

# Reviewing the Plan for Solihull's Future

Solihull Local Plan Review

## Local Development Scheme



**January 2018**

Issues and Options

Draft Plan

Submission Plan

Examination of Plan

Adoption of Plan

This page is left intentionally blank.

## Contents

<b>1.</b>	<b>Introduction.....</b>	<b>4</b>
<b>2.</b>	<b>Planning for the Future of the Borough.....</b>	<b>5</b>
	Existing Planning Policies and Proposals.....	5
	Summary Table of Current Development Plan Documents.....	5
	Future Planning Policies and Proposals .....	6
	Local Plan Review .....	6
	Progress to Date .....	6
	Scope, Issues and Options consultation (November 2015) .....	7
	Draft Local Plan consultation (November 2016).....	7
	Housing Need .....	7
	Duty to Cooperate.....	7
	Revised Timetable .....	8
	Neighbourhood Plans.....	9
<b>3.</b>	<b>Solihull's Intended Local Development Plan Documents .....</b>	<b>10</b>
	Summary Table of Development Plan Documents that are Intended to form the Development Plan for the Borough .....	10
<b>4.</b>	<b>Other Planning Documents to be Reviewed .....</b>	<b>11</b>
	Supplementary Planning Documents.....	11
	Process documents .....	11
	Other Documents.....	11
<b>5.</b>	<b>Background Evidence .....</b>	<b>12</b>
<b>6.</b>	<b>Production, Monitoring and Review.....</b>	<b>13</b>

## APPENDICES

<b>A.</b>	<b>Local Plan Review Profile &amp; Timetable .....</b>	<b>14</b>
<b>B.</b>	<b>Neighbourhood Plans in Solihull Metropolitan Borough .....</b>	<b>15</b>
	Communities with a Designated Neighbourhood Area .....	15
	Communities with a Published Draft Neighbourhood Plan .....	15
	Communities with a Draft Neighbourhood Plan Submitted for Examination .....	15
	Communities with a Draft Neighbourhood Plan ready for, or at, Referendum .....	15
	Communities with a 'Made' Neighbourhood Plan.....	15
<b>C.</b>	<b>Abbreviations and Glossary.....</b>	<b>16</b>
	Abbreviations .....	16
	Glossary .....	17

## 1. Introduction

1. A Local Development Scheme<sup>1</sup> (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 May 2016 LDS and covers the period 2017/18. 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.

---

<sup>1</sup> 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 <sup>2</sup>
Solihull Gypsy & Traveller Site Allocations Plan	A site allocations plan relating to accommodation for gypsies and travellers.	December 2014

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

Hampton-in-Arden Neighbourhood Plan	A Plan prepared by Hampton-in-Arden Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	August 2017
-------------------------------------	---	-------------

### 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 indicated<sup>3</sup> that it expects all local authorities to have a local plan<sup>4</sup> 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 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. 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.

### Progress to Date

17. The Local Plan Review commenced in July 2015 when the Council decided to follow this route rather than pursue a Local Area Plan (LAP) for the area around the proposed HS2 Interchange. The stages the review has reached are as follows (and described in more detail in the following paragraphs):
- July 2015 – Local Plan Review commences
  - November 2015 – Council publishes Scope, Issues and Options consultation
  - December 2016 – Council publishes Draft Local Plan consultation

<sup>3</sup> "Fixing the Foundations – Creating a More Prosperous Nation" (HM Treasury July 2015)

<sup>4</sup> As prepared under the Planning & Compulsory Purchase Act 2004.

### **Scope, Issues and Options consultation (November 2015)**

18. The first stage of the LPR consultation took place from 30<sup>th</sup> November 2015 to 22<sup>nd</sup> January 2016. At this stage views were invited on the scope of the review, the issues that ought to be taken into account and the broad options for growth that ought to be considered.
19. The consultation document (available [here](#)) set out the key issues/questions and broad options for accommodating the anticipated growth. A summary of the representations (and the Council's responses to them can be found [here](#)).
20. In parallel to the Scope, Issues and Options consultation the Council also issued a 'call for sites' invitation. A schedule and map of sites submitted through this exercise were published in May 2016 and can be found [here](#).

### **Draft Local Plan consultation<sup>5</sup> (November 2016<sup>6</sup>)**

21. Consultation on the Draft Plan (available [here](#)) commenced on 5<sup>th</sup> December 2016 and finished on the 17<sup>th</sup> February 2017. Over 1,750 responses were received and a summary of the representations was reported to Cabinet Member for Managed Growth on 18<sup>th</sup> July 2017.
22. An overall summary of representations has now been published and can be found [here](#). In addition schedules of individual summaries arranged by question/site and by respondent were also published, these can be found [here](#) and [here](#)
23. Alongside the representations an updated schedule of "Call for Sites" Submissions (July 2017) was also published and it can be found [here](#)

### **Housing Need**

24. The Government has stated its commitment to significantly boosting the supply of housing and is addressing this through a number of initiatives, including reforms to the planning system.
25. The white paper Fixing Our Broken Housing Market published in Feb 2017 includes specific proposals for 'making sure every community has an up-to-date, sufficiently ambitious plan' and signals the intention that the Government will introduce a standard methodology for assessing housing need.
26. Consultation on the standard methodology through a paper called "Planning for the Right Homes in the Right Places" was undertaken from September to November 2017. The consultation was reported to Cabinet Member for managed Growth on 31st October 2017.
27. The consultation indicated that the standard methodology would be incorporated into a revised NPPF which is due in spring 2018, after being published in draft form early in 2018.
28. It is expected that plans submitted for examination after 31st March 2018 will use the new standard methodology for calculating housing need.

### **Duty to Cooperate**

29. Planning for an area's needs should be undertaken at the 'Housing Market Area' level, and in this respect Solihull is one of 14 local planning authorities that is within (in whole or in part) the HMA that includes Birmingham and surrounding authorities. The Scope, Issues and Options Consultation set out that across the HMA there is a shortfall of some 37,500

---

<sup>5</sup> A consultation under regulation 18 of the plan making regulations

<sup>6</sup> The document was dated November 2016 as Cabinet approval for consultation was given in November although the consultation commenced in December.

dwelling between the number of houses needed between 2011 and 2031 and the number of dwellings included in authority's current (or emerging) development plans.

30. It is recognised that this is a shared issue for the HMA as a whole and a number of districts will be in a position to help to accommodate some of this shortfall. It is expected that this will be one of the key issues to be addressed through the on-going and legal obligation under the duty to cooperate.
31. Through the Draft Local Plan, the Council included within the housing requirement a figure that not only accommodated the Borough's own needs (which was not being achieved through the SLP 2013), but also tested incorporating a contribution of 2,000 towards accommodating the shortfall noted above.
32. The 14 HMA authorities have now commissioned a HMA wide "Strategic Growth Study". The purpose of the study is as follows:

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

33. The outcome from the study (originally expected autumn 2017 but is now unlikely to be finalised until early 2018) will help inform the duty to cooperate discussions.
34. It is important to stress that through the duty to cooperate the constituent local authorities agree to test the distribution of the housing shortfall in their plans. If through the plan making process it becomes clear that the level of housing expected to be provided in an area can not be sustainably accommodated (and a plan is found sound on this basis) then the issue would need fresh consideration across the HMA. This was a factor effectively acknowledged by the Birmingham Development Plan Inspector who recommended modifications to the plan to ensure appropriate monitoring of plan making progress takes place across the HMA as a whole.
35. The duty to cooperate is a fundamental aspect supporting the plan making progress, not just because of its standing in legislation, but also because the output from the duty has a strong influence over, for instance, the number of dwellings to be accommodated. This in turn impacts both on the plans strategy and the nature and number of sites needed to accommodate an appropriate level of growth.

### **Revised Timetable**

36. It remains a priority of the Council to have a reviewed development plan in place as soon as possible, but it is also important to ensure that a robust plan is prepared that the Council considers is a sound basis for putting forward to examination.
37. It is considered that in order to properly address and take into account the issues noted above, the timetable for the local plan review will need to be adjusted as follows:
  - Publication of Submission Draft (for consultation) summer/autumn 2018
  - Submission to Secretary of State – winter 2018/19
  - Examination of plan – spring 2019
  - Adoption of the Local Plan Review – summer 2019

## Neighbourhood Plans

38. Local influence will be provided by Neighbourhood Plans<sup>7</sup> prepared by communities within the Borough. To date, the only community that has 'made' a Neighbourhood Plan is Hampton in Arden. However, a number of other communities are 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.
39. Updated information about Neighbourhood Planning in Solihull can be found on the Council's web pages at <http://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planmaking/neighbourhoodplanning>

---

<sup>7</sup> Neighbourhood plans must be in accordance with the strategic policies of the Local Plan.

### 3. Solihull's Intended Local Development Plan Documents

40. 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.
41. The development plan documents we currently intend to produce/develop are as follows:
- Local Plan Review and Proposals Map
42. 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

43. 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).	Summer 2019
Solihull Gypsy & Traveller Site Allocations Plan	A site allocations plan relating to accommodation for gypsies and travellers.	December 2014
Hampton-in-Arden Neighbourhood Plan	A Plan prepared by Hampton-in-Arden Parish Council on behalf of the local community to guide development in their Neighbourhood Area.	August 2017
Other Neighbourhood Plans	A range of plans produced by local communities <sup>8</sup> .	Various

<sup>8</sup> 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

44. 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.
45. 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

46. **Community Infrastructure Levy (CIL)** - The Council adopted its CIL Charging Schedule<sup>9</sup> on 12<sup>th</sup> April 2016 and it came into effect on 4<sup>th</sup> July 2016. Details about the charging schedule, monitoring reports etc. can be found [here](#).

---

<sup>9</sup> The Charging Schedule can be found at <http://www.solihull.gov.uk/cil>

## 5. Background Evidence

47. 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 by the Urban Growth Company.
48. A range of evidence was prepared for the Solihull Local Plan (2013) and this is set out in the Scope, Issues and Options consultation document (Nov 2015). 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.
49. The Council's web pages (at <http://www.solihull.gov.uk/lpr/evidence>) contain an updated schedule of evidence for the Local Plan Review. The principal studies published at the time of writing include:
  - Interim Sustainability Appraisal – November 2015
  - Sustainability Appraisal of Draft Local Plan – January 2017
  - Call for Sites Schedule – May 2016
  - Call for Sites Updated Schedule – July 2017
  - Strategic Housing and Employment Land Availability Assessment – November 2016
  - Accessibility Study – November 2016
  - Employment Land Review – January 2017
  - Green Belt Assessment – July 2016
  - Landscape Character Assessment – December 2016
  - Local Plan Review Draft Constraints Map – November 2016
  - Strategic Housing Market Assessment – November 2016
  - Solihull Connected - 2016
  - Solihull Town Centre Masterplan – December 2016
  - UK Central Hub Growth & Infrastructure Plan – March 2017 (updated October 2017)
  - UK Central Framework Plan – October 2017

## 6. Production, Monitoring and Review

50. 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.
51. This LDS sets out the Council's current programmes and priorities for the production of new planning policies and proposals. These programmes and priorities may be subject to change as time progresses. The main influences on programming and priorities are set out below:
- Changes in national planning legislation or the procedures we are required to follow may have implications for the programming of document production, examination and adoption.
  - Changes in national, sub-national and local policies, guidance, strategies and priorities may require changes in our priorities, remove the need to produce particular documents or require the production of additional documents.
  - Consultation and involvement are key elements of the planning system. The quantity and content of representations cannot be foreseen. An exceptional quantity of representation or representations that raise new issues may have implications for programming.
  - The planning system requires the Planning Inspectorate to programme a large number of public examinations across the country. The programming of examinations may therefore be affected by changes in national priorities for examination.

## A. Local Plan Review Profile & Timetable

### Document Details:

<i>Name:</i>	Solihull Local Plan Review
<i>Role and Content:</i>	Sets out vision, objectives and spatial strategy for development in the Borough over the next 15 years. It will contain strategic policies, development management policies, site allocations and Proposals Map.
<i>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 (shading indicates stages completed):

<i>Scope, Issues and Options consultation</i>	November 2015 – January 2016
<i>Draft Local Plan consultation</i>	December 2016 – February 2017
<i>Publication of Submission Draft</i>	Summer/autumn 2018
<i>Submission to Secretary of State</i>	Winter 2018/19
<i>Examination of plan</i>	Spring 2019
<i>Adoption of the Local Plan Review</i>	Summer 2019

### Arrangements for production:

<i>Project lead</i>	SMBC Policy & Delivery 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**

52. 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 Parish
- Berkswell Parish
- Cheswick Green Parish
- Dickens Heath Parish
- Hampton in Arden Parish
- Hockley Heath
- Knowle, Dorridge and Bentley Heath Neighbourhood Area
- Meriden Parish

### **Communities with a Published Draft Neighbourhood Plan**

- Knowle, Dorridge and Bentley Heath (November 2017)

### **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**

- Hampton in Arden (August 2017)

## C. Abbreviations and Glossary

53. 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.
54. 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.

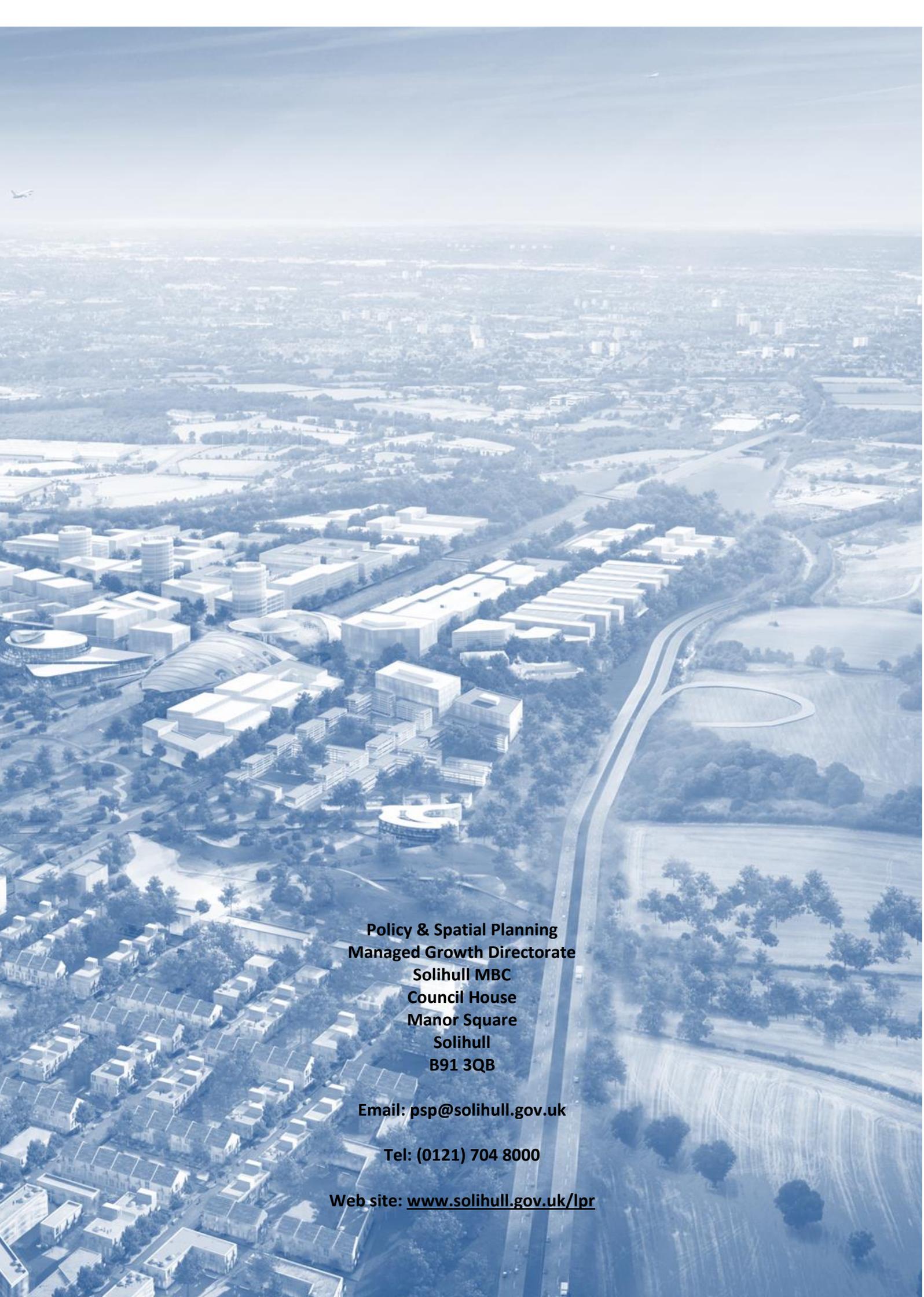
**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

**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.

This page is left intentionally blank.



**Policy & Spatial Planning  
Managed Growth Directorate  
Solihull MBC  
Council House  
Manor Square  
Solihull  
B91 3QB**

**Email: [psp@solihull.gov.uk](mailto:psp@solihull.gov.uk)**

**Tel: (0121) 704 8000**

**Web site: [www.solihull.gov.uk/lpr](http://www.solihull.gov.uk/lpr)**