

Solihull Metropolitan Borough Council

Fair Treatment Assessment Form

1. FTA Lead & Team					
Directorate	Economy & Infrastructure				
Team	Policy & Engagement				
Name of Officer completing the FTA	Charlene Jones				
Role of person completing the FTA	Planning Policy Team Leader				
Contributors to the FTA	David Wood- Senior Planning Policy Officer Joanne Wort – Senior Planning Policy Officer				
Equalities Team Lead Support for this FTA	Niku Mawby – Senior Equalities Advisor				
2. FTA Timescales					
Key dates	Draft prepared – September-October 2026 Draft Local Plan Regulation 19 Consultation - 26th October – 7th December 2026 Draft Initial FTA – 6th October 2026 Target date for final FTA sign off – 31st December 2026 (after Reg 19 consultation at Submission stage) FTA will be available for review by Director for Economy & Infrastructure and Cabinet Member for Climate Change & Planning.				
3. Context					
Name of function/strategy/policy /procedures	Draft Solihull Local Plan (Regulation 19) Initial FTA completed 6th October 2026. A final FTA will be completed after consultation.				
For whom is the policy or process intended? Tick all that apply.	Borough residents & public	Specific service users	Employees ü	Elected members ü	Other (please include details)
Is this a new function/strategy/policy/procedure?	This is a review of the Local Plan that was adopted in 2013.				
Purpose and intended aim of the current function, strategy, policy, procedures	Planning for development and land use in Solihull is a key responsibility of the Council (as the local planning authority). The Council is committed to ensuring that all residents of the Borough and those with an interest in the development of the area are actively engaged in the planning process. At the heart of planning is the need to plan positively for sustainable development. One of the principal ways this is achieved is by having a local plan to guide the development of an area. Having a local plan is key to delivering sustainable development that reflects the vision and aspirations of local communities. The Council’s current plan was adopted in December 2013. In 2015, a local plan review process commenced to bring forward a replacement plan. This review process culminated with the submission of the 2020 (Draft Submission Plan) for examination in May 2021. However, following significant changes to national planning policy during this period, the plan was withdrawn from examination in October 2024. Following withdrawal of the 2020 plan, work commenced on bringing forward a new plan with the launch of a call-for-sites exercise over the period November 2024 to February 2025 and an Issues and Options consultation from January to March 2026. The next formal stage in the plan making process is the publication of the ‘draft submission’ plan – this is the plan the Council intends to submit for examination and is also known as the Regulation 19 plan. It is subject to a minimum six-week period for engagement and representations made at this stage are specifically sought into the soundness and legal compliance of the plan; and any such representations would then be the focus for the subsequent independent examination. This is not the Final FTA but has been developed to ensure policy formulation has considered equalities and the protected characteristics in the development of the Local Plan – Draft Submission to be consulted on from end of October 2026 to early December 2026.				
Proposed changes	The current Solihull Local Plan was adopted in 2013. The updated draft Local Plan includes a new structure, allocations of land and policies to guide future development. In recent years, there have been significant changes to national planning policy, including significant changes to the National Planning Policy Framework (NPPF). These changes have had important implications for housing requirements, Green Belt policy and the overall approach to plan-making. As a result of national planning policy, the new Local Plan will need to accommodate a substantially increased housing requirement for the Borough, when compared to the				

	position that informed the previous 2020 Local Plan Review (withdrawn). The proposals in the Plan for housing are informed by a robust evidence base and in accordance with the Council's Housing Strategy. The draft Local Plan sets out a new spatial strategy for the Borough and includes broad locations for growth, site allocations and policies relating to housing growth, employment, the Green Belt, sustainable travel, healthy communities, the natural and historic environment, waste management and infrastructure delivery. The Draft Plan has been informed by a wide-ranging evidence base and public consultation undertaken during earlier stages of the plan making process. The Draft Plan has the potential to affect all residents, businesses, visitors, and communities within Solihull Borough. It is therefore important that the Council understands and assesses the potential impacts on individuals and groups with protected characteristics.	
Consultation and stakeholder engagement	Is consultation required? YES (?)	The minimum legal requirements for consultation and public participation in development plan documents (DPDs), including local plans, are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). Solihull's Statement of Community Involvement (SCI) was adopted in July 2026 and sets out how the Council will involve residents, local communities, businesses, and other stakeholders in the planning process. This includes how the Council will involve local communities and stakeholders in the preparation and review of planning policy (Chapter 2). To note, the SCI was consulted on comprehensively so that all parts of the community had had the opportunity to comment on it before adoption. The consultation period on the Draft Plan will be from 26th October to 7th December 2026. As stated in Solihull's SCI, the Council will use the most appropriate channels to deliver messages to all sections of the community and as directly as possible. Whilst traditional methods will still be used, the Council will increasingly use digital channels and social media to enable clearer conversations and engagement. A range of methods to consult on the draft Local Plan will be used including - • Emails and letters will be sent to specific, general and all other relevant consultees and stakeholders on the local plan consultation database; • The draft Local Plan will be available to view on the Council's website which included the availability for users to access the accessibility tool 'Recite Me' which can customise the website's appearance and functionality to make it accessible for an individual's specific needs, for example changing font sizes, colors, and layouts, translating content into over 100 languages, or reading text aloud. • Hard copies will be available for reference in Solihull Connect Centres; • Stakeholders will be given the option of responding to the consultation through an online consultation response portal, electronically by email or by post; • The consultation will be promoted through Solihull 'Stay Connected' and the Council's social media accounts. Groups and individuals on the Local Plan consultation database will also receive notifications. • Stakeholders will have the opportunity to attend several 'drop-in' events held in different locations across the Borough.
Business risks from proposals	No	The Council has a statutory duty to prepare and adopt an up-to-date Local Plan. The planning system is intended to be plan-led, with the Local Plan providing the framework for future development across the Borough.
4. Equalities data		
What equalities data is available to inform this FTA?	<u>Evidence Base</u> An extensive evidence base informs the policies and proposals in the Draft Local Plan. (#Insert link to evidence base) A Sustainability Appraisal (SA) has also been carried out on the draft Local Plan as it has been developed. This provides an additional 'check' on all stages of the Plan to ensure that the relevant social, environmental and social factors are being incorporated within the policies and proposals of the Plan. The first stage of the SA is the Stage A Scoping Study. This gathers all the relevant information and data to inform SA process. The Scoping Study includes reviews of national, regional and local policy, analysis of key sustainability issues and baseline data and evidence studies and highlights objectives that the Local Plan will need to address. Please refer to the SA Scoping Report -#Insert link). The key local evidence base and data sources include: Solihull Authority Monitoring Report 2024 ONS Census 2021 ONS /Nomis Annual Population Survey 2025	

	ONS Annual Survey of Hours and Earnings – Workplace Analysis 2024 Solihull Council Plan 2025-2030 Joint Local Health and Wellbeing Strategy 2024-2032 Joint Strategic Needs Assessment (JSNA) - The Story of Solihull Solihull Health Inequalities Strategy 2026-2032 Index of Multiple Deprivation (IMD) 2025 Solihull Council Equality, Diversity and Inclusion Strategy 2024-2027 Open Space Assessment 2019 Solihull Housing Strategy 2023 West Midlands Growth Plan 2024 and West Midlands Theory of Growth (2025) Solihull Economic Strategy 2023-2032 Transport for West Midlands Local Transport Plan 2023 Solihull Local Transport Strategy and Delivery Plan – Solihull Connected 2023 WMCA Regional Air Quality Framework and Implementation Plan 2024-2026 Solihull Air Quality Strategy 2024 – 2028 Birmingham Airport Noise Action Plan 2024-2028 West Midlands Regional Energy Strategy 2025 Solihull Net Zero Action Plan 2021 West Midlands Local Nature Recovery Strategy West Midlands State of Nature Report Solihull Natural Capital Investment Strategy & Delivery Plan 2024 Solihull Council Urban Forestry Strategy 2019 (and 2024 update) Landscape Character Assessment for Solihull (2016) WMCA Regional Culture and Heritage Framework Solihull Cultural Strategy 2025-2035 Severn Trent Water Resource Management Plan 2025 Severn Trent Water Drainage and Wastewater management Plan 2023 Humber River Basin Management Plan 2022 Solihull Local Flood Risk Management Strategy Tame Anker and Mease Catchment Data Explorer Solihull Waste Needs Assessment 2018 West Midlands Aggregate Working Party (WMAWP) Annual Monitoring Report (AMR) 2024 West Midlands Local Aggregate Assessment (LAA) <u>Key Equality Issues and Inequalities in Solihull relevant to the Local Plan</u> Based on extensive evidence, key equality issues and inequalities in Solihull that are relevant to the Local Plan include: 1. Spatial and Socio-Economic Inequalities: Solihull is generally affluent, but there are stark differences between communities, particularly between the north of the borough and more affluent southern areas. Evidence identifies significant disparities in income, deprivation, health outcomes, educational attainment and employment opportunities. <i>Local Plan relevance:</i> • Distribution of housing and employment land • Regeneration priorities • Access to services and infrastructure • Affordable housing provision 2. Health Inequalities: The Borough experiences substantial health inequalities. Evidence notes that residents in the most deprived areas have significantly shorter life expectancy and spend more years in poor health than those in the least deprived areas. <i>Local Plan relevance:</i> • Healthy neighbourhood design • Access to green space • Active travel opportunities • Air quality • Access to healthcare facilities
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3. Ageing Population: A growing proportion of Solihull's population is aged 65+, with those aged 85+ projected to rise significantly. Solihull has a higher proportion of older residents than regional and national averages. This creates increasing demand for housing, health services and social care support. Different parts of the borough have differing age profiles, with North Solihull having a younger population.

Local Plan relevance:

- Accessible and adaptable housing
- Specialist accommodation
- Walkable communities
- Proximity to services and public transport

4. Housing Affordability: Although not a protected characteristic, affordability has a significant equality dimension because it disproportionately affects younger people, lower-income households, single-parent households and some ethnic minority communities. The evidence identifies high house prices and a significant need for affordable housing across the borough.

Local Plan relevance:

- Affordable housing targets
- Housing mix
- Supported housing
- Self-build and specialist housing options

5. Disability and Accessibility: The increase in older residents and those requiring care and support highlights the importance of accessibility. Evidence also reports rising numbers of children and young people with Special Educational Needs and Disabilities (SEND).

Local Plan relevance:

- Inclusive design
- Accessible transport networks
- Lifetime Homes principles
- Access to education, health and community facilities

6. Ethnic Diversity and Race Equality: The evidence identifies substantial demographic change: The proportion of Black and Asian Minority Ethnic residents increased from 11% to 18% between 2011 and 2021. Solihull has welcomed significant numbers of migrants through national resettlement and migration programmes since the Census. Solihull is becoming increasingly diverse, with ethnic minority groups making up a growing proportion of the population. The Council's health inequalities work also identifies differences in outcomes by ethnicity.

Local Plan relevance:

- Equal access to housing
- Access to employment opportunities
- Community cohesion
- Provision of culturally appropriate community facilities

7. Children and Young People: Evidence identifies a younger age profile in North Solihull, educational attainment and youth employment gaps, the need to reduce inequalities between the most and least deprived areas and increasing pressures on children's services with higher numbers of Children in Need and growing SEND requirements.

Local Plan relevance:

- School places
- Safe walking and cycling routes
- Play and recreation provision
- Affordable family housing

8. Religion and Faith Communities: Evidence records changing religious demographics and notes potential future needs for faith facilities, including growth in some faith communities and possible future demand for places of worship and community spaces.

Local Plan relevance:

- Community infrastructure planning.

	- Provision of faith and cultural facilities. 9. Transport and Access to Services: People without access to a car, older people, disabled people, younger people and lower-income households can experience reduced access to employment, education and healthcare. <i>Local Plan relevance:</i> - Public transport accessibility - Active travel networks - Development location choices "20-minute neighbourhood" principles 10. Vulnerable and Excluded Groups: Local equality and health inequality evidence highlights the importance of considering groups that may experience exclusion, including: gypsy and traveller communities, migrants and refugees, homeless households, people with long-term health conditions, carers. <i>Local Plan relevance:</i> - Traveller site provision - Supported housing - Access to services and community infrastructure <u>Consultation Equalities Data</u> The Planning Policy team has not collected Equalities data as part of our consultations, except for some limited data for the SCI. For this Regulation 19 consultation, a set of voluntary questions will be included at the end of the consultation response to capture equality data of respondents. This will be used in the analysis of the results of the consultation and also inform future consultations. We expect a significant number of responses which will provide us with equalities data and help to identify any potential positive and negative issues.	
Does the data show positive or negative impact on any specific groups?	The Sustainability Appraisal has been carried out alongside the development of the local plan – this helps to realise positive impacts wherever possible and to minimise and/or mitigate any negative effects. Voluntary equality monitoring will be included as part of the consultation process. Following consultation, the assessment should be revisited in light of resident and stakeholder feedback, together with available equality monitoring information. This will provide an opportunity to test the initial assessment, consider whether any differential or previously unidentified impacts have emerged (positive, negative, mixed, or none with mitigations identified) and determine whether further analysis or action is required.	
5. Analysis		
Protected characteristics	Please include below the identified impact positive, neutral, or negative, and what has informed the assessment (e.g. consultation, service user statistics, research, etc. from the above question. Please contact relevant teams such as Public Health, Adult Social Care, HR, Children’s Services, etc. for relevant policies, strategies, and general information as necessary.	Please say what actions you intend to take to eliminate any negative impact or make other improvements and include how the actions will be tracked/monitored.
Age	- The 2021 Census shows that Solihull has a notably aging population. The average age of 42 years is higher than the 40 years across the West Midlands. - The Census 2021 also found that the number of people aged b=50-64 years rose by 9.2%. - The Council’s Housing and Economic Development Needs Assessment (HEDNA) indicates changing household composition, including more single people over pensionable age and increased number of households made up of the over 75s. Policy HO5 (Housing for Older and Disable People) helps to address the need for more homes and more choice, because of this there is a need for more specialist and supported housing together with homes suitable for downsizing. Policy HO5 sets a housing policy for older and disabled people, and requires that all housing is built to at least Category M4(2) (Accessible and Adaptable dwellings) of approved Building Regulations Document and at least 5% of housing on major development sites must be wheelchair user	- Continue engagement with younger and older people during consultation through the entire plan making process. - Monitor delivery of specialist housing and accessible homes and delivery of affordable homes (via the Council’s Authority Monitoring Report)

	dwelling to M4(3) of the Building Regulations. Delivery of specialist accommodation for older people. • The focus on providing land for affordable housing will directly benefit younger people (as evidenced by the HEDNA and provided for by Policy HO3 ‘Affordable Housing’). • The Plan has a focus on developments increasing accessibility for the local community, especially walking and cycling access. Encouraging sustainable transport methods is included (rather than just the use of private motor vehicles) both for younger and older people. In accordance with the Solihull Travel Plan SPD (2023). • Improved access to new infrastructure such as healthcare, education, open space and playing pitches for recreation etc. • Policy HC1 (Health and Wellbeing) and HC2 Health Impact Assessments) should ensure impacts on all people of all ages is assessed as part of planning applications.	
Disability	• Throughout the Local Plan there is a focus on generating localised employment, economic and development opportunities; along with a focus on public transport improvements and ensuring that developments increase accessibility for the local community, especially for walking and cycling access. This will be particularly beneficial for local residents who do not have the use of private motor vehicles and are more reliant on sustainable transport methods – this includes a large proportion of disabled residents. • The HEDNA acknowledges changing demographics, including the continual increase in the number of people with disabilities. Policy HO5 helps to address the need for more specialist and supported housing to meet a range of needs because of this – both affordable and market provision. • The shortage of suitable housing for people with disabilities is acknowledged in the HEDNA. The specific housing needs of disabled people are identified within Policy HO5 with a range of options for older people and those with disabilities through provision of accommodation which is designed to meet these diverse needs. Policy HO6 also makes reference to the need to secure a range of house types and sizes to help achieve socially balanced and mixed communities, which will benefit all communities. • Policy HO5 sets a housing policy for older and disabled people and requires that all housing is built to at least Category M4(2) (Accessible and Adaptable dwellings) of approved Building Regulations Document and at least 5% of housing on major development sites must be wheelchair user dwellings to M4(3) of the Building Regulations. • The Promoting Sustainable Transport Chapter recognises that the Council will support developments that ‘create places where people with reduced mobility or who are elderly or infirm can live and travel independently’. • Policy HC1 (Health and Wellbeing) and HC2 (Health Impact Assessments) should ensure impacts on people with disabilities are assessed as part of planning applications.	• Continue to ensure consultation material remains accessible for disability groups during future stages of local plan process. • Monitor delivery of specialist housing and accessible homes, parking standards (via the Council’s Authority Monitoring Report)
Sex	• Throughout the Local Plan there is a focus on generating localised employment, economic and development opportunities; along with a focus on public transport improvements and ensuring that developments increase accessibility for the local community, especially for walking and cycling access. This will be particularly beneficial for local residents who do not have the use of private motor vehicles and are more reliant on sustainable transport methods.	• Monitor trips made by public transport, walking and cycling (via the Council’s Authority Monitoring Report)
Gender identity	No specific issues identified	No specific issues identified
Race	• Policy HO9 (Provision of Accommodation for Gypsies and Travellers) sets out that the Council will meet the identified need for Gypsy and Traveller Accommodation in the Borough. Policy HO10 (Safeguarding Gypsy and Traveller	• Continue engagement with underrepresented communities and ensure consultation material remains accessible through translation and digital accessibility tools.

	Sites) states that sites identified and safeguarded in the 2014 Gypsy and Traveller Site Allocations Plan will continue to be safeguarded. The Council recognises that Gypsies and Travellers are amongst the most socially excluded groups in society, and that there is a link between the lack of good quality sites and poor health and education outcomes. • Policy HO6 makes reference to the need to secure a range of house types and sizes to help achieve socially balanced and mixed communities, which will benefit all communities. • Throughout the Local Plan there is a focus on generating localised employment, economic and development opportunities; along with a focus on public transport improvements and ensuring that developments increase accessibility for the local community, especially for walking and cycling access. This will be particularly beneficial for local residents who do not have the use of private motor vehicles and are more reliant on sustainable transport methods – which research shows differs by ethnicity.	• Monitor delivery of provision of Sites for Gypsies and Travellers as well trips made by public transport, walking and cycling (via the Council’s Authority Monitoring Report)
Religion or belief	• Policy D2 supports the delivery of new community infrastructure which could include opportunities for new places of worship in accordance with the national use class order. • Policy HC1 (Health and Wellbeing) and HC2 Health Impact Assessments) should assist in ensuring impacts on people of differing religion/belief are assessed as part of planning applications.	• Continue engagement with faith groups throughout local plan process.
Sexual orientation	• We do not anticipate any specific impacts on sexual orientation. However, we will be mindful of ensuring that the voices of LGBTQ+ communities are equally heard and fully considered.	No specific issues identified.
Marriage or civil partnership	• The HEDNA acknowledges changing household composition, including more people staying single longer, and more households splitting. Policy HO1 (Provision of Land for Housing) and Policy HO2 (Broad Locations) (P5) help to address the need for more homes. • Throughout the Local Plan there is a focus on generating localised employment, economic and development opportunities; along with a focus on public transport improvements and ensuring that developments increase accessibility for the local community, especially for walking and cycling access. This will benefit people in Marriage and civil partnership.	• Monitor trips made by public transport, walking and cycling (via the Council’s Authority Monitoring Report)
Pregnancy and maternity	• Supporting community facilities will also be provided and encouraged through new development to support ease of access, opportunities for linked trips and access to recreation and open spaces/play areas.	• Monitor trips made by public transport, walking and cycling, parking standards, eligible open space managed to Green Flag Award standards (via the Council’s Authority Monitoring Report)
Socio economic factors.	• Throughout the Local Plan there is a focus on generating localised employment, economic and development opportunities; along with a focus on public transport improvements and ensuring that developments increase accessibility for the local community, especially for walking and cycling access. This will be particularly beneficial for local residents who do not have the use of private motor vehicles and are more reliant on sustainable transport methods – this is more likely to be those from more deprived areas. • The Promoting Sustainable Transport Chapter states that the successful delivery of a vision led approach will "See that all the Borough can access health, employment, leisure, education and retail opportunities." • The Plan recognises that the Arden Cross proposals will lead to “Improved access to employment from East Birmingham and North Solihull, an area of persistently high unemployment.” • The Plan recognises that In North Solihull the success of the extensive regeneration programme continues to be built	• We will continue to ensure that the views of people living in deprived communities are listened to and heard. • We will work through local community, voluntary and faith organisations to capture the views of people living in deprived communities. E.g. consultation events at Chelmsley Wood Bluebell Centre. • Team to work with existing channels within the Council/ other agencies to ensure that all consultation opportunities will be available on an equitable basis for people in or out of work, retired people, and people in receipt of welfare support. • Monitor delivery of specialist housing and accessible homes, employment use by type, size and number of employees, strips made by public transport, walking and cycling (via the Council’s Authority Monitoring Report)

	upon with schemes being developed to improve existing facilities including Kingshurst Village Centre and Chelmsley Wood Town Centre. Future development in North Solihull will provide the opportunity to further address existing issues relating to improving the skills base and access to employment. - The North Solihull area has also been identified as part of the wider UK Central Solihull proposals (as one of the four interconnected economic opportunity zones) as an area with potential to benefit from the significant development proposed at the adjacent UK Central Hub. This will be dependent on addressing accessibility barriers both in terms of transport links in and out of the area and a relatively poor skills / training base within the area. - Challenge F relates to ‘Reducing inequalities in the Borough’. - Policy E1 (UK Central Solihull Hub Area)) brings significant benefits to the whole borough and particularly those residents who live in close proximity (particularly within the wards of Bickenhill, Elmdon and Blythe), to ensure the benefits are felt across the borough the Council expects development to demonstrate measures to improve access to employment opportunities. - Policy HO3 allows for rural exceptions, which responds to the identified need in some parish areas of providing affordable housing for people with a local connection, rather than contributing to the borough-wide amount of affordable housing. - The Council recognises the important role that spatial planning has in the creation of healthy communities, and addressing health inequalities. Policy HC1 (Health and Wellbeing) and HC2 (Health Impact Assessments) will amongst other policies have an impact on health and well being, aiming to ensure the overall impact of any new development has positive health outcomes. - By encouraging walking and cycling within the Plan, this will help to address the lower levels of physical activity in more affluent areas of the Borough (related to ‘lifestyle activities’ such as walking and carrying shopping, partly due to higher car ownership and use). - Economy and employment policies (E1 – E7) should assist in the promotion of employment opportunities for all.	National Development Management Policies within the NPPF include policies on essential national infrastructure and includes reference to giving substantial weight to the benefits of expanding or improving digital network coverage. These national policies are therefore not replicated in the Draft Local Plan.
Care leavers/experience of care leavers	- Housing policies within the Plan will allow for a wider range of suitable & affordable properties within Solihull. Policy HO8 particularly relates to proposals for accommodation for care leavers. - Health policies within the Plan (HO1-HO2) aim to improve wellbeing and health inequalities. Health Impact Assessments will ensure major proposed developments address respond to inequalities identified - Economy and employment policies (E1 – E7) should assist in the promotion of employment opportunities for all.	- Housing completions will continue to be monitored. - Indicators within the Annual Monitoring Report will continue to be updated – for example, for number and percentage of affordable dwellings delivered, quantum, type & location of floorspace developed for economic purposes.
Carers	Housing policies within the Plan will allow for a wider range of suitable & affordable properties within Solihull. Policy HO5 sets out expectations for housing to meet the needs of older people, those with disabilities and special needs.	- Housing completions will continue to be monitored. - Indicators within the Annual Monitoring Report will be updated.
Groups covered under Safeguarding arrangements	Policy HO8 ‘Residential Accommodation for Looked after Children’ sets out the expectations for proposals for children’s homes, supported accommodation and other residential accommodation for children in care and care leavers.	- Housing completions will continue to be monitored. - Indicators within the Annual Monitoring Report will be updated.
Human Rights	A number of specific human rights that are relevant to housing and property are set out in the Human Rights Act (1998). The Draft Local Plan has the potential to support a number of human rights by helping to ensure that people	No specific issues identified.

	have access to suitable housing, employment opportunities, infrastructure, services, and a high-quality environment.							
Military status	No specific issues identified.	No specific issues identified.						
Health inequalities	The Council recognises the important role that spatial planning has in the creation of healthy communities and addressing health inequalities. Many of the policies will have an impact on health and well-being and when considered together, the overall impact of any new development should have positive health outcomes. Policy HC1 (Health and Wellbeing) and HC2 (Health Impact Assessments) in particular look to create healthier places, improve wellbeing and reduce health inequalities across the Borough.	Monitor health impact assessments, the number of new planning permissions for hot food takeaways, proportion of eligible open space managed to Green Flag Award standards (via the Council’s Authority Monitoring Report)						
6. Decision making								
Evidence used to support the decision-making process and final decision	The final recommended decision is to consultant on the Draft Local Plan (Regulation 19) as put forward in the Full Council report (6th October 2026) Appendix A – Draft Local Plan							
Final decision & Summary of outcome	This is not the Final FTA, but has been developed to ensure policy formulation has considered equalities and the protected characteristics in the development of the Draft Local Plan. The Draft Plan will be consulted on during October to November 2026 with a wide range of stakeholders. Generally, the Draft Local Plan has a positive impact for local communities and across the various equalities groups. There is a focus on developing sustainable communities. It protects the unique character of different parts of the borough, and seeks to attract development that is suitable for the particular localities. The need to provide and maintain suitable health, education, community facilities, and opportunities for social interaction is fundamental in ensuring people across the Borough enjoy a good quality of life and have equal and positive life chances. Where potential adverse impacts may arise through specific development proposals, these will be considered through the planning application process and mitigated through Local Plan policies and other statutory requirements.							
Key actions	Responses to the consultation will be sought from stakeholders and the community across different characteristics. This will help to ensure robust consultation across all protected characteristics. Responses to the consultation will be analysed across different characteristics. Monitor the effectiveness of polices through the Authority Monitoring Report once the Local Plan has been adopted (Policies TBC).	<table> <tr> <th>Due by</th> <th>Lead officer</th> </tr> <tr> <td>October to November 2026</td> <td rowspan="3">Planning Policy Team</td> </tr> <tr> <td>December 2026</td> </tr> <tr> <td>From adoption of Local Plan</td> </tr> </table>	Due by	Lead officer	October to November 2026	Planning Policy Team	December 2026	From adoption of Local Plan
Due by	Lead officer							
October to November 2026	Planning Policy Team							
December 2026								
From adoption of Local Plan								
7. Communication								
Arrangements for communicating the outcome of the FTA	Outcome of FTA will be shared with Assistant Director and Cabinet Member as part of reporting process on the Draft Local Plan consultation. Copy to be included in the Economy and Infrastructure EDI folder.							
FTA Sign-off For data protection reasons please do not share the signed copy of the completed FTA with anyone outside of SMBC as signatures could be forged.								
FTA Lead	Name: Charlene Jones	Date: 06.10.26 Signature 						
Directorate E&D Group or E&D Lead	Name: Karen Grant	Date: 06.10.26 Signature 						
DLT/Head of Service/ Assistant Director/Director	Name Mark Andrews	Date 06.10.26 Signature 						

If you have any queries about completing FTAs that are not contained in the FTA Guidance Note or with completing the FTA, please contact the Equalities Team (phone x6442 or email (equalities@solihull.gov.uk)).

Please email the final signed copy of this FTA to the Equalities Team for SMBC's records - equalities@solihull.gov.uk

Scoping exercise for Regulation 19 Draft Local Plan

Key

Red – policy is highly relevant to the identified protected characteristics

Yellow – policy is of medium relevancy to the identified protected characteristics

Green – policy is of low relevancy to the identified protected characteristics

Policy	Relevance to:															Issues
	Race	Gender	Disability	Age	Religion	Sexual Orientation	Gender Identity	Pregnancy & Maternity	Socio-Economic Factors							
SMBC/SS1: Solihull Settlement Hierarchy (p.26)																Establishes the settlement hierarchy from main urban area to smaller villages within the Borough.
SMBC/SS2: Protection of Vulnerable Gaps																Policy to prevent coalescence of rural settlements
SMBC/HO1: Provision of Land for Housing																Sufficient land has been identified to meet the Borough's housing need over a 15-year period. Together with Policy on Meeting Housing Needs, the quantum and type of development will aim to meet a diverse range of needs within the Borough. Equalities considerations to be considered alongside Policy 4 – Meeting Housing Needs
SMBC/HO2: Broad Locations																Identifies broad locations for development that are expected to contribute to meeting the Borough's needs and situated in locations close to public transport links, amenities and services. The broad locations are situated mostly in the existing Green Belt due to a lack of available land in the urban areas. However, the locations will provide a range of house types including affordable housing and for specialist housing.
SMBC/HO3: Affordable Housing																Referring to the Council's 2023 Housing Strategy¹ and supporting Fair Treatment Assessment²: The Strategy recognises that lower-income and vulnerable groups may require longer-term assistance, while other households may need support during crises or at different life stages: Younger people and newly forming households face high prices and difficulty accessing home ownership. People aged 16 to 25 are identified as being at increased risk of homelessness, rough sleeping and sofa surfing. Older population growth creates demand for a wider range of ordinary housing, specialist accommodation, care and support, and suitable opportunities to downsize. Population projections anticipate growth in the number of disabled residents. Domestic abuse is identified as one of the main recorded reasons for homelessness approaches, accounting for nearly 15% of approaches at the time of the assessment. The assessment identifies the importance of culturally appropriate housing and location for some older residents from minority ethnic communities. Remaining close to familiar neighbourhoods and communities may be more important than the availability of support services elsewhere.

¹ https://democracy.solihull.gov.uk/documents/s108299/_Appendix3SolihullHousingStrategyFinal.pdf

² <https://www.solihull.gov.uk/sites/default/files/2023-03/Housing-Strategy-Fair-Treatment-Assessment.pdf>

Policy	Relevance to:														Issues
	Race	Gender	Disability	Age	Religion	Sexual Orientation	Gender Identity	Pregnancy & Maternity	Socio-Economic Factors	Care Leavers	Carers	Safe-guarded Groups	Human Rights	Military Status	
															No religious concentration requiring specialist accommodation or services was identified at the time, although the FTA states that future demographic change could alter that position and should be monitored by commissioners. The Housing Strategy states the Council will review housing and homelessness pathways so that appropriate support is available to LGB households. Pregnant women are identified as a priority-need group under homelessness legislation. Care leavers are identified as being at elevated risk of homelessness, accounting for 15% of youth homelessness. Foster carers etc may require larger housing to accommodate children, and qualifying households could be prioritised under the Housing Allocations scheme.
SMBC/HO4: Self and Custom House Building															Opportunities for self and custom house building may be limited to those able to enter the open housing market and not those in affordable housing.
SMBC/HO5: Housing for Older and Disabled People															Nationally there are large numbers of disabled people living in social housing. Need to consider various needs relating to disability, e.g. adults with learning disabilities may require independent living but have support needs; need to plan for required housing type, adaptations and support services relating to disability. The choices available to people requiring accessible or adapted housing are often severely restricted, with demand for appropriate housing outstripping supply. Trends show an ageing population, more single person households and more older people living alone. Obvious implications for housing type, adaptations and support services.
SMBC/HO6: Housing Mix – Market Housing															Important to achieve socially balanced and mixed communities which consider the current borough wide needs assessments to ensure that needs are being met - age and socio-economic profiles by ward show differing housing needs for example.
SMBC/HO7: Homes in Multiple Occupation															Policy ensures that properties are regulated properly to provide protection and ensure best locations that will benefit intended residents.
SMBC/HO8: Residential Accommodation for Looked After Children															Policy ensures that properties are regulated properly to provide protection and ensure best locations that will benefit intended residents.
SMBC/HO9: Provision of Accommodation for Gypsies and Travellers															Solihull has a separate Gypsy and Traveller Site Allocations Plan that was adopted in December 2014 that meets need for pitches in the borough from 2012 to 2027 in full. This updated policy sets out the requirement for 50 pitches for the period 2026-2043. The policy sets out criteria for future sites and the intention to prepare an updated Gypsy and Traveller Site Allocations Plan. This policy names an ethnic group in the title and will inevitably impact on them directly.
SMBC/HO10: Safeguarding Gypsy and Traveller Sites															Solihull has a separate Gypsy and Traveller Site Allocations Plan that was adopted in December 2014 that meets need for pitches in the borough from 2012 to 2027 in full. The Policy safeguards sites from that Plan.

Policy	Relevance to:														Issues
	Race	Gender	Disability	Age	Religion	Sexual Orientation	Gender Identity	Pregnancy & Maternity	Socio-Economic Factors	Care Leavers	Carers	Safe-guarded Groups	Human Rights	Military Status	
															This policy names an ethnic group in the title and will inevitably impact on them directly.
SMBC/E1: UK Central Solihull Hub Area															The accessibility of employment opportunities is particularly important for those groups more likely to be more reliant on public transport and/or less access to private motor vehicles, e.g. those on a low-income, older people, children, certain ethnic groups, women and disabled people.
SMBC/E2: Arden Cross															The accessibility of employment opportunities is particularly important for those groups more likely to be more reliant on public transport and/or less access to private motor vehicles, e.g. those on a low-income, older people, children, certain ethnic groups, women and disabled people.
SMBC/E3: National Exhibition Centre															The accessibility of employment opportunities is particularly important for those groups more likely to be more reliant on public transport and/or less access to private motor vehicles, e.g. those on a low-income, older people, children, certain ethnic groups, women and disabled people.
SMBC/E4: Birmingham Airport															Increased development and movements at the airport can affect residents in terms of potential increases in air pollution and noise exposures.
SMBC/E5: Jaguar Land Rover															The accessibility of employment opportunities is particularly important for those groups more likely to be more reliant on public transport and/or less access to private motor vehicles, e.g. those on a low-income, older people, children, certain ethnic groups, women and disabled people.
SMBC/E6: Birmingham Business Park															The accessibility of employment opportunities is particularly important for those groups more likely to be more reliant on public transport and/or less access to private motor vehicles, e.g. those on a low-income, older people, children, certain ethnic groups, women and disabled people.
SMBC/E7: Provision of Land for Employment															The accessibility of employment opportunities is particularly important for those groups more likely to be more reliant on public transport and/or less access to private motor vehicles, e.g. those on a low-income, older people, children, certain ethnic groups, women and disabled people. The provision of land may also impact on the type of business start-ups – which could impact on enterprise amongst particular groups.
SMBC/GB1: Green Belt Boundaries															No issues identified.
SMBC/GB2: Limited Infilling in Villages lying in the Green Belt															No issues identified.
SMBC/GB3: Insetting Settlements from the Green Belt															No issues identified.
SMBC/TM1: Rapid Transit															The policy supports the expansion of Rapid Transit public transport within Solihull Borough. This will potentially result in reduced travel times to key employment and education centres without the need for a car.

Policy	Relevance to:														Issues
	Race	Gender	Disability	Age	Religion	Sexual Orientation	Gender Identity	Pregnancy & Maternity	Socio-Economic Factors	Care Leavers	Carers	Safe-guarded Groups	Human Rights	Military Status	
															It is recognised that a higher proportion of women use public transport than men, and make longer journeys.³ Evidence indicate that disabled adults are more likely than non-disabled adults to live in households without access to a car. In 2023, 29% of disabled adults in England lived in households without access to a car, compared with 16% of non-disabled adults.⁴ Evidence suggests that frequent bus use is more common amongst younger and older adults, those in BAME groups and those with lower incomes.⁵
SMBC/HC1: Health and Wellbeing															The health and wellbeing policies aim to improve wellbeing and reduce health inequalities across the Borough – inequalities are due to numerous factors but often socio-economic factors, disability and age.
SMBC/HC2: Health Impact Assessments															Health Impact Assessments are wide-ranging and will look at impacts across different sectors of local communities. This is a positive addition to the policies as it explicitly states that health impacts will be considered on more significant developments.
SMBC/N1: Local Wildlife Sites															No issues identified.
SMBC/HE1: Assessing Effects on Heritage Assets															There may be some differences in what different ethnic groups consider to be important in terms of local heritage.
SMBC/WM1: Waste Management Facilities															No issues identified.
SMBC/D1: Comprehensive Master planning for Strategic and Major Development															No issues identified.
SMBC/D2: Infrastructure Provision and Developer Contributions															Measures to mitigate impact of development and make it acceptable in planning terms and to contribute to or provide physical, social, green and digital infrastructure is relevant to all groups. However known infrastructure requirements: affordable housing, education, education transport, healthcare, playing pitches and sports hubs, public transport, travel plans and police –are more likely to be of relevance to the characteristics identified – gender, age, disability, pregnancy & maternity and socio-economic factors.

³ <https://www.gov.uk/government/statistics/national-travel-survey-2023/nts-2023-trends-in-public-transport-use-and-multi-modal-public-transport-trips>

⁴ <https://www.gov.uk/government/statistics/disability-accessibility-and-blue-badge-scheme-statistics-2023-to-2024/disability-accessibility-and-blue-badge-statistics-england-2023-to-2024>

⁵ Cited in: <https://committees.parliament.uk/writtenevidence/21672/html/>