

## SCHEDULE

The parts of the Solihull Local Plan referred to at paragraph 1 of the Order are as follows:

### Within policy P5

- (i) “The Council will allocate sufficient land for 3,960 net additional homes to ensure sufficient housing land supply to deliver 11,000 additional homes in the period 2006–2028.”
- (ii) “The annual housing land provision target is 500 net additional homes per year (2006–2028). A trajectory showing how this target will be delivered from all sources of housing land supply is included in the Strategic Housing Land Availability Assessment and will be subject to annual review.”

### Within section 8.4

- (iii) 8.4.1: the entire paragraph
- (iv) 8.4.2: “The Council has assessed housing land supply throughout the development of the West Midlands Regional Spatial Strategy taking a “bottom-up” approach through detailed site assessment and the Strategic Housing Land Availability Assessment. It is considered that 11,000 (net) additional homes can be delivered towards meeting projected household growth of 14,000 households (2006–2028). This is the level of housing provision that the Council considers can be provided without adverse impact on the Meriden Gap, without an unsustainable short-term urban extension south of Shirley and without risking any more generalised threat to Solihull’s high quality environment. Substantial housing growth beyond this would:
  - adversely impact on infrastructure which sustains regional assets (eg, the airport, the NEC, Jaguar Land Rover, Birmingham Business Park and Blythe Valley Park), prejudicing their attractiveness and viability and so the success of the Borough as a driver of the regional economy.
  - undermine growth and regeneration objectives in other parts of the region, particularly North Solihull, Birmingham and the Black Country where environmental improvements and high quality market housing is being provided to attract economically active and mobile households to; and to stay in these areas.
  - undermine the strategically important Green Belt gap between the Birmingham and Coventry conurbations (the Meriden Gap).”
- (v) 8.4.3: “This can be delivered through sites with planning permission, suitable deliverable sites identified within the Strategic Housing Land Availability Assessment, sites within the North Solihull Regeneration area, broad location sites proposed for allocation by this policy and unidentified sites, predominantly within South Solihull.”

- (vi) Fig 14: “to meet the overall target of 8665 additional dwellings (2012–2028)”
- (vii) 8.4.4: “The following table establishes the five year housing land requirement from the anticipated date of Local Plan adoption (2013)”
- (viii) Housing Land Requirement Table: delete in entirety, leaving Deliverable Housing Land Supply table
- (ix) Housing trajectory schedule and graph: delete in entirety.
- (x) 11.6.6 “The safeguarded land at Tidbury Green was removed from the Green Belt in the UDP 1997 for possible long-term housing needs. Following assessment in the Strategic Housing Land Availability Assessment, this land is no longer considered suitable for development and is proposed to be returned to the Green Belt.”

Proposals map

- (xi) The land hatched on the attached plan is to be removed from Green Belt notation on the proposals map.

- 8.2.21 The policy supports the provision of affordable housing where there is evidence of need that cannot be met through affordable housing provision on an allocated housing site. The provision of affordable housing developments to meet the needs of people with a local connection to the Parish or neighbourhood will be supported on green belt land. The policy will ensure that the most suitable site in the village is used as outlined in the Parish or Neighbourhood Plan. All sites will be assessed for their accessibility to services and facilities, the impact of development on the Green Belt and environmental considerations.
- 8.2.22 The policy is justified by the acknowledged role that providing homes for local people in these Parishes or neighbourhoods has in supporting communities and maintaining the vitality of rural settlements through retaining population which supports local services and facilities.
- 8.2.23 The Strategic Housing Land Availability Assessment has identified the following suitable rural exceptions sites:

1.	Meriden Caravan storage and adjoining land, Birmingham Road, Meriden
2.	Land West of Stratford Road Hockley Heath

#### **Policy 4(c) – Market Housing**

- 8.2.24 The Council is justified in requiring the mix of market housing to reflect the types of households requiring market housing to ensure that market provision reflects local Borough demand and to sustain mixed and balanced communities.

#### **8.3 Challenges and Objectives Addressed by the Policy**

Challenge A - Reducing Inequalities in the Borough

Challenge B - Addressing Affordable Housing Needs Across the Borough

Challenge G - Imbalance in the Housing offer across the Borough and the Shortage of Gypsy and Traveller Sites

#### **POLICY P5 – Provision of Land for Housing**

~~The Council will allocate sufficient land for 3,060 net additional homes to ensure sufficient housing land supply to deliver 11,000 additional homes in the period 2006-2028. The allocations will be part of the overall housing land supply detailed in the table below (Fig. 14).~~

~~The annual housing land provision target is 500 net additional homes per year (2006-2028). A trajectory showing how this target will be delivered from all sources of housing land supply is included in the Strategic Housing Land Availability Assessment and will be subject to annual review.~~

The housing sites are phased to ensure a continuous supply of housing provision throughout the Plan period and a continuous supply of affordable housing. Sites will not be released for development before they reach their specified phase, unless existing housing land supply falls below national planning policy deliverable housing land supply requirements.

New housing will be supported on unidentified sites in accessible locations where they contribute towards meeting identified borough-wide housing needs and towards enhancing local character and distinctiveness. Unless there are exceptional circumstances, new housing will not be permitted in locations where accessibility to employment, centres and a range of services and facilities is poor.

The density of new housing will make the most efficient use of land whilst providing an appropriate mix and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations.

Development briefs will be prepared for each site in consultation with communities and developers and will set out the Council's expectations for the development of each site. Each brief will provide criteria and principles for development. Development briefs will be a material consideration in planning applications and will inform pre-application discussions.

#### 8.4 Justification

##### Housing Potential

8.4.1 The housing land provision target of 11,000 net additional dwellings (2006-2028) reflects the requirement recommended by the West Midlands Regional Spatial Strategy Phase II Revision Panel Report which objectively assessed housing need. Around 65% of growth is projected to emerge from net migration into Solihull on the basis of past trends. The projected level of growth may reduce with the successful continued implementation of the West Midlands Urban Renaissance Strategy which seeks to develop urban areas in such a way that they can increasingly meet their own economic and social needs in order to counter the unsustainable movement of people and jobs facilitated by previous strategies, including the need to direct development to those parts of the West Midlands Region needing housing. The Panel's assessment of housing need took the 2006-based household projections into account. Subsequent 2008-based and interim 2011-based household projections project a lower level of household growth for Solihull, providing further confidence that the provision target will meet need.

8.4.2 Solihull is recognised for its high quality environment which attracts residents and investors to the Region. The key Regional objective of stemming out migration can be best served by preserving and enhancing Solihull's environment. The Council has assessed housing land supply throughout the development of the West Midlands Regional Spatial Strategy taking a "bottom-up" approach through detailed site assessment and the Strategic Housing Land Availability Assessment. It is considered that 11,000 (net) additional homes can be delivered towards meeting projected household growth of 14,000 households (2006 - 2028). This is the level of housing provision that the Council considers can be provided without adverse impact on the Meriden Gap, without an unsustainable short-term urban extension south of Shirley and without risking any more generalised threat to Solihull's high quality environment. Substantial housing growth beyond this would:

- adversely impact on infrastructure which sustains regional assets (e.g. the airport, the NEC, Jaguar Land Rover, Birmingham Business Park and Blythe Valley Park), prejudicing their attractiveness and viability and so the success of the Borough as a driver of the regional economy;
- undermine growth and regeneration objectives in other parts of the region, particularly North Solihull, Birmingham and the Black Country where environmental improvements and high quality market housing is being provided to attract economically active and mobile households to; and to stay in these areas;
- undermine the strategically important green belt gap between the Birmingham and Coventry conurbations (the Meriden Gap).

The River Blythe, a Site of Special Scientific Interest with ecologically important sites and flood risk zones in its valley, principal parks, the airport, its flight path and potential for expansion and the M42 corridor are also major constraints to housing land supply in Solihull.

8.4.3 This can be delivered through sites with planning permission, suitable deliverable sites identified within the Strategic Housing Land Availability Assessment, sites within the North Solihull Regeneration area, broad location sites proposed for allocation by this policy and unidentified sites, predominantly within South Solihull. The following table (Fig. 14) provides an overview of housing land supply:

Fig. 14. Solihull Housing Land Supply 2006-2028

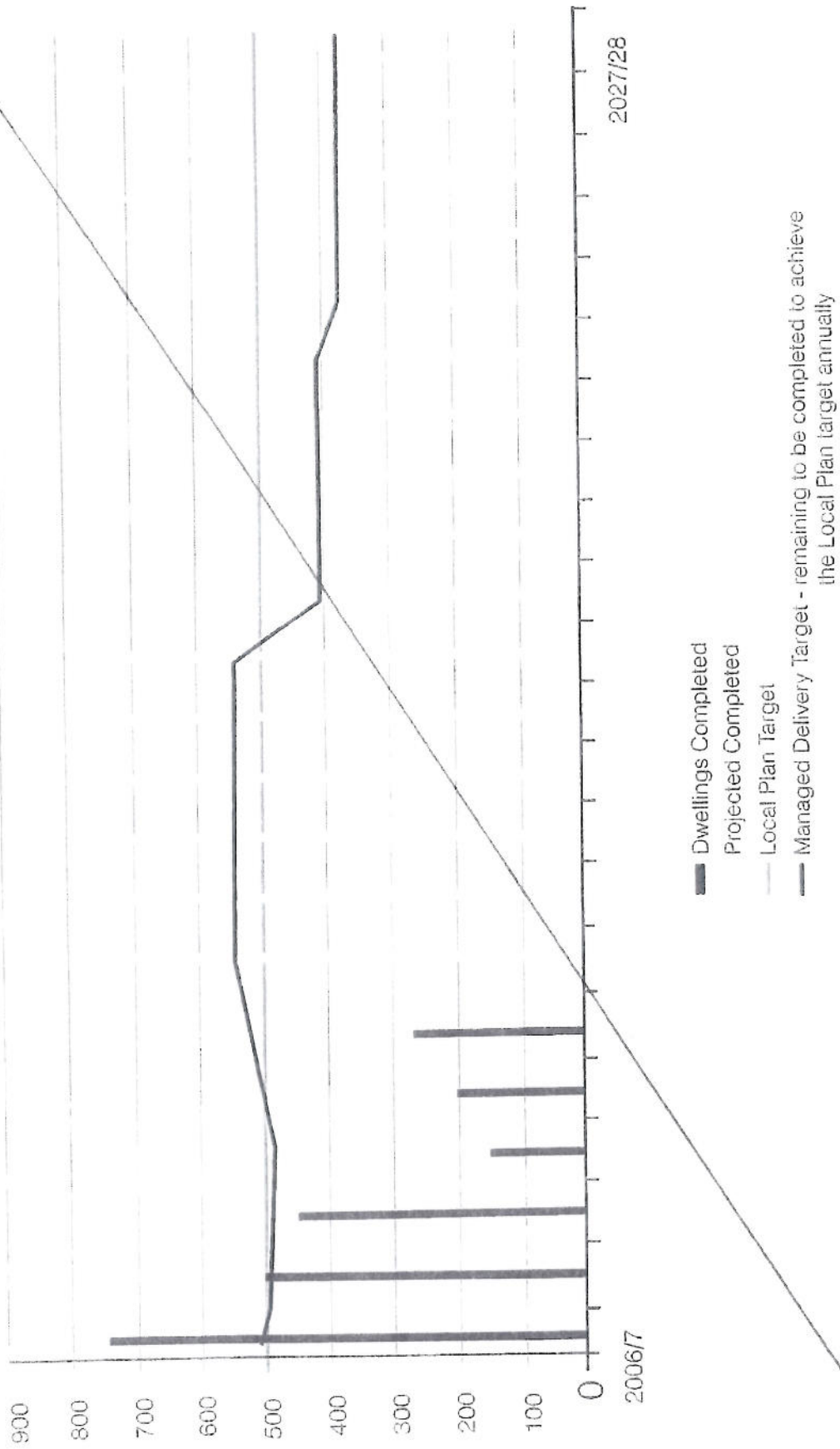
Source	Estimated Capacity
1 Housing completions (2006-2012)	2,340
<b>Future Housing Land Supply</b>	
2 Sites with planning permission	1,155
3 Sites identified in the Strategic Housing Land Availability Assessment	193
4 Sites within the North Solihull Regeneration Area	970
5 Local Plan Proposed Sites	3,960
6 Windfall housing land supply	2,400
<b>Sub-total Housing Land Supply to meet the overall target of 8,665 additional dwellings (2012-2028)</b>	<b>8,678</b>
<b>Total Estimated Capacity</b>	<b>11,018</b>

Windfall housing sites are sites that will become available for residential development during the Plan period that cannot be identified now. There is compelling evidence that windfall sites consistently become available in Solihull (since 1992, 187 dwellings per annum have been built on average). The National Planning Policy Framework (NPPF) introduced policy to resist inappropriate development in residential gardens, however this has been a policy objective for the Council since 2003 when the Council adopted supplementary planning guidance for such development "New Housing in Context". The NPPF is therefore unlikely to reduce windfall housing land supply. In any event the Local Plan windfall housing assumption is cautious in comparison to long-term past trends.

### Housing Trajectory

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

	Dwellings Completed (net)	Projected Completions (net)	Cumulative Completions	Target	Cumulative Target	Monitor - Difference Between cumulative Completions and Cumulative target	Managed Delivery Target - to be completed to achieve the overall target	Expected Affordable Housing Delivery
2006/0	7,745	-	745	500	500	245	500	84
2007/08	531	-	1,276	500	1,000	276	488	71
2008/09	448	-	1,724	500	1,500	224	486	33
2009/10	151	-	1,875	500	2,000	-125	488	145
2010/11	197	-	2,072	500	2,500	-428	507	194
2011/12	268	-	2,340	500	3,000	-660	525	119
2012/18	-	4,587	6,927	3,000	6,000	927	3,566	2,454
2018/23	-	2,195	9,122	2,500	8,500	622	2,037	1,335
2023/28	-	1,896	11,018	2,500	11,000	18	1,878	970
Affordable housing demolitions within the Regeneration Area								
Net additional affordable housing provision								
2,457								



8.4.4 **Maintaining Housing Land Supply**

The National Planning Policy Framework requires Councils to identify and maintain five years' housing land supply with an additional buffer of 5% to ensure choice and competition in the market. ~~The following table establishes the five year housing land requirement from the anticipated date of Local Plan adoption (2013):~~

**Housing Land Requirement**

Local Plan Housing Land Provision Target 1st April 2006 – 31st March 2028 (annual average is 11,000/22)	11,000 (500 per annum)
Net additional dwellings to be provided 1st April 2006 – 31st March 2018 (500 x 12)	6,000
Deduct net additional housing provision 1st April 2006 – 31st March 2013	-2,703
Five Year Housing Land Requirement	3,297
+ 5%	165
<b>Total</b>	<b>3,462</b>

**Deliverable Housing Land Supply**

Sites with planning permission, April 2013	1,009
Strategic Housing Land Availability Assessment Sites	102
Deliverable Local Plan Sites *	1,496
North Solihull Business Plan Identified Sites	398
Windfall housing Land Supply 2013-2018	750
<b>Total Estimated Capacity</b>	<b>3,755</b>

\* Policy P5 includes a mechanism to release the sites from the next Phase if housing land supply falls below five years.

8.4.5 Following discussions falling under the Duty to Cooperate Solihull Council recognise that evidence is emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirement for 2011-31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham's needs. Solihull Council will work collaboratively with Birmingham and other relevant neighbouring local authorities and with the GBS LEP to establish objectively the level of long term growth through jointly commissioning a Strategic Housing Needs Study and work to establish the scale and distribution of any emerging housing shortfall. This may require a review of the Green Belt in relevant locations.

8.4.6 It is anticipated that a Strategic Housing Needs Study will be commissioned and prepared during 2013 as evidence to inform the development of a GBS LEP strategy (Strategic Spatial Framework). This would provide a high level context for reviewing the Solihull Strategic Housing Market Assessment (SHMA) during 2014. In the event that the work identifies that further provision is needed in Solihull, a review of the Solihull Local Plan will be brought forward to address this.

8.4.7 All the above sources of housing land supply and the housing trajectory are provided within the Strategic Housing Land Availability Assessment 2012 and will be kept under review.



of the Green Belt boundary to the south. A small number of minor changes have also been made to address anomalies in Green Belt boundaries across the Borough, taking into account an assessment of Green Belt submissions made during the preparation of this Plan.

- 11.6.6 ~~The safeguarded land at Tidbury Green was removed from the Green Belt in the UDP 1997 for possible long term housing needs. Following assessment in the Strategic Housing Land Availability Assessment, this land is no longer considered suitable for development and is proposed to be returned to the Green Belt.~~
- 11.6.7 The policy is consistent with national Green Belt policy, but provides some further guidance for a limited number of exceptions to inappropriate development that are particularly relevant in Solihull. These include the need to ensure that the replacement, extension and alteration of buildings, does not harm the need to retain smaller more affordable housing. A number of established businesses are located within or adjacent to the Green Belt in Solihull, such as Jaguar Land Rover and Whale Tankers. The reasonable expansion of such businesses into the Green Belt will be allowed where justified by a significant contribution to the local economy or employment.
- 11.6.8 Limited infilling in villages, identified as appropriate development in the Green Belt in the NPPF, will be permitted in Chadwick End, Cheswick Green and Tidbury Green. In the other Green Belt villages and hamlets in the Borough, new building, other than that required for agriculture and forestry, outdoor sport, outdoor recreation and cemeteries, or for extensions and alterations will be considered to be inappropriate development, in order to protect the Green Belt and the character and quality of the settlements. The policy provides some additional guidance to assist interpretation of limited infilling.
- 11.6.9 The re-use of permanent and substantial buildings in the Green Belt is not inappropriate development. Locally, there is considerable pressure for the conversion of agricultural barns to new uses. The policy sets out some additional criteria for re-use of buildings to ensure that the new use does not conflict with or have a materially greater impact on the Green Belt, and is in keeping with the surroundings.
- 11.6.10 Policy P12 identifies the need for additional waste management capacity in the Borough, a number of strategic waste management sites, and an area of search for new waste management facilities within the Green Belt. This policy is consistent with guidance in the NPPF but makes clear that the contribution towards new waste management capacity in the Borough may amount to very special circumstances, provided the development accords with the waste management policy in this plan.
- 11.6.11 The settlements of Catherine de Barnes, Hampton in Arden, Hockley Heath and Meriden are inset from the Green Belt. Whilst Green Belt policies do not apply with these settlements, the Council will take into account their rural setting and special character in considering development proposals.

