

Reviewing the Plan for Solihull's Future

Solihull Local Plan Review

Local Development Scheme



October 2018

Issues and
Options

Draft Plan

Submission
Plan

Examination
of Plan

Adoption of
Plan

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1. Introduction

1. A Local Development Scheme¹ (LDS) is prepared by the Council to indicate what documents it has produced, or intends to produce, that will form part of its development plan. This LDS sets out the programme for reviewing the Solihull Local Plan (SLP), which is currently the principal statutory development plan document for the Borough.
2. The LDS is required to specify:
 - The documents which are to be Development Plan Documents (DPD) which will form part of the Development Plan for the area;
 - The subject matter and geographical area to which each DPD relates;
 - Any DPDs that are to be prepared jointly with one or more LPAs;
 - Any matter or area where the LPA has or proposes to agree to the constitution of a joint committee; and
 - The timetable for the preparation and/or revision of the DPDs.
3. This LDS replaces the January 2018 LDS and covers the period 2018/19. It acknowledges the adoption of the local plan in 2013 and the Gypsy & Traveller Site Allocations Plan in 2014; and it incorporates a timetable for the review of the local plan.
4. The LDS will be reviewed as required to reflect any amendments in the timetable for the Local Plan Review; or in response to changes to planning legislation, the National Planning Policy Framework and Guidance and any other material considerations.

¹ Section 15 of The Planning and Compulsory Purchase Act, 2004 (as amended by the Localism Act, 2011) requires the Council as Local Planning Authority (LPA) to prepare and maintain a Local Development Scheme.

2. Planning for the Future of the Borough

Existing Planning Policies and Proposals

5. The revised National Planning Policy Framework ([NPPF](#)) was published in July 2018, replacing that published in March 2012. The NPPF is a material consideration in the determination of planning applications.
6. In March 2014 the Department for Communities and Local Government (DCLG) launched the planning practice guidance ([PPG](#)) web-based resource. This was accompanied by a Written Ministerial Statement which included a list of the previous planning practice guidance documents cancelled when this site was launched. The PPG is updated on a frequent basis.
7. The Solihull Local Plan was adopted in December 2013 and covers the period 2011 to 2028. Following adoption, a legal challenge has resulted in the overall housing requirement being treated as not adopted and this aspect of the plan has been remitted back to the Council for reconsideration.
8. The Solihull Gypsy & Traveller Site Allocations Plan was adopted in December 2014, and allocates sites to meet the Borough's requirements for the period 2012 to 2027.
9. A number of Supplementary Planning Documents (SPD) have also been prepared. These include:
 - New Housing in Context SPG (2003)
 - The Vehicle Parking Standards and Travel Plans SPD (2006)
 - The House Extension Guidelines SPD (2010)
 - Meeting Housing Needs SPD (2014)
10. Two further process documents have been produced. A Statement of Community Involvement was published in February 2007, and explains how we will involve communities and stakeholders in all planning matters, including the production of planning policy and proposal documents. A monitoring report is prepared to monitor progress on plan policies and inform the need to review them.

Summary Table of Current Development Plan Documents

11. The following table sets out the current development plan regime for the Borough:

<i>Name</i>	<i>Description</i>	<i>Date</i>
Solihull Local Plan	A local plan with both strategic ('Part 1' policies) together with site allocations and development management policies ('Part 2' policies).	December 2013 ²
Solihull Gypsy & Traveller Site Allocations Plan	A site allocations plan relating to accommodation for gypsies and travellers.	December 2014

² The schedule setting out which parts of the plan should not be treated as adopted following the legal challenge can be found at <http://www.solihull.gov.uk/Portals/0/Planning/LDF/Schedule.pdf>.

Hampton-in-Arden Neighbourhood Plan	A Plan prepared by Hampton-in-Arden Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	August 2017
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Future Planning Policies and Proposals

12. Whilst there is some flexibility in how a local planning authority takes forward its plan making responsibilities, a key requirement is that all LPAs have an up to date local plan that meets objectively assessed needs; is consistent with the NPPF; and reflects the presumption in favour of sustainable development.

Local Plan Review

13. The adopted Solihull Local Plan covers the period 2011-2028. The Plan will need to be reviewed to enable longer term needs to be addressed and to keep it up to date, as required by the National Planning Policy Framework. However, this need is given greater urgency for three reasons.
14. Firstly, the successful legal challenge to the SLP post adoption means that the current Local Plan has no overall housing requirement for the plan period. This makes it difficult to demonstrate that the Borough has a five-year housing land supply, as required by the National Planning Policy Framework. The absence of an adequate housing land supply increases the risk of speculative housing developments being allowed on appeal.
15. Secondly, the examination of the Birmingham Development Plan has made clear that the City Council is unable to meet its own housing need within its boundaries, and that the shortfall will have to be met elsewhere within the Housing Market Area (HMA) (or other nearby areas) such as Solihull. Paragraphs 8.4.5 to 8.4.6 of the adopted Solihull Local Plan acknowledges that when work on housing needs identifies a need for further provision in the Borough, a review will be brought forward to address this. This is the appropriate time for doing so.
16. Finally, the UK Central Masterplan and Prospectus for a 'Garden City' approach to the High Speed 2 Interchange have set out the Council's ambitions for this part of the Borough. The Proposed Local Area Plan for the High Speed 2 Interchange and Adjoining Area highlighted the need to review the Green Belt boundary to enable the Interchange Area to be allocated for development. An updated Local Plan addressing this matter is vital if the full potential of the High Speed 2 project is to be realised.

Progress to Date

17. The Local Plan Review commenced in July 2015 when the Council decided to follow this route rather than pursue a Local Area Plan (LAP) for the area around the proposed HS2 Interchange. The stages the review has reached are as follows (and described in more detail in the following paragraphs):
- July 2015 – Local Plan Review commences
 - November 2015 – Council publishes Scope, Issues and Options consultation
 - December 2016 – Council publishes Draft Local Plan consultation

Scope, Issues and Options consultation (November 2015)

18. The first stage of the LPR consultation took place from 30th November 2015 to 22nd January 2016. At this stage views were invited on the scope of the review, the issues that ought to be taken into account and the broad options for growth that ought to be considered.
19. The consultation document (available [here](#)) set out the key issues/questions and broad options for accommodating the anticipated growth. A summary of the representations (and the Council's responses to them can be found [here](#)).
20. In parallel to the Scope, Issues and Options consultation the Council also issued a 'call for sites' invitation. A schedule and map of sites submitted through this exercise were published in May 2016 and can be found [here](#).

Draft Local Plan consultation³ (November 2016⁴)

21. Consultation on the Draft Plan (available [here](#)) commenced on 5th December 2016 and finished on the 17th February 2017. Over 1,750 responses were received and a summary of the representations was reported to Cabinet Member for Managed Growth on 18th July 2017.
22. An overall summary of representations has now been published and can be found [here](#). In addition schedules of individual summaries arranged by question/site and by respondent were also published, these can be found [here](#) and [here](#)
23. Alongside the representations an updated schedule of "Call for Sites" Submissions (July 2017) was also published and it can be found [here](#)

Housing Need

24. The Government has stated its commitment to significantly boost the supply of housing and is addressing this through a number of initiatives, including reforms to the planning system.
25. The white paper Fixing Our Broken Housing Market published in Feb 2017 includes specific proposals for 'making sure every community has an up-to-date, sufficiently ambitious plan' and signalled the intention that the Government would introduce a standard methodology for assessing housing need.
26. Consultation on the standard methodology through a paper called "Planning for the Right Homes in the Right Places" was undertaken from September to November 2017. The consultation was reported to Cabinet Member for Managed Growth on 31st October 2017.
27. The standard methodology was incorporated into the revised NPPF when it was published in July 2018. The PPG now includes detail on how to calculate an LPA's Local Housing Need (LHN).
28. Although the standard methodology is now incorporated into the NPPF/PPG, the Government have noted⁵:

"A number of responses to this question provided comment on the proposed local housing need method. The Government is aware that lower than previously forecast population projections have an impact on the outputs associated with the method. Specifically it is noted that the revised projections are likely to result in the minimum

³ A consultation under regulation 18 of the plan making regulations

⁴ The document was dated November 2016 as Cabinet approval for consultation was given in November although the consultation commenced in December.

⁵ As published in the Governments response to the consultation on the draft revised National Planning Policy Framework (page 26)

need numbers generated by the method being subject to a significant reduction, once the relevant household projection figures are released in September.

In the housing White Paper the Government was clear that reforms set out (which included the introduction of a standard method for assessing housing need) should lead to more homes being built. In order to ensure that the outputs associated with the method are consistent with this, we will consider adjusting the method after the household projections are released in September. We will consult on the specific details of any change at that time. It should be noted that the intention is to consider adjusting the method to ensure that the starting point in the plan-making process is consistent in aggregate with the proposals in Planning for the right homes in the right places consultation and continues to be consistent with ensuring that 300,000 homes are built per year by the mid 2020's."

29. The 2016 based household projections were published in September 2018 and this resulted in a revision to the LHN figure for the Borough. However it is clear from the commentary above that a further significant change to the figure is to be expected as the standard methodology formula itself is adjusted.
30. It is expected that plans submitted for examination after 24th January 2019 will use the new standard methodology for calculating housing need.

Duty to Cooperate

31. Planning for an area's needs should normally be undertaken at the 'Housing Market Area' level, and in this respect Solihull is one of 14 local planning authorities that is within (in whole or in part) the HMA that includes Birmingham and surrounding authorities. The Scope, Issues and Options Consultation set out that across the HMA there is a shortfall of some 37,500 dwellings between the number of houses needed between 2011 and 2031 and the number of dwellings included in authority's current (or emerging) development plans.
32. It is recognised that this is a shared issue for the HMA as a whole and a number of districts will be in a position to help to accommodate some of this shortfall. It is expected that this will be one of the key issues to be addressed through the on-going and legal obligation under the duty to cooperate.
33. Through the Draft Local Plan, the Council included within the housing requirement a figure that not only accommodated the Borough's own needs (which was not being achieved through the SLP 2013), but also tested incorporating a contribution of 2,000 towards accommodating the shortfall noted above.
34. The 14 HMA authorities have now commissioned a HMA wide "Strategic Growth Study". The purpose of the study is as follows:

"The scale of the housing shortfall in the Greater Birmingham and Black Country Housing Market Area (GBHMA) has been formally acknowledged through the adopted Birmingham Development Plan and the PBA Strategic Housing Needs Study. The purpose of this study is to build on this and other evidence to identify more specific options and broad locations for addressing the shortfall, which can be delivered by the market."
35. The study [report](#) was published in February 2018 and was accompanied by a [position statement](#) on behalf of the 14 HMA authorities.
36. It is important to be clear about the status of the Strategic Growth Study. It constitutes technical evidence that the Council needs to take into account and respond to; it is not a

policy document that is proposing what should be built and where. It is only if and when such options are incorporated into the Council's emerging local plan could they be considered as formally proposed options.

37. It is important to stress that through the duty to cooperate the constituent local authorities agree to test the distribution of the housing shortfall in their plans. If through the plan making process it becomes clear that the level of housing expected to be provided in an area can not be sustainably accommodated (and a plan is found sound on this basis) then the issue would need fresh consideration across the HMA. This was a factor effectively acknowledged by the Birmingham Development Plan Inspector who recommended modifications to the plan to ensure appropriate monitoring of plan making progress takes place across the HMA as a whole.
38. The duty to cooperate is a fundamental aspect supporting the plan making progress, not just because of its standing in legislation, but also because the output from the duty has a strong influence over, for instance, the number of dwellings to be accommodated. This in turn impacts both on the plans strategy and the nature and number of sites needed to accommodate an appropriate level of growth.

Revised Timetable

39. It remains a priority of the Council to have a reviewed development plan in place as soon as possible, but it is also important to ensure that a robust plan is prepared that the Council considers is a sound basis for putting forward to examination.
40. Ordinarily if the LPR were to continue through the expected stages, the next iteration of the plan would be the version the Council intends to submit for examination (the 'draft submission plan'). This would be published for consultation and it is the representations made at that stage that would be the focus for the examination. Alongside this version of the plan the Council could publish explanatory material to explain how the representations to the DLP have been taken into account – ie how they shaped the next version of the plan.
41. In order to respond to the representations made at the DLP stage (and to take into account advice now contained in the revised NPPF) it is considered that before the draft submission plan is prepared, there is an opportunity to seek views on additional/alternative sites that may be required to either accommodate an increase in housing numbers and/or replace site(s) that may not be taken forward from the DLP into the submission version. This should be an open opportunity and will thus be the subject of an additional stage of consultation before the draft submission version of the plan is prepared. In effect, it will be a supplementary non-statutory consultation to that undertaken in December 2016. For a draft plan the November 2016 DLP was a full and comprehensive document and all the representations on it will still be taken into account before the draft submission version of the plan is produced. Instead of repeating the whole exercise, the supplementary consultation will focus on the following:
 - Identifying potential additional and/or alternative sites, and,
 - Reviewing the overall housing numbers in the context of the standard methodology

42. This will require a revised timetable as follows:

- Publication of Draft Local Plan (Supplementary Update) – winter 2018/19
- Publication of Submission Draft (for consultation) – summer 2019
- Submission to Secretary of State – autumn 2019
- Examination of plan – winter 2019/2020
- Adoption of the Local Plan Review – spring/summer 2020

Neighbourhood Plans

43. Local influence will be provided by Neighbourhood Plans⁶ prepared by communities within the Borough. To date, the only community that has 'made' a Neighbourhood Plan is Hampton in Arden. However, a number of other communities are preparing a Neighbourhood Plan, and the Local Plan Review will both be influenced by these Plans and have implications for their content. An appendix sets out the stages communities have reached with their neighbourhood planning activities.
44. Updated information about Neighbourhood Planning in Solihull can be found on the Council's web pages at <http://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planmaking/neighbourhoodplanning>

⁶ Neighbourhood plans must be in accordance with the strategic policies of the Local Plan.

3. Solihull's Intended Local Development Plan Documents

45. Having regard to the above national, regional and local strategies and priorities, we have assessed our future priorities for Local Development Documents as:
- Those which we are required to produce in accordance with the current planning system;
 - Those required to update/replace existing policies and proposals; and
 - Those that are required to address new development priorities and issues.
46. The development plan documents we currently intend to produce/develop are as follows:
- Local Plan Review and Proposals Map
47. The Council's ambitions set out in the UK Central Masterplan were recognised in the Proposed Local Area Plan for the High Speed 2 Interchange and Adjoining Area (LAP), which was subject to an initial (Regulation 18) consultation between November 2014 and January 2015. The representations received were reported to the Council's Full Cabinet in July 2015, when it was agreed that the development envisaged by the proposed LAP would be pursued through a wider Review of the Local Plan. A separate Local Area Plan will not therefore be prepared.

Summary Table of Development Plan Documents that are Intended to form the Development Plan for the Borough

48. The following table sets out the intended future development plan regime for the Borough. It includes those documents that the Council intends to produce/develop (as noted above) and it recognises that there may be others produced by local communities as they bring forward their plan.

<i>Name</i>	<i>Description</i>	<i>Date</i>
Solihull Local Plan Review	A full local plan with both strategic ('Part 1' policies) together with site allocations and development management policies ('Part 2' policies).	Spring/summer 2020
Solihull Gypsy & Traveller Site Allocations Plan	A site allocations plan relating to accommodation for gypsies and travellers.	December 2014
Hampton-in-Arden Neighbourhood Plan	A Plan prepared by Hampton-in-Arden Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	August 2017
Other Neighbourhood Plans	A range of plans produced by local communities ⁷ .	Various

⁷ Being plans produced under in accordance with and under part 6 of the Localism Act (2011).

4. Other Planning Documents to be Reviewed

Supplementary Planning Documents

49. The "Meeting Housing Needs" Supplementary Planning Document sets out the mechanisms and criteria for delivery of affordable housing and the mix of market housing through the planning system across the Borough. It will help improve the delivery and maximise the opportunities available for the provision of affordable housing and the market mix by type and size. The Council adopted its "Meeting Housing Needs" Supplementary Planning Document in July 2014. The need for a review of this document will be considered in light of the Local Plan Review.
50. As the Local Plan Review is undertaken, this will also provide the context for reviewing and updating as necessary other SPDs.

Process documents

- Statement of Community Involvement
- Monitoring Report, updated as necessary.

Other Documents

51. **Community Infrastructure Levy (CIL)** - The Council adopted its CIL Charging Schedule⁸ on 12th April 2016 and it came into effect on 4th July 2016. Details about the charging schedule, monitoring reports etc. can be found [here](#).

⁸ The Charging Schedule can be found at <http://www.solihull.gov.uk/cil>

5. Background Evidence

52. 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 commissioned for the UK Central project and evidence prepared by the Urban Growth Company.
53. A range of evidence was prepared for the Solihull Local Plan (2013) and this is set out in the Scope, Issues and Options consultation document (Nov 2015). However, much of this evidence was prepared some years ago and needs updating. In addition, the evidence related to the Plan period 2011 to 2028, and will need to be rolled forward to the proposed end date for the Local Plan Review of 2033.
54. The Council's web pages (at <http://www.solihull.gov.uk/lpr/evidence>) contain an updated schedule of evidence for the Local Plan Review. The principal studies published at the time of writing include:
- Interim Sustainability Appraisal – November 2015
 - Sustainability Appraisal of Draft Local Plan – January 2017
 - Call for Sites Schedule – May 2016
 - Call for Sites Updated Schedule – July 2017
 - Strategic Housing and Employment Land Availability Assessment – November 2016
 - Accessibility Study – November 2016
 - Employment Land Review – January 2017
 - Green Belt Assessment – July 2016
 - Landscape Character Assessment – December 2016
 - Local Plan Review Draft Constraints Map – November 2016
 - Strategic Housing Market Assessment – November 2016
 - Solihull Connected - 2016
 - Solihull Town Centre Masterplan – December 2016
 - UK Central Hub Growth & Infrastructure Plan – March 2017 (updated October 2017)
 - UK Central Framework Plan – October 2017
 - Birmingham & Solihull Playing Pitch Strategy Assessment Report – January 2017
 - Solihull Athletics Assessment – March 2017

6. Production, Monitoring and Review

55. The production of the Local Plan will be generally overseen by the Cabinet Member for Managed Growth, although the relevant Scrutiny Board will advise on key decisions, which will need to be made at Full Cabinet or Full Council.
56. This LDS sets out the Council's 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. The main influences on programming and priorities are set out below:
- Changes in national planning legislation or the procedures we are required to follow may have implications for the programming of document production, examination and adoption.
 - Changes in national, sub-national and local policies, guidance, strategies and priorities may require changes in our priorities, remove the need to produce particular documents or require the production of additional documents.
 - 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.
 - 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 affected by changes in national priorities for examination.

A. Local Plan Review Profile & Timetable

Document Details:

<i>Name:</i>	Solihull Local Plan Review
<i>Role and Content:</i>	Sets out vision, objectives and spatial strategy for development in the Borough over the next 15 years. It will contain strategic policies, development management policies, site allocations and Proposals Map.
<i>Plan Period:</i>	2014-2033
<i>Status:</i>	Development Plan Document.
<i>Chain of conformity:</i>	Must be in conformity with the National Planning Policy Framework. 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.
<i>Geographic coverage:</i>	Borough wide.

Timetable and Milestones (shading indicates stages completed):

<i>Scope, Issues and Options consultation</i>	November 2015 – January 2016
<i>Draft Local Plan consultation</i>	December 2016 – February 2017
<i>Draft Local Plan (Supplementary Update) consultation</i>	Winter 2018/19
<i>Publication of Submission Draft</i>	Summer 2019
<i>Submission to Secretary of State</i>	Autumn 2019
<i>Examination of plan</i>	Winter 2019/20
<i>Adoption of the Local Plan Review</i>	Spring/summer 2020

Arrangements for production:

<i>Project lead</i>	SMBC Policy & Delivery Team.
<i>Management arrangements</i>	Production will be overseen by the Cabinet Member for Managed Growth and Full Cabinet. The Economic Development and Managed Growth Scrutiny Board will provide scrutiny. Full Cabinet approval will be required to submit the local plan for examination.
<i>Resources required</i>	The wider Policy & Spatial Planning team and other Council officers in consultation with the communities and stakeholders.
<i>Approach to involving stakeholders and the community</i>	See the Statement of Community Involvement.
<i>Monitoring and review mechanisms</i>	Will include a monitoring and implementation framework with clear objectives for achieving delivery of the development plan to be monitored through the Annual Monitoring Report.

B. Neighbourhood Plans in Solihull Metropolitan Borough

57. The following paragraphs set out the progress made to date by communities in bringing forward Neighbourhood Plans. The Council's web pages at <http://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planmaking/neighbourhoodplanning> will be updated as progress is made.

Communities with a Designated Neighbourhood Area

- Balsall Parish
- Berkswell Parish
- Cheswick Green Parish
- Dickens Heath Parish
- Hampton in Arden Parish
- Hockley Heath
- Knowle, Dorridge and Bentley Heath Neighbourhood Area
- Meriden Parish

Communities with a Published Draft Neighbourhood Plan

- None

Communities with a Draft Neighbourhood Plan Submitted for Examination

- None

Communities with a Draft Neighbourhood Plan ready for, or at, Referendum

- Knowle, Dorridge and Bentley Heath⁹

Communities with a 'Made' Neighbourhood Plan

- Hampton in Arden (August 2017)

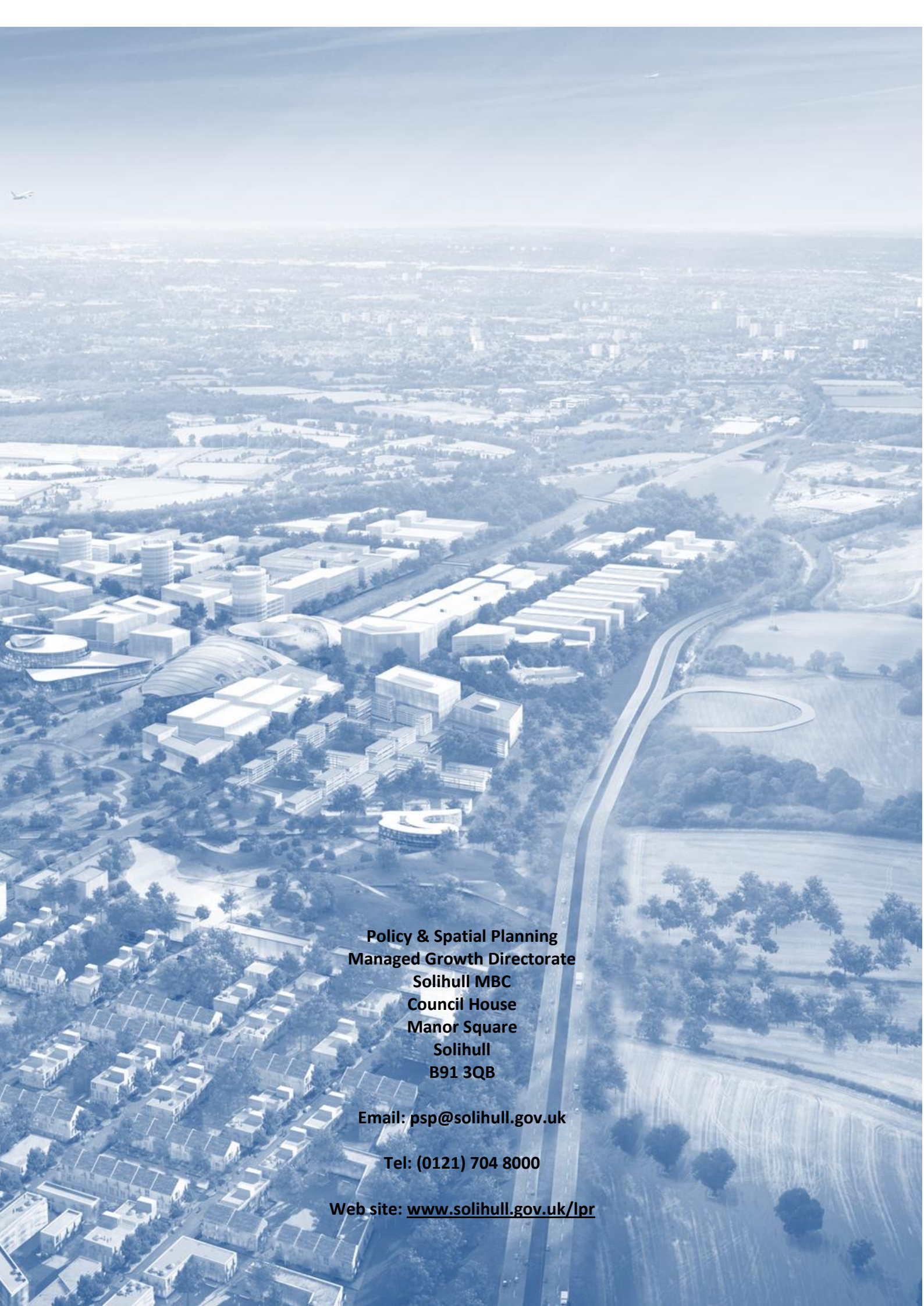
⁹ At the time of writing the examiners report has been received and has been published. The Council is currently reviewing the examiners recommendations.

C. Abbreviations

AMR	Annual Monitoring Report
ANITA	Airport and NEC Integrated Transport Access
BBP	Birmingham Business Park
BVP	Blythe Valley Park
CFMP	Catchment Flood Management Plan
CfSH	Code for Sustainable Homes
CIL	Community Infrastructure Levy
CLG	Department for Communities and Local Government
CROW	Countryside and Rights of Way
CSWDC	Coventry & Solihull Waste Disposal Company
CTC	City Technology College
DECC	Department of Energy and Climate Change
DPD	Development Plan Document
EA	Environment Agency
EIP	Examination in Public
ERDF	European Regional Development Fund
ESCO	Energy Services Company
FOAN	Fully Objectively Assessed Needs
FRA	Flood Risk Assessment
FWMA	Flood Water Management Act
GBSLEP	Greater Birmingham and Solihull Local Enterprise Partnership
GHG	Greenhouse Gas
GI	Green Infrastructure
GTAA	Gypsy and Traveller Accommodation Assessment
GVA	Gross Value Added
HBA	Habitat Biodiversity Audit
HMA	Housing Market Area
HS2	High Speed 2 Rail link
ICT	Information and Communications Technology
IDP	Infrastructure Delivery Plan
JSNA	Joint Strategic Needs Assessment
LBAP	Local Biodiversity Action Plan
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LFMP	Local Flood Management Plan
LFRRMS	Local Flood Risk Management Strategy
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LPA	Local Planning Authority
LTP	Local Transport Plan
LWS	Local Wildlife Site
MBC	Metropolitan District Council
NEC	National Exhibition Centre
NERC	Natural Environment and Rural Communities
NIA	Nature Improvement Area
NPPF	National Planning Policy Framework
NSSF	North Solihull Strategic Framework

OAN	Objectively Assessed Needs
ONS	Office for National Statistics
PCT	Primary Care Trust
PFRA	Preliminary Flood Risk Assessment
PPG	Planning Practice Guidance
PPS	Planning Policy Statement
RBMP	River Basin Management Plan
RIS	Regional Investment Site
RLCERAF	Renewable and Low Carbon Energy Resource Assessment and Feasibility
ROW	Rights of Way
RSS	Regional Spatial Strategy
SELAA	Strategic Economic Land Availability Assessment
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SHNS	Strategic Housing Needs Study
SLP	Solihull Local Plan
SM	Standard Methodology
SMBC	Solihull Metropolitan Borough Council
SME	Small and Medium Enterprises
SPD	Supplementary Planning Document
SPfG	Spatial Plan for Growth
SSSI	Site of Special Scientific Interest
STW	Severn Trent Water
SUDS	Sustainable Urban Drainage Systems
UKBAP	UK Biodiversity Action Plan
UKCIP	UK Climate Impacts Programme
WAST	Woodland Access Statement
WFD	Water Framework Directive
WMAS	West Midlands Ambulance Service
WMP	West midlands police
WMS	Waste Management Strategy
WRZ	Water Resource Zone

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