



Solihull
METROPOLITAN
BOROUGH COUNCIL

Reviewing the Plan for Solihull's Future

Solihull Local Plan Review

Local Development Scheme



May 2016

Issues and Options

Draft Plan

Submission Plan

Examination of Plan

Adoption of Plan

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1. Introduction

1. A Local Development Scheme¹ (LDS) is prepared by the Council to indicate what documents it has produced, or intends to produce, that will form part of its development plan. This LDS sets out the programme for reviewing the Solihull Local Plan (SLP), which is currently the principal statutory development plan document for the Borough.
2. The LDS is required to specify:
 - The documents which are to be Development Plan Documents (DPD) which will form part of the Development Plan for the area;
 - The subject matter and geographical area to which each DPD relates;
 - Any DPDs that are to be prepared jointly with one or more LPAs;
 - Any matter or area where the LPA has or proposes to agree to the constitution of a joint committee; and
 - The timetable for the preparation and/or revision of the DPDs.
3. This LDS replaces the 2012 LDS; it incorporates updates regarding the SLP and covers the period 2016/17. It acknowledges the adoption of the local plan in 2013 and the Gypsy & Traveller Site Allocations Plan in 2014; and it incorporates a timetable for the review of the local plan.
4. The LDS will be reviewed as required to reflect any amendments in the timetable for the Local Plan Review; or in response to changes to planning legislation, the National Planning Policy Framework and Guidance and any other material considerations.

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

2. Planning for the Future of the Borough

Existing Planning Policies and Proposals

5. The National Planning Policy Framework (NPPF) was published in March 2012, replacing all national planning policy statements and guidance notes with a single national policy statement. The NPPF is a material consideration in the determination of planning applications.
6. In March 2014 the Department for Communities and Local Government (DCLG) launched the planning practice guidance (PPG) web-based resource. This was accompanied by a Written Ministerial Statement which included a list of the previous planning practice guidance documents cancelled when this site was launched.
7. The Solihull Local Plan was adopted in December 2013 and covers the period 2011 to 2028. Following adoption, a legal challenge has resulted in the overall housing requirement being treated as not adopted and this aspect of the plan has been remitted back to the Council for reconsideration.
8. The Solihull Gypsy & Traveller Site Allocations Plan was adopted in December 2014, and allocates sites to meet the Borough’s requirements for the period 2012 to 2027.
9. A number of Supplementary Planning Documents (SPD) have also been prepared. These include:
 - New Housing in Context SPG (2003)
 - The Vehicle Parking Standards and Travel Plans SPD (2006)
 - The House Extension Guidelines SPD (2010)
 - Meeting Housing Needs SPD (2014)
10. Two further process documents have been produced. A Statement of Community Involvement was published in February 2007, and explains how we will involve communities and stakeholders in all planning matters, including the production of planning policy and proposal documents. An Annual Monitoring Report is prepared to monitor progress on plan policies and inform the need to review them.

Summary Table of Current Development Plan Documents

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

<i>Name</i>	<i>Description</i>	<i>Date</i>
Solihull Local Plan	A local plan with both strategic (‘Part 1’ policies) together with site allocations and development management policies (‘Part 2’ policies).	December 2013
Solihull Gypsy & Traveller Site Allocations Plan	A site allocations plan relating to accommodation for gypsies and travellers.	December 2014

Future Planning Policies and Proposals

12. Whilst there is some flexibility in how a local planning authority takes forward its plan making responsibilities, a key requirement is that all LPAs have an up to date local plan that

meets objectively assessed needs; is consistent with the NPPF; and reflects the presumption in favour of sustainable development. The Government has indicated² that it expects all local authorities to have a local plan³ in place by 2017; if not, direct intervention may follow.

Local Plan Review

13. The adopted Solihull Local Plan covers the period 2011-2028. The Plan will need to be reviewed to enable longer term needs to be addressed and to keep it up to date, as required by the National Planning Policy Framework. However, this need is given greater urgency for three main reasons.
14. Firstly, the successful legal challenge to the SLP post adoption means that the current Local Plan has no overall housing requirement for the plan period. This makes it difficult to demonstrate that the Borough has a five-year housing land supply, as required by the National Planning Policy Framework. The absence of an adequate housing land supply increases the risk of speculative housing developments being allowed on appeal.
15. Secondly, the examination of the Birmingham Development Plan has made clear that the City Council is unable to meet its own housing need within its boundaries, and that the shortfall will have to be met elsewhere within the Housing Market Area (HMA) (or other nearby areas) such as Solihull. Although the scale of this shortfall and how it is to be shared within the HMA (and possibly beyond) is not yet firmly established, this is a factor which the Council will have to consider. Paragraphs 8.4.5 to 8.4.6 of the adopted Solihull Local Plan acknowledges that when work on housing needs identifies a need for further provision in the Borough, a review will be brought forward to address this. This is the appropriate time for doing so.
16. Finally, the UK Central Masterplan and Prospectus for a 'Garden City' approach to the High Speed 2 Interchange have set out the Council's ambitions for this part of the Borough. The Proposed Local Area Plan for the High Speed 2 Interchange and Adjoining Area highlighted the need to review the Green Belt boundary to enable the Interchange Area to be allocated for development. An updated Local Plan addressing this matter is vital if the full potential of the High Speed 2 project is to be realised.
17. The Local Plan Review has commenced with the publication in November 2015 of a consultation on the scope of the review, the issues to be taken into account, and the broad options for accommodating additional development. The timetable for reviewing the plan was set out in the consultation document.

Duty to Cooperate and 'Larger Than Local' Plans

18. Under the duty to cooperate the Council recognises the part it has to play in the wider housing market area. This includes considering how the acknowledged housing shortfall⁴ in the HMA can be addressed. This will be developed further for the Draft Local Plan. Further strategic guidance will be provided by the Greater Birmingham and Solihull Local Enterprise Partnership (GBSLEP) Spatial Plan for Growth (SPfG), the first iteration of which was published in October 2013.

² "Fixing the Foundations – Creating a More Prosperous Nation" (HM Treasury July 2015)

³ As prepared under the Planning & Compulsory Purchase Act 2004.

⁴ See paragraph 50 of the "Reviewing the Plan for Solihull's Future – Solihull Local Plan Review – Scope, Issues and Options Consultation" (Nov 2015)

Neighbourhood Plans

19. Local influence will be provided by Neighbourhood Plans⁵ prepared by communities within the Borough. To date, the only community that has submitted a draft Neighbourhood Plan is Hampton in Arden⁶. However, a number of other communities are in earlier stages of preparing a Neighbourhood Plan, and the Local Plan Review will both be influenced by these Plans and have implications for their content. An appendix sets out the stages communities have reached with their neighbourhood planning activities.

⁵ Neighbourhood plans must be in accordance with the strategic policies of the Local Plan.

⁶ An appendix sets out the progress to date made by local communities in bringing forward neighbourhood plans.

3. Solihull’s Intended Local Development Plan Documents

20. Having regard to the above national, regional and local strategies and priorities, we have assessed our future priorities for Local Development Documents as:
- Those which we are required to produce in accordance with the current planning system;
 - Those required to update/replace existing policies and proposals; and
 - Those that are required to address new development priorities and issues.
21. The development plan documents we currently intend to produce/develop are as follows:
- Local Plan Review and Proposals Map
22. The Council’s ambitions set out in the UK Central Masterplan were recognised in the Proposed Local Area Plan for the High Speed 2 Interchange and Adjoining Area (LAP), which was subject to an initial (Regulation 18) consultation between November 2014 and January 2015. The representations received were reported to the Council’s Full Cabinet in July 2015, when it was agreed that the development envisaged by the proposed LAP would be pursued through a wider Review of the Local Plan. A separate Local Area Plan will not therefore be prepared.

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

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

<i>Name</i>	<i>Description</i>	<i>Date</i>
Solihull Local Plan Review	A full local plan with both strategic (‘Part 1’ policies) together with site allocations and development management policies (‘Part 2’ policies).	Winter 2017
Solihull Gypsy & Traveller Site Allocations Plan	A site allocations plan relating to accommodation for gypsies and travellers.	December 2014
Neighbourhood Plans	A range of plans produced by local communities ⁷ .	Various

⁷ Being plans produced under in accordance with and under part 6 of the Localism Act (2011).

4. Other Planning Documents to be Reviewed

Supplementary Planning Documents

24. The "Meeting Housing Needs" Supplementary Planning Document sets out the mechanisms and criteria for delivery of affordable housing and the mix of market housing through the planning system across the Borough. It will help improve the delivery and maximise the opportunities available for the provision of affordable housing and the market mix by type and size. The Council adopted its "Meeting Housing Needs" Supplementary Planning Document in July 2014. The need for a review of this document will be considered in light of both national changes (for instance the emerging Housing and Planning Bill and potential changes to the NPPF) and as the Local Plan Review is pursued.
25. As the Local Plan Review is undertaken, this will also provide the context for reviewing and updating as necessary other SPDs.

Process documents

- Statement of Community Involvement
- Annual Monitoring Report, updated as necessary.

Other Documents

26. Community Infrastructure Levy - The Council submitted its draft charging schedule for examination in 2014. The examination was initially postponed due to the legal challenge to the Local Plan. The examination recommenced in 2015 and the examiner issued his report in December 2015 recommending that the charging schedule be adopted without no further⁸ amendments being necessary. At Full Council on 12th April 2016 the levy was formally adopted and it will take effect from 4th July 2016.

⁸ In October 2015 the Council consulted on intended modifications to the charging schedule that was submitted for examination.

5. Background Evidence

27. Background research and evidence is required to inform new planning policies and proposals. A wealth of evidence already exists and we intend to make good use of existing studies, data and information, including the Census, our monitoring systems, other planning documents and research commissioned for the UK Central project and evidence prepared for the GBSLEP Spatial Plan for Growth.
28. A range of evidence was prepared for the Solihull Local Plan (2013) and this is set out in an appendix to this document. However, much of this evidence was prepared some years ago and needs updating. In addition, the evidence related to the Plan period 2011 to 2028, and will need to be rolled forward to the proposed end date for the Local Plan Review of 2033.
29. The Local Plan Review Scope, Issues & Options document published in November 2015 includes a chapter setting out the main pieces of evidence that will be prepared for the Review. For ease of reference, the chapter from the November 2015 consultation is set out in an appendix to this document.
30. As the Local Plan Review is pursued the evidence base supporting it will be published on the Council's website.

6. Production, Monitoring and Review

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

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A. Local Plan Review Profile & Timetable

Document Details:

<i>Name:</i>	Solihull Local Plan Review
<i>Role and Content:</i>	Sets out vision, objectives and spatial strategy for development in the Borough over the next 15 years. It will contain strategic policies, development management policies, site allocations and Proposals Map.
<i>Plan Period:</i>	2014-2033
<i>Status:</i>	Development Plan Document.
<i>Chain of conformity:</i>	Must be in conformity with the National Planning Policy Framework. All other policies and proposals of the Development Plan Documents (DPDs) to be prepared are required to conform to the policies and proposals of the Local Plan.
<i>Geographic coverage:</i>	Borough wide.

Timetable and Milestones:

<i>Scope, Issues and Options consultation</i>	November 2015 – January 2016
<i>Draft Local Plan</i>	Autumn 2016
<i>Publication of Submission Draft</i>	Spring 2017
<i>Submission to Secretary of State</i>	Summer 2017
<i>Adoption of the Local Plan Review</i>	Winter 2017

Arrangements for production:

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

B. Neighbourhood Plans in Solihull Metropolitan Borough

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

Communities with a Designated Neighbourhood Area

- Balsall and Berkswell
- Cheswick Green
- Hampton in Arden
- Knowle, Dorridge and Bentley Heath
- Meriden

Communities with a Published Draft Neighbourhood Plan

- Hampton in Arden

Communities with a Draft Neighbourhood Plan Submitted for Examination

- None

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

- None

Communities with a 'Made' Neighbourhood Plan

- None

C. Evidence Base

34. This appendix⁹ highlights the studies the Council has identified that will need to be provided/updated as part of the Local Plan Review.

Strategic Housing Needs Study (SHNS)

35. As part of joint working with nearby authorities (which assists in the Duty to Cooperate), the Council joined in with the commissioning of a Strategic Housing Needs Study for a wider area. This was undertaken on behalf of the local planning authorities that fall within the Birmingham Housing Market Area (HMA)¹⁰. It is this HMA that Solihull is part of.
36. The NPPF is clear that local plans should ensure that needs for housing should address the housing market area and that authorities should work with their neighbours to produce an appropriate assessment where HMAs cross administrative boundaries.
37. Peter Brett and Associates (PBA) were commissioned to produce an assessment of housing needs across the HMA. The final study ('stage 3') was published in August 2015. This work provides the basis for identifying the strategic housing need across the Housing Market Area (up to 2031) and compares this to existing known supply from allocations in local authorities' local plans.
38. Comparing projected need and known supply shows that some authorities can accommodate their own needs, and more; whilst others cannot accommodate their own needs. Across the HMA as a whole this results in a shortfall of some 37,500 dwellings across the region over the 20 year period up to 2031.
39. The study then investigates a number of potential scenarios for addressing the shortfall. These include scenarios that are currently 'constrained' due to either absolute constraints (such as floodplains) that cannot be overcome, or policy constraints (such as the Green Belt) which can be reviewed in certain circumstances.
40. The study does not identify a preferred option or options. This step (together with any redistribution of growth within the HMA) will be undertaken via the duty to cooperate and SPfG.
41. As the SHNS acknowledges, it is not a full Strategic Housing Market Assessment (SMHA), nor does it represent the Full Objectively Assessed Needs (FOAN) for each of the constituent authorities. These are left for studies to be undertaken at the local level. However the SHNS does provide the basis for establishing a FOAN for Solihull, to be developed through a more detailed SHMA.

Strategic Housing Market Assessment (SHMA)

42. A full SHMA, produced in accordance with the NPPF and Planning Practice Guidance (PPG) will be prepared. This will build upon the SHNS and will identify the scale and mix of housing and the range of tenures that are likely to be needed in the Borough over the plan period. It will also establish the Fully Objectively Assessed Need for the Borough which the Courts have said is the starting point in planning for an areas housing needs. The plan itself will then consider how far it can go in meeting these needs in full, as far as is consistent with the policies in the NPPF

⁹ This is an extract from appendix A of the Scope, Issues and Options Consultation (November 2015).

¹⁰ A list of local authorities falling within the HMA is provided in Appendix B of the Scope, Issues and Options Consultation (November 2015).

Strategic Housing and Economic Land Availability Assessment (SHELAA)

43. This will be a study to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing and economic uses over the plan period. It will seek to demonstrate what capacity there is in the urban area to ensure that if Green Belt land is required, this will only be the case after other land has been considered. The opportunity is being taken to combine land availability work for both housing and economic sites rather than separate studies (sometimes known as SHLAAs and SELAAs)
44. As part of preparing the SHELAA there will be a 'call for sites' to enable landowners, or others promoting development of sites, to put forward their sites for potential inclusion in the SHELAA. This will ensure all potential sites can be considered in a structured manner. Consultation on this 'Scope, Issues and Options' document marks the start of the call for sites and submissions outlining potential sites are welcomed. See appendices for further details.

Sustainable Economic Development

45. An employment land study will be commissioned to guide the quantum of business land that needs to be planned for within the borough, in what formats and in what type of location from a market and policy perspective. Existing identified sites will be reviewed to establish whether the range and nature of uses enabled on them remain appropriate and whether there are any important gaps in provision for business space.
46. A study will be undertaken to update forecasts of quantitative and qualitative need for additional retail and office floorspace in the borough and to assess retailer demand. Essentially, the study will provide a guide to how much retail and office floorspace to plan for in main centres, particularly in Solihull Town Centre, and will identify any gaps in provision for leisure uses. The study will inform a refresh of the Solihull Town Centre Study (May 2009) that will provide an up to date strategy for the further development of the town centre as the civic heart of the borough and an important accessible and inclusive location for a broad variety of development.

UK Central

47. The Council's ambitions for UK Central as set out in the UK Central Masterplan are helping to shape various elements of evidence, such as the Strategic Housing Needs study detailed above and the GBSLEP Employment Land Requirements study in course of preparation. Further evidence will be developed to support the UK Central Masterplan and in particular the growth proposed around the High Speed 2 Interchange.

Spatial Plan for Growth

48. GBSLEP is preparing a Spatial Plan for Growth for the GBSLEP area, following the first iteration published in October 2013. A draft SPfG will be published for consultation in 2016, to be informed by various pieces of evidence including the Strategic Housing Needs study and work on employment needs. The SPfG will set out how the shortfall in housing need across the housing market area will be met and provide strategic input to the Local Plan Review.

Green Belt Assessment

49. Future development is likely to require land to be released from green belt, so a formal assessment will be required. This will assess how land performs against the 5 purposes¹¹ of including land in the Green Belt set out in the NPPF. The results will be a relative assessment that allows sites to be compared against each other.
50. This Green Belt Assessment would then be used in conjunction with other criteria (location of flood plans, accessibility criteria etc.) as part of a Green Belt Review to identify potential locations for land to be released from the Green Belt.

Viability Appraisal

51. A viability appraisal will be undertaken to ensure that the preferred option to be pursued through the plan making process is deliverable. The appraisal will consider both the viability of the plan as a whole; and allocated sites and other development expected to come forward. This will be in the context of existing policies that may be rolled forward and any new/revised policies.
52. The Council is currently pursuing the introduction of the Community Infrastructure Levy (CIL) and it is hoped that this will be in place during 2016. Therefore the viability appraisal required to support the review of the plan will need to ensure that CIL rates are taken into account and this may indicate that revisions are required to the CIL Charging Schedule.

Sustainability Appraisal

53. A sustainability appraisal, incorporating strategic environmental assessment, will be prepared alongside and integrated with the development of the Local Plan Review. The appraisal will highlight the sustainability implications of the options to be considered and the proposals to be included in the draft plan. It will provide a key input into the decisions that will be made during the development of the Local Plan Review.

Habitat Regulations Assessment

54. A habitat regulations assessment screening exercise will also be required, to assess whether the implementation of the Local Plan Review is likely to have a significant effect on any sites designated under the Habitats Directive, known as Natura 2000 sites. These include Special Areas of Conservation, Special Protection Areas, Offshore Marine Sites and Ramsar sites. Although there are no sites designated in the Borough, the screening exercise will need to assess for any significant effect on sites beyond the Borough boundary. The screening exercise will determine whether or not a full appropriate assessment is required for the Local Plan Review. This is a specific requirement of the regulations and will be in addition to other environmental and ecological evidence.

Infrastructure Delivery Plan

55. An Infrastructure Delivery Plan was produced in 2012 to support the SLP. This will be updated as the review of the local plan proceeds.

¹¹ As set out in paragraph 80 of the NPPF; namely check unrestricted sprawl of large built-up areas; prevent neighbouring towns merging; safeguarding the countryside from encroachment; preserving the setting and special character of historic towns; and assisting urban regeneration by encouraging the recycling of derelict and other urban land.

Other Evidence

56. Evidence is being developed to support the emerging West Midlands Transport Strategy Movement for Growth, Midlands Connect and the Solihull Connected strategy. This will be augmented by an update to the Solihull Accessibility Study for the Local Plan Review. Further evidence will be required on flood risk and the environment.

Other Strategies

57. In addition to the evidence that is prepared specifically for a local plan, there are also allied strategies & studies produced primarily for other purposes, but nevertheless have a cross over (at least in part) with land use objectives & pursuing sustainable development. These can also make an important contribution towards gaining an understanding of the issues involved and then underpinning the local plan strategy and policies. This will include the following strategies/studies that have been prepared or are being prepared.

Solihull Connected

58. The Council is also developing a local transport strategy and investment programme, 'Solihull Connected'. This will set out a vision for transport in Solihull for the next 20 years along with a short, medium and long term investment plan. The ambition set out in the Green Paper is to create a balanced transport investment programme that recognises the need to cater for cars, but places an increasing emphasis on walking, cycling and public transport. This approach aims to accommodate the increasing demand for travel as a result of growth, whilst ensuring the quality of Solihull is protected and that transport effectively supports the delivery of wider agendas such as those around climate change and health.
59. 'Solihull Connected' sets out the following high level investment priorities for the Borough;
- M42, Junction 6, following the Government's announcement as part of autumn statement, 2014;
 - High Speed 2 Interchange station site access;
 - Metro: Birmingham City Centre - Eastside – Chelmsley Wood – HS2 Interchange;
 - Sprint bus route: Birmingham City Centre - A45– HS2 Interchange;
 - A45 Coventry Road/Damson Parkway Junction Improvement;
 - M42 Over bridges; and
 - Public Transport Improvements: HS2 Interchange – A45 Coventry Road – Wheatsheaf, Sheldon– Solihull Town Centre – Blythe Valley.

Solihull Joint Strategic Needs Assessment (JSNA)

60. The JSNA is an ongoing process that identifies the future health and wellbeing needs of the people of Solihull. It is a resource of local and national information for those who commission, provide or use health and social care services in Solihull.
61. Following the principles of the 2010 Marmot Review into health inequalities in England the Borough's JSNA also provides evidence of the wider social determinants of health - the conditions in which people are born, grow, live, work and age and which can lead to health inequalities.
62. The Borough's JSNA is the means by which the Solihull Health and Wellbeing Board describes the future health, care and wellbeing needs of the local population, its overall

vision, key priorities and the actions to meet those needs. These are provided in the current Solihull Health & Wellbeing Strategy 2013-16.

Solihull Health & Wellbeing Strategy

63. The Health and Social Care Act 2012 specifies that the main role of the Health & Wellbeing Board is to promote the health and wellbeing of the local population by coordinating the commissioning of health and wellbeing services and promoting the integration of services. Solihull's Board achieves this through its health and wellbeing strategy which is based on an assessment of need, and aims to improve the health and wellbeing of the population of Solihull from pre-birth to end of life, reduce inequalities and improve the quality of health, education and social care services.
64. Solihull Council and Solihull Clinical Commissioning Group have an equal responsibility to prepare the strategy through the Solihull Health and Wellbeing Board, and the current strategy is currently being refreshed. The Health & Wellbeing Strategy promotes prevention, early intervention, re-ablement and rehabilitation; supported wherever possible by community based public health programmes, education, health care and social care. The Board is responsible for promoting integrated commissioning and partnership working across the National Health Service, education, housing, social care, and public health in collaboration with other local services.

D. Solihull Local Plan (2013) Evidence Base

65. The SLP (2013) was supported by the following pieces of evidence (the document names have a hyper link to each of the documents for ease of access¹²):

Sustainable Economic Growth

- Birmingham Airport Masterplan (SLP010)
- Realising the Economic Potential of the M42 Corridor (SLP011)
- Solihull Town Centre Study (SLP012)
 - Study Maps
 - Direction Paper 1 – Development and Property (SLP012a)
 - Direction Paper 2 – Retail Policy (SLP012b)
 - Direction Paper 3 – Town Centre Health (SLP012c)
 - Direction Paper 4 – Public Sector Assets (SLP012d)
 - Direction Paper 5 – Movement/Accessibility (SLP012e)
 - Direction Paper 6 - Urban Design (SLP012f)
- Solihull Retail, Leisure and Offices Study (SLP013)
 - 2009 appendices (SLP013a)
 - 2011 appendices (SLP013a)
- Coventry, Solihull and Warwickshire Employment Land Study (SLP015)
- Solihull Employment Land Study (SLP016)
- A Local (Economic) Assessment for Solihull (SLP017)
 - Executive Summary (SLP017a)

Providing Homes for All

- Affordable Housing Viability Study (SLP018)
- North Solihull Strategic Framework (SLP019)
 - Addendum (SLP019a)
- Strategic Housing Market Assessment (SLP020)
- Strategic Housing Land Availability Assessment (SLP021)
 - Introduction
 - Balsall Common
 - Bentley Heath
 - Bickenhill
 - Castle Bromwich
 - Catherine de Barnes
 - Chadwick End
 - Chelmsley Wood
 - Cheswick Green
 - Dickens Heath
 - Dorridge
 - Elmdon and Lyndon
 - Hampton in Arden
 - Hockley Heath
 - Kingshurst and Fordbridge
 - Knowle
 - Marston Green

¹² The URL for the web page that contains all of these links is <http://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planmaking/ldf/evidencebase>

- Meriden
- Monkspath
- Olton
- Shirley
- Smiths Wood
- Solihull
- Tidbury Green
- Non-Housing Site Options
- Non-Housing Site Options Map
- Rural Housing Needs Survey (SLP022)
- Independent Living and Extra Care Housing Strategy (SLP023)
- Gypsy and Traveller Accommodation Assessment (SLP024)
 - Final Report (SLP025)

Improving Accessibility and Encouraging Sustainable Travel

- East Birmingham / North Solihull Mobility and Access Project (SLP026)
- North Solihull Regeneration Zone Strategic Transport Framework (SLP027)
- Birmingham Airport Surface Access Strategy (SLP028)
- Solihull Strategic Accessibility Study (SLP029)
- Solihull Walking Strategy (SLP030)
- Solihull Cycling Strategy (SLP031)
- Centro Integrated Public Transport Prospectus (SLP032)
- West Midlands Local Transport Plan 2 (SLP033)
 - Appendices (SLP033a)
 - Bus strategy (SLP033b)
- West Midlands Local Transport Plan 3 (SLP034)
 - Appendices (SLP034a)
 - Addendum (SLP034b)
 - Implementation Plan (SLP034c)
- Regional Network Report for the West Midlands – Highways (SLP035)
- Solihull Congestion Monitoring Report (SLP036)
- Transport and Infrastructure Assessment Qualitative Evidence Review (SLP037)
 - PRISM Modelling (SLP037a)
 - Junction Assessments (SLP037b)
- Development Site Appraisal (SLP038)
- Smarter Route Studies - A34, A41 and A452 (SLP039)

Protecting and Enhancing our Environment

- Renewable and Low Carbon Energy Resource Assessment (SLP040)
- West Midlands Renewable Energy Capacity Study (SLP041)
 - Solihull map
- Archaeological Resource Assessment of the Aggregates producing Areas of Warwickshire and Solihull (SLP042)
- Habitat Appropriate Assessment Screening Report (SLP043)
- Habitat Appropriate Assessment Further Screening Report (SLP044)
- Green Infrastructure Study (SLP045)
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- Nature Conservation Strategy (SLP046)
- Warwickshire Coventry and Solihull Habitat Biodiversity Audit and Wildlife Sites Project – This is a reference database. [SLP047]
- Strategic Flood Risk Assessment (SFRA) Level 1 (SLP048)
 - SFRA Summary (SLP48a)
- Flood Risk Sequential Test Report - Full Report (SLP049)
 - Test Maps Surface Water 1 in 30
 - Test Maps Flood Zone 2
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- Water Cycle Study for Solihull (SLP050)
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- Strategic Flood Risk Assessment (SFRA) Level 2 (SLP051)
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 - Appendix A - Mapping Figures A-1 to A-2
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- West Midlands Landfill Capacity Study (SLP052)
- Waste Treatment Facilities and Capacity Study (SLP053)
 - Appendices
- Waste: A Future Resource for Businesses (SLP054)
- West Midlands Waste Capacity Database (SLP055)
 - Waste Management Facilities Map
- Regional Approach to Landfill Diversion Infrastructure (SLP056)
 - Appendices
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- Minerals Safeguarding in Solihull (SLP058)

Promoting Quality of Place

- North Solihull Design Code – Placemaking in North Solihull (SLP059)
- Warwickshire Landscape Guidelines: Arden (SLP060)
- Warwickshire Historic Landscape Characterisation (SLP061)
- Warwickshire Historic Farmstead Characterisation (SLP062)
- Urban Characterisation Study (SLP063)
- Heritage Assessment of Sites (SLP064)
- Supplementary Heritage Assessment - Site 32 (Hornbrook Farm) (SLP065)
- Supplementary Heritage Assessment - Site 1 (Foxglove Crescent) (SLP066)
- Historic Environment Record (HER) Database [SLP067] This is a reference database
- Countryside Strategy 2010-2020 First Review (SLP068)
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- Green Belt Submissions Assessment (SLP070)

- Brooklands Hospital, Marston Green
- Strawberry Fields, Meriden

Supporting Local Communities

- Solihull Green Spaces Strategy (SLP071)
 - Executive Summary (SLP071a)
- North Solihull Green Space Review (SLP072)
- Indoor Sports Facilities Strategy and Report (SLP073a)
- Playing Pitch Assessment Strategy and Report (SLP073b)
- Solihull Joint Strategic Needs Assessment 2009 - 2010 (SLP074)
- Solihull Settlements Study (SLP075)
 - Appendices

Delivery and Monitoring

- Infrastructure Delivery Plan January 2012 (SLP076)
- Infrastructure Delivery Plan September 2012 (SLP077)

E. Abbreviations and Glossary

66. The glossary is based on that provided in the NPPF and has been supplemented by local additions or other technical terms used in this document.
67. Whilst not all the terms in the glossary or abbreviations may have been used in this document an expanded version has been provided so that it may be of benefit when reading associated documents that may use these terms.

Abbreviations

AMR	Annual Monitoring Report
ANITA	Airport and NEC Integrated Transport Access
BBP	Birmingham Business Park
BVP	Blythe Valley Park
CFMP	Catchment Flood Management Plan
CfSH	Code for Sustainable Homes
CIL	Community Infrastructure Levy
CLG	Department for Communities and Local Government
CROW	Countryside and Rights of Way
CSWDC	Coventry & Solihull Waste Disposal Company
CTC	City Technology College
DECC	Department of Energy and Climate Change
DPD	Development Plan Document
EA	Environment Agency
EIP	Examination in Public
ERDF	European Regional Development Fund
ESCO	Energy Services Company
FOAN	Fully Objectively Assessed Needs
FRA	Flood Risk Assessment
FWMA	Flood Water Management Act
GBSLEP	Greater Birmingham and Solihull Local Enterprise Partnership
GHG	Greenhouse Gas
GI	Green Infrastructure
GTAA	Gypsy and Traveller Accommodation Assessment
GVA	Gross Value Added
HBA	Habitat Biodiversity Audit
HMA	Housing Market Area
HS2	High Speed 2 Rail link
ICT	Information and Communications Technology
IDP	Infrastructure Delivery Plan
JSNA	Joint Strategic Needs Assessment
LBAP	Local Biodiversity Action Plan
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LFMP	Local Flood Management Plan
LFMRS	Local Flood Risk Management Strategy
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LPA	Local Planning Authority

LTP	Local Transport Plan
LWS	Local Wildlife Site
MBC	Metropolitan District Council
NEC	National Exhibition Centre
NERC	Natural Environment and Rural Communities
NIA	Nature Improvement Area
NPPF	National Planning Policy Framework
NSSF	North Solihull Strategic Framework
OAN	Objectively Assessed Needs
ONS	Office for National Statistics
PCT	Primary Care Trust
PFRA	Preliminary Flood Risk Assessment
PPG	Planning Practice Guidance
PPS	Planning Policy Statement
RBMP	River Basin Management Plan
RIS	Regional Investment Site
RLCERAF	Renewable and Low Carbon Energy Resource Assessment and Feasibility
ROW	Rights of Way
RSS	Regional Spatial Strategy
SELAA	Strategic Economic Land Availability Assessment
SFRA	Strategic Flood Risk Assessment
SHELAA	Strategic Housing and Economic Land Availability Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SHNS	Strategic Housing Needs Study
SLP	Solihull Local Plan
SMBC	Solihull Metropolitan Borough Council
SME	Small and Medium Enterprises
SPD	Supplementary Planning Document
SPfG	Spatial Plan for Growth
SSSI	Site of Special Scientific Interest
STW	Severn Trent Water
SUDS	Sustainable Urban Drainage Systems
UKBAP	UK Biodiversity Action Plan
UKCIP	UK Climate Impacts Programme
WAST	Woodland Access Statement
WFD	Water Framework Directive
WMAS	West Midlands Ambulance Service
WMP	West midlands police
WMS	Waste Management Strategy
WRZ	Water Resource Zone

Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

Aged or veteran tree: A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Air Quality Management Areas: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Article 4 direction: A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Birds and Habitats Directives: European Directives to conserve natural habitats and wild fauna and flora.

Climate change adaptation: Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coastal Change Management Area: An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Forest: An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Right to Build Order: An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Competent person (to prepare site investigation information): A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

Decentralised energy: Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development plan: This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Ecological networks: These link sites of biodiversity importance.

Ecosystem services: The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

Edge of centre: For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental Impact Assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site: This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage Coast: Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Inclusive design: Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

Instrumentation operated in the national interest: Includes meteorological and climate monitoring installations, satellite and radio communication, defence and national security sites and magnetic calibration facilities operated by or on behalf of the Government, delegated authorities or for defence purposes.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership: A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Partnership: A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Hazards: Major hazard installations and pipelines, licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Minerals of local and national importance: Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.

Mineral Safeguarding Area: An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National Trails: Long distance routes for walking, cycling and horse riding.

Nature Improvement Areas: Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

Neighbourhood Development Order: An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town: A location out of centre that is outside the existing urban area.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field: The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Pollution: Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary shopping area: Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Primary and secondary frontages: Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Priority habitats and species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarding zone: An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Shoreline Management Plans: A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Special Areas of Conservation: Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas: Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Site investigation information: Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Stepping stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Town centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

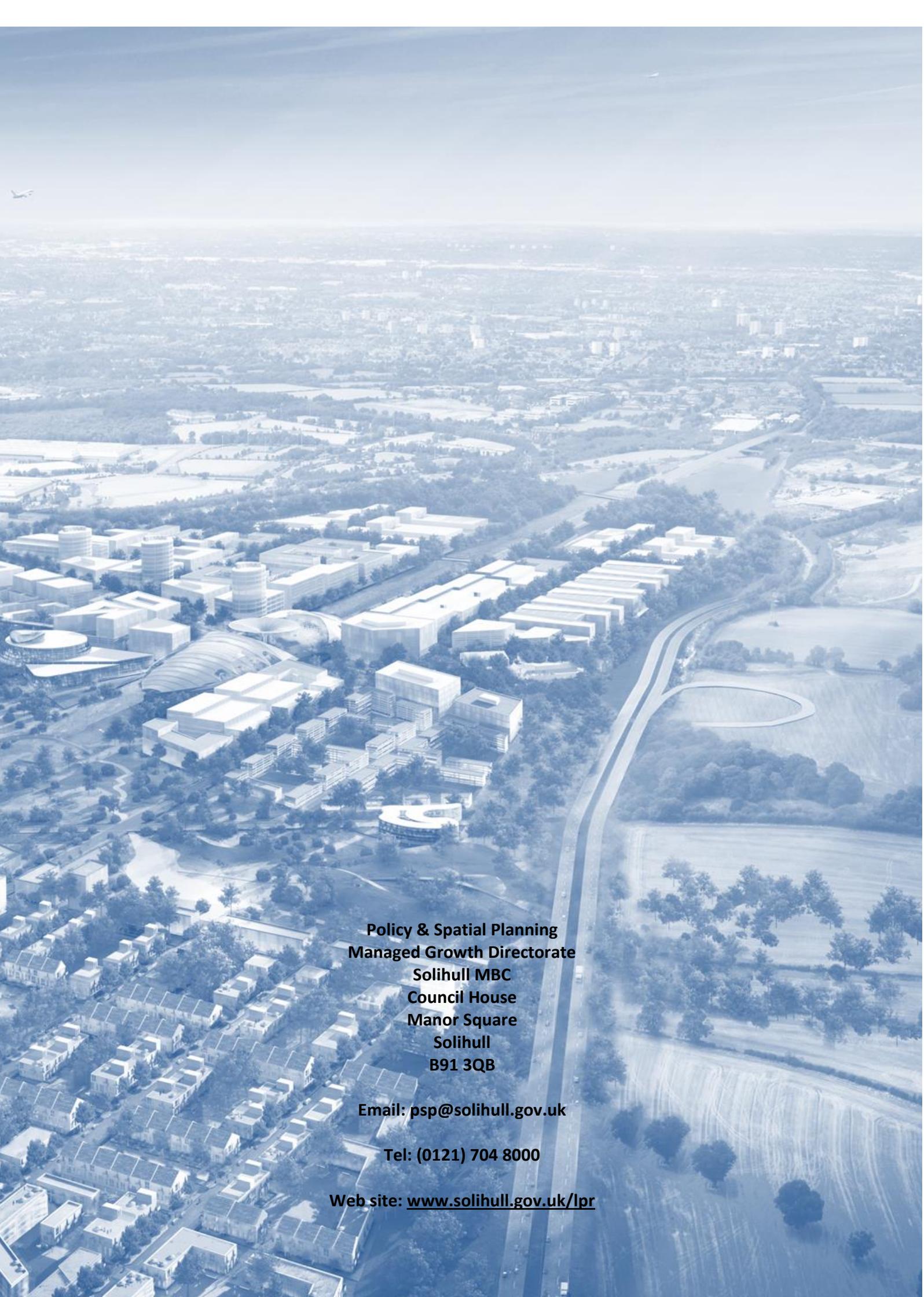
Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

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