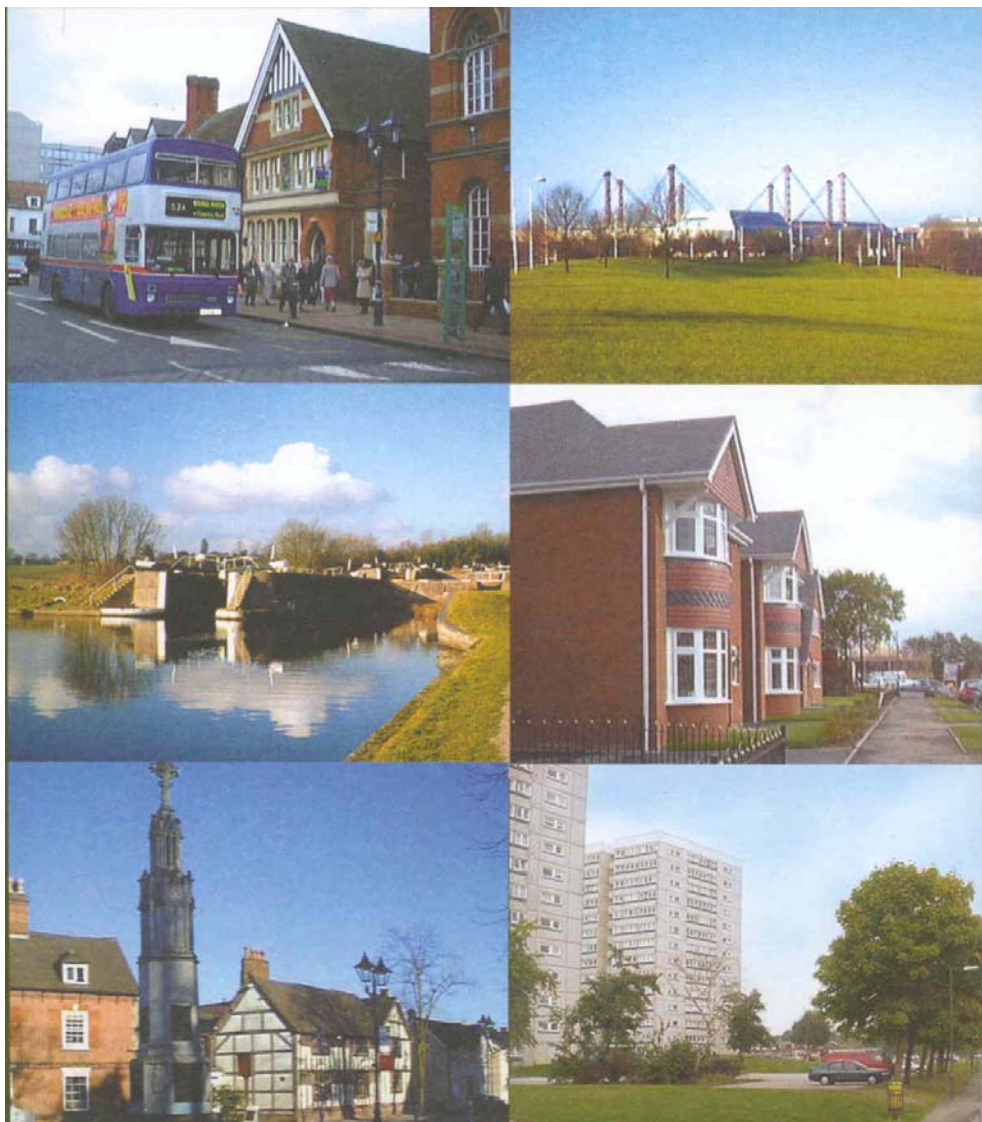


Solihull  
Unitary  
Development  
Plan  
2006

Sustainability Appraisal  
February 2006





# Solihull Unitary Development Plan 2006

## Sustainability Appraisal

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## 1. Introduction

### Background

This report describes the Sustainability Appraisal undertaken during the preparation of the Solihull Unitary Development Plan 2006. Although there is no legal obligation, the Government expects local authorities to undertake a full environmental appraisal of their development plans, widened to include economic and social issues. In undertaking the Appraisal, the Council has taken account of:

- Government guidance in PPG12: Development Plans, The Good Practice Guide on Environmental Appraisal, Planning for Sustainable Development: Towards Better Practice and the Good Practice Guide on Sustainability Appraisal of Regional Planning Guidance.
- Appraisals undertaken by neighbouring local authorities, particularly Birmingham, Coventry and Warwickshire.
- Appraisal of Regional Planning Guidance for the West Midlands (RPG11), subsequently the Regional Spatial Strategy.

### What is Sustainability Appraisal?

Sustainability Appraisal is a means of ensuring that sustainable development principles are integrated into a development plan. It involves a systematic review of policies and proposals, in order to evaluate their impact on economic, social and environmental considerations.

The purpose of a Sustainability Appraisal is to assess how the policies and proposals in a development plan will contribute to sustainable development, and to suggest changes and improvements to the plan where necessary. Potential conflict with sustainable development principles is highlighted, so that unsustainable policies and proposals can be reconsidered or justified accordingly.

### The Solihull Unitary Development Plan 2006

The Solihull Unitary Development Plan 2006 includes 4 Fundamental Principles on which the Plan is based. One of these is a commitment to supporting and promoting the principles of sustainable development. The principles were used to define a list of Principal Objectives which relate to the broad policy issues that the Plan addresses. The first objective is:

“To guide the development of the Borough in such a way that a careful balance is maintained between economic, social and environmental aspirations in order that the quality of life of present and future generations is protected and enhanced”.

Thus, sustainable development principles have influenced the development of the Plan from the start.

The Sustainability Appraisal tests the policies and proposals of the Plan, to ensure that sustainable development principles have been followed in its subsequent development. An appraisal was undertaken at each stage of the development of the Plan: First Deposit, Revised Deposit and Modifications. The Sustainability Appraisal of the Revised Deposit and Modifications was limited to significant changes to policies and proposals.

It should be noted that the policy and proposal numbers in the Appraisal findings and matrices relate to the numbering in the First Deposit and Revised Deposit, which may differ from the Adopted Plan. To avoid confusion, use both the policy/proposal number and title when comparing with the Unitary Development Plan 2006.

## 2. Methodology

### Basis of Approach

The methodology used for the Sustainability Appraisal is based on the approach suggested in the Government's 'Good Practice Guide on Environmental Appraisal'. It is consistent with the method adopted for the Coventry Development Plan and for the Regional Spatial Strategy.

### Sustainability Principles and Criteria

A list of Sustainability Principles was established and agreed early in the Plan process. The Principles are consistent with those used for the Coventry Development Plan and the Regional Spatial Strategy. Subsequently, more detailed criteria were developed for each Principle, to assist the process of appraisal. The Sustainability Principles were used to test all the policies and proposals in the Plan. The list of Sustainability Principles and Criteria used is set out in Appendix A.

### Appraisal Process

The process follows the Policy Impact Matrix approach set out in the Good Practice Guide. Each Plan objective, policy and proposal is assessed against the Sustainability Principles. Four options were considered for each assessment:

- + Moving towards sustainable development
- Moving away from sustainable development
- O Neutral or no effect
- ? Effect unknown

Where relevant, an explanation of how the assessment was made and/or suggested changes or improvements were included in a commentary.

### Appraisal Team

The Appraisal was undertaken by the Forward Planning Team. The Council's Environmental Co-ordinator and Economic Development Manager also had some involvement in the process.

### **3. Solihull Unitary Development Plan 2006: First Deposit**

#### **Summary of Appraisal Findings**

##### **Objectives**

Most of the Principal Objectives perform well against the Sustainability Principles, particularly those relating to Sustainable Development, Centres and Transport. The Environment objective is positive to a majority of the Principles, but is likely to have an adverse effect on economic growth and employment, promoting regeneration and meeting people's needs. The objective relating to the Borough's role within the Region may work against resource and energy conservation, and the quality of the green environment, though it is positive for the economic Principles. The Green Belt objective is mainly positive, although it could restrict economic growth and employment and thus work against meeting people's needs. The Housing objective may have a detrimental effect on the quality of the green environment and wildlife.

Overall, the Principal Objectives should contribute positively towards all the Sustainability Principles.

##### **Policies**

###### **Housing**

The Housing policies provide significant economic and social benefits, but appear less positive as far as environmental benefits are concerned, although they should help to improve the quality of the built environment.

The policies on provision of housing should help economic growth and employment, and to meet people's needs and encourage regeneration, although any long term housing sites are likely to be outside urban areas. The criteria used to assess potential sites will determine whether there are adverse effects on the environment, and need to be appraised separately. Policy H1 makes no mention of ecological criteria, although this should be covered by Environment policies.

The policies on the types of dwellings and affordable housing offer significant benefits for social well being and meeting people's needs, and should be beneficial in encouraging regeneration and the conservation of energy.

Policies H5, H6 and H7 on density, design and phasing should help to improve the quality of the built environment and to encourage regeneration and the conservation of resources. Both Policies H5 and H6 could be positive in helping to meet people's needs and the conservation of energy, particularly if the density of housing is linked to proximity to centres and good public transport access. This could be made clearer in the policies. Policy H6 makes no mention of protecting wildlife, although this is included in Environment policies. The potential for positive impact by enhancing landscape/ecological features as part of a development could be mentioned. Policy H7 is particularly strong on encouraging regeneration, as its purpose is to ensure that previously developed sites are used before greenfield sites, although there may be adverse effects on wildlife.

###### **Employment and Prosperity**

The Employment and Prosperity policies provide significant economic and social benefits, but are less positive as far as the environment is concerned. Some of the policies are likely to increase the need to travel, although generally, they encourage the use of alternatives to the car. The policies aim to maintain or improve the quality of the built environment.

Policies E1, E2 and E3 on Premium sites, Business land and Offices are particularly beneficial for economic growth and employment. They should also help to meet people's needs and encourage social well being and regeneration, although Policy E1 will not help to optimise the use of urban

land. Policies E2 and E3 could be improved by encouraging high quality design, and walking and cycling, whilst the criteria for modest office proposals in the latter could be applied generally.

The policies on the Borough's major employers, the Airport, NEC and Land Rover are very positive for economic growth and employment, social well being and addressing people's needs, and should also help to encourage regeneration, promote health and leisure and improve the quality of the built environment. There may be adverse effects on wildlife (although there is potential to minimise losses and provide compensation) and on energy use, despite the encouragement for the use of alternatives to the car. Policy E6 on Land Rover could include reference to water pollution as well as air pollution.

The remaining policies are similarly positive for economic growth and employment, regeneration, social well being and meeting people's needs. Generally, these policies have limited negative impacts, although Policy E7 on Hotels could increase the need to travel.

A policy could be included in the Plan aimed at encouraging more efficient use of natural resources, although it may be more appropriately located in the Environment topic.

## **Transport**

The Transport policies are generally positive in terms of conserving energy although they are unlikely to reduce the need to travel. The policies provide social and economic benefits, but are less positive as far as the environment is concerned. However, there are relatively few negative impacts.

Policy T1 on Strategy aims to minimise the need to travel and should offer significant benefits for energy conservation. It should provide strong social benefits, for improving safety and well being, promoting health and leisure and meeting people's needs. The policy is likely to be beneficial for recreation, minimising pollution and the quality of the built environment.

The policies on Accessibility, Design and Green Travel should be beneficial for energy conservation, and are likely to offer benefits for health and leisure, safety and well being, meeting people's needs and minimising pollution, with few adverse effects.

Policy T4 on Interchanges should be beneficial for safety and well being and in meeting people's needs, although detailed appraisal of individual schemes is required to ascertain the impacts. Policy T14 will also be positive for safety and well being.

The policies on Metro, Rail, Buses, Cycling and Walking offer significant benefits for energy conservation, well being and meeting people's needs, and should be positive for economic growth and employment, health and leisure, community identity and minimising pollution. Metro is likely to be an important regeneration tool along with Policy T10 Regeneration. Policy T7 Rail may have adverse effects on wildlife, local character and the green environment, though these can be minimised, and mitigation and compensation provided.

Policies T11, T12 and T13 on Motorways, Highways and Parking should help to meet people's needs and are likely to be beneficial for economic growth and employment. The policy on Parking refers to Supplementary Planning Guidance, which will need to be appraised separately. These policies may have some negative impacts on wildlife, the green environment, pollution and the quality of the built environment.

The Airport policy is very positive for economic growth and employment, regeneration, social well being and addressing people's needs, but may have adverse effects on wildlife, pollution and energy conservation, despite the encouragement for alternatives to the car. There will be potential to minimise losses and provide compensation.

## **Environment**

Unsurprisingly, the Environment policies provide significant environmental benefits, although many of the policies are limited to specific environmental assets. Generally, the policies offer less in the way of economic or social benefits, but negative impacts are small.

Policy ENV1 promotes mixed uses offering wider economic and social benefits, as well as environmental benefits, although it may lead to the loss of green space and thus have a detrimental impact on the quality of the built environment. Policy ENV2 encourages high quality urban design which should provide wider social benefits, as well as improving the quality of the built environment. Policy ENV5 seeks to minimise crime and anti-social behaviour, so is strong on social benefits, and should also help to encourage economic growth and employment.

Policy ENV15 on trees and woodlands may help economic growth and employment, in addition to wider environmental and social benefits, whilst policy ENV7 relating to listed buildings may assist rural diversification. A number of the other Environment policies are more likely to have a negative impact on economic growth and employment and maximising the use of urban land.

Although there are policies on water and energy conservation, the Environment policies could be more positive in promoting waste minimisation and the conservation of resources. Policy ENV23 on energy conservation could also encourage the development of renewable energy sources.

Policy ENV4 on Amenity should contribute to local character and the quality of the built environment. Policy ENV10 on Telecommunications should be beneficial for local character and the quality of the green environment. Policy ENV19 on Noise may help to promote social well being as well as improving the quality of the built environment.

### **Countryside**

Countryside policies provide significant environmental benefits, in a variety of forms, but appear less positive as far as economic and social benefits are concerned, and may not encourage the conservation of energy.

The policies emphasise the quality and character of the rural environment, protection of local character and the conservation of wildlife and other resources. Policy C3 would benefit from reference to the natural environment.

Green Belt policies restrict the flexibility and options for business land in the countryside, although the provision of Premium Employment land can be justified as a very special circumstance overriding the controls set out in Policy C2. Green Belt policies also restrict the options available for farm-based diversification and sport and recreation uses, and may work against social well being and meeting people's needs, due to the restrictions on jobs and recreational opportunities. However, Green Belt policies will encourage urban regeneration, thereby meeting economic and social needs elsewhere.

Policies C6 on agricultural diversification and C7 on village viability provide some encouragement for economic growth and employment and social well being. The latter should help to promote community identity as well as meeting local needs. Policy C10 provides some encouragement for sport and recreation opportunities, although these are restricted to outdoor uses by Green Belt policies.

Policies C5 on farm workers' dwellings and C6 on diversification may encourage additional journeys and offer little potential for the use of alternatives to the car. In certain circumstances, Green Belt policies may also encourage longer journeys. However, Policy C7 on village viability should help to reduce the need to travel.

### **Retailing and Centres**

The Retailing and Centres policies offer a wide range of social benefits, provide significant economic benefits through employment, and should secure environmental benefits, such as improving the quality of the built environment.

Most of the policies are positive, promoting existing centres and providing all round benefits, especially social benefits of safety and well being, meeting people's needs and community pride and identity. The impact on the quality of the built environment could be further improved by the inclusion of a clause promoting high quality design in policies S3-5, relating to town centres.

Policies S8-10 relating to retail warehouses, out of centre and out of town developments are restrictive, guiding such uses to more appropriate locations. These policies provide significant social and environmental benefits, but are less positive in terms of economic growth and employment.

Most of the policies offer potential for the use of alternatives to the car, and whilst they are unlikely to minimise travel, should be beneficial in encouraging travel to locations that are highly accessible by public transport. The policies supporting local centres and shopping parades are likely to be particularly beneficial in conserving energy.

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

The Sport, Recreation, Leisure and Arts policies provide significant social benefits and are likely to be positive as far as the environment is concerned. Generally, the policies are less positive for the economy, although many of the policies are likely to assist regeneration. There are few, if any, adverse impacts.

The policies are particularly beneficial for promoting health and leisure, improving social well being and meeting people's needs. Policy R1 on Sport and Recreation should encourage energy conservation, although it could refer to cycling and walking, as well as public transport.

The policies on open space, playing fields and allotments should help to improve the quality of the built environment and are likely to be positive for wildlife and the green environment. Policy R5 may assist waste minimisation and community involvement.

Policy R6 Waterways should be beneficial for local character and the green environment, although there may be conflict with wildlife corridors. Policy R7 on Walking and Cycling will help to conserve energy and contribute to the quality of the built environment.

The policies on Leisure and Arts should help to assist regeneration and improve the quality of the built environment.

### **Waste Management**

Waste Management policies are likely to have significant environmental benefits, notably for waste minimisation and conservation of resources, although there may be pollution risks. The policies have less significant economic and social benefits, although they are likely to result in extra employment thereby helping to provide for people's needs.

The policies emphasise the waste hierarchy and seek to encourage management activities higher up the hierarchy. Policy WM8 discourages landfill, except where waste management cannot be dealt with further up the hierarchy. Although overall environmental benefits are likely to accrue, the policies may result in a greater risk of air and water pollution and could seek to minimise these specifically, rather than the more general aim to achieve an acceptable environmental impact. Air pollution may be a more serious problem if the policy emphasis remains on incineration.

The policies are likely to have less economic benefits, although most policies will contribute to economic growth and employment, so the overall impact of the waste management strategy will be positive. The policies relating to collection, transfer, recycling and composting are likely to provide social benefits by meeting people's needs for both employment and local facilities.

Policy WM3 on mini-recycling centres is likely to reduce the length of journeys, and may therefore help to encourage the use of alternatives to the car, although kerbside collections have far greater potential for increasing recycling and reducing journeys.

## **Minerals**

Minerals policies should provide significant economic benefits and should be positive as far as social benefits are concerned, but inevitably, extraction and associated activities are likely to have an adverse affect on the environment.

All the policies should contribute to economic growth and employment, and Policies M2 and M4 on Protection and Extraction should help to meet people's needs for employment, although the latter policy is likely to have an adverse affect on health and leisure. Policy M1 Search for Minerals should have little overall impact.

Policy M2 will be beneficial as far as wildlife, local character, the quality of the green environment and minimising pollution are concerned, as it safeguards areas of known reserves, but the subsequent extraction from some of these areas will have an adverse affect on these environmental assets. This is likely to be the case also for Policy M4, notwithstanding the various environmental criteria that generally seek to minimise losses, although compensation for damage to wildlife is included. The policy provides some encouragement for the recycling of minerals, thus contributing to the conservation of resources.

## **Proposals**

### **Housing**

When considered together, the criteria used to assess potential housing sites are positive towards all aspects of sustainability. Considering previously developed sites will help to encourage regeneration, social well being and to meet people's needs, as well as protecting and improving the quality of the environment and conserving land resources. Assessing location and accessibility will contribute towards the conservation of energy, in addition to meeting people's needs, social well being, and promoting health and leisure and community pride. Ensuring adequate capacity of infrastructure will help to meet people's needs, conserve resources and minimise pollution. Assessing the ability to build sustainable communities should bring wide sustainability benefits, including maintenance of economic growth and employment, social well being and meeting people's needs, as well as resource and energy conservation. Finally, consideration of physical and environmental constraints should have benefits for a broad range of environmental criteria.

The proposed housing sites appear likely to provide significant economic, social and environmental benefits for the Borough. The majority of the sites are located within the urban area, and of the three that are not, one site is in the edge of the principal urban area, whilst the remainder are small sites on the edge of an expanding rural settlement.

All the proposed sites should help to meet people's needs for housing, access to services and transport choice, and encourage the conservation of energy by minimising the need to travel and encouraging the use of alternatives to the car. Most of the sites are likely to encourage regeneration by making optimum use of urban land, other than Sites 9F, 22 and 23. This should be the case, especially for those sites that will help to meet the needs of the north of the Borough (Sites 9F, 16, 17, 18 and 19).

The urban sites (including Site 21) should help to improve the quality of the built environment and encourage the conservation of resources by maximising the use of buildings and land, although this will depend on the quality of design.

Most of the sites are likely to help to promote health and leisure by offering encouragement for walking and cycling, and local opportunities for leisure and recreation. This should be true particularly for those sites close to town or district centres (Sites 7, 9F, 12, 13, 18, 19 and 20).

Negative effects are likely to be minimised, although a number of the urban sites are currently used, or were last used, for employment purposes which could mean the loss or relocation of jobs (Sites 5, 8, 13 and 20). None of these sites are in those parts of the Borough with the highest unemployment. The Employment and Prosperity policies and proposals of the Plan should more than make up for any loss.

The greenfield sites will have an adverse effect on the quality of the green environment, owing to the loss of open space and countryside (sites 9F, 21, 22 and 23). This is partly the case for one urban site as well (Site 16) which is mainly open land at present. However, any loss will be compensated for by the provision of new public open space, as required by the Environment policies. Compensation can also be provided for any significant ecological loss on the proposed housing sites.

Overall, the housing sites proposed appear to fit well within the sustainability principles and criteria and should help progress towards the Plan's overall Principles and Objectives.

### **Employment and Prosperity**

The Employment and Prosperity Proposals will provide significant economic benefits. They should also contribute towards some social and environmental benefits, although there are likely to be adverse environmental effects from a number of proposals.

The premium employment sites (Proposals E1/1 - E1/4) will contribute significantly to economic growth and employment, and to wider regional regeneration. They should help to meet people's needs for employment and contribute towards the quality of the built environment. The provision of the Countryside Park at Blythe Valley will help to promote health and leisure, and is likely to be positive for wildlife. However, the sites have an adverse effect on the quality of the green environment and are unlikely to promote energy conservation, as they will encourage car based travel.

The general business land (Proposals E2/1 - E2/5) will be positive towards economic growth and employment and help to meet people's needs. Most of the sites will contribute towards regeneration being close to or with transport links to the north of the Borough, but will have an adverse effect on the green environment. Saxon Way (Proposal E2/4) and the land at Stratford Road/Dog Kennel Lane, Shirley (Proposal E2/5) are previously developed sites and will optimise the use of resources.

The proposal for office development in the main town centres (Proposal E3/1) should contribute to wide economic, social and environmental benefits and have few negative effects. The Airport (Proposals E4/1 and E4/2) will be positive for economic growth and employment, regeneration and help to meet people's needs. Although the Airport may increase pollution by encouraging car based travel, its Green Travel Plan encourages the use of alternatives to the car. The NEC (Proposal E5/1) has similar benefits to the Airport, and also promotes health and leisure, although it has an adverse effect on the green environment. The proposal for Land Rover (E6/1) should be positive for a range of economic, social and environmental benefits, providing adequate environmental protection measures are installed and maintained.

### **Transport**

The Transport Proposals are likely to contribute significantly towards social benefits, especially in helping to meet people's needs. They are also likely to be beneficial for the economy and the environment, although a number of the proposals will work against energy conservation.

The proposals for a public transport strategy (Proposal T1/1), Metro (Proposal T6/1) and Bus Showcase routes (Proposal T8/1) will contribute to all aspects of sustainability. They are likely to be positive for economic growth and employment, and to encourage regeneration, and should help to meet people's needs, promote community identity and pride, and health and leisure. These proposals will all contribute towards energy conservation, and Metro should assist the conservation of resources. All 3 may help to minimise pollution as well. Proposal T9/1 on Park and Ride at Stations should help to meet people's needs and conserve energy.

Safeguarding the line of bypasses will have few implications for sustainability in itself, but highway improvements should improve safety and help to meet people's needs. The improvements to A34 (Proposal T12/6) should also contribute to health and leisure, community identity and pride, and the quality of the built environment. The road improvement proposals and the proposal for parking

in Shirley (Proposal T13/2) are, however, likely to have a negative effect on energy conservation, as they will encourage car based travel.

Preparation of parking guidelines will have little impact of itself, but in following recent Government policy, the proposal (T13/1) will help to meet people's needs, improve the quality of the built environment, and conserve resources and energy. Proposals T16/1 on the Cycling Strategy, and T17/1 on the Walking Strategy are likely to be positive for health and leisure, and should help to minimise pollution, as well as conserving resources and energy.

## **Environment**

Not surprisingly, the Environment Proposals provide significant environmental benefits, particularly for local character, improving the quality of the built and green environments and wildlife. Many of the proposals provide social benefits, in the form of health and leisure, but there are few direct economic benefits. The appraisal identified few negative effects.

The proposals relating to the built environment should contribute positively to local character and the quality of the built environment. Protection and enhancement of important buildings and features (Proposals ENV6/1, ENV8/1 and ENV9/1), Conservation Areas (Proposals ENV6/2 and ENV6/3) and other distinctive areas of the Borough (Proposal ENV3/1) should also help to promote community identity and pride, and social well-being. Improving the quality of the built environment is likely to have economic benefits as well, although the appraisal identified that these will be indirect benefits.

The natural environment proposals will be of significant benefit to wildlife, local character and the quality of the built and green environments. The woodland proposals (Proposals ENV15/1 – ENV15/6) should help to minimise pollution. Provision of Local Nature Reserves (Proposal ENV11/3), Project Kingfisher (Proposal ENV12/5) and most of the woodland proposals should also provide health and leisure benefits.

Facilitating the development of contaminated land (Proposal ENV17/1) will contribute to regeneration, as well as improving the quality of the built environment and minimising pollution, although the guidance referred to will need to be cross-referenced to the Council's Nature Conservation Strategy, to avoid a potential adverse effect on wildlife. Encouraging sustainable urban drainage systems (Proposal ENV18/1) will enhance the quality of the built environment and minimise pollution, thereby helping to protect water-based wildlife.

## **Countryside**

The Countryside proposals are likely to provide significant environmental, and some social benefits, although appear less likely to contribute towards economic benefits. A number of the proposals relate to the preparation of documents, so the benefits accrued will depend on their implementation. The appraisal identified few negative effects.

The supplementary planning guidance referred to in Proposals C2/1, C6/1, C7/1 and C8/1 should help to protect and enhance local character and the quality of the green environment. The encouragement for the preparation of Village Design Statements (Proposal C7/1) should result in improvements to the quality of the built environment of rural settlements. The Countryside Strategy (Proposal C8/1) should contribute widely to environmental and social benefits, and has the potential to assist economic growth and employment through encouragement for farm diversification. The guidelines for the conversion of rural buildings (Proposal C6/1) should be positive for economic growth and employment and meeting people's needs, as well as a range of environmental benefits. The re-use of isolated rural buildings will encourage the need to travel, which is likely to be car based, so works against energy conservation.

Utilising the Arden Landscape Guidelines (Proposal C8/2) will have various environmental benefits, and has the potential to contribute to health and leisure. Proposal C10/1 on Greenways and Quiet Lanes also encourages energy conservation.

## **Retailing and Centres**

The Retailing and Centres proposals are likely to provide significant economic and social benefits, notably for economic growth and employment, regeneration, community identity and pride, and helping to meet people's needs. Some environmental benefits are also likely to be realised, and the proposals should have few negative effects.

Most of the proposals should assist economic growth and employment and regeneration, particularly those relating to Chelmsley Wood (Proposals S5/1 and S5/2) and Shirley (Proposals S4/1 - S4/3). These proposals appear to perform well for most social benefits, too, especially helping to meet people's needs and promoting community identity and pride, but also promoting social well-being, and health and leisure.

The proposals for Mell Square (Proposal S3/1) and Chelmsley Wood should help to improve the quality of the built environment. Those for Solihull Town Centre (Proposal S3/1), Chelmsley Wood and Dickens Heath (Proposal S6/1) should help to promote energy conservation. A number of proposals will also contribute towards the conservation of resources by re-using previously developed land.

Whilst no adverse effects were identified, the Shirley Foodstore (Proposal S4/1) could involve the loss of part of the adjoining Shirley Park and have an impact on the green environment, and the Mell Square proposal needs to take account of the importance of the trees for wildlife.

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

The Sport, Recreation, Leisure and the Arts proposals are likely to provide significant social benefits, notably in promoting health and leisure, and some environmental benefits. Few economic benefits or negative effects have been identified.

All of the proposals will help to promote health and leisure, and most will contribute towards meeting people's needs or social well being. The proposals relating to open space (Proposals R4/1 - R4/5), playing fields (Proposal R3/1) and Earlswood Lakes (Proposal R6/3) are likely to be positive for the green environment. Those for walking and cycling (Proposals R7/1 - R7/4) and the Sports Centres (Proposal R1/1) should contribute towards energy conservation. Other environmental benefits, such as enhancing local character, improving the quality of the built environment, and protecting wildlife are also likely.

Although few economic benefits have been identified, the proposal for the Sports Centres is likely to contribute to regeneration, by encouraging the re-use of land, although the proposal to improve the facilities at Tudor Grange could involve the loss of a small area of Tudor Grange Park.

## **Waste Management**

There is only one Waste Management Proposal, to designate an area for an enlarged Waste Transfer Station, which will help to encourage reuse and recycling. The proposal could contribute towards energy conservation, providing that waste is collected centrally, rather than relying on residents to bring it to the site individually. The proposal may have an adverse effect on wildlife and the quality of the green environment, although such impact could be minimised by careful siting and design.

## **Minerals**

There are only two Minerals Proposals, to define a Mineral Consultation Area (Proposal M2/1) and to prepare a strategy for future use of Meriden Sands area (Proposal M4/1). Neither have any significant implications for sustainability. The proposal for the Consultation Area will help to optimise the use of land for mineral extraction, but makes no reference to mineral conservation, so is not likely to contribute to the conservation of resources. The strategy has the potential to be positive for a number of social and environmental benefits, including health and leisure, wildlife and the quality of the green environment.

## Consideration of Appraisal Findings

### Committee Reporting

The Appraisal of the Principal Objectives of the Plan was undertaken after most of the objectives had been agreed. Its purpose was largely to test whether the approach worked, but the Appraisal did confirm that the Principal Objectives should contribute to all aspects of sustainable development.

The summaries of the findings from the Appraisal of the policies and proposals were included with the reports to Committee on the policies and proposal themselves. Thus, the Appraisal Summaries were considered by the Committee in appraising the policies and proposals.

### Changes and Improvements

A number of changes and improvements to policies were suggested in the Appraisal Summaries. Policy H5 refers to encouragement for higher density development in places with good public transport accessibility, as suggested in the Housing Appraisal. A new Policy ENV24 on Renewable Energy is included in response to the suggestion in the Environment Appraisal, which also addresses the suggestion for a policy to encourage more efficient use of natural resources in the Employment and Prosperity Appraisal.

A number of other suggestions in the Appraisal Summaries did not result in changes, but should be covered by existing policies. The reference to the promotion of high quality design of new developments in the Employment and Prosperity and Retailing and Centres Appraisals is covered by Policies ENV1–ENV3. References to minimising air and water pollution in the Employment and Prosperity and Waste Management Appraisals is addressed in Policies ENV16 and ENV18. Policies ENV11–ENV15 on the natural environment should address the concerns raised in the Housing, Countryside and Implementation and Monitoring Appraisals.

Public Art is covered in Policy R9, although not mentioned in the Implementation and Monitoring policy on developer obligations. The Employment and Prosperity Appraisal suggested that the criteria applied to office proposals outside town centres in Policy E3 should apply to all office development. However, town centres are appropriate locations for office development, and the purpose of Policy E3 is to apply sustainability criteria to out-of-centre schemes.

Finally, the suggestion that supplementary planning guidance on Contaminated land, referred to in Proposal ENV17/1, should cross-refer to the Council's Nature Conservation Strategy, will need to be addressed when the guidance is prepared.

## **4. Solihull Unitary Development Plan 2006: Revised Deposit**

### **Summary of Appraisal Findings**

The revisions to the Plan objectives, policies and proposals are likely to be beneficial in moving towards sustainable development.

The main change to the Principal Objectives, relating to the Countryside, should be positive for economic growth and employment, although it is less obviously beneficial for health and leisure.

The revisions to the housing policies include regard for landscape, so will help to improve the green environment. Policy ENV10 Telecommunications/Electromagnetic Fields now protects wildlife and amenity so improving social well-being.

The changes to Policy C2 Control of Development in the Green Belt should benefit visual amenity and social well-being, although they may inhibit reduction of waste and recycling. However, the waste management policies now address all waste streams and should assist reduction and recycling. The additional criterion relating to the countryside in Policy WM6 Waste Transfer Stations will help to protect the green environment, whilst the tightening of controls in floodplains in Policy WM8 Landfill should minimise pollution. The use of up to date figures for the requirement for sand and gravel extraction in Policy M3 Supply of Aggregates should help to encourage the conservation of resources. Policy M4 Mineral Extraction, Restoration and After-care is now more positive for both health and leisure, and wildlife.

The deletion of the proposed extension to Birmingham Business Park and the firmer text in Proposal ENV18/1 Sustainable Drainage Systems will be beneficial for the green environment. The new emphasis on local assessments and standards for sport, open space and recreational facilities should ensure that facilities meet people's needs, as well as benefiting health and leisure, wildlife and the quality of the built environment. Proposal WM6/1 now excludes reference to a re-sited Council Depot, which would have been detrimental to the green environment. Finally, whilst the identification of sites for sand and gravel extraction in Proposal M3/1 is likely to have an adverse impact on local character and the green environment, it will help to maintain economic growth and employment and includes protection for wildlife.

### **Consideration of Appraisal Findings**

The summary of the findings from the Appraisal was included in the reports on the Revised Deposit to the Unitary Development Plan Task and Finish Group; the Regeneration, Environment and Leisure Scrutiny Board and Cabinet. The Appraisal did not identify any significant concerns nor suggest any changes or improvements to the Revised Deposit.

## **5. Solihull Unitary Development Plan 2006: Modifications**

### **Summary of Appraisal Findings**

Most of the modifications to the Plan policies and proposals are minor and will have a negligible effect on the appraisal findings from the First and Revised Deposits.

The new Policy S8 on Village Services and Facilities in the Retailing and Centres chapter should help to maintain local services and employment in the Borough's villages and contribute towards the conservation of resources by optimising the use of land and reducing the need to travel.

The modifications to Policy ENV2 Urban Design will help to optimise the use of urban land and further assist in meeting residents' needs for local services and a choice of transport opportunities. The modification to Policy C2 Control of Development in the Green Belt, which relates to park and ride schemes, should encourage the use of alternatives to the car for at least part of some journeys.

The new business sites at Bickenhill and Monkspath in Proposals E2/6 and E2/7 should help to meet local needs for employment, and the former could assist with regeneration needs in the north of the Borough. However, the site at the M42/A34 junction, Monkspath will have an adverse impact on the green environment as it is a green field site, and is likely to encourage car-based travel. This site has had a planning consent for business development since the 1990s.

A supplementary planning document on avoiding light pollution will help to protect the character and quality of the countryside, whilst enabling measures to improve community safety.

It should be noted that the modifications result from recommendations by the Inspector following the Inquiry into objections to the Plan last year. The scope for changing the modifications in view of sustainability concerns is therefore severely limited.

### **Consideration of Appraisal Findings**

The summary of the findings from the Appraisal was considered by Cabinet, alongside the report on the Modifications to the Unitary Development Plan 2006. The Appraisal did not identify any significant concerns nor suggest any changes or improvements to the Modifications.

## 6. Conclusion

The Sustainability Appraisal is part of the Council's commitment to integrating sustainable development principles into the Solihull Unitary Development Plan 2006, alongside the inclusion of a Fundamental Principle and a Principal Objective relating to sustainable development in the Plan's content.

The Council has adopted the approach recommended in the Government's Good Practice Guide, which has been widely used. Both the Coventry Development Plan and the Regional Spatial Strategy Appraisals were based on this approach.

The Appraisal has made explicit the potential effect of Plan policies and proposals on a list of Sustainability Principles. It has also led to some changes, notably an additional policy on renewable energy, although many of the suggestions are already covered in other policies of the Plan. However, the Appraisal findings may have resulted in greater change to the Plan, if Appraisal recommendations had been specifically considered by Committee.

The Appraisal of the Revised Deposit and the Modifications suggests that the revisions and modifications are likely to be beneficial in moving towards more sustainable development

The Appraisal was undertaken by the Forward Planning Team, with some assistance from other Council staff. This raised awareness of sustainable development issues amongst the Team which should help to ensure that potential conflict between the Solihull Unitary Development Plan 2006 and Sustainability Principles is minimised. The Council considers that these benefits outweigh possible concerns about the lack of independence of the process. However, it is acknowledged that wider involvement in the Appraisal Team, particularly from representatives of social and economic interests, would be advantageous.

## Sustainability Principles and Criteria

### Maintaining high and stable levels of economic growth and employment

1. Maintaining economic growth & employment
  - ◆ Fostering the regional role of the Borough
  - ◆ Provide jobs to meet local needs
  - ◆ Encourage rural diversification
  - ◆ Encourage community enterprise
  
2. Encouraging regeneration
  - ◆ Optimise use of urban land
  - ◆ Meet needs of north of the Borough

### Social progress which meets the needs of everyone

3. Promoting health & leisure
  - ◆ Improve access to open space/countryside
  - ◆ Increase opportunities for leisure/recreation
  - ◆ Encourage walking & cycling
  
4. Improve safety
  - ◆ Improve safety
  - ◆ Improve social well being
  - ◆ Minimise crime & the fear of crime
  
5. Meeting residents' needs
  - ◆ Provide opportunities for local employment
  - ◆ Ensure adequate range of housing
  - ◆ Improve access to local services/facilities
  - ◆ Provide choice of transport opportunities
  
6. Promoting community identity & pride
  - ◆ Improve quality/accessibility of centres
  - ◆ Encourage community involvement

## **Effective protection of the environment**

7. Protecting wildlife
  - ◆ Safeguard irreplaceable natural resources
  - ◆ Protect important sites & species
  - ◆ Maintain constant level of natural resource
  - ◆ Enhance wildlife corridors
  
8. Enhancing local character
  - ◆ Safeguard local heritage
  - ◆ Protect & enhance local distinctiveness
  
9. Improving the quality of the built environment
  - ◆ High quality design in new development
  - ◆ Protect/enhance character of settlements
  - ◆ Maximise use of buildings & land
  - ◆ Improve access to green space
  
10. Enhancing the quality of the green environment
  - ◆ Protect & enhance open space
  - ◆ Protect & enhance the countryside
  - ◆ Enhance the character of the landscape
  - ◆ Maintain/improve the quality of farmland

## **Prudent use of natural resources**

11. Minimising pollution
  - ◆ Improve local air quality
  - ◆ Maintain/increase tree cover
  - ◆ Reduce emissions from industrial processes
  - ◆ Protect surface & ground water
  
12. Waste minimisation & conservation of resources
  - ◆ Minimise waste/encourage re-use/recycling
  - ◆ Optimise the use of land/buildings
  - ◆ Use natural resources more efficiently
  
13. Conserving energy
  - ◆ Minimise the need to travel
  - ◆ Encourage use of alternatives to the car
  - ◆ Encourage energy efficient development
  - ◆ Promote use of renewable energy

## Solihull Unitary Development Plan 2006: First Deposit – Sustainability Appraisal Matrix

SUSTAINABILITY PRINCIPLES		Maintaining high & stable levels of economic growth & employment		Social progress which meets the needs of everyone				Effective protection of the environment				Prudent use of natural resources			COMMENTS AND RECOMMENDATIONS
		Maintaining economic growth & employment	Encouraging regeneration	Promoting health and leisure	Improving safety	Meeting residents' needs	Promoting community identity and pride	Protecting wildlife	Enhancing local character	Improving the quality of the built environment	Enhancing the quality of the green environment	Minimising pollution	Waste minimisation and conservation of resources	Conserving energy	
<b>PRINCIPAL OBJECTIVES</b>															
1.	Sustainable Development	+	+	+	+	+	+	+	+	+	+	+	+	+	
2.	The Role of the Borough within the Region	+	+	?	?	?	+	?	?	?	--	?	--	--	
3.	Key Development Principles	?	+	+	?	?	?	?	?	?	?	+	+	+	
4.	Meeting People's Needs	+	+	+	+	+	+	?	?	?	?	?	?	?	
5.	Environment	--	--	+	+	--	+	+	+	+	+	+	+	+	
6.	Green Belt	--	+	+	?	--	+	+	+	?	+	?	?	+	
7.	Housing	?	+	+	?	+	?	--	?	?	--	?	?	+	
8.	Centres	+	+	+	+	+	+	?	+	+	?	+	?	?	
9.	Transport	+	+	+	+	+	+	+	+	+	+	+	+	+	
10.	Countryside	--	?	+	?	--	+	+	+	?	+	?	+	?	
11.	Sport, Recreation, Leisure & the Arts	+	+	+	+	+	?	?	?	+	?	?	?	?	
<b>POLICIES</b>															
<b>Housing</b>															
H1	Provision of Housing Land	+	+	0	+	+	0	--	+	+	--	--	+	0	Encourages urban sites, some green field may be required. Ecological criterion?
H2	Provision for Long Term Housing Needs	+	--	0	0	0	0	0	0	0	0	0	0	0	Criteria for choice of sites needs to be appraised.
H3	Type of Dwellings	+	0	0	+	+	0	0	0	0	0	0	+	0	
H4	Affordable Housing	+	+	0	+	+	0	0	0	0	0	0	0	+	
H5	Density of Development	0	+	0	0	+	0	0	0	+	0	0	+	+	Could be linked to proximity to centres.
H6	Design & Quality of Development	+	+	0	+	+	0	0	0	+	0	0	+	+	Could refer to proximity to services, landscape & protection of wildlife.

H7	Phasing of Housing Development	0	+	0	0	0	0	--	0	+	+	0	+	0	
<b>Employment and Prosperity</b>															
E1	Premium Employment Sites	+	0	+	+	+	0	0	--	--	--	0	--	--	Public transport to be provided & alternative modes encouraged.
E2	General Business Land	+	+	0	+	0	0	0	--	0	--	0	+	0	Could encourage high quality design & walking & cycling.
E3	General Office Development	+	+	0	+	+	+	--	--	+	0	0	+	+	Could encourage high quality design & walking & cycling. Apply criteria to all?
E4	Birmingham International Airport	+	+	0	+	+	0	--	--	+	--	--	0	0	Potential to compensate for environmental losses.
E5	National Exhibition Centre	+	+	+	+	+	0	--	--	0	0	0	0	0	Could encourage high quality design. Potential to compensate for losses.
E6	Land Rover	+	+	+	+	+	0	0	0	+	0	--	+	0	Could refer to water as well as air pollution.
E7	Hotel Development	+	+	+	0	+	+	0	+	0	0	0	0	0	
E8	East Birmingham & North Solihull Regeneration Zone	+	+	0	+	+	+	0	0	+	0	0	+	0	
E9	Retention of Land in Business Use	+	+	0	+	+	0	0	0	+	0	0	+	0	
E9	Needs of Small Businesses	+	0	0	+	+	+	0	0	+	0	0	+	+	
<b>Transport</b>															
T1	Integrated & Sustainable Transport Strategy	0	+	+	+	+	+	0	0	+	0	+	0	+	
T2	Accessibility to New Developments	0	0	+	+	+	0	0	0	0	0	+	0	+	
T3	Design for All Means of Travel in New Developments	0	0	+	+	+	0	0	0	0	0	0	0	+	
T4	Interchanges	0	0	0	+	+	+	0	0	0	0	+	0	+	Policy should define what interchanges include. May depend on scheme.
T5	Promoting Green Travel	0	0	+	+	+	0	0	0	0	0	+	0	+	Could refer to aim of travel plans to contribute to sustainable development.
T6	Metro	+	+	0	+	+	+	0	0	0	0	+	0	+	
T7	Rail	+	0	+	+	+	+	--	--	0	--	+	+	+	Could refer to mitigation/compensation.
T8	Buses	0	0	+	0	+	+	0	0	0	0	+	0	+	
T9	Park & Ride Facilities	+	0	0	0	+	+	0	0	--	--	+	0	+	
T10	Public Transport Links serving the needs of the East Birmingham & North Solihull Regeneration Zone	+	+	0	+	+	+	0	0	0	0	0	0	+	
T11	Motorway Development	+	0	0	0	+	+	--	--	0	--	--	0	0	
T12	Strategic Highway Network	+	0	0	+	+	+	--	0	+	--	--	0	+	

T13	Car Parking Provision	0	--	0	0	+	+	0	0	--	0	--	0	--	Need to appraise supplementary planning guidance.
T14	Road Safety & Traffic Calming	0	0	+	+	0	0	0	0	0	0	0	0	+	
T15	Future Development at Birmingham International Airport	+	+	0	+	+	0	--	0	--	--	--	0	0	
T16	Cycling	0	0	+	+	+	+	0	0	0	0	0	0	+	
T17	Walking	0	0	+	+	+	+	0	0	0	0	0	0	+	
<b>Environment</b>															
ENV1	Mixed Use Development	+	+	+	+	+	+	0	0	0	0	+	+	+	May have adverse effect on open space.
ENV2	Urban Design	0	+	+	+	+	+	0	+	+	0	0	+	+	
ENV3	Areas of Local Distinctiveness	0	--	0	+	0	+	0	+	+	0	+	0	0	
ENV4	Protection of Amenity	0	0	+	+	+	0	0	+	+	0	0	0	0	
ENV5	Crime Prevention	0	0	0	+	0	0	0	0	0	0	0	0	0	May help to encourage use of services/facilities.
ENV6	Conservation Areas	0	0	0	+	0	+	0	+	+	0	+	0	0	
ENV7	Listed Buildings	0	0	0	0	0	0	0	+	+	0	0	0	0	May assist rural regeneration.
ENV8	Locally Listed Buildings	0	0	0	0	0	0	0	+	+	0	0	0	0	
ENV9	Ancient Monuments & Archaeological Sites	0	0	0	0	0	0	0	+	+	+	0	0	0	
ENV10	Telecommunications/Electromagnetic Fields	+	0	0	0	0	0	0	+	0	+	0	0	0	
ENV11	Important Nature Conservation Sites	--	--	0	0	0	0	+	+	0	+	+	0	0	Effect on economic principles depends on site.
ENV12	Conservation of Biodiversity	0	0	0	0	0	0	+	+	0	+	+	0	0	
ENV13	River Blythe Catchment Area	--	0	0	0	0	0	+	+	0	+	+	0	0	May affect employment opportunities.
ENV14	Wildlife Species	--	0	0	0	0	0	+	+	0	+	+	0	0	May affect employment opportunities.
ENV15	Trees and Woodlands	+	0	+	0	0	0	+	+	+	+	+	0	0	
ENV16	Air Pollution	0	0	0	0	0	+	0	0	0	0	+	+	0	
ENV17	Contaminated Land	0	0	0	+	0	0	0	0	+	0	+	0	0	
ENV18	Water Protection	0	0	0	+	0	0	+	0	0	0	+	+	0	
ENV19	Noise	0	0	0	+	0	0	0	0	+	0	0	0	0	
ENV20	Bad Neighbour Uses	0	0	0	+	0	0	0	0	0	+	+	0	0	May restrict employment opportunities.
ENV21	Water Conservation	0	0	0	0	0	0	+	+	0	0	+	+	0	
ENV22	Development in Flood Plains	0	0	0	+	0	0	0	0	0	0	+	0	0	
ENV23	Energy Conservation	0	0	0	+	0	0	0	0	0	0	0	+	+	Could encourage development of renewable energy sources.
ENV24	Renewable Energy	+	0	0	+	+	0	0	0	0	--	+	+	+	

<b>Countryside</b>															
C1	Designation of a Green Belt	--	+	0	+	--	0	+	+	+	+	+	+	+	Restricts flexibility/options for business, but note exceptions.
C2	Control of Development in the Green Belt	--	+	0	--	--	0	0	+	+	+	--	+	0	Restricts employment/recreation opportunities.
C3	Small Inset Villages in the Green Belt	0	0	0	0	0	+	0	+	+	+	0	+	0	Could refer to wildlife in criteria.
C4	Agricultural Land	--	0	0	0	0	0	+	+	0	+	0	+	0	May restrict employment opportunities. Takes account of other environmental considerations.
C5	Farm Workers' Accommodation	0	0	0	0	+	0	0	+	0	+	0	+	0	Does not encourage energy conservation.
C6	Agricultural Diversification	+	0	0	+	+	0	0	0	0	+	0	+	--	Will encourage car-based journeys. Health and leisure benefits from some schemes. Restrictive criteria on economic uses.
C7	Viability of Villages	+	0	+	+	+	+	0	+	+	0	0	+	+	Restrictive criteria on economic uses.
C8	Landscape Quality	0	0	0	0	0	0	+	+	0	+	+	0	0	May restrict rural diversification.
C9	Light Pollution	--	0	--	0	0	0	0	+	0	+	0	0	0	May restrict recreational schemes.
C10	Recreation in the Countryside	+	0	+	+	+	0	+	+	0	+	0	0	0	Allows outdoor uses only.
<b>Retailing and Centres</b>															
S1	Existing Shopping Centres	+	+	+	+	+	+	0	0	+	0	0	+	+	
S2	Primary Retail Frontages in Main Centres	0	0	0	+	+	+	0	0	0	0	0	0	0	
S3	Solihull Town Centre	+	+	+	+	+	+	0	+	+	0	0	+	+	Could promote high quality design.
S4	Shirley Town Centre	+	+	+	+	+	+	0	0	+	0	0	+	+	Could promote high quality design.
S5	Chelmsley Wood Town Centre	+	+	+	+	+	+	0	0	+	0	0	+	+	Could promote high quality design.
S6	Local Centres	0	+	+	+	+	+	0	+	+	0	0	+	+	
S7	Local Shopping Parades & Small Freestanding Shops	0	+	+	+	+	0	0	0	+	0	0	+	+	
S8	Non-Food Retail Warehouses	+	+	+	0	+	0	0	0	0	0	0	+	+	But restrictive to employment opportunities.
S9	Out-of-centre Food Shopping	+	+	+	+	+	0	0	0	0	0	0	+	+	But restrictive to employment opportunities.
S10	Major Out-of-town Shopping Centres	--	+	0	0	+	0	0	0	0	+	0	0	+	Restricts employment opportunities.
<b>Sport, Recreation, Leisure and the Arts</b>															
R1	Provision of Facilities	+	0	+	+	+	+	0	0	0	0	0	0	+	Could refer to cycling & walking.
R2	Protection of Existing Open Space	0	+	+	+	0	0	+	+	+	+	+	+	0	

R3	Protection of Playing Fields	0	0	+	+	0	0	0	0	+	+	0	0	0	
R4	New and Improved Open Space	0	0	+	+	+	0	+	+	+	+	+	0	0	
R5	Allotment Gardens	0	0	+	+	0	+	+	+	0	+	0	+	0	
R6	Waterways	0	0	+	+	+	0	+	+	+	+	+	0	+	Although positive for wildlife, potential conflict with wildlife corridors.
R7	Rights of Way & Cycling	0	0	+	+	+	+	0	0	+	0	0	0	+	Cross-refer with transport policy.
R8	Leisure, Arts & Entertainment Facilities	0	+	+	+	+	+	0	+	+	0	0	+	0	
R9	Public Art	0	+	+	+	+	+	0	+	+	0	0	0	0	
<b>Waste Management</b>															
WM1	Waste Strategy	+	0	0	0	+	0	0	0	0	0	+	+	0	May increase pollution if incineration.
WM2	Materials Recycling Facilities	+	0	0	0	+	0	0	0	0	0	+	+	0	
WM3	Mini-recycling (Bring) Centres	0	0	0	0	+	0	0	0	0	0	0	+	+	Kerbside collections would have greater potential for recycling/energy conservation.
WM4	Recycling Waste from Shops, Commercial & Other Development	0	0	0	0	0	0	0	0	+	0	0	+	+	May not minimise pollution depending on nature of energy recovery.
WM5	Composting Sites	+	0	0	0	+	0	0	0	0	0	--	+	+	Effect on water resources.
WM6	Waste Transfer Stations	+	0	0	0	+	0	0	0	0	0	0	+	+	
WM7	Civic Amenities Site	+	0	0	0	+	0	0	0	0	0	0	+	+	May not minimise pollution.
WM8	Landfill	0	0	0	0	0	0	0	0	0	--	--	+	0	Could seek to minimise air/water pollution.
<b>Minerals</b>															
M1	Search for New Minerals	0	0	0	0	0	0	0	0	0	0	0	0	0	
M2	Protection of Mineral Deposits	+	0	0	0	+	0	0	0	0	0	0	+	0	Extraction will have negative effects on the environment.
M3	Supply of Resources	+	0	0	0	0	0	0	0	0	0	0	0	0	
M4	Mineral Extraction, Transport & After Use	+	0	--	0	+	0	--	--	0	--	--	+	+	
<b>Implementation and Monitoring</b>															
IM1	Developer Obligations	0	0	+	+	+	0	0	+	+	+	+	0	+	Could include compensation for lost biodiversity resources & public art.
IM2	Supplementary Planning Guidance	*													
IM3	Monitoring	*													
<b>PROPOSALS</b>															
<b>Housing</b>															
<u>Housing Land Assessment Criteria</u>															
	Previously Developed Site	0	+	0	+	+	0	0	0	+	+	0	+	0	
	Location & Accessibility	0	0	+	+	+	+	0	0	0	0	0	0	+	
	Capacity of Existing/ Potential Infrastructure	0	0	0	0	+	0	0	0	0	0	+	+	0	

	Ability to Build Sustainable Community	+	0	+	+	+	0	0	0	0	0	0	+	+	
	Physical/Environmental Constraints	0	0	0	0	0	0	+	+	+	+	0	0	0	
Housing Sites															
H1/1															
Site 1	Oakfield Way	**													
Site 2	Cooks Lane/Conway Rd	**													
Site 3	Former Solihull College, Radbourne Road	**													
Site 4	School Road	**													
Site 5	Former British Gas site	--	+	0	0	+	0	0	0	+	0	0	+	+	
Site 6	Maxstoke Lane	**													
Site 7	745 Warwick Road	0	+	+	0	+	0	0	0	+	0	0	+	+	
Site 8	Council Depot, Moat Ln	--	+	0	0	+	0	0	0	+	0	0	+	+	
Site 9B	Chelmsley Lane	**													
Site 9D	Berwicks Lane / Coleshill Road	**													
Site 9E	Coleshill Road / Moorend Avenue	**													
Site 9F	Chelmsley Lane / Coleshill Road	0	+	+	0	+	0	0	0	0	--	0	0	+	
Site 10A	Kenilworth Road / Station Road	**													
Site 10B	Kenilworth Road / Needlers End Lane	**													
Site 11	Dickens Heath	**													
Site 12	909 Warwick Road	0	+	+	0	+	0	0	0	+	0	0	+	+	
Site 13	465 Stratford Road	--	+	+	0	+	0	0	0	+	0	0	+	+	
Site 14	Arlescote Road	0	+	0	0	+	0	0	0	+	0	0	+	+	
Site 15	Masons Way	0	+	0	0	+	0	0	0	+	0	0	+	+	
Site 16	Council Depot, Clopton Crescent	0	+	0	0	+	0	0	0	+	0	--	+	+	
Site 17	Solihull College (Chelmsley Campus)	0	+	0	0	+	0	0	0	+	0	0	+	+	
Site 18	Arran Way	0	+	+	0	+	0	0	0	+	0	0	+	+	
Site 19	Lowbrook Centre	0	+	+	0	+	0	0	0	+	0	0	+	+	
Site 20	Poplar Road	--	+	+	0	+	0	0	0	+	0	0	+	+	
Site 21	Aqueduct Road	0	+	+	0	+	0	0	0	+	--	0	0	+	
Site 22	Braggs Farm Lane	0	0	+	0	+	0	0	0	0	--	0	0	+	
Site 23	North of Braggs Farm Lane	0	0	+	0	+	0	0	0	0	--	0	0	+	
H2/1															
Site (a)	Lowbrook Lane / Tilehouse Lane	***													

Site (b)	Tidbury Green Farm	***														
Site (c)	Tanworth Lane	***														
Site (d)	Elmdon Road	***														
Site (e)	Leys Lane	***														
Site (f)	Hampton Road	***														
Site (g)	Four Ashes Road	***														
Site (h)	Grove Road	***														
H6/1	Development Briefs	0	0	+	0	+	0	0	0	0	+	0	+	0	0	
<b>Employment &amp; Prosperity</b>																
E1/1	Birmingham Business Park	+	0	0	0	+	0	0	0	0	+	--	0	0	0	Contributes to regeneration of region. Likely to encourage car based travel.
E1/2	Extension to Birmingham Business Park	+	0	0	0	+	0	0	0	0	+	--	0	0	0	
E1/3	Blythe Valley Business Park	+	0	+	0	+	0	0	0	0	+	--	0	0	0	Contributes to regeneration of region. Likely to encourage car based travel. Park will enhance wildlife/green environment.
E1/4	Extension to Blythe Valley Business Park	+	0	+	0	+	0	0	0	0	+	--	0	0	0	Contributes to regeneration of region. Likely to encourage car based travel. Park will enhance wildlife/green environment.
E2/1	Land at Highlands Road	+	0	0	0	+	0	0	0	0	0	--	0	0	0	Bus service linking site to north Solihull.
E2/2	Land at Birmingham International Park	+	+	0	0	+	0	0	0	0	0	--	0	0	0	
E2/3	Land North of Clock Interchange	+	+	0	0	+	0	0	0	0	0	--	0	0	0	
E2/4	Land at Saxon Way	+	+	0	0	+	0	0	0	0	0	0	0	0	0	
E2/5	Land at Stratford Road / Dog Kennel Lane	+	0	0	0	+	0	0	0	0	0	0	0	+	0	
E3/1	Office Development in Main Centres	+	+	0	0	+	0	0	0	0	0	0	0	+	+	Will maximise use of land.
E4/1	Birmingham International Airport	+	+	0	0	+	0	0	0	0	0	0	--	0	0	Will not minimise travel, but Green Travel Plan will encourage alternatives to car.
E4/2	West Car Park	+	+	0	0	+	0	0	0	0	0	0	0	0	0	
E5/1	NEC	+	+	+	0	+	0	0	0	0	0	--	0	0	0	Will not minimise travel, but Green Travel Plan will encourage alternatives to car.
E6/1	Land Rover	+	+	0	0	+	0	0	0	0	0	0	0	+	0	Will maximise use of buildings/land.
<b>Transport</b>																
T1/1	Public Transport Strategy	+	+	+	0	+	+	0	0	0	0	0	0	0	+	Will help to reduce social exclusion.
T6/1	Metro Route A45	+	+	+	+	+	+	0	0	0	0	0	0	+	+	
T8/1	Bus Showcase Routes	+	+	+	0	+	+	0	0	0	0	0	0	0	+	
T9/1	Car parking at Stations	0	0	0	0	+	0	0	0	0	0	0	0	0	+	
T12/1	Strategic Highway Network	0	0	0	+	+	0	0	0	0	0	0	0	0	0	
T12/2	Hockley Heath By-Pass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
T12/3	Knowle Relief Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

T12/4	Balsall Common By-Pass	0	0	0	0	0	0	0	0	0	0	0	0	0	
T12/5	M42 Junction 4 Improvement	0	0	0	+	+	0	0	0	0	0	0	0	--	
T12/6	A34 Improvements	0	0	0	+	+	+	0	0	+	0	0	0	--	Will encourage cycling/walking.
T12/7	Dickens Heath Road Improvements	0	0	0	+	+	0	0	0	0	--	0	0	--	
T12/8	A45 Improvements	0	0	0	+	+	0	0	0	0	0	0	0	--	
T13/1	Car Parking Guidelines	0	0	0	0	+	0	0	0	+	0	0	+	+	May not meet needs of employees.
T13/2	Parking Provision in Shirley	0	0	0	0	+	+	0	0	0	0	0	0	--	
T16/1	Cycling Strategy	0	0	+	0	+	0	0	0	0	0	+	+	+	
T17/1	Walking Strategy	0	0	+	0	+	0	0	0	+	0	+	+	+	
<b>Environment</b>															
ENV3/1	Local Design Guidance	0	0	0	0	0	0	0	+	+	0	0	0	0	Has potential to improve well-being and maintain tree cover.
ENV4/1	Protection & Enhancement of Amenity	0	0	0	0	0	0	0	+	+	0	0	0	0	
ENV6/1	Conservation of Historic Environment	0	0	0	0	0	0	0	+	+	0	0	0	0	
ENV6/2	Conservation Area Appraisal Documents	0	0	0	0	0	0	0	+	+	0	0	0	0	
ENV6/3	Conservation Areas Enhancement Programme	0	0	0	0	0	+	0	+	+	0	0	0	0	
ENV8/1	Locally Listed Buildings	0	0	0	0	0	0	0	+	+	0	0	0	0	
ENV9/1	Ancient Monument Management Plans	0	0	0	0	0	0	0	+	+	+	0	0	0	Has potential to promote health & leisure. Extra visits could have impact on wildlife.
ENV11/1	SSSI, SINC & RIGS	0	0	0	0	0	0	+	+	0	+	0	0	0	
ENV11/2	Survey of RIGS	0	0	0	0	0	0	+	+	0	+	0	0	0	
ENV11/3	Local Nature Reserves	0	0	+	0	0	0	+	+	+	+	0	0	0	
ENV12/1	Habitat Biodiversity Audit	0	0	0	0	0	0	+	+	+	+	0	0	0	
ENV12/2	Local Biodiversity Action Plans	0	0	0	0	0	0	+	+	+	+	0	0	0	
ENV12/3	Nature Conservation Strategy	0	0	0	0	0	0	+	+	+	+	0	0	0	Has potential to promote health & leisure.
ENV12/4	Environmental Corridors	0	0	+	0	0	0	+	+	+	+	0	0	0	
ENV12/5	Project Kingfisher	0	0	+	0	0	+	+	+	+	+	0	0	0	
ENV13/1	River Blythe	0	0	+	0	0	0	+	+	0	+	0	0	0	
ENV15/1	Woodlands In Solihull	0	0	+	0	0	0	+	+	+	+	+	0	0	
ENV15/2	Urban Tree Strategy	0	0	0	0	0	0	0	+	+	0	+	0	0	
ENV15/3	Woodland Management Programme	0	0	+	0	0	0	+	+	+	+	+	0	0	
ENV15/4	New Trees & Woodlands	0	0	+	0	0	0	+	+	0	+	+	0	0	

ENV15/5	Tree Preservation Orders	0	0	0	0	0	0	+	+	+	+	+	0	0	
ENV15/6	Trees on Development Sites	0	0	0	0	0	0	+	+	+	0	+	0	0	
ENV17/1	Contaminated Land	0	+	0	0	0	0	0	0	+	0	+	0	0	Guidance should cross-refer to Nature Conservation Strategy.
ENV18/1	Sustainable Urban Drainage Systems	0	0	0	0	0	0	0	0	+	0	+	0	0	Has potential to enhance wildlife/green environment.
<b>Countryside</b>															
C2/1	Extensions in Green Belt	0	0	0	0	+	0	0	+	0	+	0	0	0	May impose restriction on individual needs.
C6/1	Conversion of Rural Buildings	+	0	0	0	+	0	0	+	0	+	0	+	--	Some schemes may promote health & leisure.
C7/1	Village Appraisals / Design Statements	0	0	0	0	0	+	0	+	+	0	0	0	0	Depends on Appraisal/Design Statement
C8/1	Countryside Strategy	0	0	+	0	+	0	+	+	+	+	0	0	0	Promotes limited farm diversification, tree planting & potential to conserve energy.
C8/2	Landscape Character	0	0	0	0	0	0	+	+	0	+	0	0	0	Has potential to promote health & leisure.
C10/1	Greenways/Quiet Lanes	0	0	+	0	0	0	0	0	+	0	0	0	+	Has potential to meet people's needs for access.
<b>Retailing &amp; Centres</b>															
S2/1	Primary Retail Frontages: Solihull	0	0	0	0	+	+	0	0	0	0	0	0	0	
S2/2	Primary Retail Frontages: Shirley	0	0	0	0	+	+	0	0	0	0	0	0	0	
S3/1	Mell Square	0	+	0	0	+	+	0	0	+	0	0	0	0	Should not affect wildlife (colony of pied wagtails)
S4/1	New Foodstore	+	+	0	0	+	+	0	0	0	0	0	0	0	May impact on open space in Shirley Park.
S4/2	New Retail Units	+	+	0	0	+	+	0	0	0	0	0	+	0	
S4/3	Environmental Improvements	+	+	0	0	+	+	0	0	0	0	0	0	0	Includes proposals to encourage walking & cycling. May improve well-being.
S5/1	Improvements: Chelmsley Wood	+	+	0	+	+	+	0	0	+	0	0	+	+	Likely to encourage walking.
S5/2	Role of Chelmsley Wood	+	+	0	+	+	+	0	0	+	0	0	+	+	Likely to encourage walking.
S5/3	Chelmsley Wood Study	+	+	+	+	+	0	0	0	0	0	0	+	+	
S6/1	Dickens Heath Village Centre	+	0	+	0	+	+	0	0	0	0	0	0	+	
<b>Sport, Recreation, Leisure &amp; Arts</b>															
R1/1	Tudor Grange & North Solihull Sports Centres	0	0	+	+	0	0	0	0	0	0	0	0	+	Tudor Grange may involve loss of small area of open space.
R1/2	Local Assessments of Need	0	0	+	0	0	0	0	0	0	0	0	0	0	
R3/1	Standard of Playing Fields Provision	0	0	+	0	0	0	0	0	0	+	0	0	0	
R4/1	Dickens Heath Public Open Space	0	0	+	0	+	0	+	0	+	+	0	0	0	

R4/2	Marston Green Public Open Space	0	0	+	0	+	0	0	0	0	+	+	0	0	0	
R4/3	Meriden Recreation Ground	0	0	+	0	+	0	0	0	0	+	+	0	0	0	
R4/4	Blythe Valley Countryside Park	0	0	+	0	+	0	+	0	0	+	0	0	0		
R4/5	Play Area Strategy	0	0	+	0	+	0	0	0	0	+	0	0	0		
R6/1	Canal Strategy	0	0	+	0	+	0	+	+	0	0	0	0	0		
R6/2	Towpath Access	0	0	+	0	+	0	+	+	0	0	0	0	0		May improve well-being & quality of built environment.
R6/3	Earlswood Lakes	0	0	+	0	+	0	0	+	0	+	0	0	0		
R6/4	Olton Mere	0	0	+	0	+	0	0	0	+	0	0	0	0		
R7/1	Walking & Cycling Routes	0	0	+	0	+	0	0	0	+	0	0	0	0	+	
R7/2	Heart of England Way	0	0	+	0	0	0	0	0	0	0	0	0	0	+	
R7/3	Blythe Valley Walkway	0	0	+	0	0	0	0	0	+	0	0	0	0	+	
R7/4	Walks & Cycle Rides	0	0	+	0	0	0	0	0	+	0	0	0	0	+	
<b>Waste Management</b>																
WM6/1	Waste Transfer Station	0	0	0	0	0	0	0	0	0	0	0	0	+	+	May have adverse effect on wildlife/green environment.
<b>Minerals</b>																
M2/1	Minerals Consultation Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Will help optimum use of land, but not resource conservation.
M4/1	Meriden Sands Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Has potential to promote health & leisure, & enhance wildlife/green environment.

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Solihull Unitary Development Plan 2006: Revised Deposit – Sustainability Appraisal Matrix

SUSTAINABILITY PRINCIPLES		Maintaining high & stable levels of economic growth & employment		Social progress which meets the needs of everyone				Effective protection of the environment				Prudent use of natural resources			COMMENTS AND RECOMMENDATIONS
		Maintaining economic growth & employment	Encouraging regeneration	Promoting health and leisure	Improving safety	Meeting residents' needs	Promoting community identity and pride	Protecting wildlife	Enhancing local character	Improving the quality of the built environment	Enhancing the quality of the green environment	Minimising pollution	Waste minimisation and conservation of resources	Conserving energy	
<b>PRINCIPAL OBJECTIVES</b>															
	Countryside	+	?	0	?	+	+	+	+	?	+	?	+	?	Now encourages diversification.
<b>POLICIES</b>															
<b>Housing</b>															
H1	Provision of Housing Land	+	+	0	+	+	0	0	+	+	0	0	+	0	Encourages urban sites, now includes protection of the environment.
H4	Affordable Housing	+	+	0	+	+	0	0	0	0	0	0	0	+	
H5	Density, Design & Quality of Development	0	+	0	+	+	0	0	0	+	0	0	+	+	Could be linked to proximity to centres.
H6	Design & Quality of Development														Policy deleted.
H7	Phasing of Housing Development														Policy deleted.
<b>Transport</b>															
T13	Car Parking Provision	0	+	0	0	+	+	0	0	0	0	--	0	--	Need to appraise supplementary planning guidance.

<b>Environment</b>															
ENV2	Urban Design	0	+	+	+	+	+	0	+	+	0	0	+	+	Now covers local distinctiveness and amenity.
ENV3	Areas of Local Distinctiveness														Policy deleted.
ENV4	Protection of Amenity														Policy deleted.
ENV10	Telecommunications/ Electromagnetic Fields	+	0	0	+	0	0	+	+	0	+	0	0	0	Now protects amenity and wildlife.
ENV14	Wildlife Species	--	0	0	0	0	0	+	+	0	+	+	0	0	May affect employment opportunities.
ENV20	Bad Neighbour Uses	0	0	0	+	0	0	0	0	0	+	+	0	0	May restrict employment opportunities.
<b>Countryside</b>															
C2	Control of Development in the Green Belt	--	+	0	--	--	0	0	+	+	+	--	+	0	Restricts employment/recreation opportunities.
<b>Retailing and Centres</b>															
S8	Non-Food Retail Warehouses	+	+	+	0	+	+	0	0	0	0	0	+	+	But restrictive to employment opportunities.
S9	Out-of-centre Food Shopping														Policy deleted.
<b>Waste Management</b>															
WM6	Waste Transfer Stations	+	0	0	0	+	0	0	0	0	0	0	+	+	Now requires consistency with countryside policies.
WM7	Civic Amenities Site														Policy deleted.
WM8	Landfill	0	0	0	0	0	0	0	0	0	--	--	+	0	Could seek to minimise air/water pollution.
<b>Minerals</b>															
M3	Supply of Resources	+	0	0	0	0	0	0	0	0	0	0	+	0	Now uses reduced requirement thereby encouraging conservation, recycling.
M4	Mineral Extraction, Transport & After Use	+	0	+	0	+	0	0	--	0	--	--	+	+	Now more positive for recreation after uses and nature conservation.

PROPOSALS															
<b>Employment &amp; Prosperity</b>															
E1/2	Extension to Birmingham Business Park														Proposal deleted.
<b>Environment</b>															
ENV18/1	Sustainable Urban Drainage Systems	0	0	0	0	0	0	0	0	+	+	+	0	0	Has potential to enhance wildlife/green environment.
<b>Sport, Recreation, Leisure &amp; Arts</b>															
R1/2	Local Assessments of Need	0	0	+	+	+	0	0	0	0	0	0	+	0	Now emphasises local standards meeting people's needs.
R2/1	Local Assessments of Need for Open Space	0	+	+	+	+	0	+	+	+	+	+	+	+	Emphasis on local standards will meet people's needs.
R3/1	Standard of Playing Fields Provision	0	+	+	+	+	0	0	0	+	+	0	+	0	Now emphasises local standards meeting people's needs.
<b>Waste Management</b>															
WM6/1	Waste Transfer Station	0	0	0	0	0	0	0	0	0	0	0	+	+	Now neutral for wildlife/green environment.
WM6/2	Search for New Civic Amenities Site	+	0	0	0	+	0	0	0	0	0	0	+	+	New proposal replacing Policy WM7.
<b>Minerals</b>															
M3/1	Land for Possible Future Sand & Gravel Working	+	0	0	0	0	0	--	--	0	--	0	0	0	Includes protection for important wildlife sites.

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## Solihull Unitary Development Plan 2006: Modifications – Sustainability Appraisal

SUSTAINABILITY PRINCIPLES		Maintaining high & stable levels of economic growth & employment		Social progress which meets the needs of everyone				Effective protection of the environment				Prudent use of natural resources			COMMENTS AND RECOMMENDATIONS
		Maintaining economic growth & employment	Encouraging regeneration	Promoting health and leisure	Improving safety	Meeting residents' needs	Promoting community identity and pride	Protecting wildlife	Enhancing local character	Improving the quality of the built environment	Enhancing the quality of the green environment	Minimising pollution	Waste minimisation and conservation of resources	Conserving energy	
<b>POLICIES</b>															
<b>Environment</b>															
ENV2	Urban Design	0	+	+	+	+	+	0	+	+	0	0	+	+	Now covers optimising use of urban land and support for local facilities and transport.
<b>Countryside</b>															
C2	Control of Development in the Green Belt	--	+	0	--	--	0	0	+	+	+	--	+	+	Encourages use of alternatives to the car for at least part of some journeys.
<b>Retailing and Centres</b>															
New Policy S8	Village Services and Facilities	+	0	0	+	+	0	0	+	0	0	0	+	+	Could promote community identity/pride within villages.
<b>PROPOSALS</b>															
<b>Employment &amp; Prosperity</b>															
E2/6	Land at Bickenhill Lane, Bickenhill	+	+	0	+	+	0	0	0	+	0	0	0	0	Brown field site accessible by bus and rail. Could assist regeneration in North of Borough. Potential safety benefits from access improvements.
New Proposal E2/7	Land adj. M42 and A34 at Monkspath	+	0	0	0	+	0	--	0	0	--	0	0	--	Green field site with SINC status and may encourage car-based travel, but has longstanding consent for development.
<b>Countryside</b>															
C9/1	Light Pollution	0	0	0	+	0	0	0	+	0	+	0	0	0	SPD will help to protect the character of the countryside, but enable measures to combat crime and anti-social behaviour.

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