.</b>	Paragraphs in Chapter 13 reshaped to create a new policy on developer contributions and infrastructure provision.	Main	N/A	N/A

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
			<p><b>Developer contributions in the form of the Community Infrastructure Levy will contribute towards strategic infrastructure required to support the overall development in the Local Plan</b></p> <p><b>The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan, preparing Development Briefs and other LDF documents if necessary.</b></p>				
37	13 – Delivery and Monitoring	Page 143 Figure 18	<p>Amend monitoring indicator for Policy P5 to read:</p> <p>“Maintain a continuous five years <b>(+5%)</b> housing land supply based on the delivery target of 500 (net) dwellings per annum <b>(2006-2026)</b> and taking delivery to date into account.”</p>	Inspector’s Interim Conclusions paragraph 20	Main	22/01/13	N/A
38	13 – Delivery and Monitoring	Page 145 Fig. 18	<p>Insert “(BfL)12” in the Delivery section for Policy P15 to read:</p> <ul style="list-style-type: none"> <li>• ‘Update the Development Control Validation Checklist to require applicants to demonstrate compliance with Building for Life <b>(BfL) 12</b> and the Lifetime Homes...’</li> </ul> <p>Delete first monitoring indicator for Policy P15 and replace with:</p> <p><b>‘Number/proportion of developments achieving at least 10 out of 12 ‘green lights’ measured against BfL12 Standard.’</b></p>	Necessary as a consequence of Main Modification 35	Main	N/A	N/A

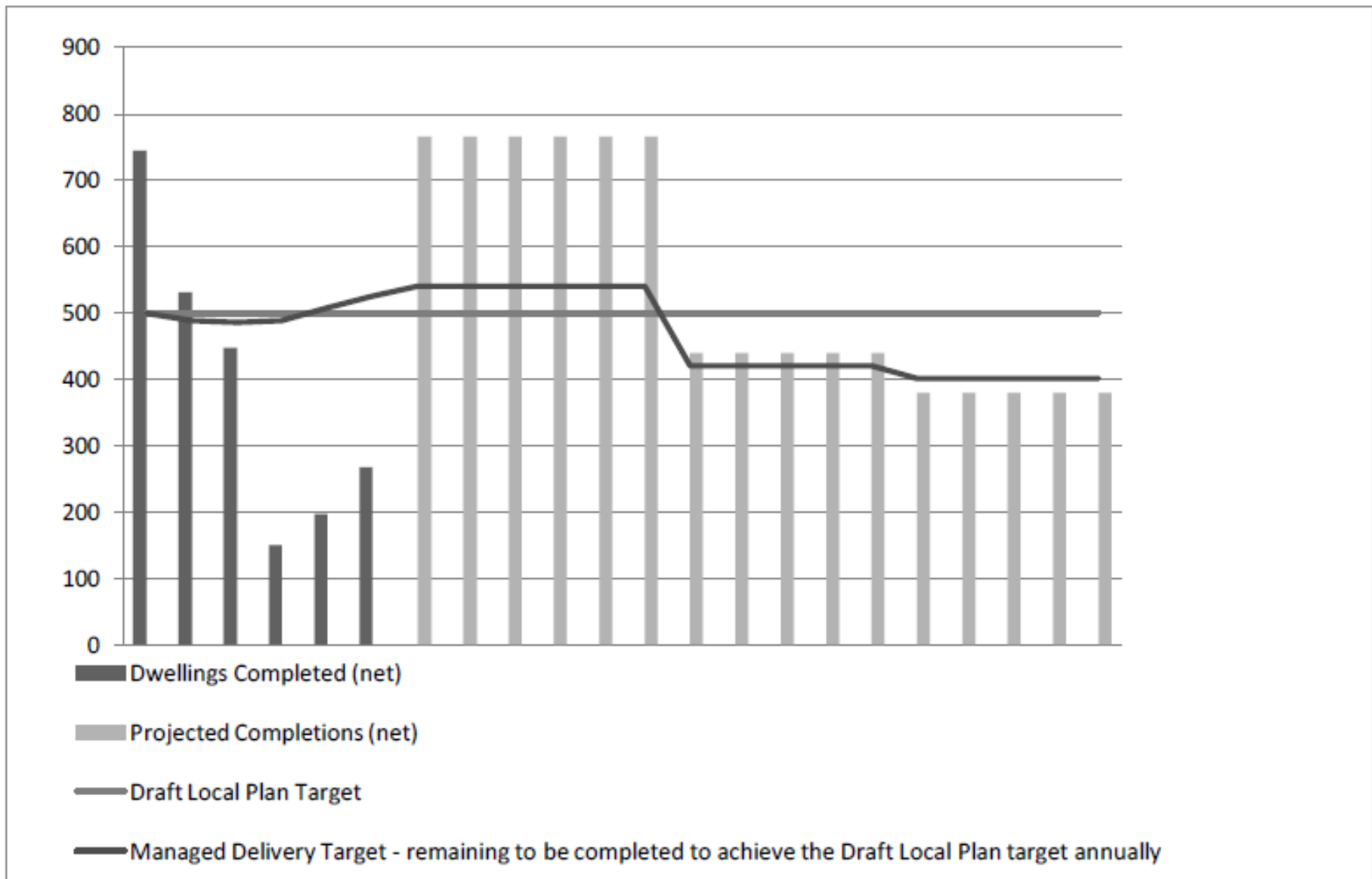
Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)	Reason for change	Mod Type	Hearing date	Needs 2013 SA?
39	Appendix A – Proposed Development Sites	Page 148 Site 1	Amended site boundary for Land rear of Cooks Lane (formerly Foxglove Crescent). <b>See attached plan in Appendix 2.</b>	Consequent to further work commissioned by the North Solihull Partnership and as a response to consultation representations	Main	N/A	N/A
40	Appendix A – Proposed Development Sites	Page 178 Site 31	Amended site boundary for Birmingham Business Park. <b>See attached plan in Appendix 3.</b>	To identify the amended site boundary for an extension to Birmingham Business Park	Main	N/A	N/A
41	Appendix A – Proposed Development Sites	Proposals Map	Delete the land for Marie Curie Hospice, Marsh Lane, Solihull from the Green Belt and leave site un-notated. <b>See attached plan in Appendix 4.</b>	To rectify an error, see Council's Response and Recommendation (SLP084)	Main	N/A	N/A

## Appendix 1 - Main Modification 18

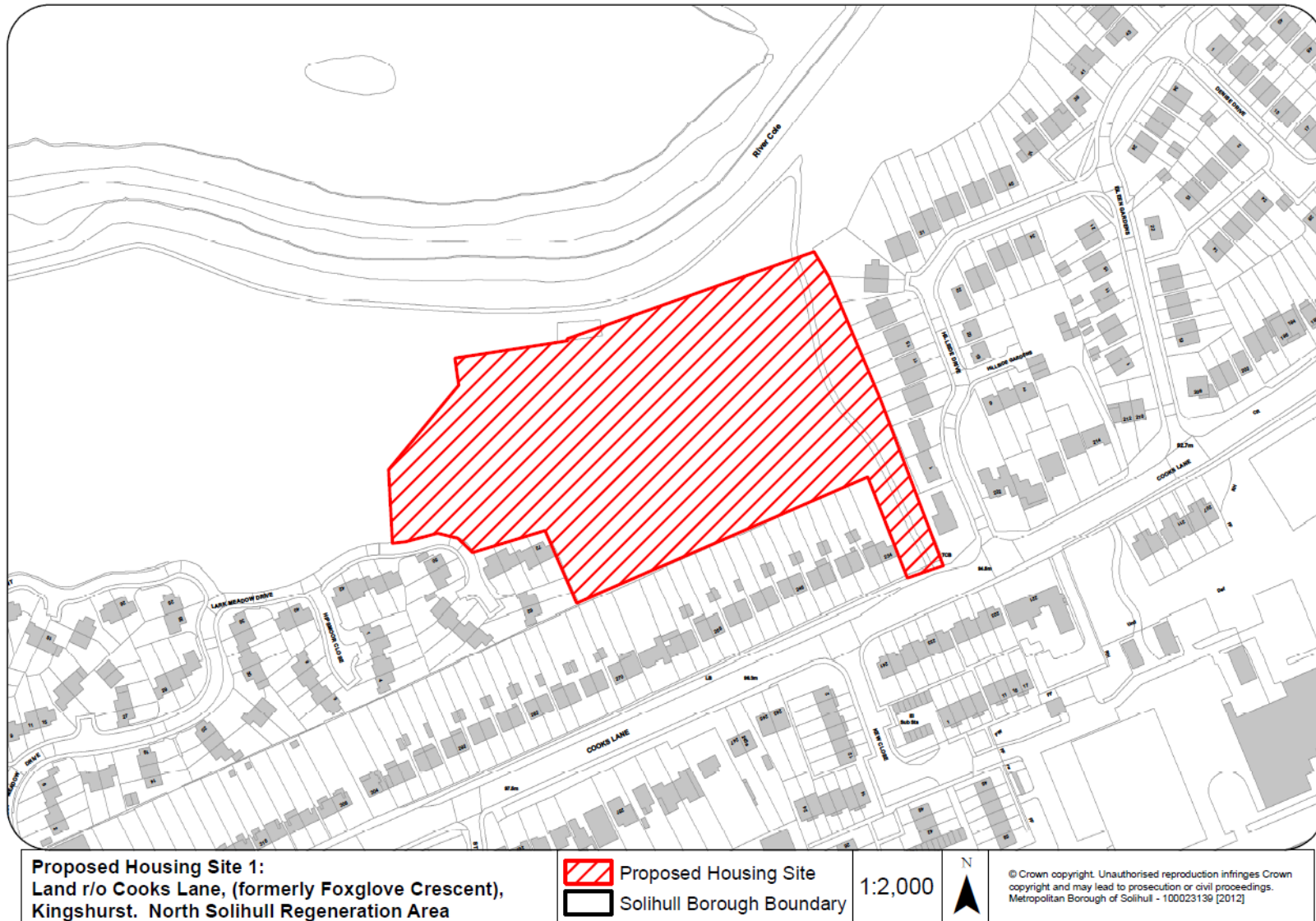
### Housing Trajectory

To illustrate the expected rate of housing delivery for the Plan period. The housing trajectory will be monitored and reviewed annually in the Strategic Housing Land Availability Assessment (SHLAA)

	Dwellings Completed (net)	Projected Completions (net)	Cumulative Completions	Target	Cumulative Target	Monitor – Difference Between cumulative Completions and Cumulative target	Managed Delivery Target – to be completed to achieve the overall target	Expected Affordable Housing Delivery
<b>2006/07</b>	745	-	745	<b>500</b>	<b>500</b>	245	500	84
<b>2007/08</b>	531	-	1,276	<b>500</b>	<b>1,000</b>	276	488	71
<b>2008/09</b>	448	-	1,724	<b>500</b>	<b>1,500</b>	224	486	33
<b>2009/10</b>	<b>151</b>	-	1,875	<b>500</b>	<b>2,000</b>	-125	488	145
<b>2010/11</b>	<b>197</b>	-	2,072	<b>500</b>	<b>2,500</b>	-428	507	194
<b>2011/12</b>	<b>268</b>	-	2,340	<b>500</b>	<b>3,000</b>	-660	525	119
<b>2012/18</b>	-	4,587	6,927	<b>3,000</b>	<b>6,000</b>	927	3,566	2,454
<b>2018/23</b>	-	2,195	9,122	<b>2,500</b>	<b>8,500</b>	622	2,037	1,335
<b>2023/28</b>	-	1,896	11,018	<b>2,500</b>	<b>11,000</b>	18	1,878	970
Affordable housing demolitions within the Regeneration Area								-2,948
Net additional affordable housing provision								2,457

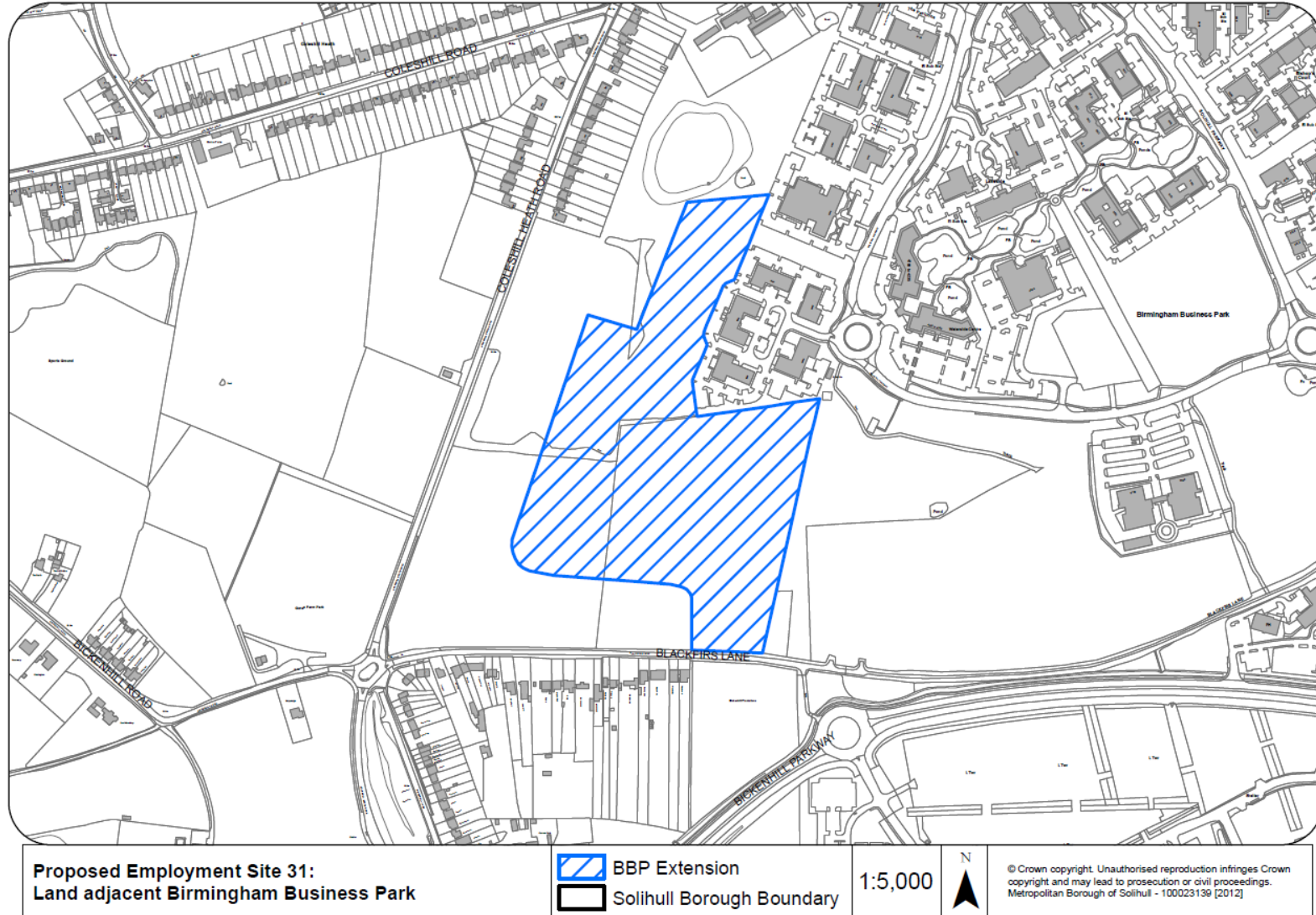


## Appendix 2 - Main Modification 39





# Appendix 3 - Main Modification 40



# Appendix 4 - Main Modification 41

