

Solihull Local Plan
Examination Hearings

Matter 3 – The housing requirement/overall housing provision

Tuesday 5 October 2021 – 09:30 and continuing
Wednesday 6 October 2021 – 09:30
Council Chamber

AGENDA

Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the housing requirement and overall housing provision.

1. **Solihull's** own housing need
 - Calculation of Local Housing Need (LHN)
 - Justification for uplift for jobs growth at UK Central Hub, including assumptions on:
 - Baseline jobs growth
 - Jobs growth to support the LHN figure
 - Additional jobs growth from UK Central Hub
 - Commuting patterns
 - Any other factors justifying a higher figure
2. Unmet need from Birmingham up to 2031
 - Evidence of unmet need - in particular Greater Birmingham and Black Country Housing Market Area Housing Need and Housing Land Supply Position Statement No.3
 - **Council's** approach
 - Alternative views on this
3. Unmet need for the HMA overall up to 2031 and beyond
 - Evidence of unmet need from the Black Country Authorities up to 2031 and beyond
 - Evidence of unmet need from Birmingham beyond 2031
 - **Council's approach to both these issues**
 - Alternative views on this
 - Implications of plan period to 2036 and merits of a pro rata approach to **calculating Solihull's contribution to unmet need**
4. Capacity of Borough to accommodate housing
 - Principle of the capacity based approach and basis for an alternative e.g. establishing an appropriate contribution to unmet need and identifying sufficient land
 - Overview of site selection methodology – process, factors, evidence timeline and explanation of two step process (see Site Selection Topic Paper Doc 202)

- Key factors in site selection

Step 1 – site hierarchy

- Greenfield/PDL – evidence base
- Green Belt Assessment – approach, conclusions and how used in site selection including cut off point for sites selected
- Accessibility issues – evidence and criteria to inform site selection
- Concerns with Step 1 approach and conclusions reached

Step 2 – site refinement (factors, evidence and how applied)

- Spatial Strategy
 - SHELAA
 - Strong, defensible Green Belt boundaries
 - Finer grain accessibility analysis
 - Landscape capacity/impact
 - Other constraints e.g. flood risk, biodiversity and heritage
 - Wider planning gain
 - Relationship with Sustainability Appraisal of potential sites
 - **Approach to “amber sites”** in 2019 Draft Plan and submitted plan
 - Concerns with Step 2 approach and conclusions reached
- Role of site selection process in allocating sites in the Local Plan
 - Other factors influencing the capacity to accommodate housing
 - Sustainability Appraisal and consideration of options for growth
 - Infrastructure constraints
 - Concept masterplans/assessment of site capacities
 - Density assumptions
 - Other factors?
 - Justification for conclusion that total capacity exists for 15,107 dwellings **(and therefore contribution of 2,105 to Birmingham’s unmet need)**
 - Alternative views on capacity

5. The housing requirement

- Appropriateness of matching the overall housing requirement (15,107 dwellings) exactly with total estimated supply
- Stepped housing requirement – justification in principle and basis for specific figures for annual average of 851 and 991
- Inclusion in Policy P5

6. Designated Neighbourhood Areas

- Basis for housing requirements for Designated Neighbourhood Areas
- Status of the requirements and relationship with Neighbourhood Plans