

# **Solihull Local Development Framework**

## **Solihull Local Development Scheme (LDS) September 2012**

The Council's programme for the production of Local Development (Planning)  
Documents



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# Contents

	<b>Page</b>	
<b>Chapter 1</b>	<b>Introduction</b>	<b>1</b>
Figure 1	The Local Development Framework and Glossary of Terms	2
<b>Chapter 2</b>	<b>Planning for the Future of the Borough</b>	<b>3</b>
<b>Chapter 3</b>	<b>Solihull's Local Development Framework</b>	<b>5</b>
Figure 2	The Local Development Framework - Indicative Schedule of Proposed Local Development Documents	7
Figure 3	The Local Development Framework Production Programme	8
<b>Chapter 4</b>	<b>Background Evidence</b>	<b>9</b>
<b>Chapter 5</b>	<b>Production, Monitoring and Review</b>	<b>10</b>
<b>Appendix A</b>	<b>Profile for the Production of the Local Plan</b>	<b>11</b>
<b>Appendix B</b>	<b>Profile for the Production of the Gypsy and Traveller DPD</b>	<b>13</b>
<b>Appendix C</b>	<b>Schedule of Saved Solihull Unitary Development Plan (2006) Policies and Proposals</b>	<b>15</b>
<b>Appendix D</b>	<b>Schedule of Expired Solihull Unitary Development Plan (2006) Policies and Proposals</b>	<b>21</b>



## Chapter 1: Introduction

1.1 The Local Development Scheme (LDS) sets the programme for developing Solihull's local development plan for 2012-2028.

1.2 The LDS forms part of the Local Development Framework (LDF) for Solihull and includes information on:

- Current and emerging planning policy and proposal documents.
- Our work programme for preparing new planning documents, including information on when we will be consulting on the preparation of new documents, when documents will be formally submitted to the Secretary of State and when they are likely to be adopted.
- Our intentions to review or to remove existing planning policies and proposals.

1.3 The LDF will ensure that our planning policies and proposals are closely linked with our vision and objectives for Solihull. The LDF will be used to enable development and changes in the use of land, having assessed local needs and issues, to conserve and enhance the environment and to guide decisions on planning applications. It also explains the purpose and interrelationships between the various types of planning policies and proposals and their supporting documents.

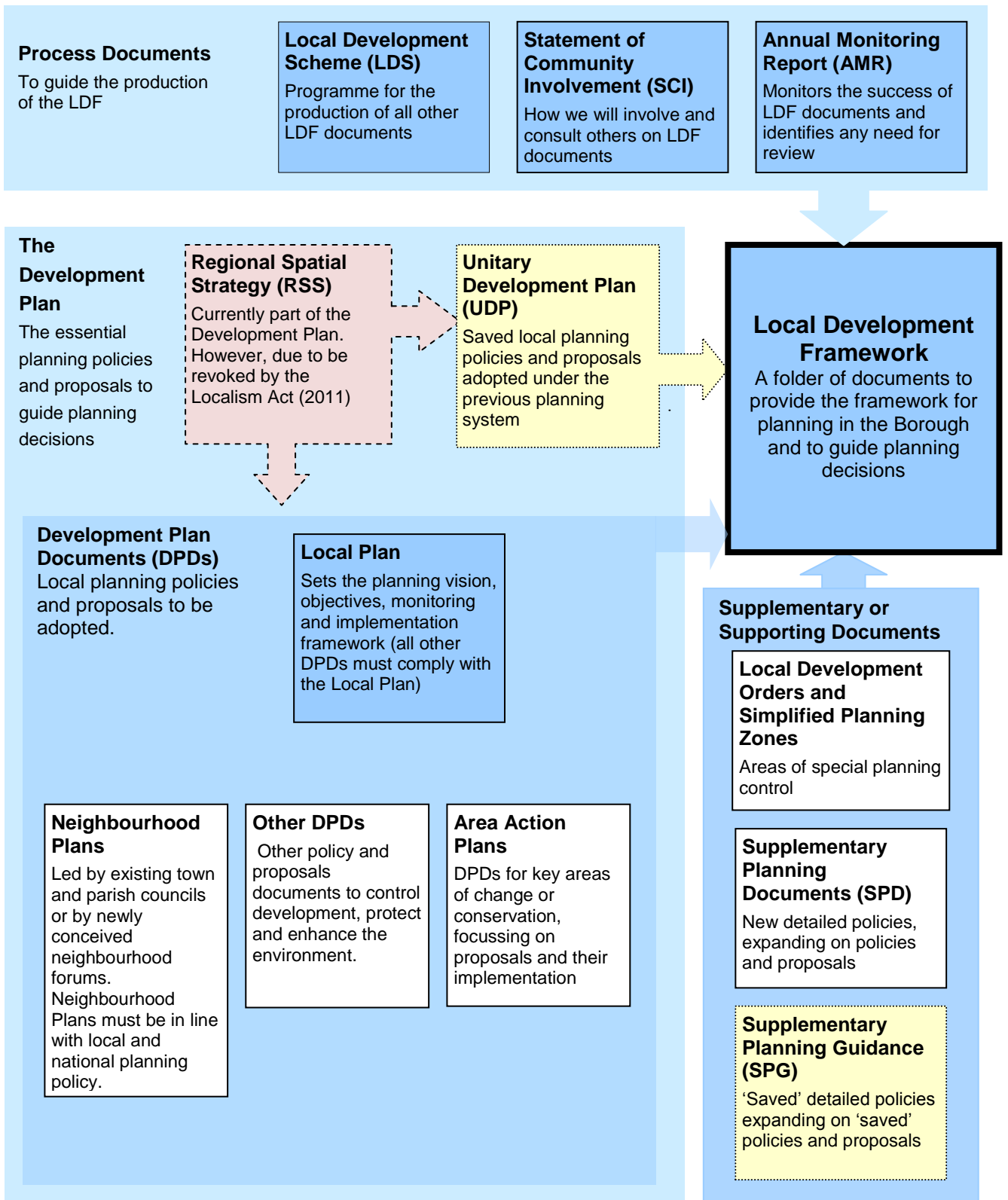
1.4 The Unitary Development Plan contains the current local development plan policies and proposals for Solihull. The Unitary Development Plan was due to expire in February 2009, but the Secretary of State has issued a direction to extend the life of the policies and proposals listed in Appendix C (Appendix D provides a list of policies and proposals not saved) but we are required to replace the saved policies and proposals as soon as possible.

1.5 The LDS will be an effective tool in ensuring we are meeting our plan making targets agreed with the Government.

1.6 The LDS will be kept under review and monitored annually to ensure that our planning policies and proposals are kept up to date in response to new and emerging planning issues, planning legislation, national planning policy guidance and other material considerations.

1.7 Figure 1 describes the various types of LDF documents, their purpose, content and the relationships between all of the documents. For further guidance, see National Planning Policy Framework (available on the Communities and Local Government website). The Planning Portal website also provides a useful guide to the planning system.

Figure 1: The Local Development Framework (LDF) and Glossary of Terms



- Key**
- Current planning system documents required by the Government
  - Optional documents of the current planning system
  - Previous planning system documents, to be gradually phased out, but still used, as long as they remain relevant
  - Regional Spatial Strategy remains part of the development plan until it is revoked.

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## Chapter 2: Planning for the Future of the Borough

### Existing Planning Policies and Proposals

#### National Planning Policy Framework (NPPF)

2.1 The National Planning Policy Framework was published on 27<sup>th</sup> March 2012 and came into immediate effect. It replaces all national planning policy statements and guidance notes with a single national policy statement. The NPPF is now a material consideration in the determination of planning applications.

#### The Regional Spatial Strategy (RSS)

2.2 The Localism Act 2011 has enabled the abolition of the Regional Spatial Strategies (RSS). A 12 week consultation of strategic environmental assessments into the decision to abolish Regional Spatial Strategies must be completed before orders can be laid in Parliament to revoke the RSS. If Regional Spatial Strategies are revoked the statutory plan will consist of any adopted Development Plan Documents and the Saved Policies.

#### Solihull Unitary Development Plan (UDP)

2.3 The existing development policies and proposals for Solihull are principally contained in the UDP adopted in 2006. The UDP policies and proposals listed in Appendix C are 'saved' providing they remain relevant, but they will be replaced by the Local Plan when adopted. The relevance of the 'saved' policies will be assessed annually through the monitoring report and future versions of the LDS will establish the programme for replacement.

#### Supplementary Planning Guidance (SPG)

2.4 In addition to the main policies and proposals of the UDP we have other more detailed policies to control development, adopted under the previous planning system, known as SPG. Any SPG can also be linked to the 'saved' UDP planning policies and proposals as long as it continues to reflect the principles of the LDF. SPG will be gradually replaced by supplementary planning documents (SPDs) prepared through the Local Development Framework.

### Future Local Development Policies and Proposals

2.5 There are several influences on the planning policy and proposal documents to be produced and their order of priority. These are the National Planning Policy Framework, local strategies and our priorities for change. The LDF is a spatial plan that gives physical expression to the delivery of the full range of public services.

2.6 The key influences on the LDF documents that we will produce are:

- Community and stakeholder involvement and consultation
- National Planning Policy Framework
- Planning Circulars for England
- National practice guidance
- Ministerial statements
- Local strategies, plans and programmes, with particular regard to the Council Plan and the Community Strategy.
- Neighbourhood Plans produced by Town and Parish Councils or Neighbourhood Forums.

2.7 The LDF will seek to make a positive contribution towards the principal policy messages emerging from these documents:

- positively planning to integrate the five aims of sustainable development: economic growth; social inclusion; environmental protection; and prudent use of resources, rather than simply regulation and control;
- conserving and enhancing the quality of the environment;
- clear visions for communities, integrating the range of activities relating to development and regeneration, particularly focussing on North Solihull;
- actively promoting participation and involvement.



## Chapter 3: Solihull's Local Development Framework

3.1 Having regard to the above national, regional and local strategies and priorities, we have assessed our future priorities for the LDF as:

- those which we are required to produce in accordance with the current planning system
- those required to update/replace existing policies and proposals
- those that are required to address new development priorities and issues.

3.2 The documents we currently intend to produce/develop are as follows:

### Process Documents

- Annual Monitoring Report (AMR), published each December

### Development Plan Documents (DPDs) - Local planning policies and proposals

- Local Plan and Proposals Map
- Gypsy & Traveller Site Allocations DPD

3.3 Policy P6 of the Solihull Draft Local Plan sets out that the provision of Gypsy and Traveller pitches beyond 2012 will be determined through a Gypsy and Traveller Site Allocations Development Plan Document. Policy P6 sets out the criteria against which site allocations and future planning applications that would contribute to meeting any identified unmet need will be determined.

- Community Infrastructure Levy (CIL)

3.4 The purpose of the Community Infrastructure Levy (CIL) charging schedule is to set out CIL rates according to i) use and ii) zone within the Borough. CIL will then be charged on qualifying new development according to those rates. It will go through two stages of consultation, with a hearing and subsequent adoption. The revenue is to support funding of new infrastructure as a result of new development.

### Supplementary Planning Documents (SPDs)

- Accessibility and Managing Travel Demand

The SPD will be linked to Policies P7 and P8 of the draft Solihull Local Plan and will provide a contextual evidence base to the Policies.

- Design

A Design SPD will be prepared to support the delivery of Policy P15 – Securing Design Quality of the Local Plan. In accordance with the NPPF, the SPD will take an inclusive approach to design, providing guidance which goes beyond just aesthetic considerations and supports the delivery of other policies in the Local Plan such as; Policy P5 – Provision of Land for Housing, Policy P7 – Accessibility and Ease of Access, P8 – Managing Demand for Travel and Reducing Congestion, Policy P9 – Climate Change and P16 – Conservation of Heritage Assets and Local Distinctiveness.

- Affordable Housing

The Affordable Housing Supplementary Planning Document will set out the mechanisms and criteria for delivery of affordable housing through the planning system throughout the borough. It will aim to improve the delivery and maximise the opportunities available for the provision of affordable housing. Once adopted the Affordable Housing

Supplementary Planning Document will replace the Affordable Housing Supplementary Planning Guidance (2003)

### **Other Planning Guidance**

3.5 The North Solihull Strategic Framework Supplementary Planning Guidance (part of the Birmingham Eastern Corridor Initiative) was adopted in January 2005 with a subsequent addendum produced in 2009. Neighbourhood (master) plans for North Arran Way, Craig Croft and Kingshurst and Babbs Mill have been published to date. Following lessons learned from these initial neighbourhood plans and early development sites, the North Solihull Partnership have moved from neighbourhood plans to masterplans based on clusters. The clusters approach focuses on bringing forward regeneration activities around large scale investments such as new schools and village centres. The Strategic Framework has been revised to reflect this change.

3.6 Development briefs will be produced for all the Local Plan development sites and also where there are strong pressures for change. We will produce detailed development briefs which will be material in considering planning applications. For example, the development brief produced for the former Powergen site at Shirley.

3.7 Figure 2 identifies the relationship between the existing and proposed LDF documents. Figure 3 is an overview of our proposed work programme for the LDF and Appendix A and B provide a profile for each of the new documents to be prepared, setting the purpose, methodology and time-scales for the preparation and adoption of each document.

Figure 2: The Local Development Framework – Indicative Schedule of Proposed Local Development Documents

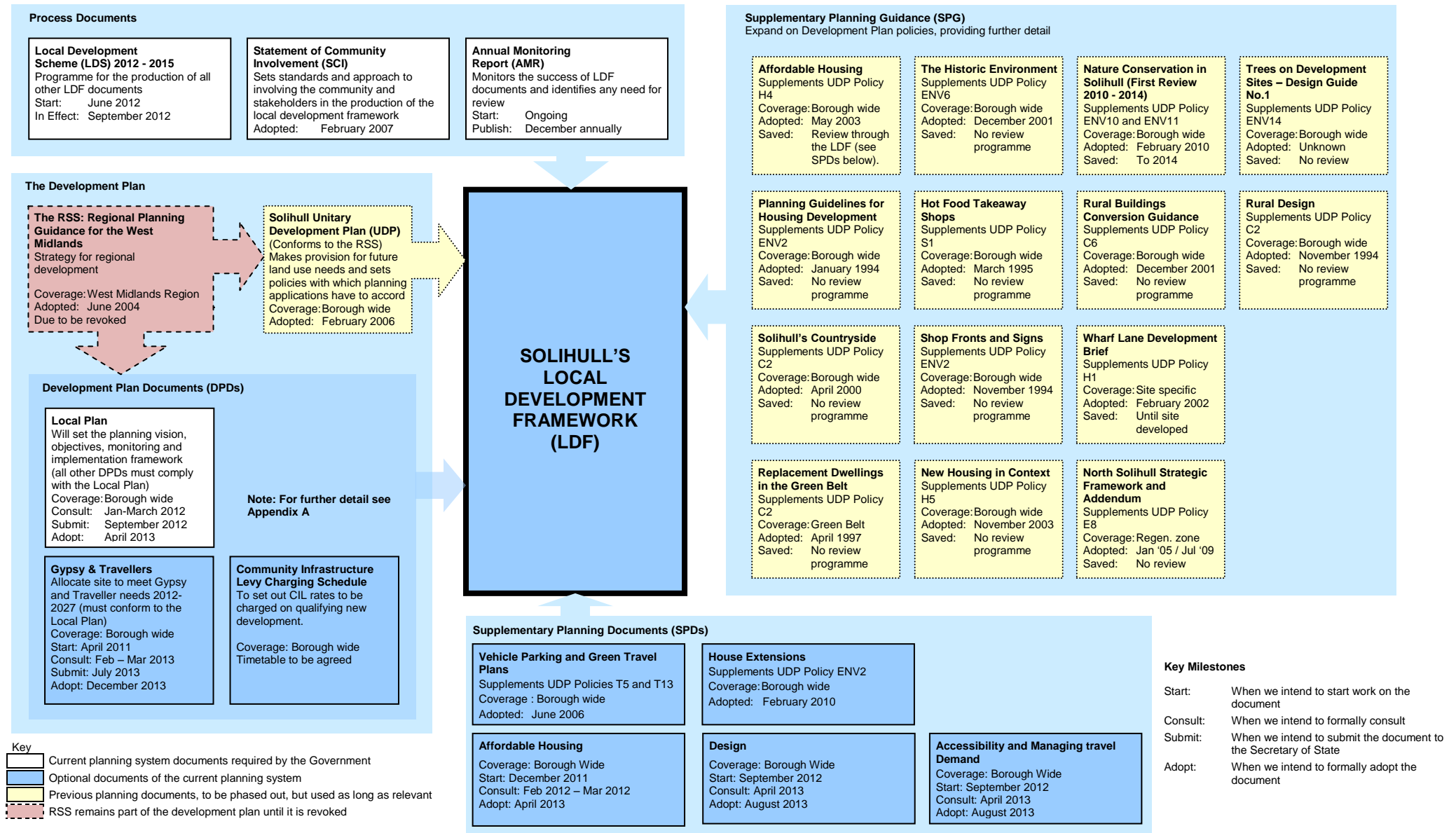
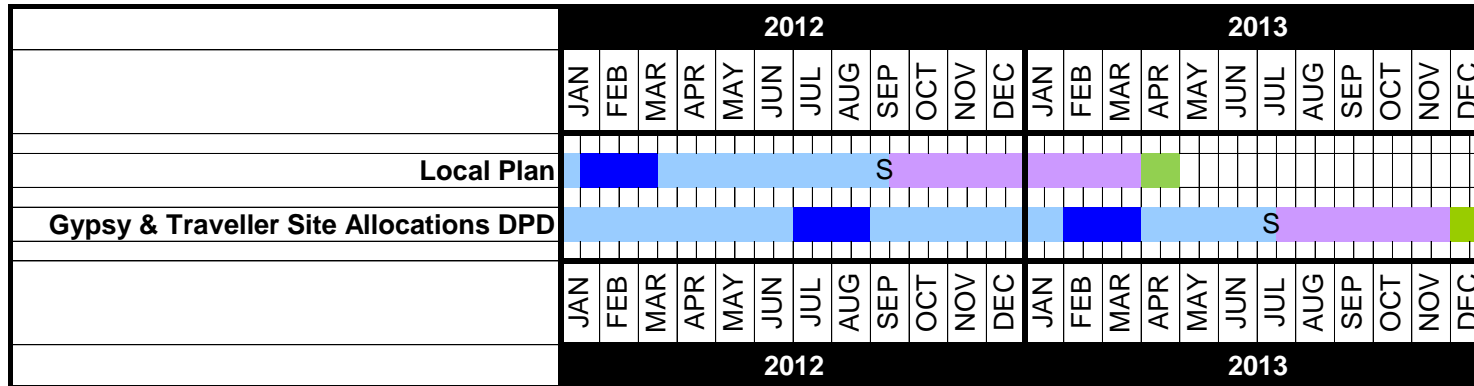


Figure 3: Local Development Framework Production Programme




**Key**

 Production

 Consultation

**S** Submission to the Secretary of State

 Examination

 Adoption

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## Chapter 4: Background Evidence

4.1 Background research and evidence is required to inform new planning policies and proposals. A wealth of evidence already exists and we intend to make good use of existing studies, data and information, including the Census, our monitoring systems, other planning documents and research (including evidence prepared for the RSS review) etc.

4.2 A number of evidence base studies have already been undertaken and published and these are available on our website at [www.solihull.gov.uk/ldf/15498.htm](http://www.solihull.gov.uk/ldf/15498.htm). They include:

- Gypsy and Traveller Accommodation Assessment 2012 Update
- Coventry, Solihull and Warwickshire Employment Land Study
- Strategic Flood Risk Assessment
- Green Spaces Strategy
- Green Infrastructure Study
- Solihull Strategic Housing Land Availability Assessment 2012
- Solihull Strategic Housing Market Assessment
- Affordable Housing Viability Study
- Solihull Town Centre Study
- Solihull Retail, Leisure and Offices Study 2011
- Solihull Accessibility Study
- Urban Characterisation Study
- Sustainability Appraisal of the Draft Local Plan
- Infrastructure Delivery Plan
- Strategic Flood Risk Assessment
- Solihull Employment Land Study
- Local Economic Assessment
- Habitat Regulations Assessment
- Heritage Assessment of Sites
- Warwickshire Arden Landscape Guidelines Report
- Warwickshire Historic Landscape Characterisation
- Settlement Studies - Examining the physical character, function and interrelationships between different areas of the borough.

## Chapter 5: Production, Monitoring and Review

5.1 The production of the LDF will be managed, through this LDS, by the Spatial Planning team. It will be generally overseen by the Cabinet Member for Economic Development and Regeneration, although the production of the individual documents will also require the approval of other committees, cabinets and boards (details are provided within the appended document profiles).

5.2 This LDS sets our current programmes and priorities for the production of new planning policies and proposals. These programmes and priorities may be subject to change as time progresses.

5.3 The main influences on programming and priorities will be:

### **National planning legislation**

5.4 Changes in the procedures we are required to follow may have implications for the programming of document production, examination and adoption.

### **National, regional and local policies, guidance, strategies and priorities**

5.5 Changes in any of these may require changes in priorities, remove the need to produce particular documents or require the production of additional documents.

### **Staff Resources**

5.6 Unforeseen changes in staffing will have implications for the staff time that can be dedicated to document production, with implications for programming.

### **Consultation**

5.7 Consultation and involvement are key elements of the planning system. The quantity and content of representations cannot be foreseen. An exceptional quantity of representation or representations that raise new issues may have implications for programming.

### **Public Examination**

5.8 The planning system requires the Planning Inspectorate to programme a large number of public examinations across the country. The programming of examinations may therefore be changed by changes in national priorities for examination.

5.9 The Spatial Planning team will therefore continuously monitor the LDS to ensure that its milestones are being met. The LDS will be reviewed as necessary, by approval of the Cabinet Member for Economic Development and Regeneration at one of the monthly Cabinet Member sessions.

# **Appendix A**

## **Profile for the Production of the Local Plan**

## Local Plan Profile

### Document Details

Role and Content:	Will set our vision for the future development of the borough over at least the next fifteen years.
Status:	Development Plan Document.
Chain of conformity:	Must be in conformity with the <b>National Planning Policy Framework</b> . All other policies and proposals of the Development Plan Documents (DPDs) to be prepared are required to conform to the policies and proposals of the Local Plan.
Geographic coverage:	Borough wide.

### Timetable and Milestones\* (Key milestones are in italics)

Preparation of Submission draft	Until December 2011
<b><i>Publication of Submission draft</i></b>	<b><i>January 2012 – March 2012</i></b>
<b><i>Submission to Secretary of State</i></b>	<b><i>September 2012</i></b>
Pre-hearing meeting:	November 2012
<b><i>Commencement of hearing sessions:</i></b>	<b><i>November 2012</i></b>
Receipt of Inspector's report:	March 2013
<b><i>Adoption of the Core Strategy and the revised proposals map:</i></b>	<b><i>April 2013</i></b>

### Arrangements for production

Project lead	Spatial Planning team.
Management arrangements	Production will be managed by the Cabinet Member for Economic Development and Regeneration and Full Cabinet with advice from Planning Committee (Policy). The Overview and Scrutiny Management Board will provide scrutiny.
Resources required	The wider Policy & Spatial Planning team in consultation with the communities and stakeholders.
Approach to involving stakeholders and the community	See the Statement of Community Involvement.
Monitoring and review mechanisms	Will include a monitoring and implementation framework with clear objectives for achieving delivery of the vision to be monitored through the Annual Monitoring Report.

\* The Planning Inspectorate will determine the precise dates during the examination period.



## **Appendix B**

# **Profile for the Production of the Gypsy & Traveller Site Allocations DPD**

## Gypsy & Traveller Site Allocations DPD Profile

### Document Details

Role and Content:	To identify sites required to meet the Council's need for gypsy and traveller sites 2012-2027
Status:	Development Plan Document.
Chain of conformity:	Must be in conformity with the <b>National Planning Policy Framework</b> and <b>Solihull Local Plan</b> .
Geographic coverage:	Borough wide.

### Timetable and Milestones\* (Key milestones are in italics)

Prepare Preferred Options	January – June 2012
Consultation on Preferred Options	July – August 2012
Prepare Submission draft	November 2012 – January 2013
<b><i>Publication of Submission draft</i></b>	<b><i>February – March 2013</i></b>
<b><i>Submission to Secretary of State</i></b>	<b><i>July 2013</i></b>
Pre-hearing meeting:	September 2013
<b><i>Commencement of hearing sessions</i></b>	<b><i>October 2013</i></b>
Receipt of Inspector's report:	November 2013
<b><i>Adoption of the DPD</i></b>	<b><i>December 2013</i></b>

### Arrangements for production

Project lead	Spatial Planning team.
Management arrangements	Production will be managed by the Cabinet Member for Economic Development and Regeneration and Full Cabinet.
Resources required	Spatial Planning team.
Approach to involving stakeholders and the community	See the Statement of Community Involvement.
Monitoring and review mechanisms	Will include a monitoring and implementation framework with clear objectives for achieving delivery.

\* The Planning Inspectorate will determine the precise dates during the examination period.

## **Appendix C**

# **Schedule of Saved Solihull Unitary Development Plan (2006) Policies and Proposals**

<b>Policy/ Proposal No.</b>	<b>Policy/Proposal Title</b>
H1	Provision of Land for Housing
H1/1	Designation of Housing Land
H2	Provision of Safeguarded Land
H2/1	Long-term Housing Needs
H3	Type of Dwellings
H4	Affordable Housing
H5	Density, Design and Quality of Development
H5/1	Development Briefs for Housing Sites
E1	Regional Investment Sites
E1/1	Birmingham Business Park
E1/2	Blythe Valley Business Park
E1/3	Extension to Blythe Valley Business Park
E2	General Business Land
E2/2	Land at Birmingham International Park
E2/3	Land North of the 'Clock' Interchange
E2/4	Land at Saxon Way, Fordbridge
E2/5	Land at Stratford Road/Dog Kennel Lane, Shirley
E2/6	Land at Bickenhill Lane, Bickenhill
E3	General Office Development
E3/1	Office Developments in Main Centres
E4	Birmingham International Airport
E4/1	Birmingham International Airport
E4/2	West Car Park, Bickenhill Lane
E5	National Exhibition Centre
E5/1	National Exhibition Centre
E6	Land Rover
E6/1	Land Rover
E7	Hotel Development
E8	East Birmingham & North Solihull Regeneration Zone
E9	Retention of Land in Business Use (Class B1, B2 or B8 of the Use Classes Order)
E10	The Needs of Small Businesses
T1	An Integrated and Sustainable Transport Strategy
T1/1	Public Transport Strategy for Solihull
T2	Accessibility to New Developments
T4	Interchanges
T5	Promoting Green Travel
T6	Metro
T6/1	Metro Route Along the A45
T7	Rail
T8	Buses
T8/1	Bus Showcase Routes
T9	Park & Ride Facilities
T9/1	Car Parking Facilities at Railway Stations
T10	Public Transport Links Serving the Needs of the East Birmingham/North Solihull

	Regeneration Zone
T11	Motorway Development
T12	Strategic Highway Network
T12/1	Strategic Highway Network
T12/2	Hockley Heath By-pass
T12/3	Knowle Relief Road
T12/4	Balsall Common By-pass
T12/5	M42 Junction 4 Improvements
T12/6	A34 Improvements Through Shirley
T13	Car Parking Provision
T13/2	Parking Provision in Shirley
T14	Road Safety & Traffic Calming
T15	Future Development at Birmingham International Airport
T16	Cycling
T16/1	Implementing the Cycling Strategy
T17	Walking
T17/1	Implementing the walking strategy
ENV1	Mixed Use Development
ENV2	Urban Design
ENV2/1	Preparation of Local Design Guidance
ENV2/2	Protection and Enhancement of Amenity
ENV3	Crime Prevention
ENV4	Electricity Generation, Transmission and Distribution Sources
ENV5	Conservation Areas
ENV5/1	Conservation of the Historic Environment
ENV5/2	Conservation Area Appraisal Documents
ENV5/3	Conservation Areas Enhancement Programme
ENV6	Listed Buildings
ENV7	'Locally Listed' Buildings
ENV7/1	Buildings of Local Architectural or Historic Interest
ENV8	Ancient Monuments and Archaeological Sites
ENV8/1	Ancient Monument Management Plans
ENV9	Telecommunications
ENV10	Importance Nature Conservation Sites
ENV10/1	Sites of Special Scientific Interest, Sites of Importance to Nature Conservation and Regionally Important Geological Sites
ENV10/2	Survey of Regionally Important Geological Sites
ENV10/3	Local Nature Reserves
ENV11	Conservation and Biodiversity
ENV11/1	Warwickshire, Coventry and Solihull Habitat Biodiversity Audit
ENV11/2	Warwickshire Local Biodiversity Action Plans
ENV11/3	Nature Conservation Strategy
ENV11/4	Environmental Corridors
ENV11/5	Project Kingfisher
ENV12	River Blythe Catchment Area
ENV12/1	River Blythe
ENV13	Wildlife Species

ENV14	Trees and Woodlands
ENV14/1	Woodlands in Solihull
ENV14/2	Urban Forestry Strategy
ENV14/3	Woodlands Management Programme
ENV14/4	New Trees and Woodlands
ENV14/5	Tree Preservation Orders
ENV14/6	Trees on Development Sites
ENV15	Air Pollution
ENV16	Contaminated Land
ENV16/1	Contaminated Land Information
ENV17	Water Protection
ENV17/1	Sustainable Drainage Systems
ENV18	Noise
ENV19	Bad Neighbour Uses
ENV20	Water Conservation
ENV21	Development in Flood Plains
ENV22	Energy Conservation
ENV23	Renewable Energy
C1	Designation of a Green Belt
C2	Control of Development in the Green Belt
C2/1	Extensions in the Green Belt
C3	Small Inset Villages in the Green Belt
C4	Agricultural Land
C5	Farm Workers' Accommodation
C6	Farm-based Diversification
C6/1	Conversion of Rural Buildings
C7	Viability of Villages
C7/1	Village Appraisals and Design Statements
C8	Landscape Quality
C8/1	Countryside Strategy
C8/2	Landscape Character
C9	Light Pollution
C9/1	Light Pollution
C10	Recreation in the Countryside
C10/1	Greenways and Quiet Lanes
S1	Existing Shopping Centres
S2	Primary Retail Frontages in Main Centres
S2/1	Primary Retail Frontages Solihull Town Centre
S2/2	Primary Retail Frontages Shirley
S3	Solihull Town Centre
S3/1	Mell Square
S4	Shirley Town Centre
S4/1	New Foodstore
S4/2	New Retail Units Shirley Town Centre
S4/3	Environmental Improvements
S5	Chelmsley Wood Town Centre
S5/1	Refurbishment and Improvements Chelmsley Wood Town Centre

S5/2	Role of Chelmsley Wood Town Centre
S6	Local Centres
S7	Local Shopping Parades and Small Freestanding Shops
S8	Village Services and Facilities
S9	Out-of-Centre Retail Developments
S10	Major Out-of-Centre Shopping Centres
R1	Sport and Recreation Facilities
R1/2	Local Assessments of Need
R2	Protection of Existing Open Space
R2/1	Local Assessments of Need for Open Space
R3	Protection of Playing Fields
R3/1	Standard of Playing Fields Provision
R4	New and Improved Open Space
R4/3	Meriden Recreation Ground
R4/4	Blythe Valley Countryside Park
R4/5	Play Area Strategy
R5	Allotment Gardens
R6	Waterways
R6/1	Canal Strategy
R6/2	Towpath Access
R6/3	Earlswood Lakes
R6/4	Olton Mere
R7	Rights of Way and Cycling
R7/1	Walking and Cycling Routes
R7/2	Heart of England Way
R7/3	Blythe Valley Walkway
R7/4	Walks and Cycle Rides
R8	Leisure, Arts and Entertainment Facilities
R9	Public Art
WM1	Waste Strategy
WM2	Materials Recycling Facilities
WM3	Mini-Recycling (Bring) Centres
WM4	Provision for Recycling in New Development
WM5	Composting Sites
WM6	Waste Transfer Stations
WM6/1	Enlarged Public Waste Disposal and Recycling Facilities on the A45
WM6/2	Search for New Civic Amenities Site
WM7	Landfill
M1	Search for New Minerals
M2	Protection of Sand and Gravel Resources
M2/1	Defining a Mineral Consultation Area
M3	Supply of Aggregates
M3/1	Land for future sand and gravel working
M4	Mineral Extraction, Restoration and After-care
M4/1	Future Use of the Meriden Sands Area
IM1	Developer Obligations
IM2	Supplementary Planning Guidance and Supplementary Planning Documents





## **Appendix D**

# **Schedule of Expired Solihull Unitary Development Plan (2006) Policies and Proposals**

<b>Policy/ Proposal No.</b>	<b>Policy/Proposal Title</b>
E2/1	Land at Highlands Road, Monkspath
E2/7	Land Adjacent the M42 and A34 at Monkspath
T3	Design for all Means of Travel in New Developments
T12/7	Dickens Heath Highway Improvements
T12/8	Improvements at Elmdon
T13/1	New Car Parking Guidelines
S5/3	Chelmsley Wood Town Centre Study
S6/1	Dickens Heath Village Centre
R1/1	Tudor Grange and North Solihull Sports Centres
R4/1	Dickens Heath Public Open Space
R4/2	Marston Green Public Open Space
IM3	Monitoring