

Local Development Scheme

July 2026

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1. Introduction

1. A Local Development Scheme¹ (LDS) is prepared by the Council to indicate what documents it has produced, or intends to produce, that will form part of its development plan. This LDS sets out the programme for reviewing the Solihull Local Plan 2013 (SLP), which is currently the principal statutory development plan document for the Borough.
2. This LDS has been prepared in the context of the withdrawal of the Solihull Local Plan (Draft Submission Plan) 2020 which had been submitted for examination in May 2021. This plan was withdrawn via a notice issued on 9th October 2024.
3. An LDS is required to specify:
 - The documents which are to be Development Plan Documents (DPD) which will form part of the Development Plan for the area;
 - The subject matter and geographical area to which each DPD relates;
 - Any DPDs that are to be prepared jointly with one or more LPAs;
 - Any matter or area where the LPA has or proposes to agree to the constitution of a joint committee; and
 - The timetable for the preparation and/or revision of the DPDs.
4. This LDS replaces that published in December 2024.
5. The LDS will be reviewed as required to reflect any amendments in the timetable for the Local Plan Review; or in response to changes to planning legislation, the National Planning Policy Framework and Guidance and any other material considerations.

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

2. Planning for the Future of the Borough

Existing Planning Policies and Proposals

6. The revised National Planning Policy Framework (NPPF) was published in December 2024. The NPPF is a material consideration in the determination of planning applications.
7. The Solihull Local Plan was adopted in December 2013 and covers the period 2011 to 2028. Following adoption, a legal challenge has resulted in the overall housing requirement being treated as not adopted and this aspect of the plan has been remitted back to the Council for reconsideration.
8. The Solihull Gypsy & Traveller Site Allocations Plan was adopted in December 2014, and allocates sites to meet the Borough's requirements for the period 2012 to 2027.
9. A Statement of Community Involvement (SCI) was published in February 2007, and updated in January 2020 & July 2026. The SCI explains how we will involve communities and stakeholders in all planning matters, including the production of planning policy documents. It also sets out how we will give advice and assistance to those undertaking neighbourhood planning.
10. An [Authority Monitoring Report](#) (AMR) was published in March 2020 to help monitor progress on plan policies and inform the need to review them. An update to the AMR was published to cover the period up to 2023/24.

Summary Table of Current Development Plan Documents

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

<i>Name</i>	<i>Description</i>	<i>Date</i>
Solihull Local Plan	A Borough wide local plan with both strategic ('Part 1' policies) together with site allocations and development management policies ('Part 2' policies).	December 2013 ²
Solihull Gypsy & Traveller Site Allocations Plan	A site allocations plan relating to accommodation for Gypsies and Travellers.	December 2014
Hampton-in-Arden Neighbourhood Development Plan	A Plan prepared by Hampton-in-Arden Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	August 2017
Knowle, Dorridge & Bentley Heath Neighbourhood Development Plan	A Plan prepared by Knowle, Dorridge & Bentley Heath Neighbourhood Forum on behalf of the local community to guide development in their Neighbourhood Area.	April 2019

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

Name	Description	Date
Berkswell Neighbourhood Development Plan	A Plan prepared by Berkswell Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	September 2019
Balsall Neighbourhood Plan	A Plan prepared by Balsall Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	June 2021
Meriden neighbourhood Plan	A Plan prepared by Meriden Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	June 2021

Future Planning Policies and Proposals

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

Local Plan Review 2015-24

13. The adopted Solihull Local Plan covers the period 2011-2028. In 2015 it was recognised that it needed to be updated, and a review was triggered for 3 principal reasons:
- Firstly, the successful legal challenge to the SLP post adoption means that the current Local Plan has no overall housing requirement for the plan period. This makes it difficult to demonstrate that the Borough has a five-year housing land supply, as required by the National Planning Policy Framework. The absence of an adequate housing land supply increases the risk of speculative housing developments being allowed on appeal.
 - Secondly, the examination of the Birmingham Development Plan (2017) made it clear that the City Council was unable to meet its own housing need within its boundaries, and that the shortfall will have to be met elsewhere within the Housing Market Area (HMA) (or other nearby areas) such as Solihull. Paragraphs 8.4.5 to 8.4.6 of the adopted Solihull Local Plan acknowledges that when work on housing needs identifies a need for further provision in the Borough, a review will be brought forward to address this.
 - Finally, the UK Central Masterplan and Prospectus for a 'Garden City' approach to the High Speed 2 Interchange have set out the Council's ambitions for this part of the Borough. The Proposed Local Area Plan³ for the High Speed 2 Interchange and Adjoining Area highlighted the need to review the Green Belt boundary to enable the Interchange Area to be allocated for development.

³ A draft Local Area Plan for the site around HS2 Interchange was published in November 2014, but as a result of the other factors noted here, it was decided to pursue a whole plan review rather than a local area plan.

14. The review that was undertaken included the following key milestones:
- Scope, Issues and Options consultation (2015)
 - Draft Local Plan (preferred options) (2016)
 - Supplementary Consultation – Draft Local Plan (preferred options) (2019)
 - Draft Submission Plan (Regulation 19) (2020)
 - Plan Examination (May 2021 to October 2024)
15. Although the Inspectors conducting the examination of the plan recognised that the NEC was an appropriate location for significant residential development, and supported its inclusion in the plan, they were not convinced that delivery at the site during the plan period would be of the scale and pace envisaged. They therefore identified that there would be a shortfall in the land supply in the plan of around 1,700 dwellings.
16. The only realistic way this shortfall could have been addressed would be through further Green Belt land release, in addition to the 574ha already proposed to be released.
17. Shortly after the Inspectors issued their conclusion on this issue draft revisions to the July 2021 NPPF were published in December 2022. This indicated that LPAs may 'choose' whether to review and alter Green Belt boundaries. As this change could have directly affected the submitted plan, and the need for potential amendments, it was agreed that the examination would be held in abeyance.
18. Subsequent changes to the NPPF were then published in December 2023 but included transitional arrangements that were not included in the December 2022 draft. These transitional arrangements indicated that plans already at examination should continue to be examined under the previous NPPF, not the 2023 update.
19. Despite the potential for the 2023 NPPF to still have at least an indirect bearing on the examination of the plan; and in the context of the July 2024 draft NPPF, the Inspectors wrote to the Council in September 2024 recommending that the plan be withdrawn.
20. At a meeting of Full Council on 8th October 2024 it was resolved that the plan be withdrawn; that the Council commences preparation of a new plan; and that a revised LDS be reported to Climate Change and Planning Cabinet at the earliest opportunity.
21. Despite the Inspectors' conclusion, it should be noted that the examination had established the following:
- That the duty-to-cooperate had been complied with.
 - The overall spatial strategy of the Plan was appropriate.
 - The housing allocations are, in principle, appropriate (and by implication this supports the site selection methodology).

Duty to Cooperate

22. Planning for an area's housing needs should normally be undertaken at the 'Housing Market Area' level, and in this respect Solihull is one of 14 local planning authorities that is within (in whole or in part) the HMA that includes Birmingham and surrounding authorities.
23. The 2020 plan was prepared and tested on the basis that the only adopted development plan (and therefore tested through an examination) in the HMA that identified a shortfall that could not be accommodated was the Birmingham Development Plan (2017). The Council considered that this constituted exceptional circumstances for releasing land from the Green Belt in Solihull to help accommodate this need. Accordingly, a figure of 2,000

dwelling was added to the Borough's own needs, and included in the 2020 plan. Now that the plan has been withdrawn it will be necessary to reconsider the duty-to-cooperate implications in the preparation of the new plan.

24. In March 2017 the 14 HMA authorities commissioned a HMA wide "Strategic Growth Study". The purpose of the study was as follows:

"The scale of the housing shortfall in the Greater Birmingham and Black Country Housing Market Area (GBHMA) has been formally acknowledged through the adopted Birmingham Development Plan and the PBA Strategic Housing Needs Study. The purpose of this study is to build on this and other evidence to identify more specific options and broad locations for addressing the shortfall, which can be delivered by the market."

25. The study [report](#) was published in February 2018 and was accompanied by a [position statement](#) on behalf of the 14 HMA authorities.
26. It is important to be clear about the status of the Strategic Growth Study. It constitutes technical evidence that the Council needs to take into account and respond to; it is not a policy document that is proposing what should be built and where. It is only if and when such options are incorporated into the Council's emerging local plan could they be considered as formally proposed options.
27. It is important to stress that through the duty to cooperate the constituent local authorities agree to test the distribution of the housing shortfall in their plans. If through the plan making process it becomes clear that the level of housing expected to be provided in an area cannot be sustainably accommodated (and a plan is found sound on this basis) then the issue would need fresh consideration across the HMA. This was a factor effectively acknowledged by the Birmingham Development Plan Inspector who recommended modifications to the plan to ensure appropriate monitoring of plan making progress takes place across the HMA as a whole.
28. The duty to cooperate is a fundamental aspect supporting the plan making progress, not just because of its standing in legislation, but also because the output from the duty has a strong influence over, for instance, the number of dwellings to be accommodated. This in turn impacts both on the plan's strategy and the nature and number of sites needed to accommodate an appropriate level of growth.
29. The changes to the NPPF (as heralded by the July 2024 draft) include a significant shift of need from urban to rural areas and this is likely to have an impact on how the duty-to-cooperate is likely to be engaged. This, together with any further changes that affect strategic planning will need to be taken into account as the new plan is progressed.
30. An update to the Strategic Growth Study is currently being prepared.

Initial Intentions for the Local Plan Review Following Withdrawal of the 2020 Plan

31. It was intended that a new plan was to be prepared with the following key milestones:
- Winter 24/25 – Launch Call-for-Sites exercise
 - Autumn 25 – Publish a Regulation 18 Preferred Options Plan
 - Summer 26 – Publish a Regulation 19 Draft Submission Plan
 - Autumn 26 – Submit plan for examination
 - Winter 26/27 – Examination hearings

- Summer/autumn 27 – Plan adoption
32. It should be noted that this timescale didn't not include an 'Issues and Options' consultation that has been undertaken in the past. The regulations relating to plan-making gives flexibility to local authorities in undertaking the 'informal' stages in preparing a plan. The regulations require that LPAs 'invite stakeholders to make representations to the Council about what a local plan ought to contain.' This can be achieved through the publication of a preferred options consultation.
33. Given the work undertaken on the now withdrawn plan, much of which remains valid, there was already an advanced understanding of what issues need to be taken into account in drawing up a new plan and the broad options previously considered remain appropriate options for considering in more detail. These options were as follows:
- Growth Option A – High Frequency Public Transport Corridors & Hubs
 - Growth Option B – Solihull Town Centre
 - Growth Option C – North Solihull/Chelmsley Wood
 - Growth Option D – Shirley Town Centre & the A34 Corridor
 - Growth Option E – The UK Central Hub Area & HS2
 - Growth Option F – Limited Expansion of Rural Villages/Settlements
 - Growth Option G – New Settlements, Large Scale Urban Extensions or Significant Expansion of Rural Villages/Settlements
34. The omission of an 'Issues and Options' consultation does enable the programme for plan-making to be accelerated thus resulting in the adoption of a plan at the earliest opportunity.
35. Other factors to bear in mind when considering the timescale included:
- The potential for reforms to planning (through the revised NPPF and wider ranging changes) that could impact on timescales.
 - The potential for changes to the duty-to-cooperate and the impact they could have on timescales.

November/December 2025 Updates

36. In November 2025 a review of plan making arrangements for the Borough concluded that the Council ought to shift to the new plan-making arrangements being rolled out nationally. This would have resulted in the following timescales/key stages⁴:
- Winter 2025/26: Issues and Options Consultation (informal stage outside the formal arrangements under the new 30-month plan-making arrangements).
 - Winter 2026/27: Mandatory Public Consultation no. 1 (under the new plan making arrangements). There is potential for this to contain the level of detail typically found in a preferred option consultation.
 - Summer 2027: Mandatory Public Consultation no. 2. This is likely to be similar to the R19 draft submission plan stage.
 - Winter 2027/28 - spring 2028: Examination
 - Spring 2028: Adoption

⁴ This was also in recognition of a Spatial Development Strategy that is to be developed by the West Midlands Mayor, which commenced its informal stages following approval at the West Midlands Combined Authority Board in July 2025.

37. In line with this new timetable, the Council's Cabinet was due to consider a report in December 2025 in order to agree an informal consultation to commence in January 2026.
38. On the day of the Cabinet meeting, a letter⁵ was received from the Minister for Housing and Planning setting out his disappointment that the Council was seeking to move away from the legacy system in order to pursue a plan under the new plan-making arrangements. He encouraged the Council to revert back to the legacy system. In order to help inform this process an advisory visit from a Planning Inspector took place in December 2025. He indicated that pursuing a plan under the legacy system was still possible, albeit it would be a challenging timescale to achieve submission of the plan by 31st December 2026.
39. As a result on this intervention, the Council gave a commitment to seeking to pursue a plan under the legacy system with the following key stages:
- Winter 25/263 – publish a Regulation 18 consultation on issues and options.
 - Autumn 26 – publish a Regulation 19 Draft Submission Plan
 - Winter 26/27 – submit plan for examination (by 31 December 2026)
 - Spring 27 – examination hearings
 - Autumn 27 – plan adoption
40. It is this timetable that now forms the basis of intended plan making under this LDS.

Neighbourhood Plans

41. Local influence will be provided by Neighbourhood Development Plans⁶ prepared by communities within the Borough. Appendix B sets out the stages communities have reached with their neighbourhood planning activities.
42. Updated information about Neighbourhood Planning in Solihull can be found on the Council's web pages at <http://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planmaking/neighbourhoodplanning>

⁵ Letter dated [11th December 2005](#) – see also Council's response letter dated [21st January 2026](#).

⁶ Neighbourhood plans must be in accordance with the strategic policies of the Local Plan. Neighbourhood plans are described in law as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

3. Solihull's Intended Local Development Plan Documents

43. Having regard to the above national, regional and local strategies and priorities, the Council has assessed its future priorities for Local Development Documents as:
- Those which are required to be produced in accordance with the current planning system;
 - Those required to update/replace existing policies and proposals; and
 - Those that are required to address new development priorities and issues.
44. The development plan documents the Council currently intend to produce/develop are as follows:
- Local Plan Review and Policies Map

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

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

Name	Description	Date
Solihull Local Plan Review	A Borough wide full local plan with both strategic ('Part 1' policies) together with site allocations and development management policies ('Part 2' policies).	Autumn 2027
Solihull Local Plan	Those parts of policies P3 and P5 which relate to site allocations which are still to be brought forward ⁷	December 2013
Solihull Gypsy & Traveller Site Allocations Plan	Those parts of policies that relate to site allocations and their subsequent protection in this site allocation plan relating to accommodation for Gypsies and Travellers. ⁸	December 2014
Hampton-in-Arden Neighbourhood Development Plan	A Plan prepared by Hampton-in-Arden Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	August 2017

⁷ Paragraphs 866 to 868 of the Draft Submission Plan (Oct 2020) set these out in more detail.

⁸ Paragraph 869 of the Draft Submission Plan (Oct 2020) set these out in more detail.

<i>Name</i>	<i>Description</i>	<i>Date</i>
Knowle, Dorridge & Bentley Heath Neighbourhood Development Plan	A Plan prepared by Knowle, Dorridge & Bentley Heath Neighbourhood Forum on behalf of the local community to guide development in their Neighbourhood Area.	April 2019
Berkswell Neighbourhood Development Plan	A Plan prepared by Berkswell Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	September 2019
Balsall Neighbourhood Plan	A Plan prepared by Balsall Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	June 2021
Meriden neighbourhood Plan	A Plan prepared by Meriden Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	June 2021
Other Neighbourhood Development Plans	A range of plans produced by local communities ⁹ .	Various

⁹ Being plans produced in accordance with and under part 6 of the Localism Act (2011).

4. Other Planning Documents to be Reviewed

Supplementary Planning Documents (SPDs)

46. The Council already has a number of SPDs that are used to help implement policies in its adopted plan, and the now withdrawn plan indicated others will need to be prepared. Existing SPDs will need to be reviewed to ensure they remain relevant, and updated where necessary.
47. At the meeting of Climate Change and Planning Cabinet on 24th January 2024, a report was considered that set out an update on SPDs, including those needed to support the then emerging plan.
48. This still represents a reasonable expectation of likely updated/new SPDs, and the priority (set out in tranches) for bringing them forward.
49. Provisional tranches were as follows:
 - First:
 - o Biodiversity Net Gain and Green Infrastructure
 - o Climate Change
 - o Health
 - o Meeting Housing Needs
 - Second:
 - o House Extension Design Guidelines
 - o Open Space
 - o New Residential Development Design Guide
 - o UKC Hub
 - Third:
 - o Car Parking
 - o Developer Contributions
 - o Rural Buildings Conversion
 - o Shop Fronts and Signs
50. As the new plan progresses this schedule of SPDs will be kept under review so that it can adapt to new requirements and/or revise the priority order. This will also need to take into account the new plan-making arrangements that are being rolled out.

Other Documents

51. **Community Infrastructure Levy (CIL)** - The Council adopted its CIL Charging Schedule¹⁰ on 12th April 2016 and it came into effect on 4th July 2016. Details about the charging schedule, monitoring reports etc. can be found [here](#).
52. The current charging schedule was drawn up in the context of, and to support, the extent and location of growth expected to come forward under the Solihull Local Plan (SLP) 2013. In particular the type of developments (i.e. few large-scale developments) that were still to come forward at the time CIL was to be adopted.
53. The context for charging CIL under the now withdrawn plan was different with more larger scale developments, at least some of which are likely to have different infrastructure

¹⁰ The Charging Schedule and updated rates can be found at <http://www.solihull.gov.uk/cil>

requirements than the types of development envisaged in the SLP. It had been identified that this would require an update to the CIL Charging Schedule, and the same is expected to be the case with a new emerging plan.

54. In the meantime, an assessment will be undertaken to establish whether and to what extent the existing Charging Schedule can be used to capture infrastructure requirements from developments likely to come forward before the new plan is adopted.

5. Production, Monitoring and Review

55. The production of the Local Plan will be generally overseen by the Cabinet Member for Climate Change and Planning, although key decisions will need to be made at Full Cabinet or Full Council.
56. This LDS sets out the Council's current programmes and priorities for the production of new planning policies and proposals. These programmes and priorities may be subject to change as time progresses. The main influences on programming and priorities are set out below:
- Changes in national planning legislation or the procedures we are required to follow may have implications for the programming of document production, examination and adoption.
 - Changes in national, sub-national and local policies, guidance, strategies and priorities may require changes in our priorities, remove the need to produce particular documents or require the production of additional documents.
 - Consultation and involvement are key elements of the planning system. The quantity and content of representations cannot be foreseen. An exceptional quantity of representation or representations that raise new issues may have implications for programming.
 - The planning system requires the Planning Inspectorate to programme a large number of public examinations across the country. The programming of examinations may therefore be affected by changes in national priorities for examination.

A. Local Plan Review Profile & Timetable

Document Details:

<i>Name:</i>	Solihull Local Plan Review
<i>Role and Content:</i>	Sets out vision, objectives and spatial strategy for development in the Borough over the next 15 years. It will contain strategic policies, development management policies, site allocations and Proposals Map.
<i>Anticipated Plan Period:</i>	2026-2043
<i>Status:</i>	Development Plan Document
<i>Chain of conformity:</i>	Must be in conformity with the National Planning Policy Framework. All other policies and proposals of the Development Plan Documents (DPDs) to be prepared are required to conform to the policies and proposals of the Local Plan.
<i>Geographic coverage:</i>	Borough wide

Timetable and Milestones (shading indicates stages completed):

Launch Call-for-Sites exercise	Winter 24/25
Publish a Regulation 18 Preferred Options Plan	Autumn 25
Publish a Regulation 19 Draft Submission Plan	Summer 26
Submit plan for examination	Autumn 26
Examination hearings	Winter 26/27
Plan adoption	Summer/autumn 27

Arrangements for production:

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

B. Neighbourhood Plans in Solihull Metropolitan Borough

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

Communities with an Application to Designate a Neighbourhood Area

- None

Communities with a Designated Neighbourhood Area (but no plan)

- Bickenhill Parish (part of wider parish)
- Cheswick Green Parish
- Dickens Heath Parish
- Hockley Heath Parish
- Tidbury Green Parish

Communities with a Published Draft Neighbourhood Plan

- None

Communities with a Draft Neighbourhood Plan Submitted for Examination

- None

Communities with a Draft Neighbourhood Plan ready for, or at, Referendum¹¹

- None

Communities with a 'Made' Neighbourhood Plan

- Hampton-in-Arden Parish (August 2017)
- Knowle, Dorridge and Bentley Heath Neighbourhood Area (April 2019)
- Berkswell Parish (September 2019)
- Balsall Parish (June 2021)
- Meriden Parish (June 2021)

¹¹ That is to say, has been the subject of a successful examination.