



SUPPLEMENTARY PLANNING DOCUMENT

MEETING HOUSING NEEDS

(Including Affordable Housing)

Adopted July 2014

POLICY & SPATIAL PLANNING

PLACES DIRECTORATE

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1 Introduction

- 1.1 The Council recognises the importance of creating sustainable, inclusive and mixed communities in all areas, both urban and rural. There is therefore a need to not only improve the affordability of housing across the Borough, but also to contribute to a range of outcomes including:
- High quality housing that is well-designed and built to a high standard.
 - A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
 - Housing developments in suitable locations, which offer a good range of community facilities and provide good access to jobs, key services and infrastructure.
- 1.2 Solihull has a high level of housing need and the Council is committed to widening opportunities for home ownership and helping local people who cannot afford to buy or rent homes on the open market.
- 1.3 As Local Housing Authority, the Council has statutory duties for homelessness and housing needs. The Council does not rely solely on planning powers for the delivery of affordable housing and is doing all that it can to provide more affordable homes by a variety of means.
- 1.4 Notwithstanding the above, the Council will make full use of its planning powers to require suitable housing to help address local housing needs. This will involve negotiating for an element of affordable housing on all suitable development sites and an appropriate mix of affordable and market housing, with the Council's negotiating position being set out within this Supplementary Planning Document (SPD).
- 1.5 The Council recognises that the successful implementation of Local Plan Policy P4 requires a reasonable, flexible and negotiated approach, reflecting individual site characteristics. However, the provision of affordable housing and providing a suitable mix of market housing will result in a cost to be taken into account in negotiating land options and purchase. It is therefore important that landowners, valuers and developers take account of Policy P4 and this SPD at an early stage. Through this SPD the Council intends to be clear and helpful in its approach to all of the key issues.

2. Purpose and Status

- 2.1 This SPD has been produced by Solihull Council to provide greater detail and additional information to assist with the implementation of Local Plan Policy P4 'Meeting Housing Needs'. It is consistent with both the Local Plan and current national planning policies.
- 2.2 Sections 3-7 primarily deal with Policy P4 (a); Section 8 covers Policy P4 (b); Section 9 covers Policy P4 (c).
- 2.3 This SPD should be read in conjunction with the whole Solihull Local Plan 'Shaping a Sustainable Future'. The other Local Plan policies which are particularly relevant to this SPD are P6 ('Provision of Sites for Gypsies and Travellers'), P15 ('Securing Design Quality') and P18 ('Health and Well Being').
- 2.4 The purpose of this SPD is to provide a consistent approach for the implementation of Policy P4 Meeting Housing Needs and provide clarity and certainty for landowners, valuers, developers and other professionals when bringing forward proposals for residential development.
- 2.5 This SPD is a material consideration in determining planning applications for all housing developments at and above the policy threshold.
- 2.6 The SPD has been developed following a thorough and comprehensive consultation process. Appendix 1 summarises the consultation and approval process for this SPD.

3. Policy Framework

National Planning Policy Framework (NPPF)

3.1 The NPPF replaced Planning Policy Guidance and Planning Policy Statements and following consultation it was finalised and issued in March 2012.

3.2 The NPPF has no formal legal status but all local and neighbourhood plans must have regard to it. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

3.3 The NPPF states that:

“...local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework...” (Paragraph 47)

“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.” (Paragraph 50)*

3.4 The overall objectives are to deliver more homes which are of high quality, well designed, affordable in sustainable, mixed, inclusive communities where people want to live.

3.5 The provision of affordable housing is a priority for Government. The National Planning Policy Framework says that where local authorities have identified that affordable housing is required they should set policies for meeting this need.

3.6 There is a clear presumption in Government advice that provision should normally be on-site and that off-site provision should be agreed only in exceptional circumstances. Off-site provision or a financial contribution of broadly equivalent value should only be considered where it is justified and the

agreed approach contributes to the objective of creating mixed and balanced communities.

Solihull Sustainable Communities Strategy

- 3.7 Under the Local Government Act 2000 local authorities have a duty to prepare a community strategy to promote or improve economic, social and environmental well-being.
- 3.8 In Solihull this has been developed through the Solihull Partnership which is a non-statutory body bringing together organisations and representatives voluntarily to work in partnership to improve the lives of people in Solihull.
- 3.9 The Partnership has developed a Sustainable Community Strategy for Solihull covering the period 2008 – 2018 and is titled ‘One Borough: an equal chance for all’. The strategic vision is that Solihull in 2018 is a place where everyone has an equal chance to be healthier, happier, safer, and prosperous.
- 3.10 Access to housing that is affordable and in good condition is very important in providing the basis for an equal chance for all. Providing more affordable housing and meeting housing need is therefore an important part of helping the Solihull Partnership move towards realising its overall vision.
- 3.11 The Sustainable Community Strategy notes that there is a shortage of homes which are affordable by people on mid to low incomes and that the demand for social rented housing is strong and increasing. The Strategy also notes that house prices are well above the regional average in the south and east of the Borough and consequently Solihull has one of the most severe housing affordability problems in the West Midlands.
- 3.12 Consequently, delivering more affordable housing is important in delivering one of the main priorities of the Sustainable Community Strategy. It states:

“We will ensure that everyone has the opportunity of a decent home and that new housing meets the needs of the whole community” and notes that “Good quality, affordable homes are fundamental to individual and community well-being, underpinning social inclusion, health and the ability to participate in learning and employment” (page 26).

Solihull Local Plan

- 3.13 The Local Plan is important in helping to deliver the Sustainable Community Strategy. The Plan is firmly focused on meeting local needs and sets out the long term vision for how the Borough will develop in the plan period to 2028.
- 3.14 Two of the twelve identified challenges relate to addressing housing need. The specific needs identified are:
 - Shortage of affordable and in particular social rented housing.

- Providing affordable housing across the Borough to help meet priority needs, particularly the needs of local families and children, local single person households and local first time buyers.
- Need for affordable extra care housing for older and/or disabled people (learning, mental health and physical and sensory).
- Address constraints in supply including the inability to deliver affordable housing in recent years through windfall development.
- Little opportunity to address affordable housing needs in the Rural Area as part of market development.
- Addressing the imbalance in the housing offer across the borough

3.15 The objectives arising from these needs are to:

- Maximise the provision of affordable housing of the right size, type and tenure and in the right location to help meet housing needs across the Borough.
- Provide an adequate amount and variety of homes which are affordable by local people including homes for rent, for purchase and intermediate tenure.
- To provide an adequate amount and variety of homes to meet the increasing demand from older people and those with disabilities and other needs.
- Help address need on the housing waiting list and through homelessness and reduce the need for local households to move out of the Borough to find suitable housing or to continue to share with other households.
- Accommodating additional development to help meet housing needs in the Borough whilst ensuring high quality places across the Borough through continuing to improve the quality of the environment in the North Solihull Regeneration Area and the Mature Suburbs and, conserving the qualities of the mature suburbs and rural settlements that make those places attractive areas to live.

3.16 More housing is needed because the number of households in the Borough is increasing and the average household size is decreasing. Population is projected to increase by around 20,000 between 2011-2028. The number of households is projected to increase by 14,000 over the period 2006 to 2028 with more people staying single longer; more couples/families separating and people living longer and continuing to live in their own home, often alone. National Household Projections forecast that by 2028 around one third of all households will be single people including those over pensionable age, people with disabilities and households splitting. Many of these households are likely to require affordable rather than market housing.

3.17 The number of households represented by the over 75s is projected to increase by 7,000 between 2008 and 2023 to comprise 21% of all the Borough's households. This leads to market demand for specialist and supported housing together with homes which can provide opportunities for households to 'downsize', thereby releasing family housing for resale and reletting.

3.18 National household projections forecast an increase in smaller households through a projected increase in single person and lone parent households and a

significant increase in the number of households with no dependent children which is likely to increase the need for smaller dwellings.

3.19 Affordable housing need is exceptionally high and Solihull has one of the most severe affordability problems in the West Midlands Region. The shortage of affordable housing is particularly acute in parts of the mature suburbs and the rural area.

3.20 There are areas of the borough where existing housing mix is poor and there is a need to improve mix to ensure choice to meet projected demographic needs. In the rural housing market area and in parts of the urban housing market area the supply of smaller dwellings is limited.

3.21 Conversely, in the North Solihull Regeneration Area there is a limited range of homes for owner-occupation, which will meet the aspirations of local households.

Solihull Housing Strategy 2013 - 2016

3.22 The Housing Strategy sets out the Council's assessment of housing needs and its objectives and priorities for housing. The Housing Strategy sets out five strategic housing objectives:

- Enable the provision of new homes to meet local needs and support the managed growth of Solihull.
- Allocate and manage social housing fairly and effectively.
- Maintain and improve the quality of homes and neighbourhoods.
- Assist more older and disabled people to live independently.
- Support vulnerable people in the community.

3.23 The Housing Strategy is reviewed and updated periodically.

Solihull Homelessness Strategy 2012 - 2015

3.24 The overall aim of the Council's Homelessness Strategy is to prevent homelessness in Solihull and to provide a quality response to those that are affected by homelessness.

3.25 In order to achieve this, the overall aim of the strategy can be further broken down into the following four areas of strategic intent:

- Prevent homelessness from occurring.
- Ensure that people have access to good quality services to assist them when threatened with or experiencing homelessness.
- Work with all local organisations to provide a co-ordinated, multi-agency response to tackling and preventing homelessness.
- Reduce the likelihood of households experiencing homelessness by working with wider partners to tackle the root causes through much earlier intervention and 'upstream' prevention.

Independent Living and Extra Care Housing Strategy

- 3.26 The Independent Living and Extra Care Housing Strategy sets out a vision for how the provision of accommodation and housing related support services for vulnerable adults should develop in Solihull.
- 3.27 The strategy considers the needs of people aged 65 and over, people with learning disabilities, people with mental health needs and people with physical or sensory disabilities aged over 18.
- 3.28 The two main strategic objectives are to:
- Enable vulnerable people to continue to live independently in their own homes through provision of support services.
 - Encourage provision of a wider range of suitable and affordable independent accommodation for people who need or choose to move.
- 3.29 The strategy is founded on the principle that people will be helped to continue to live in their current homes wherever possible, if this is what they choose; and that people should not have to move out of their home because of problems which could be overcome with a reasonable level of investment or support. However, it is recognised that older and vulnerable people may choose or need to move home and that they should be able to find and afford suitable accommodation with support.

4. Housing Need Assessment

- 4.1 The Council's defines Housing Need as 'the quantity of housing required for households who are unable to access suitable housing without financial assistance'.
- 4.2 The concept of Housing Need is distinct from 'Housing Demand'. The Council defines this as, 'the quantity of housing that households are willing and able to buy or rent'.
- 4.3 The Council's Strategic Housing Market Assessment (SHMA) was completed in 2009 and followed guidance set out by the DCLG. The SHMA was produced as an evidence base for the Council's emerging Core Strategy and was adopted by the Council.
- 4.4 The study draws on an analysis of population and household growth projections, economic forecasts and proposed housing forecasts. It provides an up-to-date assessment of housing issues in the Borough, including affordable housing.
- 4.5 The SHMA showed that 70% of newly forming households were unable to satisfy their needs in the market, and that 1,182 'affordable' homes were required each year to reduce the backlog and provide for a proportion of newly formed households. This is calculated using the step by step approach in the 2007 DCLG Guidance.

SHMA 2009 – Net Annual Housing Need 2006-2011

		Solihull
A	Total current housing need (Bands A-E of Housing Register)	5,024
B	Of which current occupiers of affordable housing	1,247
C	Backlog need (A-B)	3,777
D	Gross new household formation per annum 2006-2011	1,544
E	Share of newly forming households unable to afford market housing	70%
F	Newly forming households unable to afford (DxE)	1,077
G	Existing households falling into need	267
H	Total newly arising need (F+G)	1,344
I	Annual supply of re-lets	917
J	Annual quota of backlog reduction (C÷5)	755
K	Net annual housing need (J+H-I)	1,182

4.6 With regard to affordable housing the SHMA concluded that:

- There is a significant shortage of affordable housing.
- The shortage is Borough-wide and across all sizes of property.
- The most significant need is for social rented housing but there is also a need for more intermediate tenure.

4.7 The SHMA also demonstrated a growing need for homes which are suitable for older people and those with disabilities (physical, sensory and learning). This is also evidenced by local data supporting the Independent Living and Extra Care Housing Strategy.

4.8 The level of affordable housing need is greater than can be met within the period covered by the Local Plan and this applies across all size and types of property and in all areas of the Borough. This reflects the level of housing provision that the Council considers can be sustainably provided together with a high level of backlog need and the proportion of newly forming households able to afford market housing.

4.9 The Council faces exceptional local constraints to meeting housing need in the Borough. This takes the form of the:

- High level of housing need.
- Level of need in relation to the overall housing provision target.
- Proportion of development that has taken place, and will continue to take place, on small unidentified sites.

4.10 Affordable housing need has not decreased since the Strategic Housing Market Assessment was completed.

4.11 In addition to the SHMA, need is also expressed through the Council's Housing Register, which demonstrates that Solihull has acute housing need. At 1 April 2014 there were 7,586 households with a local connection and in housing need on the Council's Housing Register. The ratio of social rented supply (new build and relets) to demand is 1:7.

4.12 Housing need is also apparent through the households who approach the Council as homeless, or threatened with homelessness. In 2013/14 the Council had a statutory duty to provide accommodation for 510 households.

5. Affordable Housing Policy

Policy Scope

- 5.1 Appendix 2 reproduces the text of Local Plan Policy P4 'Meeting Housing Needs'.
- 5.2 Affordable housing obligations under Policy P4 (a) only arise from planning applications for dwelling houses (Use Class C3). The policy makes no exclusion for any type of dwelling provision within this Use Class.
- 5.3 Policy P4 is based on net additional dwellings. For example, if a block of 12 flats is to be demolished and replaced with 14, then no affordable housing requirement is required as the net dwelling capacity is two. Existing dwellings on the application site that are to be redeveloped or converted will always be taken into account when considering whether an affordable housing contribution is required.
- 5.4 The Council's affordable housing policy is set on a Borough-wide rather than a site-by-site basis. The principal reason for this is that the Council has a Borough-wide responsibility: housing needs cannot always be met exactly where they arise; appropriate use has to be made of the opportunities that become available. A different approach is taken to affordable housing developed under P4 (b) and this is explained in Section 8.
- 5.5 Policy P4 (a) includes planning applications for traveller sites and pitches. The Council will therefore seek an affordable housing contribution on these applications. The Council will seek to negotiate on-site social rented pitches where the need for this is demonstrated. Where this is not practicable an off-site contribution will be negotiated.
- 5.6 The policy also includes residential moorings. All residential moorings with the exception of touring, leisure and holiday moorings will be treated as 'low cost market housing'.

Negotiations

- 5.7 The Council will require developers of allocated and unidentified sites to make a contribution to affordable housing on residential sites of 0.2 hectares or more, or housing developments of 3 or more net homes. Contributions will be required in the form of 40% affordable dwelling units on each development site.
- 5.8 Negotiations on affordable housing must take place prior to the submission of a planning application and will involve defining the appropriate provision including the appropriate mix, number, size, type, and location and, where relevant, sources of funding for social housing.
- 5.9 The initial approach should be made to the Council's Design and Development Management Services team. The Planning Officer will co-ordinate the process

that agrees the affordable housing contribution and results in the planning application being considered by the Council's Planning Committee.

5.10 The Council accepts that the proper approach to the application of planning policy requires flexibility and discretion. The object at all times is to have regard to, and give effect to, the underlying purpose of Local Plan policy.

5.11 Policy P5 within the adopted Local Plan advises of the need for Development briefs. It states:

“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.”

5.12 This will incorporate guidance on the amount and type of affordable housing.

5.13 Applicants are strongly encouraged to contact Registered Providers at the earliest possible opportunity to discuss the proposed affordable housing delivery.

The Definition of Affordable Housing

5.14 The Council defines Affordable Housing as:

“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households, including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices;
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.”

5.15 This is consistent with the definition within National Planning Policy Framework - Annex 2.

5.16 The Council's definition of affordability with regard to local incomes and local house prices is set out in Appendix 3 and will be updated annually. Housing costs in excess of these levels would not be affordable.

5.17 The Council recognises that there are two broad types of affordable housing:

- Social Rented and Affordable Rented housing provided on the basis of need;

- Intermediate Affordable Housing – housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above.

5.18 Homes provided by private sector bodies will be considered as affordable housing where they meet the above definition.

5.19 The Council does not have a local definition of ‘Key Workers’. Because of the wide range of potential key worker groups and their different income levels, they can be expected to require both rented and intermediate housing. Therefore, the Council will expect that the affordable housing element of all appropriate planning applications is expressed as social and affordable rented and intermediate housing rather than in terms of accommodation for key workers. The Council considers that the definition of affordable housing should relate to affordability and not to employment status or function of individual household members.

5.20 ‘Key Workers’ who cannot afford to rent or buy houses generally available on the open market are included in the general affordable housing definition.

Site Thresholds

5.21 Analysis of residential planning applications in Solihull demonstrate that the application of the national minimum threshold removes a large number of sites from consideration and would reduce significantly the level of affordable housing provision secured through the planning system. Taking into account economic viability and affordable housing yield at different threshold levels, the Council will require affordable housing on all appropriate allocated and unidentified sites in schemes of 0.2 hectares or more or housing developments of 3 or more net dwellings.

5.22 The Council is of the opinion that this threshold reflects the land supply and development characteristics of the Borough whereby many of the sites coming forward are a redevelopment of small residential sites.

Affordable Housing Requirement

5.23 Where a site triggers the affordable housing threshold (0.2 hectares or more or housing developments of 3 or more net dwellings) an affordable housing contribution will be required in the form of 40% of dwelling units on the development site. Where on site provision is not feasible or viable there will be a financial contribution towards the provision of affordable housing that would not otherwise be provided elsewhere within the Borough.

5.24 If the affordable threshold is triggered, the 40% affordable obligation applies to all dwellings, not just those above the threshold.

5.25 Where the affordable provision as a proportion of the whole site cannot equate to 40%, provision shall be rounded down to the nearest number of dwellings.

- 5.26 The Council has set a percentage target rather than a numeric one. This is considered more appropriate where a significant amount of development will be on unidentified sites and the level of housing need is considerably greater than can be provided in the plan period.
- 5.27 The affordable housing requirement will be subject to discussion on a site by site basis, having regard to the overall Borough-wide target. The Council will adopt a flexible approach, taking into account such aspects as local needs, the nature of the local residential area and site characteristics.
- 5.28 In meeting the affordable housing target on suitable sites the Council accepts that individual sites will bring forward differing proportions of affordable housing, for example some sites will be developed solely by a Registered Provider and in other cases the 40% target will not be achieved.
- 5.29 The Council will always endeavour to maximise the level of on-site affordable housing on any suitable site.
- 5.30 The affordable housing target is ambitious but realistic. It has been set at a level that maximises the contribution to housing needs but should not threaten the viability of sites or deter private residential investment. The Council will negotiate with developers where particular factors could threaten the viability of developments as a result of site specific constraints or circumstances.
- 5.31 The Council places importance on the efficient use of land and proposals that use land inefficiently will therefore be refused.
- 5.32 The Council will challenge any residential proposals that are framed in such a way as to deliberately circumvent the policy requirement for affordable housing. For example:
- Adjacent sites will be considered together in respect of affordable housing where their development is functionally inter-dependant;
 - A whole site being artificially disaggregated so that piecemeal packets of development are brought forward, none of which, alone, breach the affordable housing threshold;
 - Artificial restriction of density. In assessing an appropriate density to determine whether a site is capable of accommodating a certain number of dwellings, the Council will consider what density is most appropriate to the site's context taking into account the accessibility of the site and evidence of having need.
- 5.33 Where developers identify that other planning objectives need to take precedence over the provision of affordable housing on a particular site, this will only be considered if the other planning objective(s) is/are directly related to an adopted policy or decision of the Council, or national policy.
- 5.34 For all planning applications above the affordable housing threshold the Council requires the submission of a formal affordable housing statement as part of its validation criteria. This should include confirmation of what is being

proposed and clearly set out the rationale where the proposals are contrary to the requirements of the finally adopted SPD. This will include:

- Number of dwellings both market and affordable and percentage proposed as affordable
- Tenure of affordable dwellings (rented stated as social rent or affordable rent and intermediate stated as shared ownership)
- Type of property proposed (house, apartment, bungalow etc) and size (Number of bedrooms) by both market and affordable tenure
- Compliance of any standards (e.g. HCA DQS)
- Location of affordable and market housing is shown on a layout of the site
- If the affordable housing and or market housing proposed is less than that is proposed within the Local Plan Policy it should be accompanied by evidence in accordance with the policy as to why this is the case (see i-vi on page 68/69 of the Solihull Local Plan). If viability is stated as being an issue then this must be accompanied by a viability assessment signed by a qualified surveyor

Indicative Tenure Mix

5.35 The Strategic Housing Market Assessment concluded that 80% of affordable housing need was for social rent and 20% intermediate tenure. The Council recognises the importance of intermediate tenure in helping people into home ownership, reducing the demand for social and affordable rented dwellings and in improving overall site viability. Borough-wide, the Council’s assessment of the split of affordable provision by tenure type is:

Form of Provision	Proportion of Affordable Provision
Social/Affordable Rent	65%
Intermediate	35%

5.36 This Borough-wide split will be reviewed annually.

5.37 The implementation of Policy P4 (a) will not always require a diversity of tenures on all sites as local needs may be more appropriately met by one form of affordable tenure.

5.38 Within the affordability guidelines set out in Appendix 3, the Council will take a flexible approach to affordable tenure, reflecting site viability and the tenure profile of housing adjacent to the application site.

5.39 With regard to rented tenure, the Council recognises that both social rented and affordable rented are let to eligible households on the basis of need.

5.40 In Solihull, the difference in rent levels between social and affordable rented is greatest for houses, and less for flats. For rented houses the Council’s starting

position is to require the provision of social rent rather than affordable rent, so as to reduce reliance on housing benefit and support the Council's Action Against Poverty Strategy and encourage people into work.

5.41 The Council recognises that the economic viability of some sites means that the provision of houses for social rent may result in less affordable housing being delivered overall. In these circumstances, affordable rent will be considered for houses as well as flats. The Council will assess the level of rent proposed and may negotiate that it is set at a level less than 80% of local market rent.

Indicative Size Mix

5.42 In general, the Council expects that the size and type of the affordable housing dwellings on a site will be broadly the same as the market provision. This reflects the level of housing need across all sizes and types of property. To this end, the Council will take into account the relative internal size dimensions of the market and affordable housing and the total sum of bedrooms in the market and affordable tenures.

5.43 At a Borough level, the Council's assessment of the required size mix of affordable dwellings is as follows:

Bed Size	1 Bed/1 or 2 person Flat note 1)	2 Bed/ 3 Person Flat	2Bed/4 Person House	3 Bed/5 Person House	4+ Bed/6 Person + House
Rented	28%	0%	26%	19%	27%
Intermediate	43%	0%	4%	36%	17%

Note 1: The minimum internal area for a 1 bed flat shall be 45 square metres.

5.44 These are Borough-wide assessments; specific sites may result in different proportions being delivered. The internal areas of affordable dwellings will be reviewed and would look to follow outcome of recent government consultation on this issue.

5.45 Developers should take into account Adopted Neighbourhood Plans when deciding on the mix of type and size of dwellings on sites.

Design and Layout

5.46 Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities.

5.47 All affordable housing is to comply with Local Plan Policy P15 'Securing Design Quality'.

- 5.48 The Council expects high standards of design, layout and landscaping for all developments, which respect the character of the area and reflect local distinctiveness.
- 5.49 The Affordable housing should be tenure blind and fully integrated with the market housing. To ensure the creation of tenure blind developments, mixed and integrated communities, the affordable housing should not be visually distinguishable from the market housing on the site in terms of build quality, materials, detailing, level of amenity space and privacy.
- 5.50 It should be evenly distributed across the site or in the case of flats, in small clusters distributed evenly throughout the development. For effective housing management by Registered Providers the Council will negotiate clusters of between 6-8 be included on sites of up to 50 dwellings and clusters of 8-12 on larger sites. Tenure blind integration should be considered at an early stage of the detailed design and layout of the site and discussed with Registered Providers.
- 5.51 In the case of flatted developments the Council recognises that it may be more appropriate for affordable units to be contained within one or more blocks or served by one staircase(s) in order to assist future management of the affordable units. Early discussions are therefore required between the developer, Council officers and the Registered Provider to ensure that the layout, design of the accommodation and materials and arrangements proposed for the future management of the site meet the requirements of both the Council and the Registered Provider.
- 5.52 Where a scheme has an estate management charge or service charge applicable to all properties, the Council will expect that this be apportioned on the basis of the internal area of the properties.
- 5.53 The level of car parking provision required in association with affordable housing should be equivalent to that required of market housing.
- 5.54 Therefore the Council would expect car parking for all tenures of housing to be provided in accordance with prevailing levels of car ownership in a particular ward, taking account of tenure, locational characteristics, and number of habitable rooms and allocation of car parking.
- 5.55 The developer is responsible for ensuring that all roads and services within a scheme leading to the affordable housing are suitable for the management by a Registered Provider. This should include consultation with Solihull Council's Highways Officers on the extent of road adoptions.
- 5.56 Applicants should carefully consider the long term management arrangements of the affordable housing by the Registered Provider when designing a scheme. This is best done by liaising with Registered Providers at the early stages of design.
- 5.57 The Council is committed to developing more affordable 'extra care' accommodation for people who are vulnerable and have support needs. All

affordable extra care development must be planned and designed in consultation with the Council's Director for Adult Social Services.

Affordable Housing Provision

5.58 The Council is committed to creating mixed and inclusive communities offering a choice of housing.

5.59 The contribution of developers to affordable housing provision may vary on a site-by-site basis. Solihull Council will also consider alternative suggestions that are made by developers in respect of the affordable housing obligation. The Council's approach will be as follows:

On Site

5.60 The Council starts from the presumption that the affordable housing provision will be provided on the application site.

5.61 On site provision can be achieved in one of two ways:

- (i) The developer builds the dwellings and transfers them to the Registered Provider at an agreed price.
- (ii) The transfer of a fully serviced site, with full access rights, to a Registered Provider at an agreed price.

Off Site

5.62 Although the Council's strong preference is for affordable housing provision on the application site, it is recognised that there may be circumstances when agreements can be reached whereby the affordable requirement is fulfilled on other sites in the Borough. Examples of such exceptional circumstances include difficulties in achieving a mixed scheme and site and layout constraints.

5.63 The Council's approach to defining the affordable obligation in this scenario is set out in the example below:

- Site A is capable of 35 dwellings and site B 30 dwellings; the agreed affordable requirement on both sites is 40%.
- The developer asks if all the affordable housing can be provided on site B. The number of affordable units required on the transfer site shall be:
 - (i) $35 \times 40\% = 14$ dwellings (site A)
 - (ii) $30 \times 40\% = 12$ dwellings (site B)
 - (iii) The total affordable requirement on site B would be 26 dwellings

Developer Contributions

5.64 Affordable housing will be provided on the application site so that it contributes to the objective of creating mixed and balanced communities. However, the Council recognises that there are circumstances where on-site provision may

not be the most effective or efficient means to deliver local policies for affordable housing. Where it can be robustly justified, a financial payment in place of on-site provision may be accepted as long as the agreed approach contributes to meeting housing need in the local authority area.

5.65 Potential circumstances where developer contributions can be appropriate include:

- Management - High density apartment developments for older people have a 'lodge manager'/warden along with various communal facilities. These normally include a communal lounge, guest suite, laundry facilities, landscaped gardens and a central alarm system. Residents pay a service charge to fund these items. Achieving on-site affordable housing is difficult because it is unlikely that there will be sufficient room in the development to operate a separate and more affordable service charge regime. For the affordable apartments to share a management and service charge regime with open market units would make them unaffordable.
- Level of on-site affordable provision - Poor economic viability, or the existence of other planning objectives, may result in a situation where the level of on-site affordable provision is so low that a Registered Provider may not want to take a single or very small number of dwellings. In this situation the Council recognises that the payment of a financial contribution may be a better outcome.
- Mix of housing in the immediate vicinity of the application site - If there is a high level of affordable housing on sites very near to the application site the Council may consider a Developer Contribution to be more appropriate. Solihull's overall shortage of affordable housing means that this would be a very unlikely circumstance.

5.66 The principle for determining the developer contribution payment is that it is of broadly equivalent value to on-site affordable housing provision. The approach is therefore to establish the cost to the developer of the notional on-site affordable obligation. The developer will pay this value to the Council in place of the on-site affordable provision.

5.67 The basis of calculating the developer contribution shall be that:

- There is no capital grant subsidy from the Homes and Communities Agency, or other body.
- The standard indicative affordable tenure split is 65% social rent and 35% shared ownership.
- The size and type of the affordable housing reflects that of the market units in terms of bedroom number, plot size and internal area.

5.68 It is open to developers to suggest an alternative approach to calculating a financial contribution, but it will need to be demonstrated that this is of a broadly equivalent value to on-site provision.

5.69 Where Developer Contributions are agreed the Council will draft planning obligations that define the:

- (i) Timing of the payment.
- (ii) Basis of indexing the payment, where appropriate.
- (iii) Time period by which the payment must be used. Where a part or all of the payment has not been spent by the end of the agreed period it shall be repaid to the developer.

5.70 All Developer Contribution payments received by the Council will be placed in a ring-fenced account. Allocations from the account will be made on the basis of the Council's housing priorities, will help meet the housing needs of the Borough and be with the agreement of the responsible Cabinet Portfolio holder.

Economic Viability

5.71 It is important that applicants take careful account of Local Plan Policy P4 (a) and this SPD prior to the purchase of a site.

5.72 The Council supports the use of Development Appraisal tools to determine specific site viability. Residual land value assessment is a recognised methodology for evaluating costs and incomes associated with developments. Residual land value appraisals consider the gross development value from a development in terms of sales or rent and compare this with the costs associated with developing that scheme. The Council expects that any abnormal development costs would be reflected in the land purchase price paid by the developer unless it can be demonstrated that they could not have reasonably been anticipated.

5.73 The basis of all viability assessments will be the market value of the site at the time of the viability appraisal, not the developers' purchase price of the site.

5.74 The Council will focus on 'site viability' rather than 'scheme viability'. The value generated by a particular proposal may not exceed the value of the site in its current use, but an alternative residential proposal may do so, allowing the site to come forward for development.

5.75 Where an applicant considers that providing 40% affordable housing makes the site unviable, the Council will ask that this is properly evidenced. The Council will scrutinise this and any departure from the policy requirement will be the minimum necessary to make the development viable.

5.76 Policy P4 (a) is based on affordable housing being delivered at nil public capital grant subsidy. In exceptional circumstances the Council may consider whether public subsidy could be available. An example of this could be where 'extra care' accommodation is provided and it can be demonstrated that this is a higher capital cost of provision than general needs.

- 5.77 For social and affordable rented housing, the Council's normal expectation is therefore that the price paid by the Registered Provider to the developer will be no more than the capitalised value of the net rental stream of the dwellings.
- 5.78 For shared ownership, the Council will expect the price paid by the Registered Provider to be based on realistic assumptions about the likely value of homes and the initial average share to be offered so that the home is affordable with reference to the data provided in Appendix 3. The price paid should also be based on reasonable assumptions about the rent to be charged on the unsold equity in the home. The rent charged by the Registered Provider on the unsold equity shall be no more than 2.75% per annum.

Market downturn

- 5.79 The Council's objective is to maintain an overall flow of housing development, making it possible for affordable housing opportunities to come forward on sites.
- 5.80 The Council recognises that there can be a significant change in economic viability in the period between the acquisition of a site, the grant of planning permission, the successful build and sale of the properties.
- 5.81 In these circumstances the Council will allow for reasonable negotiation and adopt a flexible approach in considering whether the affordable obligation should be varied. This decision will be made by reference to economic viability.
- 5.82 The onus will be on the applicant to demonstrate the new development viability and the Council will probe the evidence presented. Any departure from policy, or reduction in the existing affordable agreement, shall be the minimum necessary to make the development viable.
- 5.83 The viability appraisal will be based on the market value of the site at the time of the appraisal, not the developer's purchase price.
- 5.84 On larger sites, with distinct phases of development, the principle will be that viability is assessed at each phase.
- 5.85 In all cases, where the Council agrees to a reduced affordable housing obligation, two additional agreements will be required:
- A commitment by the developer to start on site and complete all aspects of the development within a defined period.
 - An Overage clause, i.e. where achieved sales values of the market units are greater than those in the most recent viability appraisal, a developer contribution shall be paid that captures the difference between achieved and forecast sales values.

6. Planning Obligations

6.1 Where affordable housing provision is provided as part of a proposed development, the Council will use a Section 106 Agreement and/or Planning Conditions to clearly define the nature and delivery of the affordable housing obligation.

6.2 Section 106 agreements will normally be executed before the grant of planning permission.

6.3 The Section 106 Agreement will include clauses setting out requirements with regard to the:

- Definitions of key terms.
- Basis of the price to be paid by the Registered Provider for the affordable housing.
- Type, size, design and number of affordable units.
- Location and position of affordable housing within the site.
- Timing of construction and occupation in relation to the whole site.
- Mechanisms to ensure the initial and subsequent occupancy of the affordable housing benefits those in housing need.
- Any limitations on occupants of the affordable dwellings.
- Timing and conditions for the transfer of the land or affordable housing to a Registered Provider.
- 'Cascade' arrangements to govern scenarios where the developer is unable to transfer the affordable housing to the Registered Provider.
- 'Cascade' arrangements in respect of intermediate for sale dwellings to protect the interests of the mortgagee in possession.
- Arbitration arrangements.

6.4 Appendix 4 sets out the standard planning conditions that are used for affordable housing. These may be amended from time to time.

7. Registered Providers

7.1 The Council considers that Registered Providers and the Council's Arms Length Management Organisation (Solihull Community Housing) are the most effective providers and managers of affordable housing. The Council's strong preference is to work with Registered Providers who have:

- Rented and or other intermediate tenure in, or near to the Borough.
- A local management presence.
- Recent development experience.

7.2 Developers are encouraged to consult with one or more Registered Providers and/or Solihull Community Housing at an early stage in the planning and design process.

7.3 Developers may have a preference to work with a Registered Provider that does not have any of the above characteristics. The Council will take a flexible approach and will discuss this with the developer.

7.4 Where the Homes and Communities Agency (or any successor bodies) has any unresolved concerns with a Registered Provider, the Council will expect another Registered Provider to be selected.

7.5 Information on the Registered Providers with whom the Council works regularly are available from the Council's Housing Strategy team.

8. Rural Exceptions Policy

- 8.1 Solihull is committed to providing balanced housing markets and this includes both urban and rural areas of the Borough. It is a key objective of the Council's Housing Strategy and the Sustainable Community Strategy to ensure that new housing meets the needs of the whole community. This includes the need to increase the supply of affordable housing in rural areas and to enable these parishes and Neighbourhoods to meet their own local housing needs.
- 8.2 The Government has a clear commitment, which is shared by the Council, to improve the affordability and supply of housing in all communities, including rural areas. High quality housing is an important part of creating and maintaining sustainable rural communities.

Evidence for Policy

- 8.3 In supporting this policy the Council commissioned "A Rural Housing Needs Survey for Solihull MBC" in 2008. This study looked at all 14 settlements in the rural housing market area of the Borough and this highlighted the need for affordable housing in each of them. These settlements are:

- Bickenhill
- Catherine-de-Barnes
- Berkswell
- Barston
- Tidbury Green
- Millison's Wood
- Chadwick End
- Hampton-in-Arden
- Meriden
- Cheswick Green
- Hockley Heath
- Balsall Common
- Dickens Heath
- Knowle, Dorridge and Bentley Heath

- 8.4 This report concluded:

- More than 40% of the sample had moved house in the previous 10 years. Many of the moves were relatively local, from within the same postcode or those adjacent.
- There were 28% who expected to move in the next five years, the most likely reason being to move to a property of a different size. This was fairly evenly split between those who wanted a smaller property (usually an older age profile) and those who wanted a larger one (mainly under 45).
- Almost two thirds of those looking to move in the next five years thought that they faced some sort of barrier, most likely the lack of a suitable property or the inability to afford a new home.

- Affordable home ownership would be considered by 19%; the majority of others felt they did not need to consider it because they could afford to buy anyway.
- Generally, the gap between the new home that people would like and what they think they can afford is not too great. For example, almost half of those expecting to move would like to stay in the same village and three out of four think that they can afford to do so.
- Looking at 'emerging households', it was found that 6% of the households represented expected a member of that household to leave and create a separate household within two years. In the majority of cases (89%), these households would be formed by children leaving home to become independent.

Needs for local community

8.5 Local need can take various forms, for example:

- Housing provision, particularly the need for affordable housing.
- The need for improved employment opportunities particularly for local people and to support rural businesses through increased population and households.
- The need to support a range of community facilities would be eligible for consideration, including public open space, leisure, retail, education and health, through increased population and households.

8.6 Parishes have the ability to develop proposals within Parish and Village Plans.

8.7 The Localism Act can be regarded as providing additional enabling tools for local communities in that it:

- Provides particular scope for local communities to bring forward proposals to meet identified needs for affordable housing through Neighbourhood Plans.
- Covers other forms of development, for example local employment opportunities and community facilities.

Village, Parish and Neighbourhood Plans

8.8 For affordable housing, the preparation of Village, Parish or Neighbourhood Plans provides an ideal opportunity to:

- Identify particular development needs that a local community wishes to have met.
- Promoting or supporting specific locations where these needs can be met.
- Providing guidance on the nature and form of such development to assist the preparation of detailed schemes.

8.9 Examples of the types of housing need that could be identified in a Village, Parish or Neighbourhood Plan include:

- Affordable housing for local people, for example, to enable young families to remain living in a village.
- Specialised types of housing, for example 'extra care' accommodation for older people.
- Affordable homes made available for designated local 'Key Workers' as approved in the Village, Parish or Neighbourhood Plan.

Rural Exceptions Policy

8.10 Local Plan Policy P4 (b) establishes the principle of a 'Rural Exceptions Policy'. It provides rural communities in Solihull with an important opportunity to help shape their future. It enables them to identify and determine how their development needs can best be met, and then if necessary, allow the release of green belt land to bring these plans to fruition.

8.11 The role of the policy is two-fold:

- It provides for plans prepared by local communities themselves (in the form of Village, Parish or Neighbourhood Plans or equivalent) and adopted by the Parish Council or Neighbourhood Forum to be a central role in the planning process in the form of a material planning consideration.
- It provides scope for planning permission to be granted for small-scale affordable housing schemes to meet local needs and also those, which may assist in developing the sustainability of those settlements, such as schools, local shops and businesses.

8.12 The principle embodied in Policy P4 (b) is that it must be a Parish Council/Neighbourhood Forum led process.

8.13 When a scheme comes forward purporting to meet a local need it will be assessed against the relevant Village, Parish or Neighbourhood Plan that has been adopted by the Parish or Neighbourhood Forum and then it will be considered as a material planning consideration, provided the Village, Parish and Neighbourhood proposal is consistent with the Local Plan.

8.14 There may be a legitimate role for land owners and developers in promoting development schemes. However, in order to maintain public confidence in the initiative it is essential to define the circumstances in which such involvement is considered acceptable. Therefore Policy P4b of the Local Plan states:

“ The provision of affordable housing developments on green belt land to meet the local needs of households in that Parish or neighbourhood will be supported in circumstances where:

- *The development proposal is consistent with the Village, Parish or Neighbourhood Plan; or*
- *There is evidence that people with a local connection to the Parish area have a housing need that cannot be met through affordable housing provision on an allocated housing site and the proposed development is supported by the Parish Council or Neighbourhood Group.”*

8.15 In all cases, it is emphasised that schemes must reflect a local need identified as part of the appraisal process. In other words, factors such as the number, cost, tenure, occupancy and design of all the proposed affordable housings dwellings must all reflect the nature of the housing need.

Perpetuity

8.16 The Council will need to be satisfied that all affordable housing is subsequently retained to meet identified local needs and does not undermine strategic policies. Its occupancy and retention must in all cases be regulated by a legal agreement which will be put in place to protect the rural affordable housing in perpetuity.

Rented Housing: Local lettings

8.17 Affordable housing developed under Policy P4 (b), will meet the specific local needs in the Parish or Neighbourhood in which it is developed. This is distinct from affordable housing provided by Policy P4 (a) which will contribute towards meeting Borough-wide needs. Therefore the Section 106 agreement will establish occupancy to meet local needs of the Parish or Neighbourhood

8.18 The final definition of Parish/Neighbourhood connection is for the Parish Council/ Neighbourhood Forum to define. The suggested criteria for Parish connection are:

- A current resident of the Parish who has lived in the Parish for a minimum of 24 months;
- Born in the Parish and previously resident in the Parish for more than 24 months;
- Past resident of the Parish having lived there for a minimum of 24 months;
- Close relatives currently resident in the Parish and have done for a minimum period of 24 months. Close relatives are defined as parents, children, brothers or sisters grand parents or grand children;
- Currently has permanent employment in the Parish which they have held for at least 24 months (employer reference required); and
- A need to reside in the Parish either to provide care/support or to be cared for/supported by another member of their family who has lived in the Parish for a minimum of 12 months (medical reference required).

8.19 In the unlikely position the affordable housing cannot be occupied, the Council will support the Parish Council/Neighbourhood Forum by nominating tenants to the affordable housing property through its Housing Allocations Scheme.

Shared Ownership

8.20 The final method for how Shared Ownership is sold is for the Parish Council or Neighbourhood Forum to define, however it is suggested that:

- The seller shall (at their expense) obtain two independent RICS valuations of each property. Such valuations shall specifically take into account the

restrictions set out in the Section 106 agreement. The average of the two valuations shall be used to determine the maximum price of each property, which will be payable by the purchaser.

- The relevant properties shall be marketed for sale to those with a Parish/Neighbourhood connection as defined above at a price not exceeding the average of the independent valuations.
- Provided that the relevant properties shall have been continuously marketed for a period of not less than three months but in any particular case remain unsold or unleased, the seller may then continue to offer such property for sale at a price not greater than the independent valuation, but to any purchaser irrespective of whether they have a local connection.
- Following exchange of contracts for the sale of the relevant properties particulars of the sale shall be notified to the Parish Council or Neighbourhood Forum. A statement of particulars shall include the following matters:
 - (i) the intended date of completion,
 - (ii) the price paid for the property,
 - (iii) the name(s) and previous address(es) of the purchaser(s), and;
 - (iv) a statement of the eligibility (if any) of the purchaser(s) with reference to the Parish Neighbourhood connection.
- The property may never be let without the consent of the Parish Council.
- The owner may never purchase ('staircase') more than 75% of the property.

Land values

8.21 It is intended that the strategy and policies of the Local Plan and this SPD will more effectively meet local needs, by adopting a more flexible approach to the release of land for affordable housing development. One of the effects of the policy should be to exclude competition for residential land at open market values whilst at the same time providing scope for the sale of land that would not otherwise carry any residential development potential or value. This will enable land owners to sell land at values significantly lower than open market value but higher than existing use (generally agricultural) value.

Proposal Guidance

8.22 Solihull Council as the Local Planning Authority remains responsible for determining planning applications under this policy. Any Village, Parish or Neighbourhood Plan will be a material planning consideration when plans are submitted under this policy. If there is any doubt on this point, the promoter must, at pre-application stage, seek the written support of the Parish/Town Council concerned.

8.23 To ensure that a planning application can be favourably and expeditiously considered the following supporting information must be provided as part of the planning application:

- A reasoned justification for the proposed development in terms of the evidence of local need and an explanation of the 'fit' of the proposal to the identified need.

- Optimally, proposals will arise from an adopted Village, Parish Neighbourhood Plan. Thus:
 - A supporting statement must accompany the application referring to that Plan, identifying its relevant provisions, and explaining how it conforms to those provisions; or
 - Exceptionally, a statement must be provided containing full details of the circumstances applying together with evidence that prior consultation has already taken place with the relevant Parish/Town Council/Neighbourhood Forum and together with copies of supporting responses.
- A Design and Access Statement as introduced by the Planning and Compulsory Purchase Act 2004.
- A draft planning obligation in the form of a Section 106 agreement.
- Copies of (i) a local lettings scheme and (ii) any model of shared ownership where applicable.

9. Market Housing Mix

- 9.1 Planning can assist those in priority housing need through the provision of affordable housing, but it is also important to plan for the local housing demands of those who can afford to satisfy their housing needs within the market.
- 9.2 NPPF (paragraph 50) is clear that local planning authorities should plan for a wide choice of homes, widen opportunities for home ownership and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
- 9.3 Policy P4c applies to both allocated and unallocated/unidentified sites that come forward for development.

Local Market Housing Demand

- 9.3 Evidence of market housing demand strongly indicates a local demand for smaller dwellings:
 - National household projections forecast a significant increase in smaller households. Increases in households with representatives aged over 65, households within the newly forming households age group, single person and lone parent households and households with no dependent children have consistently been forecast (see Appendix 5).
 - The Strategic Housing Market Assessment (2009) (SHMA) examined the likely housing demands of newly forming households accessing market housing and indicates a predominant demand for smaller dwellings across much of the Borough.

Housing Supply

- 9.4 The Census provides evidence of existing housing stock available to meet local housing demand. There are areas of the Borough where existing housing mix is poor. A particular issue identified is a limited supply of smaller dwellings in the rural areas and parts of the urban areas of the Borough. Within the regeneration area the proportion of existing larger dwellings is small.

Bringing the Evidence Together

- 9.5 Appendix 5 compares the evidence of local housing demand for newly forming households and existing housing stock and identifies the extent of the mismatch between local market housing demand and existing supply by settlement.

Planning for Local Market Housing Demand

- 9.6 The Council will expect developments to contribute towards addressing mismatches between housing demand and supply to help meet the Local Plan objective to address imbalances in housing supply and local demand.
- 9.7 The approach that will be taken in determining an appropriate market housing mix in any development is:

STEP 1

Compare evidence of local housing demand of newly forming households in the housing market area by size (number of bedrooms) and type (flats and houses) with evidence of existing housing supply in the locality of the development to determine the types and sizes of dwellings most needed in the locality. A detailed analysis of local housing demand compared to supply is provided in Appendix 5 and indicates the housing mix that will be sought in each location. This is summarised in the following table:

Location	Proportion of 1 and 2 bedroom dwellings sought
<p>Rural Housing Market Area Locations:</p> <ul style="list-style-type: none"> • Balsall Common • Barston • Carol Green/Reeves Green • Cheswick Green • Eastcote • Fen End • Hockley Heath • Meer End • Millisons Wood • Tidbury Green <p>Urban Housing Market Area Locations:</p> <ul style="list-style-type: none"> • Castle Bromwich • Elmdon/Lyndon • Shirley • Solihull 	<p>50%</p> <p>In these locations there is the greatest mismatch between the local housing demand of newly forming households within the housing market area and housing supply.</p> <p>The Council will seek 50% of all new market dwellings to be 1 or 2 bedrooms in size in these locations.</p>
<p>Rural Housing Market Area Locations:</p> <ul style="list-style-type: none"> • Berkswell • Bickenhill • Catherine-de-Barnes • Chadwick End • Hampton-in-Arden • Illshaw Heath • Knowle/Dorridge/Bentley Heath • Marston Green <p>Urban Housing Market Area Locations:</p> <ul style="list-style-type: none"> • Olton 	<p>40%</p> <p>In these locations there is evidence of a strong mismatch between the local housing demand of newly forming households within the housing market area and housing supply.</p> <p>The Council will seek 40% of all new market dwellings to be 1 or 2 bedrooms in size in these locations.</p>

<p>Regeneration Housing Market Area Rural Housing Market Area Locations:</p> <ul style="list-style-type: none"> • Dickens Heath • Eaves Green • Meriden • Temple Balsall 	<p>30%</p> <p>In these locations there is evidence of a mismatch between the local housing demand of newly forming households within the housing market area and housing supply. The Council will seek 30% of all new market dwellings to be 1 or 2 bedrooms in size in these locations.</p>
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There is evidence of a need for flat/apartment development in all locations and provision of this type of accommodation will be supported in principle.

Appendix 5 will be revised when the SHMA or Census is updated.

STEP 2

The evidence of local housing demand compared to supply will be the starting point in negotiation, but there are other factors which will need to be taken into account. Policy P4(c) seeks to secure a suitable housing mix on a site-by-site basis, having regard to a number of factors. The following paragraphs provide guidance on each of these factors:

- *Site Size (Policy P4(c)(i))*

The Council recognises that it may not always be possible to provide for the household types for which there is the strongest evidence of local demand on particular sites. This is particularly the case on the smallest sites, for example the size of dwelling that can be provided on an infill plot is likely to be led by design considerations.

On larger sites the Council considers that the type and size of dwellings is not restricted by the policy requirement to conserve and enhance local character, distinctiveness and streetscape quality (Policy P15). The Council does not accept that housing of a particular size and type should only be provided in neighbourhoods where that particular size and type of dwelling is prevalent. There are many examples where a mix of house types and sizes make a positive contribution towards local character and distinctiveness.

- *Accessibility to local services and facilities and access to public transport (Policy P4(c)(iii))*

Policy P5 of the Local Plan requires the density of housing to make the most efficient use of land. The density of new housing will be heavily influenced by the type and size of new dwellings provided. Certain types of housing and the highest density development will be more appropriate in the most accessible locations. For example, housing for elderly people will be encouraged in the locations closest to a range of services and

facilities. Another example is the town centres where it will be difficult to achieve a mix of house sizes and types, but high density apartment development will be particularly suitable.

- *The economics of provision, including particular costs that may threaten the viability of the site. (Policy P4(c)(iv))*

The Council will negotiate with developers where particular factors could threaten the viability of developments as a result of specific constraints or circumstances.

- *The need to achieve a successful housing development (Policy P4(c)(vi))*

The Council will negotiate with developers where there are other policy objectives which could be threatened.

10. Monitoring and Review

- 10.1 A ministerial letter of 30 March 2011 to Chief Planning Officers withdrew guidance on local plan monitoring and stated that Government will take a step back from monitoring the preparation and content of local plans previously carried out by the Government Office Network.
- 10.2 It is now a matter for each Council to decide what to include in their monitoring reports and ensure they are prepared in accordance with relevant UK and EU legislation.
- 10.3 The Council will continue to take a 'plan, monitor, manage' approach, to monitor the effectiveness of the strategy and policies in the Local Plan and will regularly monitor and publish reports based on the indicators in the Monitoring Framework below.
- 10.4 The Council monitors the provision of affordable housing on a quarterly basis and a formal annual statement of outcomes will be provided in the Annual Monitoring Report.

Monitoring Table (Local Plan, page 149)

Policy	Delivery	Monitoring indicator
P4 – Meeting Housing Needs	<ul style="list-style-type: none"> The Council will prepare Development Briefs to provide principles for sites allocated in the Local Plan, and these will include Affordable Housing provision. The Council will prepare a Supplementary Planning Document, 'Meeting Housing Needs', as guidance for applicants. Affordable housing will be secured through developer contributions. 	Number of affordable dwellings delivered through the planning system.
		Percentage of affordable housing on qualifying sites, with a target of 40%.
		Mix of market housing reflecting the likely profile of household types requiring market housing as evidenced by the latest SHMA.

- 10.5 This SPD will be kept under review in the light of local circumstances, changes to material information, including the National Planning Policy Framework and other Government guidance.

11. Council Contacts

COUNCIL TEAM	CONTACT
Housing Strategy Officer, Policy & Spatial Planning For Policy P4 (a) and (b).	0121 704 8143 0121 704 8145 housingstrategy@solihull.gov.uk
Principal Planning Officer, Policy & Spatial Planning For Policy P4 (c).	0121 704 8225 psp@solihull.gov.uk
Area Planning Officer, Development Management	0121 704 6340 0121 704 6378 0121 704 6615 planning@solihull.gov.uk

Appendix 1

Consultation

As part of the development of the Solihull Local Plan, the Council has a Statement of Community Involvement.

In accordance with this, the SPD was consulted on with stakeholders on a pre-production basis. These initial stakeholder roundtable meetings (in accordance with the Statement of Community Involvement) occurred on the 1 and 4 of November 2011 with a final date for written comments of the 11 November 2011. These were taken into account in the draft that was approved by Cabinet Member for Economic Development and Regeneration in January 2012. Stakeholders consulted with included:

- Home and Communities Agency
- Parish Councils
- Neighbouring Parish/Town Councils
- Community and Residents Organisations
- Action, Community and Voluntary groups
- Agents
- Developers
- SMBC internal consultees
- Development Management Services
- Council Members

The Council further developed a draft SPD prior to the submission of the Local and this was consulted on between Friday 10 February 2012 and Friday 23 March 2012.

The Local Plan was subject to an Examination in Public by an Inspector between September 2012 to November 2013.

Following the Adoption of the Local Plan on 3 December 2013, there was a formal further round of consultation of this SPD between 24 February and 4 April 2014.

The SPD documentation was consulted upon as follows:

- Inclusion of the SPD documentation on the Council's web-site at www.solihull.gov.uk/LDF
- Letters and emails to all on the Local Development consultee database
- A copy of the documentation was available at Solihull Connect Centres for inspection.
- A copy of the documentation was available at the Borough's public libraries.
- Paper copies of the documentation were available on request.

A wide range of stakeholder organisations were contacted directly about the consultation and these included:

- Statutory Bodies
- Neighbouring Local Authorities
- Parish/Town Councils (Solihull)
- Neighbouring Parish/Town Councils
- Community and Residents Organisations
- Government Departments/Organisations/Statutory Undertakers
- Members of Parliament (Local)
- Agents
- Developers
- Action, Community and Voluntary groups

The findings of consultation were reported to the Council's Cabinet Member for Economic Development and Regeneration on 25 June 2014 together with the recommended changes to the SPD resulting from the consultation responses. A schedule was attached to the report summarising the representations received, setting out requested changes and providing Council's response.

The SPD was agreed for adoption by the Cabinet Member on 25 June 2014.

Appendix 2

Solihull Local Plan Policy P4

POLICY P4 – Meeting Housing Needs

(a) Affordable Housing

The Council will require developers of allocated and unidentified sites to make a contribution to affordable housing on residential sites of 0.2 hectares or more, or housing developments of 3 or more (net) homes to meet the housing needs of the Borough.

Affordable housing includes social rented, affordable rented or intermediate – tenure housing which is available at below market price or rent and which is affordable to households whose needs are not met by the market.

The Borough definition of ‘affordable’ is set out in an Affordable Housing Supplementary Planning Document (SPD) which will be updated periodically to reflect changes in local incomes and house prices.

Contributions will be expected to be made in the form of 40% affordable dwelling units on each development site, but will take into account:

- i. Site size;
- ii. Accessibility to local services and facilities and access to public transport;
- iii. The economics of provision, including particular costs that may threaten the viability of the site;
- iv. Whether the provision of affordable housing would prejudice the realisation of other planning objectives that need to be given priority in the development of the site;
- v. The need to secure a range of house types and sizes in the locality in helping to achieve socially balanced and mixed communities; and
- vi. The need to achieve a successful housing development.

Where on site provision is not feasible or viable there will be a financial contribution towards the provision of affordable housing that would not otherwise be provided, elsewhere within the Borough.

This policy applies to all qualifying sites across the Borough and includes Gypsy and Traveller sites.

In addition to requiring a proportion of the homes to be ‘affordable’ the Council will identify the tenure, mix and type of the homes and any requirements for homes to be designed to meet specific needs such as those of older or disabled people.

The mechanisms and criteria for delivery of Policy 4 are set out in an Affordable Housing Supplementary Planning Document.

(b) Rural Exceptions

The provision of affordable housing developments on green belt land to meet the local needs of households in that Parish or neighbourhood will be supported in circumstances where,

- i. The development proposal is consistent with the approved Village, Parish or Neighbourhood Plan; or
- ii. There is evidence that people with a local connection to the Parish area have a housing need that cannot be met through affordable housing provision on an allocated housing site and the proposed development is supported by the Parish Council or Neighbourhood Group.

(c) Market Housing

Where the Council issues a development brief for a site this will include details of the likely profile of household types requiring market housing, e.g. multi-person, including families and children (x%), single persons (y%) and couples (z%), as identified by the latest Strategic Housing Market Assessment. In assessing the housing mix of allocated and unidentified sites, the Council will, in negotiations, have regard to:

- i. Site size;
- ii. The existing mix of market housing and local housing demand in the area as guided by the Strategic Housing Market Assessment;
- iii. Accessibility to local services and facilities and access to public transport;
- iv. The economics of provision, including particular costs that may threaten the viability of the site;
- v. The need to secure a range of house types and sizes in the locality in helping to achieve socially balanced and mixed communities; and
- vi. The need to achieve a successful housing development.

The Council considers permanent residential moorings to be low cost market housing and will require a proportion of all new moorings to be permanent residential and not solely provision for touring, leisure and holiday moorings.

Appendix 3

1. Definition of Affordability

This Appendix should be read in conjunction with Section 5.

‘Affordable housing’ refers to particular products which are defined in Annex 2 of the National Planning Policy Framework (‘social rent’, ‘affordable rent’ and ‘intermediate’).

‘Affordability’ is a measure of whether housing may be afforded by eligible households, having regard to local incomes and local house prices.

The Council’s definition of affordability is set out below and will be updated annually. Housing costs in excess of these levels are not affordable and would not therefore constitute affordable housing under Policy P4 (a) and (b).

The analysis below sets out the maximum housing costs that can be considered affordable:

- (i) Housing for rent: rents which are not more than 80% of the local market rent, inclusive of service charges.
- (ii) Intermediate housing for sale: housing provided at a cost above social rent but below market levels.

The maximum open market values that are affordable can be established by a capital or revenue method. Both methods arrive at very similar open market values and are set out below.

Capital method. The cost to the purchaser to be not more than,

- 3.5 times annual household income for a single earner household or
- 2.9 times the annual household income for dual income households

Revenue method. DCLG Strategic Housing Market Assessment Practice Guidance (2007) recommends that 25% of gross household income should be used to determine what can be afforded.

The Council has made the following assumptions in determining the maximum open market value that can be considered affordable:

1. The household can provide a deposit of 5% of the purchase price
2. The household can obtain a mortgage
3. ‘Annual household income’ is income at the 70th decile (described below)
4. One bedroom accommodation is occupied by a single earner; properties with two or more bedrooms are occupied by single or dual earning households

The Solihull SHMA (2009; Table 5.3, page 59) used industry standard median household income data.

On this basis, lower quartile house prices are within reach of households who have a household income at or above the 70th decile.

It is important to note that 'CACI' income data for Solihull shows that affordability for most households (particularly single parent households, couple households with children and those at income percentiles below the 70th) is much lower than this and therefore the main affordable housing need is for affordable rented accommodation.

On the basis of the uprating method described in part 3 below, the 70th decile household income (2013) is:

- £21,885 for a one bedroom property
- £44,637 for a property with two or more bedrooms

The maximum open market sale values that are affordable on this basis are:

A. Capital Method (One bed: 3.5 x gross household income; Two or more bedrooms: 2.9 x gross household income)

- £ 80,629 for a one bedroom property
- £136,260 for a property with two or more bedrooms

B. Revenue Method (No more than 25% of gross household income spent on housing)

- £ 78,994 for a one bedroom property
- £137,707 for a property with two or more bedrooms

Part 2 describes how these maximum levels should be interpreted.

2. Interpretation

In all cases, to meet the definition of Affordable Housing, it is necessary that the:

- (i) Dwelling meets the criteria set out in Section 5 of this SPD
- (ii) Cost to the occupier is not greater than if they purchased at the open market values defined above.

Point (ii) above means that the affordable value will differ according to the type of affordable mechanism. Two examples are provided below:

Example One: Discounted Market - a one bedroom flat with an open market value of £130,000. This would require a minimum discount (in perpetuity) of 38% to make it affordable (i.e. reduce the purchase price to £80,629).

Example Two: Shared Ownership - a one bedroom flat provided on the basis of a 30% initial share purchased and rent charged at 2.75% of unpurchased equity per

annum. An open market value of £132,500 would be the maximum affordable value as this would have an equivalent level of housing expenditure to an open market value purchase of £80,629.

3. Updating Method

The Council understands that the housing and employment market is constantly changing and will therefore update this assessment annually. The assessment will take account of household incomes, lower quartile house prices and the mortgage market.

The annual uplift for income data will use the Office for National Statistics Average Weekly Earnings Index (AWE).

Table 1 – Income Uprating: Office for National Statistics - Average Weekly Earnings (EARN01)

Year To	Percentage Change Year on Year
January 2012	0.2%
January 2013	1.1%
January 2014	1.2%

Source: www.ons.gov.uk

Lower quartile house prices will be uplifted using Land Registry data. The change over the period is shown below.

Table 2 - Land Registry House Prices Index for Solihull

Year To	Percentage Change Year on Year
January 2012	0.5%
January 2013	-1.1%
January 2014	2.3%

Source: <http://www.landregistry.gov.uk/>

Appendix 4

Affordable Housing Planning Conditions

New planning conditions may be developed and existing ones amended from time to time and this Appendix will be updated to reflect any such changes.

1. Affordable Housing Planning Conditions - Scheme to be Submitted

'Prior to the commencement of the development hereby permitted a scheme for the provision, implementation and occupancy of affordable housing within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(a) provision for @ @ % of the dwellings in the development to be affordable housing, provided to specified eligible households whose needs are not met by the market, of which @ @ % would take on a @ @ form of tenure;

(b) the number, mix, type, location, size and position within the site of the affordable housing;

(c) the timing and conditions for any transfer of land to a Registered Provider (whether by Section 106 or otherwise);

(d) the means to be used to ensure that the affordable housing is affordable for both initial and subsequent occupiers of it and that it benefits those in housing need;

(e) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced

Policy P4 (a) of the Solihull Local Plan requires developers of both allocated and unallocated sites to make a contribution to affordable housing on residential sites of 0.2 hectares or more or housing developments of 3 or more dwellings.

The Borough's need for affordable housing is significant, as demonstrated by the Council's Strategic Housing Market Assessment 2009 and Supplementary Planning Document 'Meeting Housing Needs' 2014. Failure to provide for the affordable housing required by this condition would otherwise justify refusal'.

1. Affordable Housing Planning Conditions – In Accordance with Scheme

'The development hereby permitted shall be carried out in accordance with the details of the approved scheme for affordable housing.

Policy P4 (a) of the Solihull Local Plan requires developers of both allocated and unallocated sites to make a contribution to affordable housing on residential sites of 0.2 hectares or more or housing developments of 3 or more dwellings.

The Borough's need for affordable housing is significant, as demonstrated by the Council's Strategic Housing Market Assessment 2009 and Supplementary Planning Document 'Meeting Housing Needs' 2014. Failure to provide for the affordable housing required by this condition would otherwise justify refusal'.

3. Affordable Housing Planning Conditions – No Occupation Until Land Transferred to Registered Provider

'No part of the development hereby permitted shall be occupied prior to:

(a) the transfer of any land to a registered provider required as part of the approved scheme of affordable housing pursuant to condition @ above;

(b) the execution of the legally binding means with a registered provider approved as part of the approved scheme of affordable housing pursuant to condition @ above to secure that the affordable housing is affordable for both initial and subsequent occupiers of it and that it benefits those in housing need, and the means to secure the occupancy criteria approved as part of the scheme shall be enforced.

Policy P4 (a) of the Solihull Local Plan requires developers of both allocated and unallocated sites to make a contribution to affordable housing on residential sites of 0.2 hectares or more or housing developments of 3 or more dwellings.

The Borough's need for affordable housing is significant, as demonstrated by the Council's Strategic Housing Market Assessment 2009 and Supplementary Planning Document 'Meeting Housing Needs' 2014. Failure to provide for the affordable housing required by this condition would otherwise justify refusal'.

Appendix 5

National Household Projections

The majority of households within the Borough have no dependent children. National household Projections forecast an increase in smaller households through a projected increase in single person and lone parent households and a significant increase in the number of households with no dependent children:

	2008-based Household Projections			2011-based Interim Household Projections		
	2008	2033	Change	2011	2021	Change
1 Person	25,000	37,000	+12,000 (+480pa)	25,000	28,000	+3,000 (+300pa)
Couple, no other adult	41,000	47,000	+6,000 (+240pa)	39,000	39,000	0
Couple and one or more adults	9,000	5,000	-4,000 (-160pa)	11,000	11,000	0
Lone Parent	6,000	9,000	+3,000 (+120pa)	6,000	8,000	+2,000 (+200pa)
Other	4,000	3,000	-1,000 (-40pa)	5,000	6,000	+1,000 (+100pa)

Source - Table 420: Household projections by household type and district (Communities and Local Government)

	2008-based Household Projections			2011-based Interim Household Projections		
	2008	2033	Change	2011	2021	Change
No Dependent Children	60,000	74,000	+14,000 (+560pa)	61,000	65,000	+4,000 (+400pa)
1 Dependent Child	9,000	10,000	+1,000 (+40pa)	11,000	13,000	+2,000 (+200pa)
2 Dependent Children	11,000	12,000	+1,000 (+40pa)	10,000	10,000	0
3+ Dependent Children	5,000	5,000	0	4,000	4,000	0

Source - Table 424: Household projections by numbers of dependent children and district (Communities and Local Government)

	2008-based Household Projections			2011-based Interim Household Projections		
	2008	2033	Change	2011	2021	Change
<25	2,000	2,000	0	2,000	2,000	0
25-34	9,000	11,000	+2,000 (+80pa)	9,000	10,000	+1,000 (+100pa)
35-44	16,000	17,000	+1,000 (+40pa)	15,000	15,000	0
45-54	23,000	25,000	+2,000 (+80pa)	17,000	17,000	0
55-64	8,000	8,000	0	15,000	17,000	+2,000 (+200pa)
65-74	12,000	15,000	+3,000 (+120pa)	13,000	14,000	+1,000 (+100pa)
75-84	10,000	12,000	+2,000 (+80pa)	10,000	12,000	+2,000 (+200pa)
85+	4,000	9,000	+5,000 (+200pa)	4,000	6,000	+2,000 (+200pa)

Source - Table 414: Household projections by age and district (Communities and Local Government)

Solihull Strategic Housing Market Assessment (2009)

The Solihull Strategic Housing Market Assessment (2009) (SHMA) provides evidence of local market housing demand for newly forming households (gross) by housing market area:

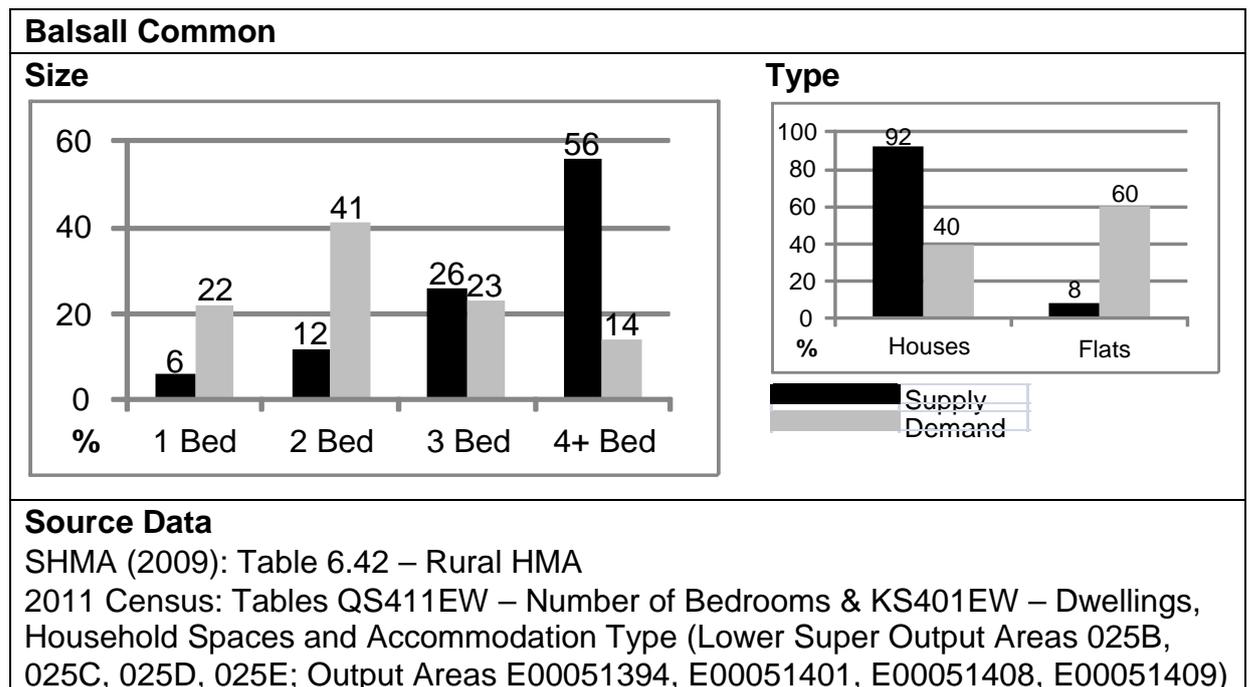
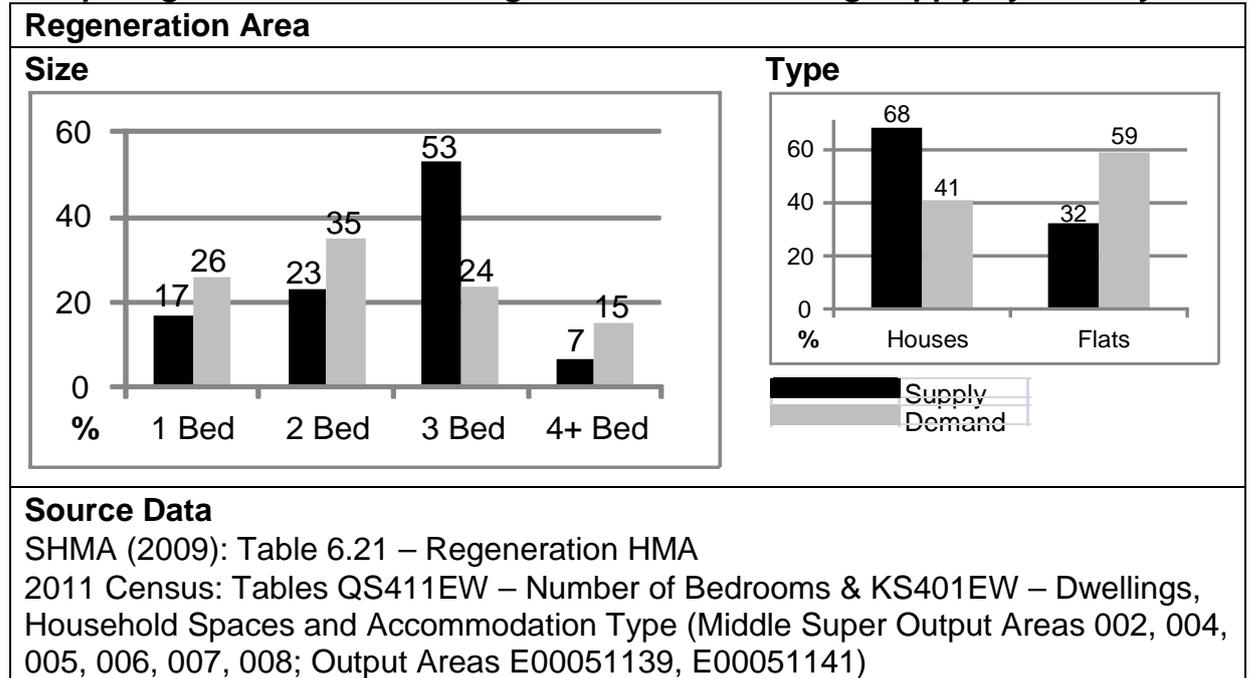
	Regeneration HMA		Rural HMA		Urban HMA	
1 Bed Flat	14	(26%)	33	(22%)	62	(26%)
2 Bed Flat	18	(33%)	58	(38%)	111	(47%)
2 Bed House	1	(2%)	4	(3%)	2	(1%)
3 Bed House	13	(24%)	35	(23%)	38	(16%)
4+ Bed House	8	(15%)	22	(14%)	23	(10%)
Total	54	100	152	100	236	100

Source: SHMA Tables 6.21, 6.42 and 6.63 Annual Need by Sector Split and Housing Market Area

Key points made by the SHMA are that:

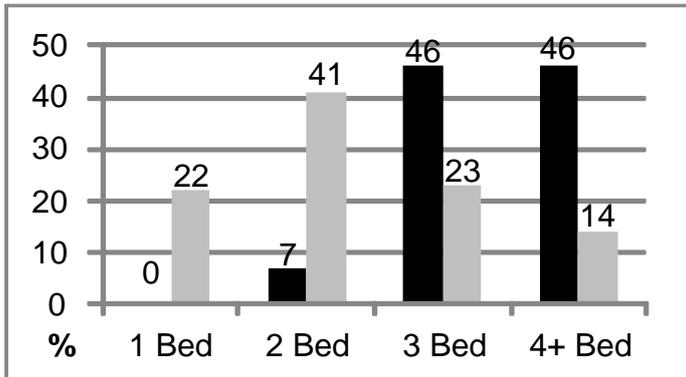
- The majority of the Borough's older person households are owner-occupiers (82.2%, 2001 Census)
- The Solihull Urban HMA has the highest number of pensioner households
- The higher proportion of larger sized properties in Solihull will mean that those owned by older people will tend to be under-occupied.
- 2001 Census data suggests that, across the Borough, around 85% of households of pensionable age are living in under-occupied accommodation.
- The Rural Housing Market Survey supplemented the SHMA and found that around 31% of respondents aged 65+ would look to move home due to their current accommodation being too big, with 19.5% citing difficulty getting around due to age/health/disability.
- 40% of respondents stated a preference for a two bedroom house and 11.5% would prefer a one bedroom house.

Comparing Local Market Housing Demand and Housing Supply by Locality

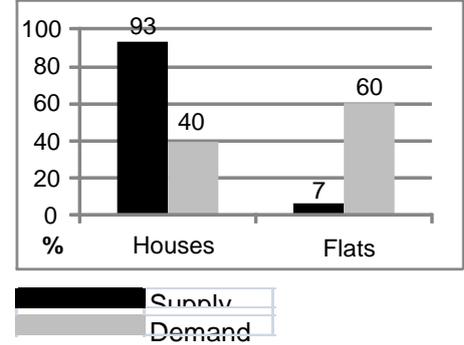


Barston

Size



Type



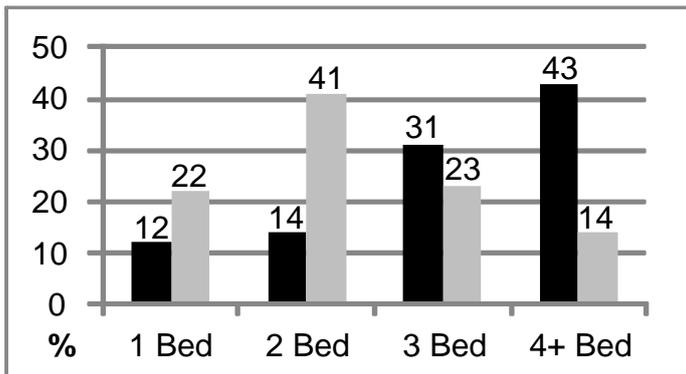
Source Data

SHMA (2009): Table 6.42 – Rural HMA

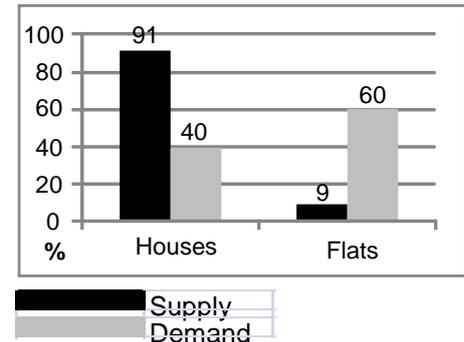
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051117)

Berkswell

Size



Type



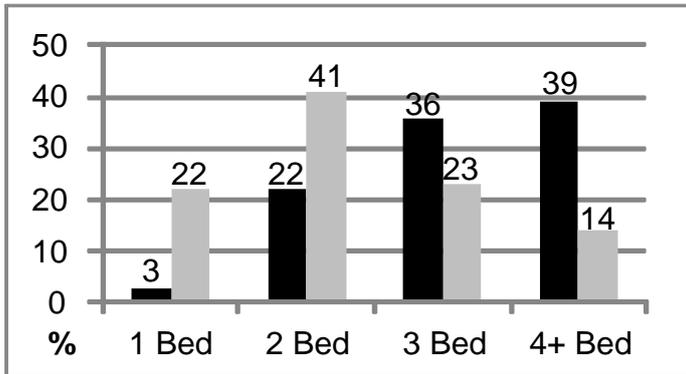
Source Data

SHMA (2009): Table 6.42 – Rural HMA

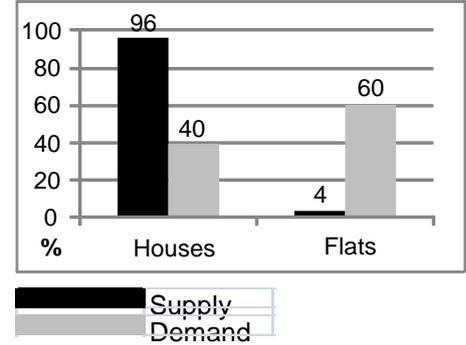
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051410)

Bickenhill

Size



Type



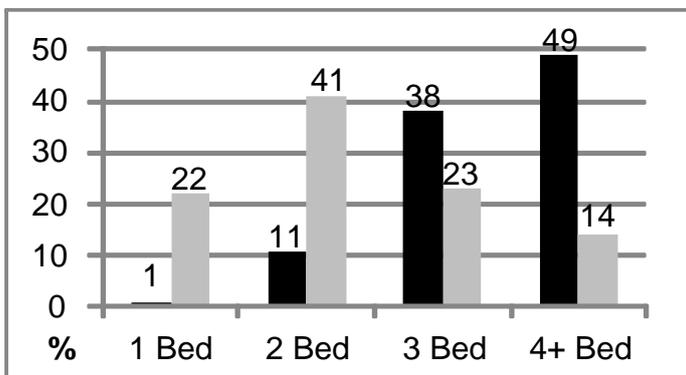
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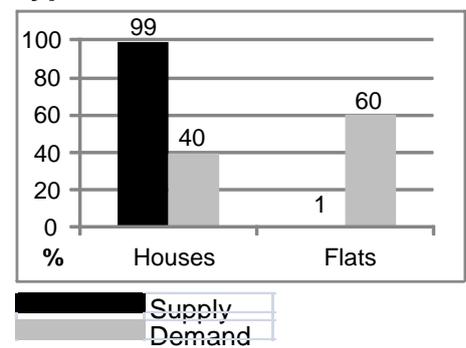
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051124)

Carol Green/Reeves Green

Size



Type



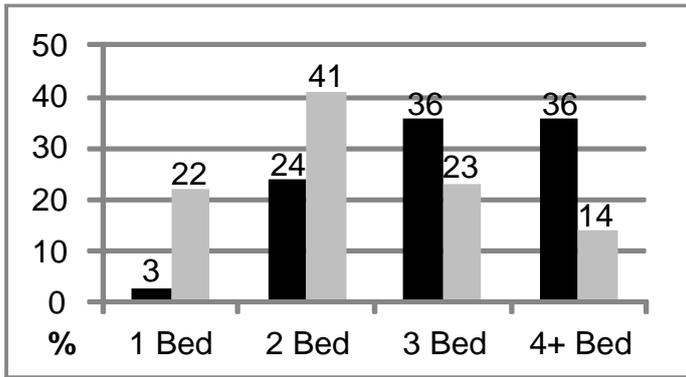
Source Data

SHMA (2009): Table 6.42 – Rural HMA

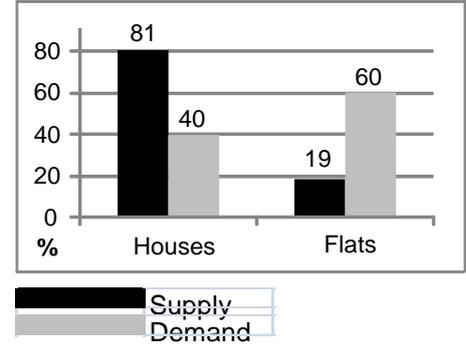
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051412)

Catherine-de-Barnes

Size



Type



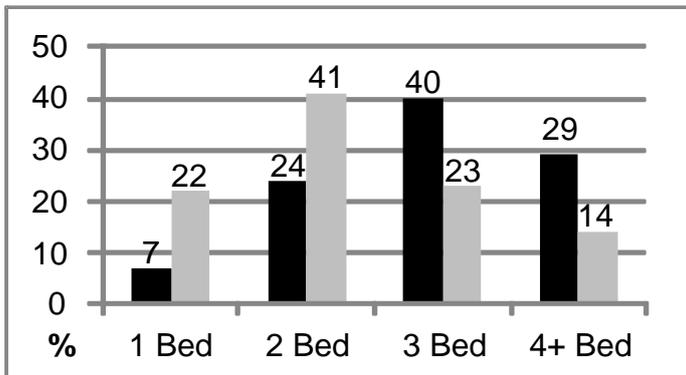
Source Data

SHMA (2009): Table 6.42 – Rural HMA

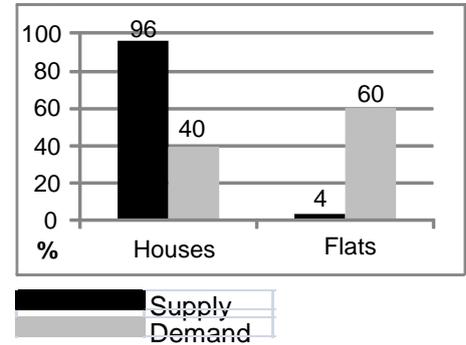
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Areas E00051151, E00051698)

Chadwick End

Size



Type



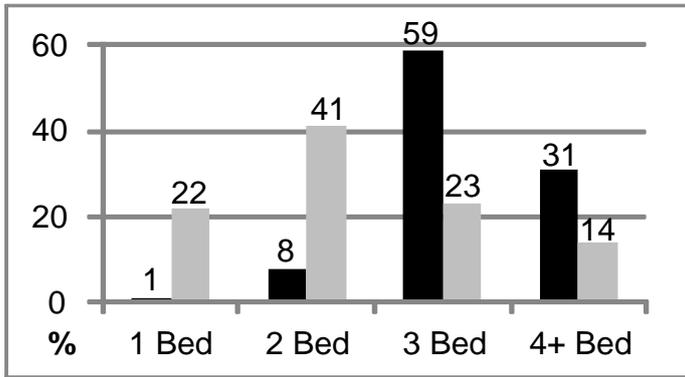
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SHMA (2009): Table 6.42 – Rural HMA

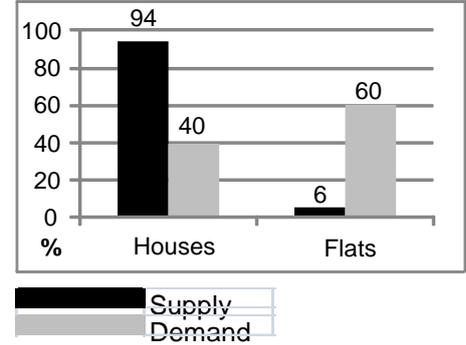
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051385)

Cheswick Green

Size



Type



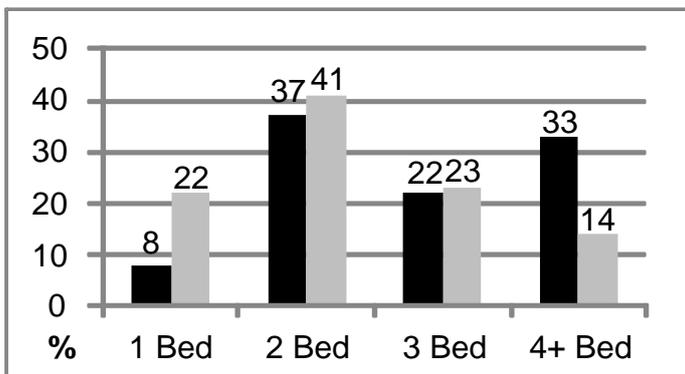
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SHMA (2009): Table 6.42 – Rural HMA

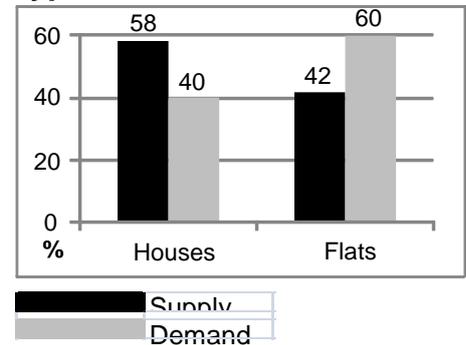
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Lower Super Output Area 029A, Output Areas E00051492, E00051494, E00051495)

Dickens Heath

Size



Type



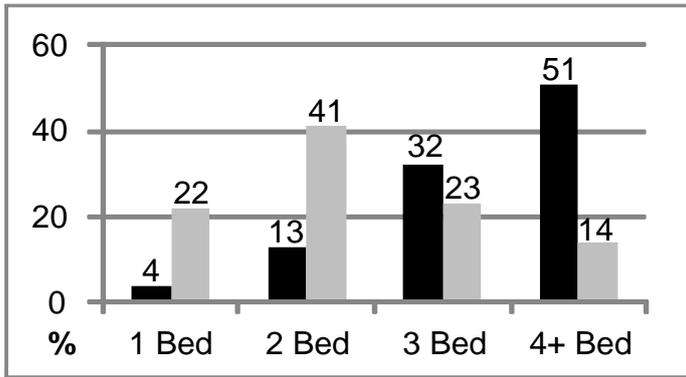
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SHMA (2009): Table 6.42 – Rural HMA

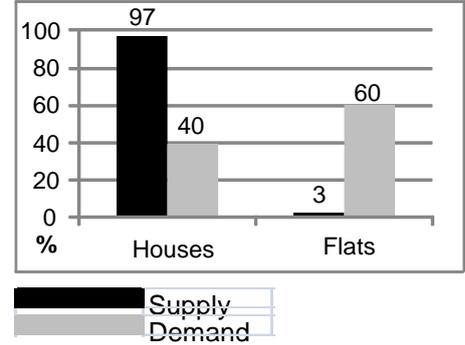
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Lower Super Output Areas 029F, 029G; Output Areas E00051490, E00168174, E00168176, E00168178)

Eastcote

Size



Type



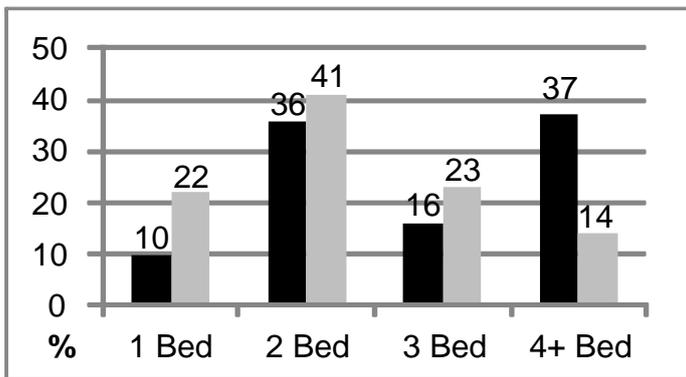
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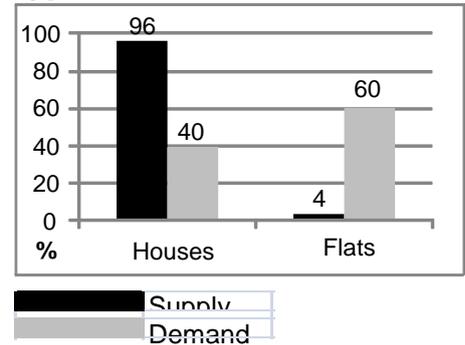
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051118)

Eaves Green

Size



Type



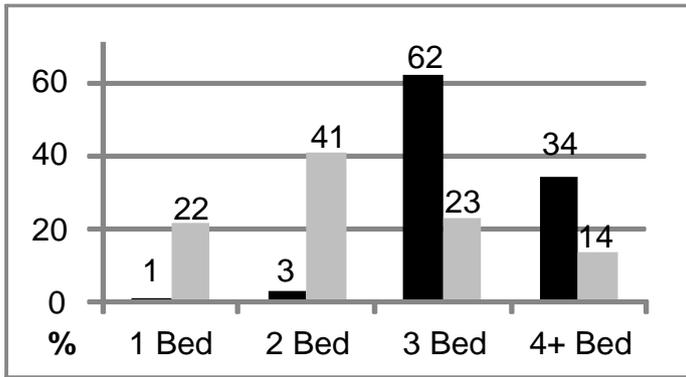
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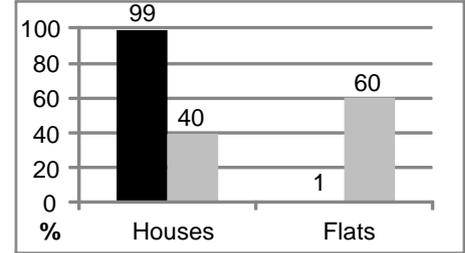
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051415)

Fen End

Size



Type



Supply Demand

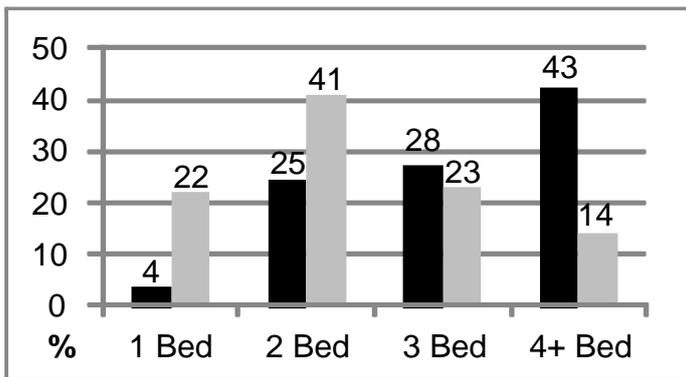
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SHMA (2009): Table 6.42 – Rural HMA

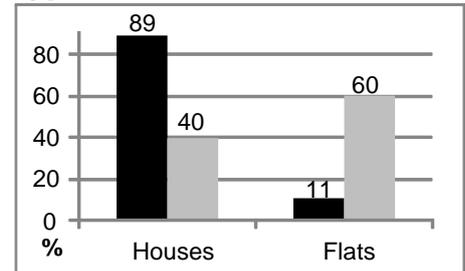
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051402)

Hampton-in-Arden

Size



Type



Supply Demand

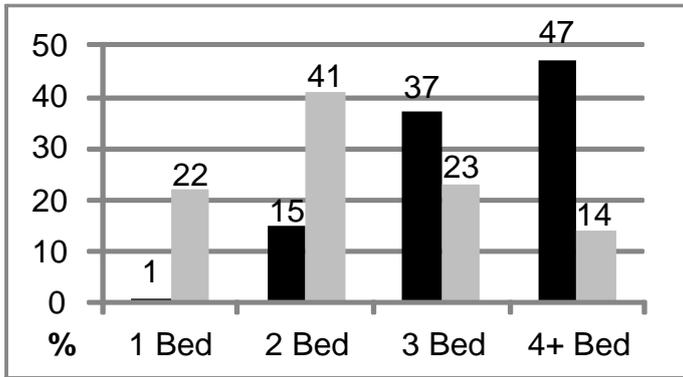
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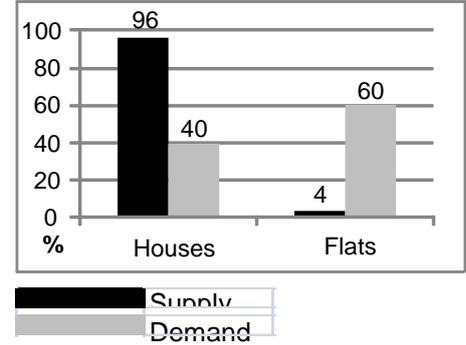
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Areas E00051146, E00051147, E00051148, E00051149, E00051150, E00051152)

Hockley Heath

Size



Type



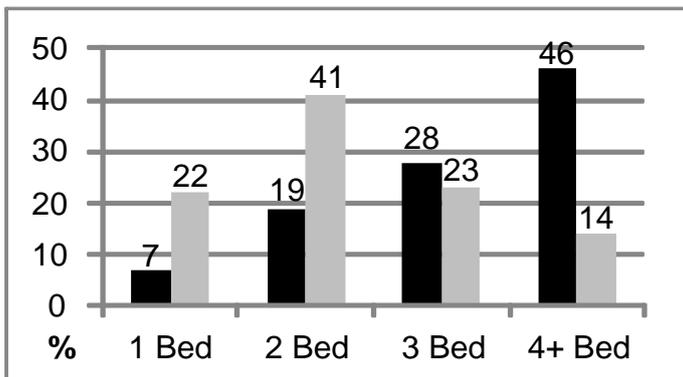
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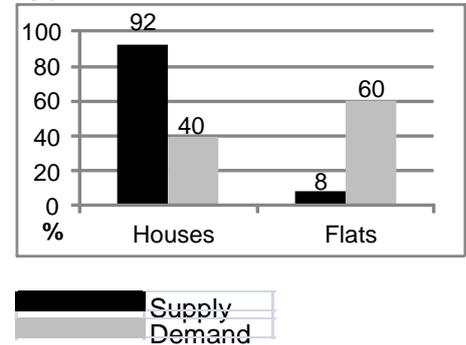
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Lower Super Output Area 029E)

Illshaw Heath

Size



Type



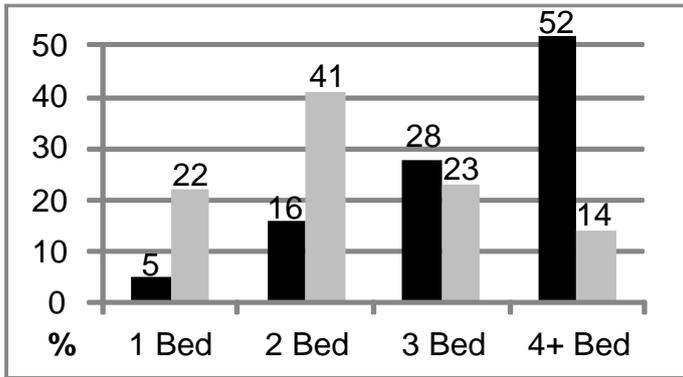
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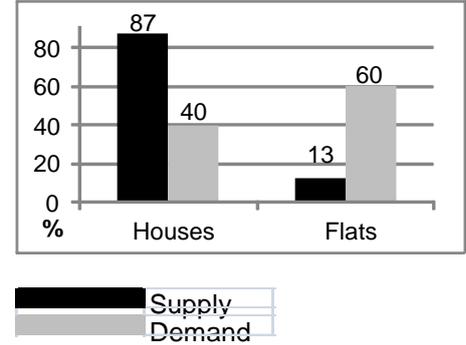
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051497)

Knowle/Dorridge/Bentley Heath

Size



Type



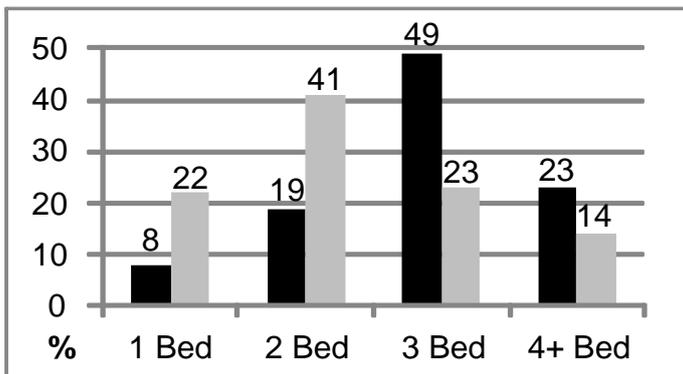
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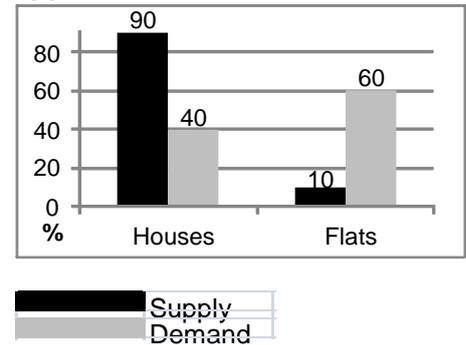
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Middle Super Output Areas 026, 028)

Marston Green

Size



Type



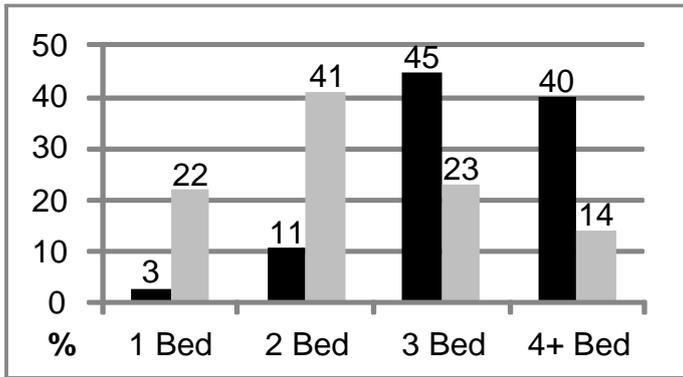
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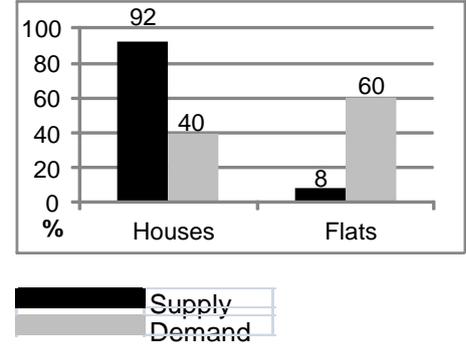
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Lower Super Output Areas 009B, 009D, 009E; Output Areas E00051122, E00051123, E00051138, E00051119, E00051125, E00051130)

Meer End

Size



Type

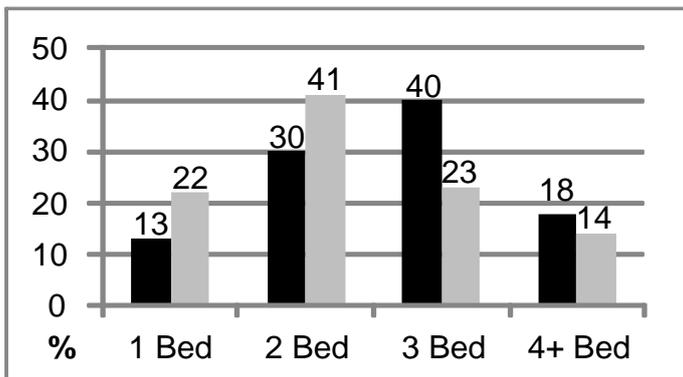


Source Data

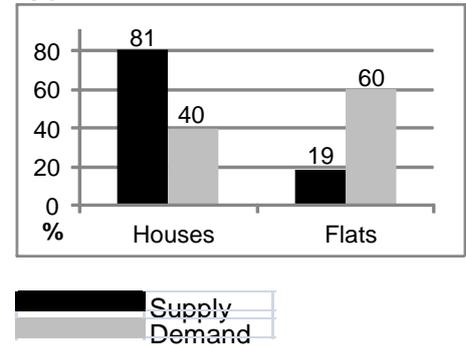
SHMA (2009): Table 6.42 – Rural HMA
 2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051399)

Meriden

Size



Type

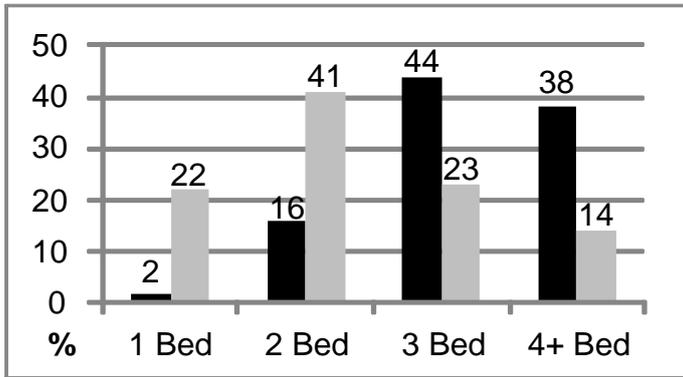


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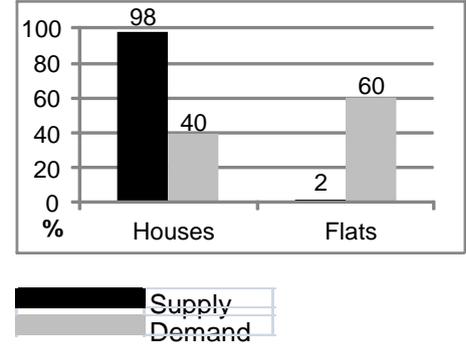
SHMA (2009): Table 6.42 – Rural HMA
 2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Lower Super Output Area 017C; Output Area E00051416)

Millisons Wood

Size



Type



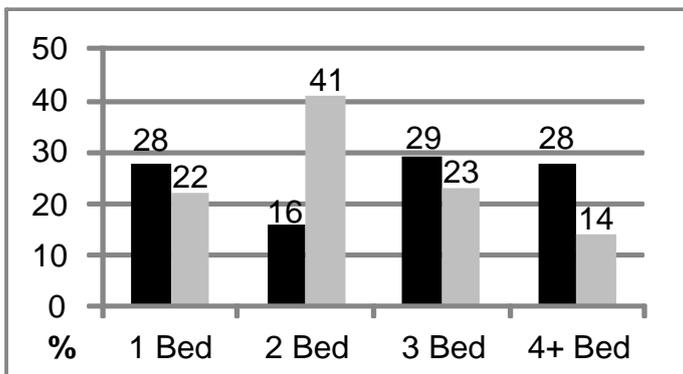
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SHMA (2009): Table 6.42 – Rural HMA

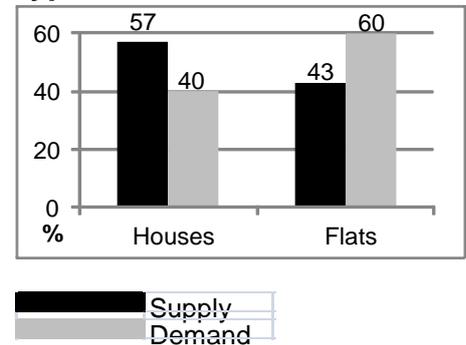
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Areas E00051417, E00051418)

Temple Balsall

Size



Type



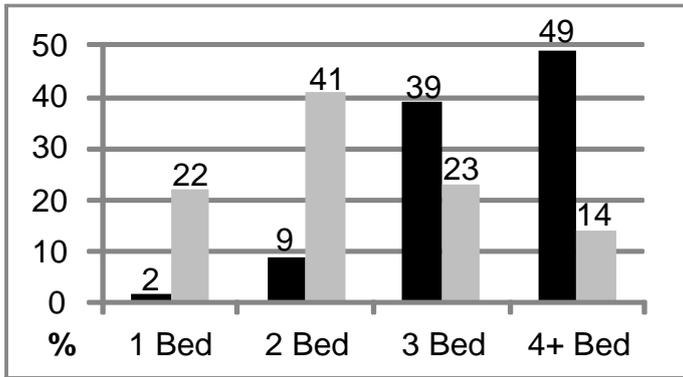
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SHMA (2009): Table 6.42 – Rural HMA

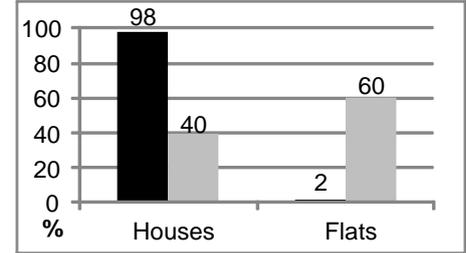
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051397)

Tidbury Green

Size



Type



Supply
Demand

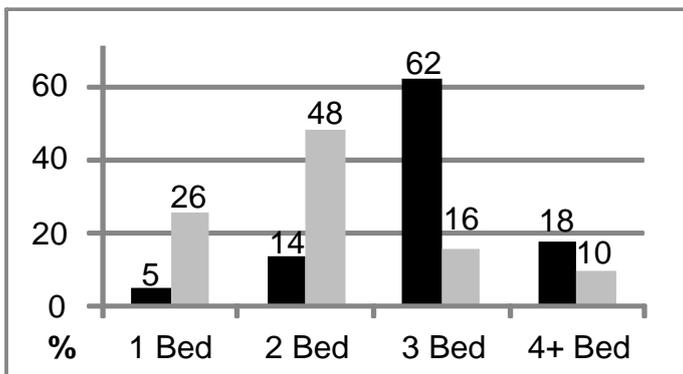
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SHMA (2009): Table 6.42 – Rural HMA

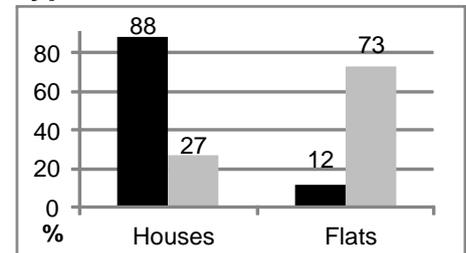
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Output Area E00051496, E00051506)

Castle Bromwich

Size



Type



Supply
Demand

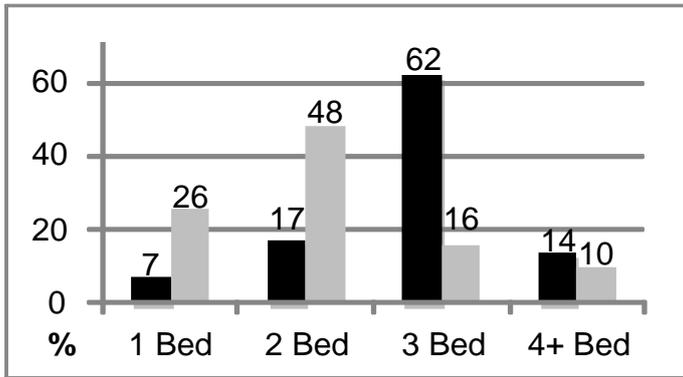
Source Data

SHMA (2009): Table 6.63 – Urban HMA

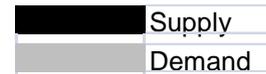
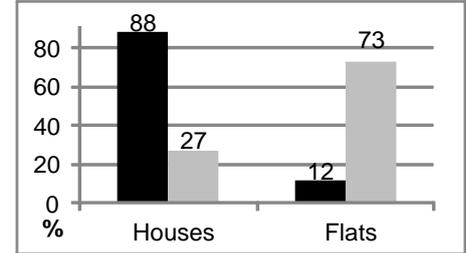
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Middle Super Output Areas 001, 003)

Elmdon/Lyndon

Size



Type



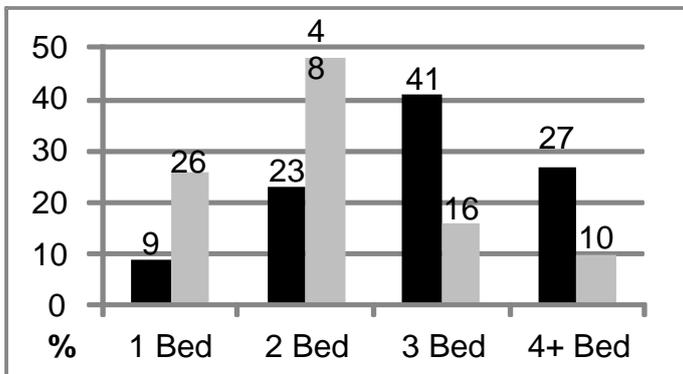
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SHMA (2009): Table 6.63 – Urban HMA

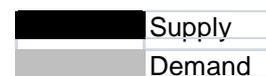
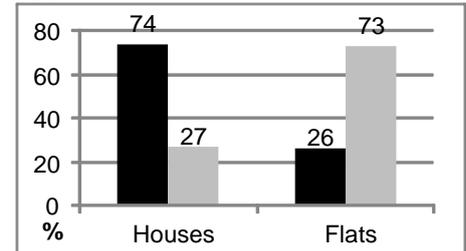
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Middle Super Output Areas 010, 011, 012, Lower Super Output Areas 015B, 015E, Output Areas E00051110, E00051111, E00051115, E00051116, E00051718, E00051720, E00051722)

Olton

Size



Type



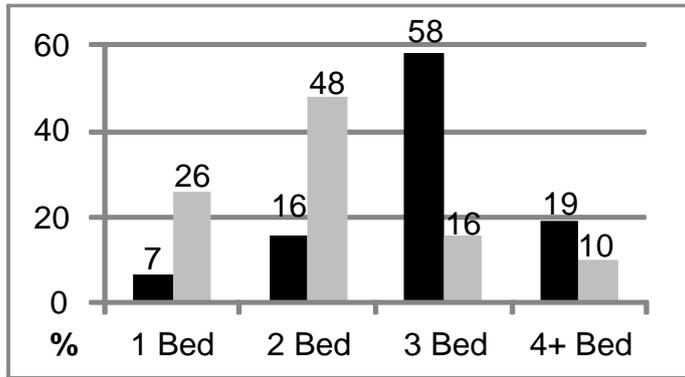
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SHMA (2009): Table 6.63 – Urban HMA

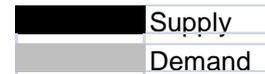
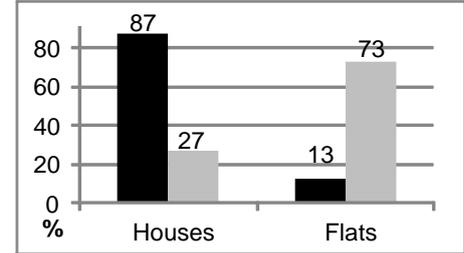
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Middle Super Output Areas 013, 014)

Shirley

Size



Type



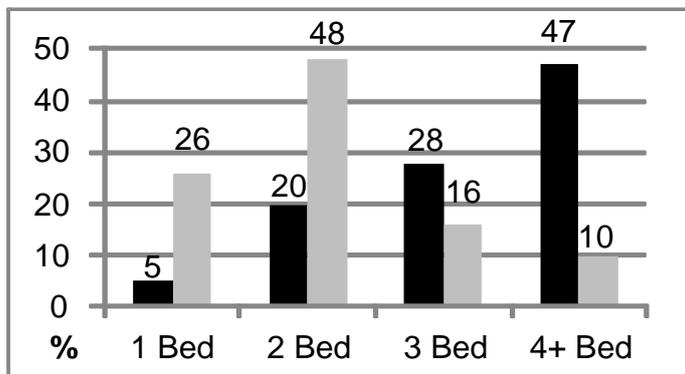
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SHMA (2009): Table 6.63 – Urban HMA

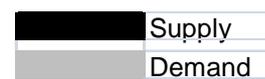
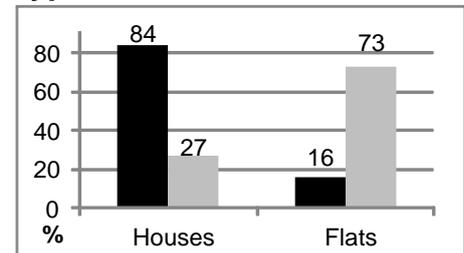
2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Middle Super Output Areas 018, 021, 023, 030; Lower Super Output Areas 022B, 022C, 022D, 022E)

Solihull

Size



Type



Source Data

SHMA (2009): Table 6.63 – Urban HMA

2011 Census: Tables QS411EW – Number of Bedrooms & KS401EW – Dwellings, Household Spaces and Accommodation Type (Middle Super Output Area 016, 019, 024, 027; Lower Super Output Area 022A, Output Areas E00051696, E00051702, E00051705, E00051712, E00051685, E00051721)

Summary – Proportion of 1 and 2 bedroom Dwellings by Housing Market Area and Proposed Proportion of 1 and 2 Bedroom Market Dwellings Sought

Regeneration Housing Market Area

Settlement	Proportion of 1 & 2 Bedroom Dwellings	Proposed Proportion of 1 & 2 Bedroom Market Dwellings
Regeneration Area	40%	30%

Rural Housing Market Area

Settlement	Proportion of 1 & 2 Bedroom Dwellings	Proposed Proportion of 1 & 2 Bedroom Market Dwellings
Fen End	4%	50%
Barston	7%	
Cheswick Green	9%	
Tidbury Green	12%	
Carol Green/Reeves Green	13%	
Meer End	14%	
Hockley Heath	16%	
Eastcote	17%	
Balsall Common	18%	
Millisons Wood	18%	
Knowle/Dorridge/Bentley Heath	20%	40%
Bickenhill	25%	
Berkswell	26%	
Illshaw Heath	26%	
Catherine-de-Barnes	27%	
Marston Green	28%	
Hampton-in-Arden	29%	
Chadwick End	31%	
Meriden	42%	30%
Temple Balsall	43%	
Dickens Heath	45%	
Eaves Green	47%	

Urban Housing Market Area

Settlement	Proportion of 1 & 2 Bedroom Dwellings	Proposed Proportion of 1 & 2 Bedroom Market Dwellings
Castle Bromwich	19%	50%
Shirley	23%	
Elmdon/Lyndon	24%	
Solihull	25%	
Olton	32%	40%

Appendix 6

Glossary

Affordable Rent - A form of social housing, involving homes being made available at a rent level of up to 80% of the local market rent (inclusive of service charges); the principal product available as new supply through the Homes and Communities Agency's Affordable Homes Programme in 2011-15.

Department for Communities and Local Government (DCLG) – Central Government department with responsibility for planning, building and the environment, housing, local government and regeneration and economic growth.

Discounted Market - This is where the developer agrees that properties are sold at a discount (e.g. 25%) from open market value. The discount is protected in perpetuity by a legal agreement. A Registered Provider would not normally be involved.

Eligible Household – Households who qualify to join the Council's waiting list for housing.

Equity Loan - Buyers are provided with an equity loan. Specific details vary but this is normally up to 20% of purchase price. This is funded by the developer, sometimes on a shared basis with the Homes and Communities Agency (HCA). The equity loans are interest free for the first five years. After that, the household pays a fee on each of the equity loans of 1.75%, rising annually by the increase (if any) in the Retail Price Index (RPI) plus 1%.

Purchasers are able to redeem the equity loan in tranches, purchasing up to 100% equity after their initial purchase by buying additional equity at the market rate. If this is not done, the equity loan must be repaid when the home is sold. The purchaser must repay the same percentage of the proceeds of the sale to the HCA and the house builder as the initial equity loans (i.e. if an equity loan for 20% of the purchase price were received then 20% of the proceeds of the sale must be repaid). A Registered Provider would not normally be involved.

Homes and Communities Agency (HCA) - The national housing and regeneration agency for England. The HCA provides public investment for new affordable housing and to improve existing social housing, as well as for regenerating land. Since 1 April 2012 the HCA has also been the Regulator of Social Housing.

Lifetime Homes - Lifetime Homes standards are a set of features that make housing more functional and future proof. There are 16 key requirements and specific features. More information on Lifetime Homes standards is available at: www.lifetimehomes.org.uk

Local Market Rents - Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods.

Registered Provider - Any organisation registered with the Homes and Communities Agency as a provider of social housing. This can include Housing Associations, Local Authorities and private companies.

Shared Ownership - Purchasers buy an initial share of the property (minimum 25%) with the Registered Provider holding the remainder of the equity. The Registered Provider levies a charge on their equity. This is normally described in annual percentage terms, for example if the equity of the Registered Provider is £50,000 and the charge is 2.75% the rent paid by the purchaser would be £1,375 a year (2.75% of £50,000), or £114.58 per month. Purchasers may buy further shares in their home from the Registered Provider when they can afford to do so - a process known as “staircasing”. A shared owner can decide to sell their property before they fully ‘staircase’.

Social Rent - Social housing available for rent at or close to Target rents on the basis of the Rent Influencing Regime Guidance.

Solihull Partnership - The Partnership Governing Board has executive members from the following organizations: Solihull Council, Primary Care Trust, West Midlands Police, Learning and Skills Council, West Midlands Fire Service, Probation West Midlands, Advantage West Midlands, Voluntary and Community Sector, Business Sector and the Higher Education Sector.

Strategic Housing Market Assessment (SHMA) – A technical study that

- estimates housing need and demand in terms of affordable and market housing
- the distribution of need and demand varies across the plan area
- considers future demographic trends and identify the accommodation

www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket
[et](#)

Sustainable Community Strategy – A strategy that sets out the long-term vision and plan for a local area. English local authorities are required to prepare and publish such a strategy for their area.

Target Rent – The rent prescribed and published by the Homes and Communities Agency as amended from time to time (Circular 27/01 Rent Influencing Regime)

Use Class – The Town and Country Planning (Use Classes) Order 1987 (as amended) puts use of land and buildings into various categories known as ‘use classes’. The ‘C3’ use class defines ‘dwelling houses’.