Solihull Local Plan

Annual Monitoring Report

April 2011-2013

CONTENTS

		Page
Executive Summary		1
Monitoring Indicators Overview		4
Contextual Data about Solihull		10
Chapter 1	Introduction	13
Chapter 2	Housing	15
Chapter 3	Employment and Prosperity	25
Chapter 4	Transport	34
Chapter 5	The Environment	40
Chapter 6	Countryside	46
Chapter 7	Retailing and Centres	48
Chapter 8	Sport, Recreation, Leisure and the Arts	52
Chapter 9	Waste management	58
Chapter 10	Minerals	61
Glossary		63

EXECUTIVE SUMMARY

Overview

The main findings of the report, by topic are:

Housing

The Local Plan housing provision target has not yet been met. However, the rate of completions is forecast to increase now that a significant amount of housing land has been released for development by the adoption of the Local Plan; the housing market is improving and there are fewer dwellings programmed for demolition by the North Solihull Regeneration Partnership.

The Council can now demonstrate five years (+5%) housing land supply and this position is forecast to be maintained over the forthcoming monitoring year without the need to release sites from later phases of the Local Plan for development.

The UDP affordable housing target has been consistently met. The target has been revised by the Local Plan and implementation of the revised policy will be monitored in future reports.

The Council has achieved its first housing development assessed as ‘very good’ and the number of ‘average’ and ‘poor’ quality developments has declined since monitoring of housing quality began. However, it remains that a significant proportion of completed housing developments during the monitoring period were assessed as ‘average’ or ‘poor’ quality. The Council is committed to achieving good quality designed development and will continue to monitor the quality of housing development against Building for Life.

The Council has continued to grant planning permission for Gypsy and Traveller pitches, providing a net total of 9 pitches during the monitoring period.

Employment and Prosperity

The range of employment sites, including ‘high quality’ Regional Investment Sites, continue to provide adequate employment land supply. The sites have proved attractive to appropriate development and have made an important contribution to the region’s portfolio of employment sites. UDP Policy E9 has been effective in retaining business land in business use.

Key matters for further action:

- We will regularly review employment land to establish continued suitability and supply of employment sites, in accordance with current planning policy. We will review the role of RIS and the employment land supply, together with other employment related issues through the Local Plan and in the light of changing economic circumstances.

Transport

The move towards more sustainable patterns of development and growth across the Borough is being achieved. Over the two monitoring years to April 2013, new housing development has largely been located in close proximity to a bus route, railway station or to other important local facilities. Following a fall in 2010 and a slight rise in 2011, the level of road traffic has returned to exactly the same level as the 2009 baseline. However, this is still achieving the projected performance aim which is to limit growth.

Over the monitoring period, PPG13 parking standards were cancelled. However, the Council endeavours to comply with the aims of NPPF Para. 39.

The LTP2 indicators were replaced by the new Local Transport Plan 3 in March 2011. The LTP3 focuses solely on access to bus services since the Plan's influence on rail has been limited. Bus patronage has continued to fall since 2008/9, but this is largely due to effect of the economic downturn and resultant unemployment. Centro and National Express West Midlands (NXWM) are committed to achieve at least a 2% p.a. patronage growth on NXWM services.

The number of schools with travel plans has plateaued at 95% of schools in the Borough now having a travel plan.

Key matters for further action:

- Following the adoption of the Solihull Local Plan a new SPD(s) on both Accessibility and Managing Travel Demand will replace the Vehicle Parking Standards SPD and supplement the Local Plan Policies P7 and P8.

The Environment

We are progressing towards meeting the process indicators for the protection of listed buildings and the management of nature conservation sites. The process indicator for development in flood plains was met in 2011-12 and 2012-13.

Water protection and condition of Sites of Special Scientific Interest are being used as sustainability indicators in line with current practice, although the area of the latter under management fell marginally in 2012-2013. However, the former is prone to many outside influences and the latter covers only a very small area of the Borough, and alone are ineffective monitoring tools.

Key matters for further action:

- We will investigate more effective data sources for identifying change in the populations of species and in conserving nature and biodiversity.
- We will consider how new development might be required to incorporate measures to generate a proportion of their energy needs from renewable sources through the LDF and through the development control process.

Countryside

No Green Belt land has been lost to development during the monitoring year to end of March 2013.

No village plans/appraisals were formally received by Solihull Council during the year to end of March 2013.

Key matters for further action:

- We will continue to support the production of village plans/appraisals and consider their use as a material planning consideration, although under the Localism Act these will be submitted as Neighbourhood Plans.

Retailing and Centres

The UDP aimed to strengthen and enhance the role of the Borough's main centres and to protect primary retail frontages. Solihull Town Centre remains strong and vibrant. The proportion of vacant units in Shirley and Chelmsley Wood Town Centres is high compared to Solihull Town Centre. However recent and planned development should help to strengthen their role and function and reduce vacancies.

Sport, Recreation, Leisure and the Arts

Overall the provision of public open space is over twice the minimum borough-wide target. However the overall standard masks significant differences in the quantity and quality of green space across the Borough.

There has been a marginal net increase in the value of public open space provision in North Solihull (0.52).

24.6% of open space within the Borough has been awarded the Green Flag standard; Malvern & Brueton Parks in central Solihull, Elmdon Park, Knowle Park, Shirley Park, Dorridge Park, Lavender Hall Park, and Meriden Park.

Key matters for further action:

- We will continue to monitor the changes to public open space and liaise with the North Solihull Partnership to ensure that the programme remains on target to deliver an overall improvement in value of green space in the North Solihull Regeneration Area.

Waste Management

We are on target for the reduction in the amount of biodegradable waste going to landfill and for the increase in recycling and composting rates. The amount of municipal waste arising has decreased again to its lowest level for more than 10 years, although there was a small increase in 2012-13 reflecting a change in legislation relating to the classification of street-sweeping waste.

Minerals

Sand and gravel sales from the Borough have fallen below the sub-regional apportionment for the sub-region, reflecting the demand for materials. However, continued and further efforts are required to maximise the amount of recycled and secondary materials if national guidelines are to be met.

MONITORING INDICATORS OVERVIEW

Core Output Indicators

Use Class	B1a	B1b	B1c	B1a/b/c	B2	B8	B1/B2/B8	Total
BD1 Total amount of additional employment floorspace (Gross sqm)	No data							
BD1 Total amount of additional employment floorspace (net)	No data							
BD2 Total amount of employment floorspace on previously developed land (gross sqm)	No data							
BD2 Proportion of employment floorspace on previously developed land (%)	No data							
BD3 Employment Land Available (ha)	4	0	0	64	0	0	9	77

Use Class	A1	A2	B1a	D2	Total
BD4 Total amount of floor space for 'town centre uses (gross sqm)	No data				
BD4 Total amount of floor space for 'town centre uses (net sqm)	No data				

H1 Plan period and housing targets	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
	01.04.06	31.03.28	11,000	Solihull Local Plan

Year	**H2a** Net additional dwellings - in previous years	**H2b** Net additional dwellings – for the reporting year	**H2c (a)** Net additional dwellings – in future years	**H2c (b)** Gross Additional dwellings – in future years. Area (ha, gross)	**H2c(c)** Annualised plan target	**H2d** Managed delivery target
06/07	746				500	
07/08	530				500	
08/09	455				500	
09/10	151				500	
10/11	261				500	
11/12	269			No data	500	
12/13		336			500	
13/14			751		500	553
14/15			751		500	553
15/16			751		500	553
16/17			751		500	553
17/18			751		500	553
18/19			572		500	454
19/20			572		500	454
20/21			572		500	454
21/22			572		500	454
22/23			572		500	454
23/24			344		500	336
24/25			344		500	336
25/26			344		500	336
26/27			344		500	336
27/28			344		500	336

H3 New and converted dwellings – on previously developed land (gross)	631
H3 New and converted dwellings – on previously developed land (%)	78%

	Permanent	**Temporary**	**Transit**	**Expired permissions**	**Total**
H4 Net additional pitches (gypsy and traveller) 2011-2012	0	0	0	0	0
H4 Net additional pitches (gypsy and traveller) 2012-2013	7	3	0	1	9

	Social rent homes provided	**Intermediate homes provided**	**Affordable homes total**
H5 Gross affordable housing completions	215	25	240

H6 Housing Quality – Building for Life Assessments	2011-2012	2012-2013
Number of sites with a Building for Life Assessment of 16 or more	1	0
Number of dwellings on those sites	19	0
% of dwellings of 16 or more	2.3%	0%
Number of sites with a Building for Life Assessment of 14 to 15.5	2	2
Number of dwellings on those sites	115	59
% of dwellings of 14 to 15.5	13.6%	56.7%
Number of sites with a Building for Life Assessment of 10 to 13.5	4	2
Number of dwellings on those sites	104	30
% of dwellings of 10 to 13.5	12.3%	28.8%
Number of sites with a Building for Life Assessment of less than 10	2	1
Number of dwellings on those sites	606	15
% of dwellings of less than 10	71.8%	14.4%
Total number of housing sites (or phases of housing sites)	9	5
Number of dwellings on those sites	844	104

E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds 2011-2013.	**Flooding**	**Quality**	**Total**
	0	0	0

E2 Change in areas of biodiversity importance 2011-2013.	**Loss**	**Addition**	**Total**
	28ha	3ha	-25ha

E3 Renewable energy generation		Permitted installed capacity (MW)	Completed installed capacity (MW)
Wind on shore		No data	
Solar photovoltaics			
Hydro			
Biomass	Landfill gas		
	Sewage sludge digestion		
	Municipal (and industrial) solid waste combustion		
	Co-firing of biomass with fossil fuels		
	Animal biomass		
	Plant biomass		
Total			

M1 Production of primary land won aggregates by mineral planning authority	**Crushed Rock**	**Sand and Gravel**
	No change	No change

M2 Production of secondary and recycled aggregates by mineral planning authority	**Secondary**	**Recycled**
	No data	

W1 Capacity of new waste management facilities by waste planning authority 2011- 2013	**Total capacity**	**Maximum annual operation through put**
Inert landfill	1,029,000	180,000
Non-hazardous landfill	0	0
Hazardous landfill	0	0
Energy from waste incineration	0	110,000
Other incineration	0	0
Landfill gas generation plant	0	0
Pyrolysis / gasification	0	0
Metal recycling site	0	0
Transfer stations	0	0
Material recovery / recycling facilities (MRFs)	0	100,000
Household civic amenity sites	0	0
Open windrow composting	0	30,000
In-vessel composting	0	0
Anaerobic digestion	0	0
Any combined mechanical, biological and/or thermal treatment (MBT)	0	0
Sewage treatment works	0	0
Other treatment	0	0
Recycling facilities construction, demolition and excavation waste	0	0
Other waste management	0	0
Other developments	0	0
Total	**1,029,000**	**420,000**

W2 Amount of municipal waste arising, and managed by management type by waste planning authority	Amount of waste arisings (tonnes)	
	2011 – 2012	2012 - 2013
Landfill	7,598	8,429
Incineration with EfW	41,403	42,696
Recycled/composted	41,871	40,042
Other	0	0
Total Waste arisings	**90,872**	**91,167**

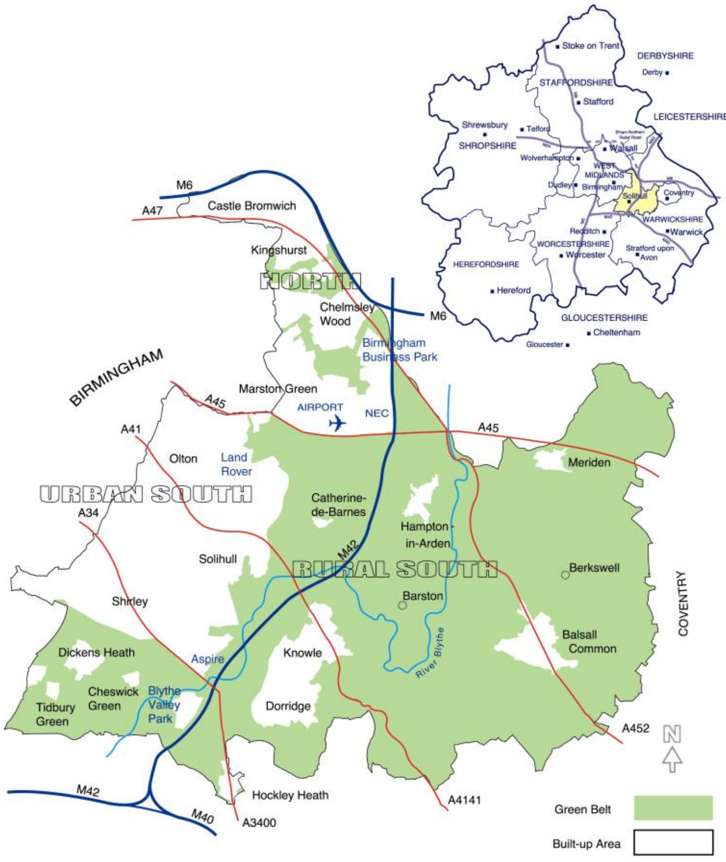
Local Indicators

Indicator	Target	Actual
Housing		
Dwellings provided on windfall sites	Annual average – 150	62 (12-13)
No. of affordable housing on suitable sites	No target	116 (11-12) 124 (12-13)
Qualifying sites meeting the affordable housing target	No target	100% (11-13)
Employment & Prosperity		
Amount of development on RISs satisfying the high quality criterion	100%	100%
Protection of business sites from loss to alternative development	85%	90%
Proportion of new business development on non-strategic sites easily accessible by public transport	100%	100%
Transport		
Residential development within 30 minutes public transport time of key facilities.	No target	85%
Level of road traffic	No more than a 7% increase between 2004 and 2010	The target of limiting traffic growth to a 7% increase during LTP2 has been achieved.
Schools with school travel plans	100% by 2011	95%
Improved public transport services - bus and rail	Increase bus modal share in the morning peak	Decrease since 2008/9
	Increase rail modal share in the morning peak	No data
Increase cycle use	1% increase in the cycling index between 2003/04 and 2010/11 (monitored through cycle training figures)	LTP2 target achieved
Percentage of completed non-residential development within Use Class A complying with car parking standards set out in the LDF	Compliance with PPG13 standards	Not applicable
Percentage of completed non-residential development within Use Class B complying with car parking standards set out in the LDF	Compliance with PPG13 standards	Not applicable
Percentage of completed non-residential development within Use Class D complying with car parking standards set out in the LDF	Compliance with PPG13 standards	Not applicable
Environment		
% of lengths of rivers/canals in good/fair quality grades of Environment Agency ‘Chemical & Biological GQA’	100%	No data

% LWS land managed for nature	52% of total site area	43%
% listed buildings and scheduled ancient monuments protected	100%	100%
Countryside		
Loss of Green Belt to development	0%	0ha
No. village appraisals and design statements adopted as SPD	100% of those produced	None
Retailing & Centres		
Extent of encroachment of non-retail development into primary retail frontages	Retain a high % in retail use (lowest scores)	76+% Solihull 63+% Shirley
Amount of retail floorspace in main centres	National average	Target to be reviewed
No. new retail warehouse and supermarket developments that satisfy the criteria of UDP Policies S9 & S10	100%	No development in monitoring year.
Sport, Recreation, Leisure and the Arts		
Area of public open space per 1,000 population	2.68ha	6ha
Area of playing fields lost to development	0ha	0ha
Waste Management		
Recover value from municipal waste	67% by 2015	90.7%
Recycle or compost household waste	45% by 2015	43.9%
Reduce the amount of biodegradable municipal waste going to landfill	50% of the 1995 level by 2013 (13,901 tonnes)	8,429 tonnes
Minerals		
Progress towards targets set out in National and Regional guidance	West Midlands annual apportionment 0.506 million tonnes	0.401 million tonnes (2011)

CONTEXTUAL DATA ABOUT SOLIHULL

- The Metropolitan Borough of Solihull is situated at the southerly edge of the West Midlands conurbation.
- The Borough adjoins Birmingham, Coventry and Warwickshire.
- The M42 motorway runs through Solihull, linking with the M6 and M40 motorways at the Borough boundary.
- Birmingham Airport and the National Exhibition Centre are located off the A45, close to junction 6 of the M42. Land Rover is a major employer in the south of the borough.
- Two Regional Investment Sites are situated in the Borough: Birmingham Business Park in the north and Blythe Valley Park in the south, both with close links to the M42 motorway.



- The area of the Borough is 17,832 hectares, of which two-thirds is designated Green Belt.
- The population of the Borough is 206,674 for all ages, 39,181 children (aged 0-15), 127,897 working age (16-64), and 39,596 elderly residents (65+) (2011 Census).The 2010 Index of Multiple Deprivation (IMD) combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for 32,482 Lower Super Output Areas (LSOAs) in England. This allows each area to be ranked relative to one another according to their level of deprivation. 22 of Solihull's 133 LSOAs are in the most deprived 20% of neighbourhoods in England on this measure of which 15 are in the bottom 10%. The LSOAs in the bottom 10% nationally are all located in the north Solihull regeneration area, including the borough's most deprived neighbourhoods Cole Valley and Chelmsley Wood Town Centre (both Chelmsley Wood ward). Outside of the regeneration area there are pockets of relative local deprivation in the urban west of the Borough, most notably Hobs Moat North on the 18th percentile (Lyndon ward), Green Hill on the 22nd percentile (Shirley East ward) and Parkfields on the 26th percentile (Castle Bromwich ward). At the other end of the spectrum 36 of Solihull's 133 LSOAs are in the least 10% deprived neighbourhoods in England with 26 of these in the top 5%. The Borough comprises three diverse geographic areas (see map), each with specific characteristics. The urban area in the south of the Borough comprises mainly established development in mature suburbs and includes two retail centres: Solihull Town Centre and Shirley Town Centre. The remainder of the south is

Green Belt with several significant settlements, including Dickens Heath New Village. Much of the area north of the Airport and NEC is densely populated and is currently subject to a major regeneration initiative.

- North Solihull developed in the 1960s and suffers from issues of poor design, including tower blocks, fear of crime, poor quality shopping areas and road networks that cause segregation and underpasses at the main crossing points. Three wards in particular, Chelmsley Wood, Kingshurst & Fordbridge and Smiths Wood suffer from much higher levels of deprivation than other parts of the Borough. These wards are included within the East Birmingham and North Solihull Regeneration Zone.

Table 1. Census data for Solihull MBC (2011)

Age of population - Borough aged 0-15 years – 19% aged over 65 years – 19.2%	48.6% of the Borough's population are male, of which 62.5% are of working age. Females account for 51.4% of the Borough's population, of which 61.3% are of working age.
Ethnicity - Borough White – 89.1% Mixed – 2.1% Black/Black British – 1.6% Asian/British Asian – 6.6% Other ethnic groups – 0.6% Born in the UK – 92.6% Not born in the UK – 7.4%	The majority of the Black and Asian minority ethnic (BME) population live within the urban west of the Borough.
Households Borough – 86,056 Single person – 29.2% (47.5% of whom were aged 65+) Households including dependent children - 30.2%	In the regeneration area 29.6% of households including dependent children had no adult in employment (7.1% across the rest of the Borough. 15% of households within the regeneration area are lone parent households (5.2% in the rest of the Borough).
Education - Borough 22.7% of people aged 16 and over had no qualifications. 33.5% achieved degree / professional qualification standard	38.2% of residents aged 16 and over had no qualifications in the regeneration area, compared to 19.5% in the rest of the Borough. 8.9% of residents in the regeneration area had qualifications at degree/professional level, compared to 38.7% in the rest of the Borough.
12.6% of residents aged 16-74 are managers and 19.9% professionals. Only 9% work in elementary occupations.	Employment in these occupation categories varies across the Borough. 12.6% of residents in employment living within the regeneration area were managers, directors, senior officials or professionals compared with 36% of residents living across the rest of the Borough In regard to elementary occupations the figures for Regeneration area are 18.6% and 7.4% for the rest of the Borough.

Unemployment – Solihull Borough The claimant unemployment figure for July 2013 was 3%. (Source: ONS/Nomis)	At July 2013 only the three North Solihull wards have a claimant unemployment rate higher than the national average: Chelmsley Wood (8.6%), Kingshurst & Fordbridge (8.0%) and Smith's Wood (7.8%). In the wards of Dorridge & Hockley Heath, Knowle and Meriden the unemployment rate was 1% or less.
Dwellings (88,229) - Borough 28.3% detached 37.5% semi-detached 15.8% terrace 18.2% apartments Owner occupied – 73.9% Temporary accommodation – 0.2% Shared ownership – 0.6% Social Rented – 14.9% Private Rented – 10.6%	3.6% of dwellings in the regeneration area are detached, compared to 33.9% across the rest of the Borough. Most social rented housing was in the regeneration area, where 44.3% of properties were social rented, compared to 8.1% in the rest of the Borough.
Transport - Borough 80.3% of households had access to a car. Travel to Work: Car – driver – 67.5% Car – passenger – 4.7% Bus – 8.1% Train – 5.4% On foot – 6.1% Other – 2.9% Work at home – 5.3%	40.7% of households in the regeneration area had no car compared to 14.9% in the rest of the Borough. 11.1% of workers residing in the regeneration area travelled to work by bus, compared to only 4.1% in across the rest of the Borough.

Source: 2011 Census ©Crown Copyright

CHAPTER 1 – INTRODUCTION

1.1 Context

1.1.1 The Annual Monitoring Report is one of our Local Plan process documents. Its purpose is to monitor the success of the main Local Plan policies.

1.1.2 An AMR was not produced in 2013 as the planning policy team was focused on the Examination in Public of the Draft Local Plan. The Local Plan was found sound by the Planning Inspector and was adopted by Full Council on 3rd December 2014. This AMR is therefore the last AMR monitoring the UDP policies.

1.1.3 This document is the eighth Annual Monitoring Report for Solihull Metropolitan Borough Council. The Localism Act (2011) removed the requirement for local planning authorities to produce Annual Monitoring Reports; however the overall duty of local authorities to monitor the effectiveness of their Local Plans and planning function has been retained.

1.1.4 The Government abolished the West Midlands Regional Spatial Strategy in May 2013; however, the RSS policies were still extant at the time of this AMR period.

1.1.5 The Government replaced (almost) all national planning policy statements and guidance notes with the National Planning Policy Framework (NPPF) in March 2012. This was followed by the publication of the National Planning Practice Guidance (NPPG) online on 6 March 2014.

1.2 Content

1.2.1 During the period April 2011 – March 2013, the main saved planning document was the Solihull Unitary Development Plan (UDP), adopted in February 2006. The report follows the structure of the UDP, monitoring each chapter in turn.

1.2.2 Each chapter includes:

- An analysis of progress towards achieving the UDP's key policy objectives, focusing on the UDP's monitoring targets and indicators (see Appendix 1 of the UDP) and the Government's core output indicators (see 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008', Communities and Local Government, 2008) with reference to the Regional Spatial Strategy (RSS) monitoring targets and indicators where relevant (see the monitoring framework at the end of each chapter of 'Regional Planning Guidance for the West Midlands, RPG11', June 2004).
- The key conclusions drawn from monitoring each policy objective.
- A summary of further action to be taken, including any necessary review of planning documents, matters we will bring to the attention of others and any required changes to our monitoring systems to enable better analysis in the future.

1.3 Timeframe

1.3.1 Principally, the report monitors performance and success over the previous monitoring period of 1st April 2011 – 31st March 2013. However, some of the UDP objectives relate to the whole UDP period (1st April 2001 – 31st March 2011) and so the report, in these instances, addresses that period. The Housing Chapter also includes the use of trajectories up until 31st March 2028 to provide an estimate of housing land supply for a minimum of 15 years, as required by the Government.

1.4 Future Annual Monitoring Reports

1.4.1 Following the adoption of the Local Plan and other relevant planning documents, we will continue to monitor progress against a number of key indicators. These will be reported annually via the Annual Monitoring Report.

1.5 Background Documents

Copies of the UDP, the LDS and previous years' AMRs can be obtained from the Policy and Spatial Planning Team. Tel: 0121 704 6394 or email psp@solihull.gov.uk.

CHAPTER 2 - HOUSING

2.1 The Provision of Land for Housing

2.1.1 Overall Housing Land Supply

Indicators: Solihull Local Plan – Policy P5

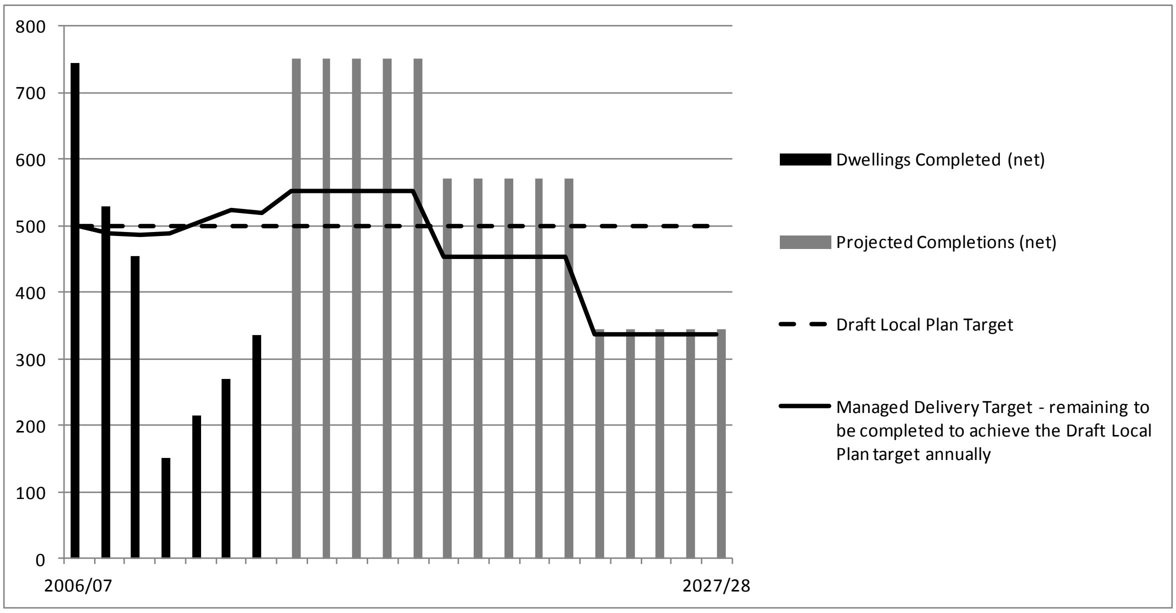
The provision of housing in accordance with the Solihull Local Plan requirement.

Target

The delivery of 500 (net) dwellings per annum (2006-2028).

Key Data

Figure H1 – Housing Trajectory



	Dwellings Completed (net)	Projected Completions (net)	Draft Local Plan Target	Managed Delivery Target - remaining to be completed to achieve the Draft Local Plan target annually
2006/07	746		500	500
2007/08	530		500	488
2008/09	455		500	486
2009/10	151		500	488
2010/11	216		500	507
2011/12	269		500	524
2012/13	336		500	519
2013/14		751	500	553
2014/15		751	500	553
2016/16		751	500	553
2016/17		751	500	553
2017/18		751	500	553

2018/19		572	500	454
2019/20		572	500	454
2020/21		572	500	454
2021/22		572	500	454
2022/23		572	500	454
2023/24		344	500	336
2024/25		344	500	336
2025/26		344	500	336
2026/27		344	500	336
2027/28		344	500	336
Total	2,703	8,335	11,000	

Commentary

The Local Plan housing land provision target has not been met yet, but this is unsurprising given the:

- Local Plan has only recently been adopted (December 2013) and allocations formalised.
- Period of recession and poor housing market conditions of the past six years.
- High levels of demolition and site clearance associated with the initial years of the North Solihull Regeneration Programme.

The number of completions is likely to significantly improve over the next few years as all of the above factors will no longer restrict housing land supply.

2.1.2 Maintaining a Supply of Deliverable Housing Sites

Indicators: Solihull Local Plan – Policy P5

The provision of housing land in accordance with the Solihull Local Plan requirement.

Target

Maintain a continuous five years (+5%) housing land supply based on the delivery target of 500 (net) dwellings per annum (2006-2028), taking delivery to date into account.

Key Data

Figure H2 – Demonstrating Five Years Housing Land Supply at 1st April 2013

Requirement:

Local Plan Housing Land Provision Target, 1st April 2006 – 31st March 2018	6,000
Less new dwellings completed 1st April 2006 - 31st March 2013	2,703
Five Year Housing Land Requirement	3,297
+5%	**165**
Total Requirement	**3,462**

Supply:

Land Supply Source	Deliverable Capacity
Dwellings under construction	530
Sites with planning permission	479

Allocated sites not yet started	1,496
North Solihull Regeneration Business Plan	398
Suitable sites identified by the SHLAA	102
Windfall Sites	750
Total	**3,755**

Commentary

The NPPF (paragraph 47) requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing land against housing requirements with an additional buffer of 5% moved forward from later in the Plan period to ensure choice and competition in the market for land. This requirement was met when the Local Plan was adopted in December 2013 there is no need to release sites from later phases of the Local Plan to meet the requirement.

2.1.3 Windfall Housing Development

Indicator: Solihull Local Plan – Policy P5

Dwellings provided on windfall sites.

Target

2,400 net additional dwellings on windfall sites (2012-2018) (150 p.a.)

Key Data

No. windfall dwellings (net) granted planning permission 2012-2013 - 283

No. windfall dwellings (net) completed 2012-2013 - 62

Commentary

The Local Plan assumes the delivery of 150 dwellings per year on average from 1st April 2012 to 31st March 2028. The number of windfall completions is below the average expected for the whole plan period, but this is typical during the first year of windfall monitoring as there are no windfall planning permissions in the pipeline at the start of the monitoring year. The number of windfalls completed during the first year compares well to the number of windfall dwellings completed under the first year of the Unitary Development Plan monitoring year which saw only 3 completions but went on to deliver 215 net additional dwellings p.a. on average 2001-2012.

2.2 Urban Renaissance

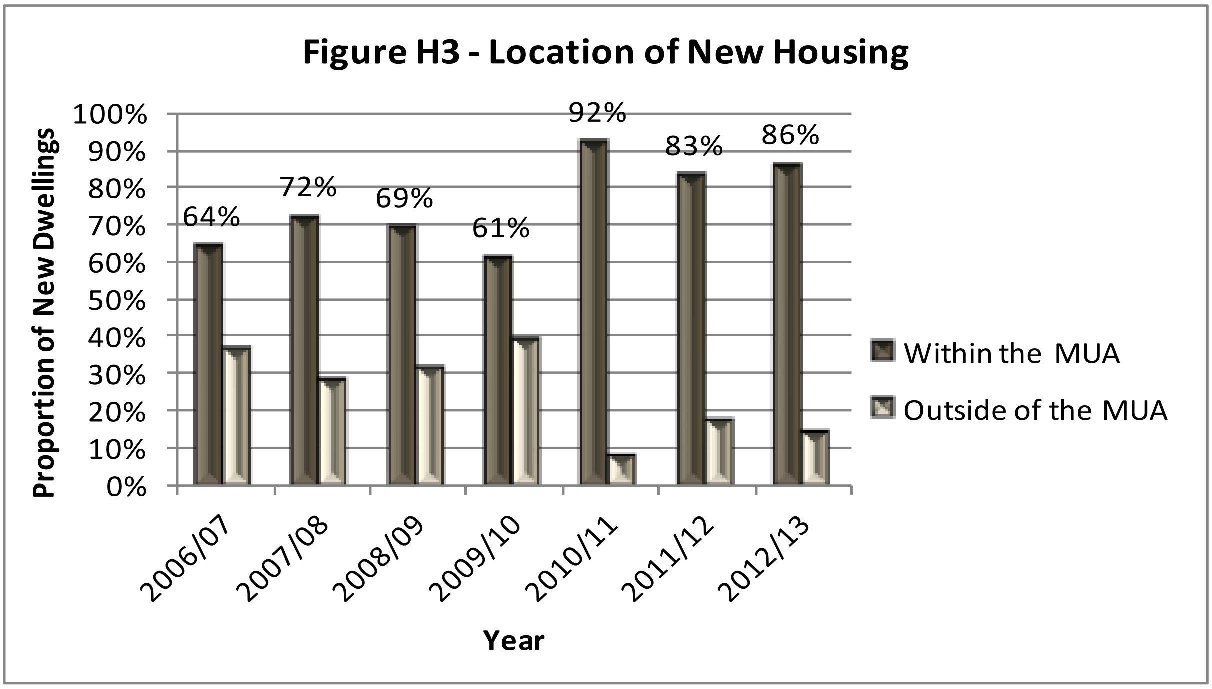
2.2.1 New Housing Provision within the Major Urban Area

Indicator: Strategic Policy Framework for the West Midlands Metropolitan Area

Stemming the uncontrolled decentralisation of people, jobs and other activities away from the Metropolitan Area by improving the quality of the urban environment as a whole.

Target
There is no specific target for the Borough; the AMR will continue to monitor the proportion of new housing provided within the MUA to assist with monitoring the implementation of this sub-regional policy objective.

Key Data



Commentary
A key aim of the Strategic Policy Framework of the West Midlands Metropolitan Area is to increase the proportion of new housing provided within the MUA to assist regeneration and ensure more sustainable patterns of development. The proportion of new dwellings built within Solihull's MUA has consistently focussed on the MUA in Solihull. The Local Plan continues to support this strategy, focussing new development towards the most accessible locations within the Borough.

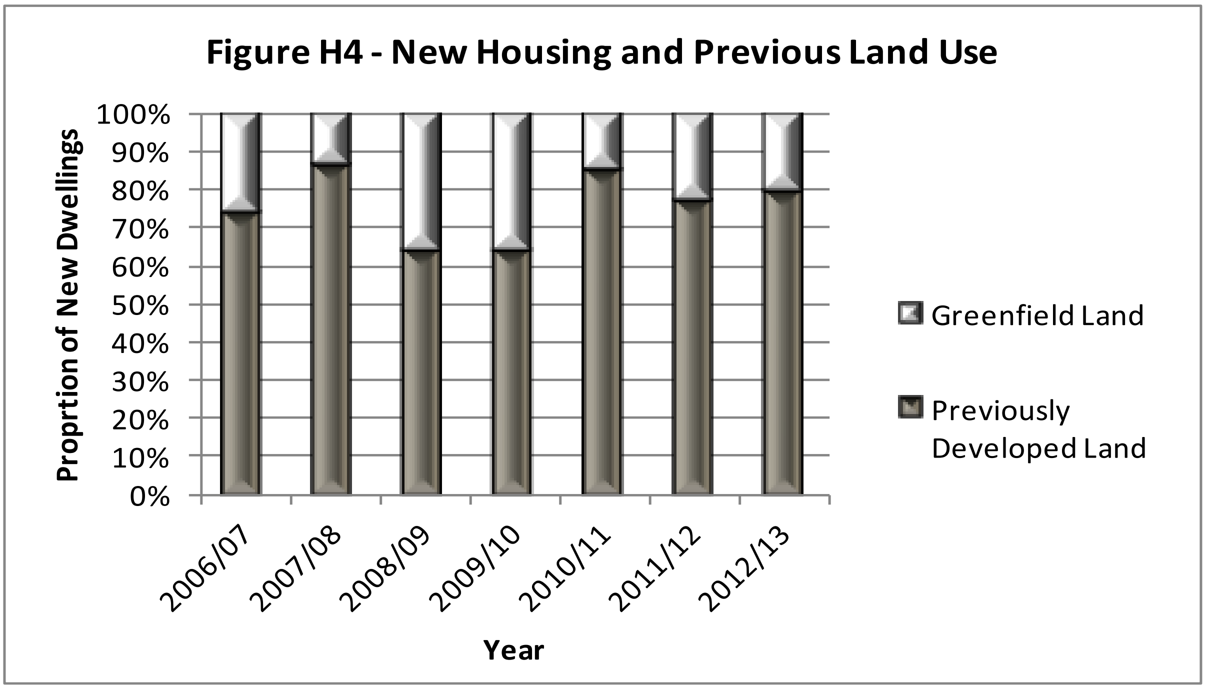
2.2.2 New Housing Provision on Previously Developed Land

Indicators: Strategic Policy Framework for the West Midlands Metropolitan Area
Making the best use of existing urban capacity

Ensuring that development is directed sequentially with propriety given to promoting brownfield development in sustainable locations.

Target
There is no specific target for the Borough; the AMR will continue to monitor the proportion of new housing provided on previously developed land to assist with monitoring the implementation of this sub-regional policy objective.

Key Data



Commentary

A key aim of the Strategic Policy Framework of the West Midlands Metropolitan Area is to make the best use of existing urban capacity and to give priority to the development of previously developed land. The proportion of new dwellings built within Solihull's MUA has consistently focussed on previously developed land in Solihull. The Local Plan continued to support this strategy; however the proportion of new houses developed on previously developed land is likely to decrease as it has been necessary to allocate a significant number of green field sites for housing to contribute towards meeting housing needs.

Policy P5 - The Provision of Housing Land

Key Conclusions	**Further Action**
• The Draft Local Plan annual average housing delivery target has not yet been met.	• None – factors which have restricted housing land supply no longer apply and the delivery rate is forecast to increase.
• The requirement to maintain five years housing land supply is currently met.	• None.
• The number of windfall planning permissions granted during the first monitoring year exceeded the annual expectation of 150 dwellings p.a. and the number of completions exceeds that achieved during the first year of the Unitary Development Plan windfall monitoring which went on to deliver 215 net additional dwellings p.a.	• None

2.3 Meeting Housing Needs

2.3.1 UDP Policy H4 Provision of Affordable Housing

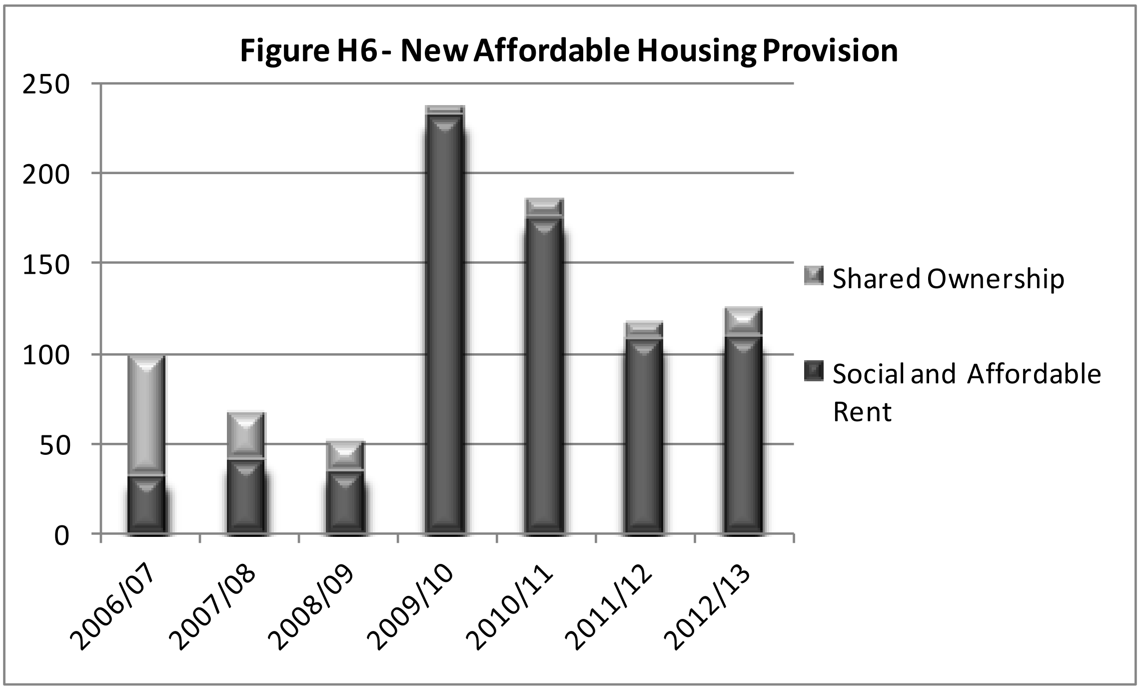
Indicator:
Percentage of affordable housing provided on qualifying sites.

Target
40% of all new dwellings provided.

Key Data
Figure H5 – Affordable Housing Provision (Sites > 0.5ha or 15 or more dwellings granted planning permission, 1st April 2011 and 31st March 2013)

Site	Date Approved	Affordable Housing Contribution
Moat House Farm Marston Green	06.07.11	40%
Former Lakeside Club & KHBM4 Kingshurst	10.11.11	40%
Bluebell Public House Yorkminster Drive Chelmsley Wood	16.03.12	100%
Land off Welham Croft Solihull	17.04.12	40%
Chester Arms Castle Bromwich	25.04.12	A commuted sum in lieu of on-site provision agreed, equivalent to 40%
Former Police Houses 287 Stratford Road Shirley	21.06.12	40%
Grange Road Dorridge	04.07.12	A commuted sum in lieu of on-site provision agreed, equivalent to 40%
Leys Lane Meriden	04.09.12	40%
Griffin Lane Dickens Heath	07.11.12	40%
8 Didgley Grove Kingshurst	19.12.12	100%
Lowbrook Phase 2 Oxford Grove Chelmsley Wood	01.02.13	40%
Land at Wolston Close Shirley	26.02.13	40%
Hall Farm Kenilworth Road Knowle	08.03.13	A commuted sum in lieu of on-site provision agreed, equivalent to 40%
Chapelhouse Road Fordbridge	13.03.13	40%

Site	Date Approved	Affordable Housing Contribution
Cheshire House & Greswolde Garages High Street Knowle	19.06.13	A commuted sum in lieu of on-site provision agreed, equivalent to 40%



Commentary

On all qualifying sites granted planning permission, at least 40% affordable housing (or an equivalent commuted sum) has been secured by condition or legal agreement.

The Solihull Strategic Housing Market Assessment (2009) identified a high level of unmet housing need with 70% of newly forming households unable to satisfy their needs in the market and that 1,182 affordable homes were required each year to reduce the backlog. In response to this the Council introduced a lower qualifying site threshold for affordable housing to sites of 0.2ha or more, or housing developments of 3 or more (net) additional dwellings through the Local Plan. This policy was adopted in December 2013 and implementation of this policy will be monitored through future annual monitoring reports.

2.3.2 Rural Exception Sites

The Local Plan introduces a rural exception site policy (policy P4b) to allow affordable housing on green belt land to meet the local needs of households in the Parish or neighbourhood in accordance with a parish, village or neighbourhood plan where there is evidence of local need; or where proposals are supported by a Parish Council or neighbourhood group.

The first rural exceptions site was granted planning permission in October 2010 at Oakley, Honiley for 11 new affordable homes to meet local needs.

Policy H4 - Affordable Housing

Key Conclusions	Further Action
• At least 40% affordable housing has been achieved on all qualifying sites.	• None.
• A rural exceptions policy has been introduced by the Local Plan and the first development has been granted planning permission.	• None.

2.3.3 Market Housing Mix

Indicator

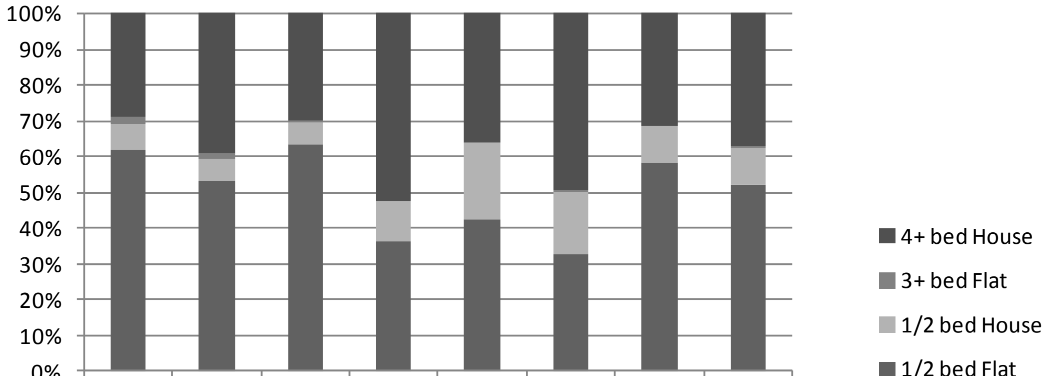
Mix of market housing reflecting the likely profile of household types requiring market housing as evidenced by the latest Strategic Housing Market Assessment.

Target

There is currently no specific target. Evidence of need is weighted towards apartments and small dwellings (two bedrooms or less) across the borough.

Key Data

Figure H7 - Housing Completions by Size and Type



	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	TOTAL
4+ bed House	231	236	181	227	116	206	125	1322
3+ bed Flat	17	10	1	0	0	2	0	30
1/2 bed House	55	37	39	49	70	72	41	363
1/2 bed Flat	493	321	380	158	137	137	230	1856

Commentary

National household projections forecast a significant increase in smaller households and evidence of local housing demand provided by the Strategic Housing Market Assessment indicates a predominant demand for smaller dwellings across much of the Borough. Local Plan Policy H4(c) introduces a policy to secure a suitable market housing mix reflecting local demand and the Council is consulting on a Housing Needs SPD to secure the provision of a suitable mix.

Figure H7 shows all housing completions by size and type since 2006 and shows a good overall mix. Future monitoring will report on the mix of market housing provided by location.

Policy H4(c) - House Type Provision

Key Conclusions	Further Action
• A mix of house types is being provided overall, but an analysis of market housing is required to assess the implementation of the policy.	• Market housing mix by type and size to be monitored in future reports.

2.4 Design and Quality

2.4.1 Securing Design Quality – Local Plan Policy P15

Indicators: DCLG H6

The number and proportion of total new build completions on major housing sites (10 dwellings+) reaching very good, good, average and poor ratings.

DCLG Core Output Indicators have been withdrawn. The Building for Life (BfL) scheme was also replaced in September 2012 with a new BfL12 scheme. For completeness, the Council has continued to monitor housing quality against BfL (2008 version) as set out in Indicator H6, for the last two monitoring periods; 2011-12 and 2012-13.

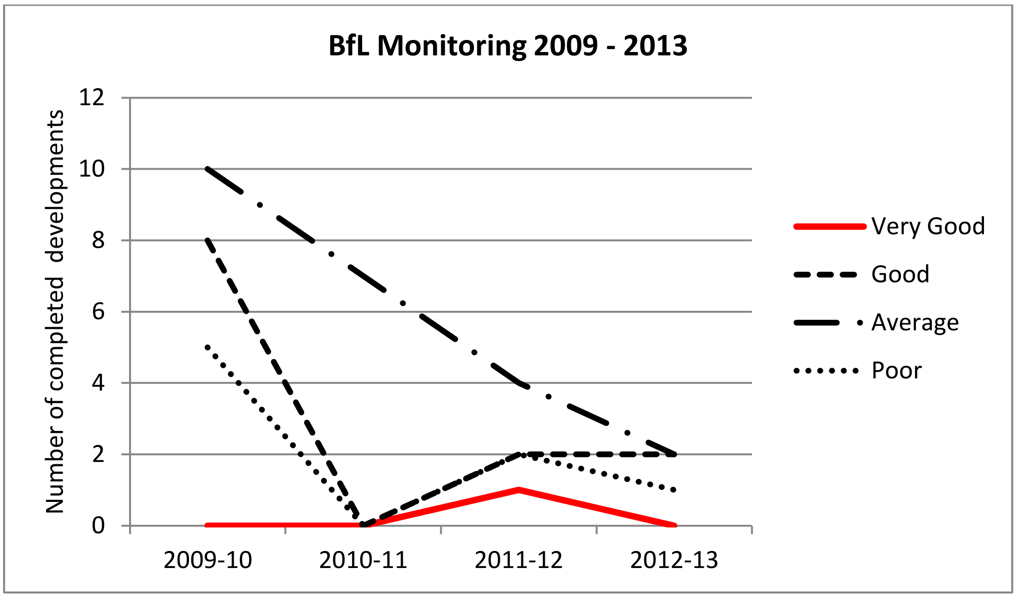
Policy P15 of the adopted Local Plan sets new indicators to monitor the quality of development, which includes BfL12. From 2013-14, design quality will be assessed against the Local Plan indicators.

Target

None set.

Key Data

Level	BfL Score Required	Award	No. of completed housing sites (2011-12)	No. of completed housing sites (2012-13)	Total	
Very Good	16 +	Gold	1	0	**1**	**7%**
Good	14 - 15.5	Silver	2	2	**4**	**29%**
Average	10 - 13.5	-	4	2	**6**	**43%**
Poor	0 - 9.5	-	2	1	**3**	**21%**
		Total	9	5	**14**	**100%**



Commentary

The Council has achieved its first housing development assessed as 'very good' and eligible for the Gold Award standard; an affordable housing scheme at Mason's Way, Olton (2009/0113).

Monitoring of the quality of major housing development against BfL over the last 4 years has also shown a positive trend in that the number of 'average' and 'poor' quality developments has declined.

However, it is clear that a significant proportion of sites completed during the monitoring period (2011-13) have been assessed as 'average' or 'poor' quality. The Council is committed to delivering high quality development and is actively looking at ways to ensure this is achieved.

Due to resource issues, the Council was unable to complete BfL assessments for all major housing developments completed during the monitoring period. 3 sites are outstanding and these will be assessed in the next AMR.

Policy P15 - Securing Design Quality

Key Conclusions

- First housing development within the Borough assessed as 'very good' against BfL (2008).
- A significant proportion of major housing developments completed in 2011-13 were assessed as 'average' or 'poor'.

Further Action

- Complete 2011-13 BfL monitoring.
- Continue to monitor the quality of housing development against BfL12.
- Consider actions to raise the standard of design across the Borough.

CHAPTER 3 - EMPLOYMENT AND PROSPERITY

3.1 Policy E1 - Regional Investment Sites (RIS)

3.1.1 Supply of RIS Land

Indicator: Unitary Development Plan – Employment & Prosperity. Draft Local Plan – Support Economic Growth

Amount of floorspace developed on RIS sites.

Target

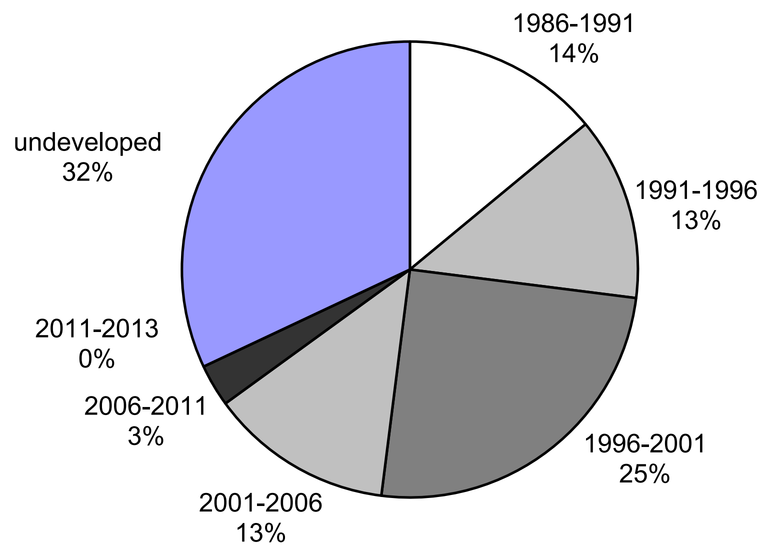
Contribute to continuity of RIS land supply in the Region.

Key Data

Figure E1 – Development on RIS Sites

Birmingham Business Park (developed land)		**Ha (land)**	**Sqm (floorspace)**
Developed at April 2013 (all land)		39.9	142,168
Remaining to be developed		13.1	80,792
	Total	**53**	**222,960**
Developed over 2 year period to April 2013		0	0
Developed April 2001 to April 2013		7.6	29,967
Blythe Valley Business Park			
Developed at April 2013 (all land)		16.7	58,249
Remaining to be developed		15.3	53,351
	Total	**32.0**	**111,600**
Developed over 2 year period to April 2013		0	0
Developed April 2001 to April 2013		5.3	18,845
Blythe Valley Business Park Extension (BVP2)			
Estimated total developable land		17.0	74,320
UDP Proposal E1/3 – outline planning permission granted Oct. 2006			
Summary			
Total development at April 2013		56.6	200,417
Total development 2001-2013		12.9	48,812
Total development 2011-2013		0	0
Remaining RIS supply		45.4	

Figure E2 - Development on Regional Investment Sites



N.B. Figure E2 excludes Blythe Valley Park extension (BVP2) where development has not commenced.

Commentary

Figure E2 shows RIS development in five year blocks starting from the grant of consent of Birmingham Business Park in 1986 and shows that generally consistent progress has been made in the development of RIS land but with a significant slowing down of development after 2006. At April 2013 about 57 ha (more than 200,000 sqm of buildings floorspace) of RIS land was developed. This equates to an average annual development rate of about 1.5 ha at Birmingham Business Park and 1 ha at Blythe Valley Business Park. No RIS development was completed during the 2 year monitoring period.

The Solihull UDP designates Birmingham Business Park and Blythe Valley Business Park (and its extension under UDP proposal E1/3) as RIS. These designations in the Plan contribute to the continuity of RIS land supply in the Region. Blythe Valley Park extension could provide about 17 ha (74,320 sqm) of additional RIS land and has outline planning permission.

The Solihull Employment land Study Update (Nov. 2011) informs the emerging Solihull Local Plan. The study reviews the role of Solihull’s RIS concluding that a broader range of uses is needed in order to reinvigorate them as important flagship sites. This is being considered through the local plan process.

3.1.1 The Use of Regional Investment Sites

Indicator: UDP (Employment and Prosperity)
Amount of RIS development that satisfies the high-quality criterion.

Target
100%.

Commentary

Both RIS have proved attractive to investment. Whilst little development has occurred over the past few years, the character of development on each RIS is of a high quality modern nature. In this respect the target has been met.

Policy E1 - Regional Investment Sites	
Key Conclusions	**Further Action**
• The RISs have proved attractive to 'high quality' development in accordance with their purpose.	• Further consideration will be given to the role of RIS through the LDF in the light of changing economic circumstances.
• The extension of Blythe Valley Business Park will enable continuity of RIS land supply in the Region.	• None.
• Development accords with requirements of the Unitary Development Plan.	• None

3.2 Policies E2 and E3 - Provision of General Employment Land - B1, B2, B8 Use Class (RIS excluded)

Tables in this section that refer to office development exclude offices in Town Centres. Information in this regard can be found in the section on retailing.

3.2.1 General Business Land Supply

Indicators: UDP (Employment and prosperity)
Floorspace developed for employment by type.

Target
To provide for a range of employment sites.

Key Data
SMBC monitoring of business developments in the B1, B2, B8 use classes (all developments 500 sqm+).

Figure E3 – Floorspace Developed for Employment by Type

	Over 12 yrs to April 2013	Over monitoring period to April 2013
Offices	72,165 sqm (16.8ha)	0
Other B1	594 sqm (0.01ha)	0
B2	7,904 sqm (2.7ha)	1,380 sqm (1.0ha)
B8	36,606 sqm (7.8ha)	8,500 sqm (1.3ha)

Commentary

The UDP allocated employment sites collectively provide about 75 ha of land within, or at the edge of, the main urban area. About 30 ha of this land are located north of the A45, near the Airport and NEC, where about 21 ha are developed.

The remaining 46 ha is located near the A34 at Monkspath and Shirley where about 20 ha are developed and about 26 ha remain to be developed at the TRW, Fore and Solihull Business Park sites.

In addition to UDP allocated sites, there are a number of older industrial estates within, or at the edge of, the main urban area. The main estates are Cranmore Industrial Estate at Shirley (47 ha), Elmdon Trading Estate at Bickenhill (17 ha) and Lode Lane Industrial Estate (5 ha) north of Solihull Town Centre.

Over the 12 years to April 2013, about 27ha of business land has been developed. This equates to an average take up rate of about 2.3 ha per annum. Over the monitoring period about 2.3 ha of business development has taken place.

3.2.2 Business Development on Previously Developed Land

Indicators: Reuse of land is a NPPF core principle.
Amount of business floorspace, by business class, developed on previously developed land.

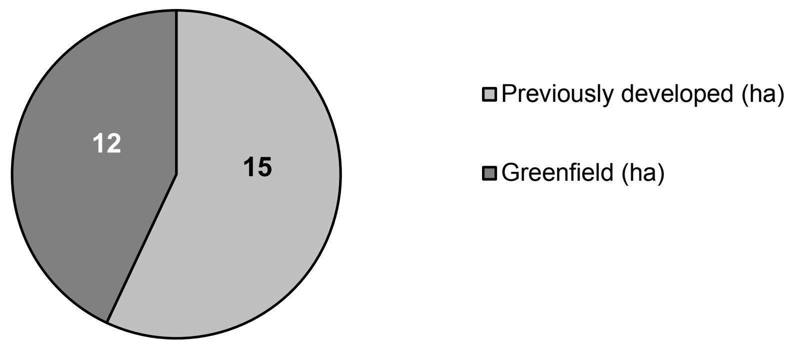
Target
Increase the proportion of business development that takes place on previously developed land.

Key Data
Implementation of business developments (B1, B2, B8 use classes – all developments 500sqm+).

Figure E4 – Floorspace Developed on Previously Developed Land

	Over 12 years to April 2013	Over monitoring period to April 2013
Offices	39,945 sqm (8.6ha)	0
Other B1	0	0
B2	6,524 sqm (1.7ha)	0
B8	22,949 sqm (4.4ha)	8,500sqm (1.3ha)

**Figure E5 -
General Employment Land Developed over 12 Years**



Commentary

The amount of greenfield development over the past 12 years is reflective of allocations in the former UDP (1997). Only 1 new greenfield allocation is included in the current UDP (2006). This is the Fore site – A34/M42 junction 4 (5 ha). Over the 2 year monitoring period business class development has been completed at Solihull Business Park (greenfield) in the form of a mixed development comprising a Porsche showroom supported by workshops and at Cranmore Industrial Estate (brownfield) where 2 sites have seen redevelopment for warehousing purposes.

3.2.3 Available Business Land

Indicators: Draft Local Plan – Support Economic Success
Employment land availability by type.

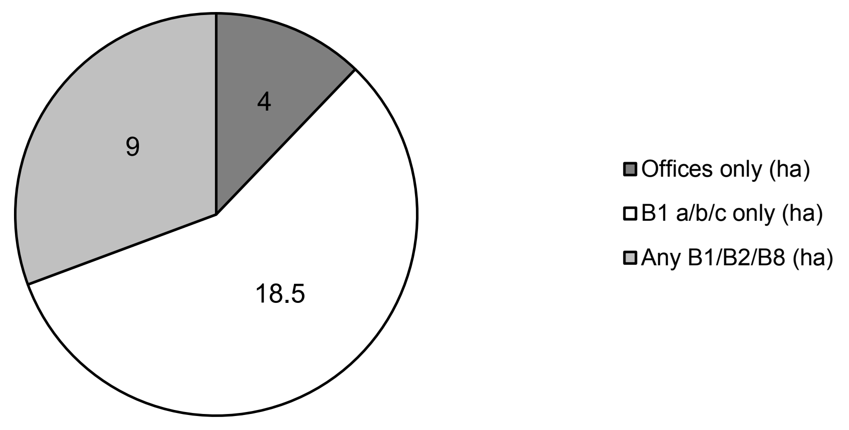
Target
Provide an adequate supply of general business land that meets local needs and contributes to the Region’s portfolio of general business land.

Key Data
Figure E6 – Employment Land Available by Type at April 2013 (excluding RIS)

Type of development	Hectares
Offices only	4
B1a/b/c	18.5
B1/B2/B8	9

Source: Coventry/Solihull/Warwickshire Employment Land Study (June 2007) and SMBC local monitoring.

Figure E7 -
Allocated Employment Land Supply by Type at April 2013



Commentary

Although unemployment in Solihull is relatively low overall (4.3% of the resident working age population at April 2013), four wards in the north of the Borough have persistently high rates of unemployment (more than double that of the overall figure for Solihull).

We currently have ca. 31ha of allocated business land (Use Classes B1, B2 and B8) that is available or likely to become available. About 25ha is located in the south of the borough at Shirley/Monkspath, the remainder is located on sites at Bickenhill in the north of the Borough. Some of the land is best suited to offices; other land would be more generally suited to business development. Further development opportunities are likely to come forward on older non-allocated employment sites through redevelopment.

We have an employment land study (Nov 2011) that assessed the Borough's employment land needs. The study supports the sites identified in the UDP, confirms the adequacy of the supply during the plan period and informs the approach to employment land provision in the emerging Solihull Local Plan.

Policies E2 & E3 – Provision of Employment Land

Key Conclusions	Further Action
• The supply of employment land for general business purposes is adequate to the end of the plan period.	• Employment land supply and other employment issues will be further considered through the LDF in the light of changing economic circumstances.
• The Borough is attractive to business development and whilst the supply of business land is limited it can potentially make a valuable contribution to the Region's portfolio of employment sites, particularly in	• We will undertake regular review of the employment land study.

the provision of good quality sites. • The Borough's employment land, excluding RIS, is located within, or adjacent, the MUA, near the main densities of economically active population.	• None –

3.3 Policies E4, E5 and E6 – Airport, NEC and Land Rover

The Airport, NEC and Land Rover are employers of major significance to the Region's economy. The employment potential of these key economic assets will be further considered through the local plan process together with any necessary monitoring arrangements.

Policies E4, E5 and E6 – Airport, NEC and Land Rover	
Key Conclusions	**Further Action**
• The important contribution of the Airport, NEC and Land Rover to the Region's economy and to employment in the Region is reflected in UDP policies.	• We will consider including specific indicators and targets for the monitoring of these important regional sites through the LDF Monitoring Framework if needed.

3.4 Policy E8 – Employment Opportunities for North Solihull Regeneration Zone (RZ)

Indicators:
Employment land developed in North Solihull

Targets
Increase the amount of development in North Solihull

Commentary
No significant new employment opportunities have been created in North Solihull; however, progress has been made in providing access to jobs outside North Solihull and in enabling North Solihull residents to acquire the skills/training needed to access the jobs market. The North Solihull Strategic Framework (SPG February 2005) potentially provides a means of addressing and resolving employment issues in North Solihull

Policy E8 – Employment Opportunities for North Solihull	
Key Conclusions	**Further Action**
• Progress towards providing employment opportunities for North Solihull residents has been made in accordance with UDP Policy E8 and should continue through the North Solihull Strategic Framework.	• We will consider reviewing the monitoring of employment related objectives through the LDF Monitoring Framework.

3.5 Policy E9 – Retention of Business Land in Business Use

3.5.1 Losses of Employment Land

Indicators: UDP Employment and Prosperity
Losses of employment land to alternative development both in Solihull and North Solihull with particular reference to losses to residential development.

Target
Retention of 85% of business land in business use.

Key Data
Figure E8 – Loss of Business Land to Alternative Development.

Location	Over 12 years to April 2013	Over 2 years to April 2013
Within Solihull	14.5ha	0ha
Within North Solihull	0ha	0ha

Commentary
The UDP (2006) includes a policy (E9) that seeks to protect the full range of business development (B1, B2, and B8). During the 12 monitoring years to April 2013 about 15 ha of business land has been developed for alternative purposes. The current UDP (2006) allocated an outmoded 10 ha business site for residential purposes (British Gas HQ, Wharf Lane) and took another 2.5 ha out of business land zoning. Since adoption of the UDP (2006) about 2 ha of allocated business land has been developed for alternative purposes. During the 2 year monitoring period there has been no significant loss of business land to alternative development on allocated business sites.

Since UDP adoption about 90% of development on allocated general business land has been for B1, B2 or B8 business purposes or remains available for business development. UDP (2006) Policy E9 has successfully retained business land in business use. The policy generally accords with national guidance and main sites are supported by an employment land study (reviewed in Nov 2011 to inform the emerging Solihull Local Plan). In these circumstances it is likely that the Policy will continue to be robust enough to meet the policy objective.

Policy E9 – Retention of Business Land in Business Use

Key Conclusions

- Employment land is generally protected, although in accordance with current national policy guidance alternative development is enabled in particular circumstances.

Further Action

- Consider any required changes to the policy to accord with the flexibility requirements of the NPPF, through the local plan process.

3.6 Policy E10 - Small Employment Sites

Indicator: UDP (Employment and Prosperity)
Proportion of new business development on non-strategic sites that is easily accessible by public transport.

Target
100%.

Key Data
Over the 12 years to April 2013 about 3ha (estimate) of business development has occurred on small, non-strategic sites. The development that has occurred is easily accessible by public transport.

Policy E10 - Small Employment Sites	
Key Conclusions	**Further Action**
• Relatively little business development has occurred over the past 12 years on small or non-strategic sites. That which has occurred is easily accessible by public transport.	• None.

CHAPTER 4 - TRANSPORT

4.1 Policy T1 – An Integrated and Sustainable Transport Strategy

4.1.1 Accessibility of Community and Other Important Facilities by Public Transport

Indicators: RSS T6
Amount of new residential development within 30 minutes public transport time of a GP, primary school, secondary school, employment area and a major retail centre.

Target
There is no specific target. Policy T1 seeks to ensure that proposals for new development minimise the need to travel and are located where easy access can be gained by a choice of means of transport.

Key Data
Over the two-year monitoring period, the percentage of new housing located in the Major Urban Area of Solihull has been 83% and 86% respectively.

Commentary
According to the Solihull Accessibility Study (2010) the vast majority of residential development within the Major Urban Area is within 30 minutes public transport time of a GP, primary school, secondary school, employment area and a major retail centre.

4.1.2 Traffic Growth

Indicator: UDP (Transport)
Level of road traffic.

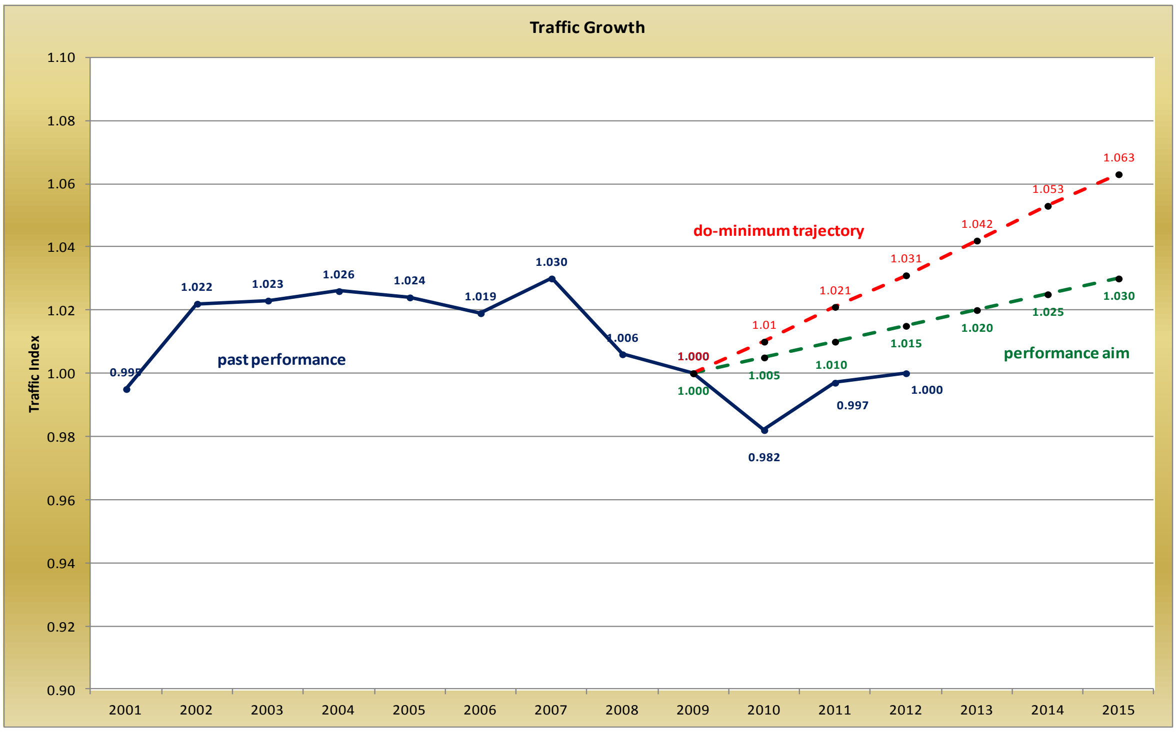
Target
To limit annual growth to between 3% - 6% between 2009 and 2015 **(LTP3 target)**

Key Data
West Midlands Local Transport Plan – Annual Monitoring Report

Commentary
Following a fall in 2010 and a slight rise in 2011, the traffic index has returned to exactly the same level as the 2009 baseline. This is still achieving the projected performance aim which is to limit growth.

This can be attributed to the recent economic downturn and fewer people needing to drive. As the graph below suggests, the traffic growth is beginning to rise again and, whilst this signals an encourage return of activity in the West Midlands economy, steps must be taken to ensure it does not rise above the red ‘do-minimum’ (no intervention) trajectory

Figure T1 – Weekday vehicle kilometres by road classification



Policy T1 - An Integrated and Sustainable Transport Strategy

Key Conclusions

- The majority of new residential development has occurred in the main urban area of Solihull. Sites that have been developed within the main urban area are generally within 30 minutes public transport travel time of a wide array of destination facilities.
- The target of limiting traffic growth to a 7% increase during LTP2 has been achieved.

Further Action

- We will continue to limit traffic growth in Solihull Borough through the development of LTP3 and the Local Plan.

4.2 Policy T5 – Promoting Green Travel

4.2.1 Travel Plans

Indicators: RSS T1 (a), UDP (Transport)
Schools with school travel plans

Target

At least maintain the proportion of children (aged 5 to 15) travelling to school by non-car modes (which includes car share) between 2009/10 and 2015/16. **(LTP3 target)**

Key Data
Figure T2 – Schools in Solihull with School Travel Plans

Year	No. of Schools with travel plans	Percentage of Schools with travel plans
2004/05	9	10%
2005/06	26	28%
2006/07	49	52%
2007/08	69	73%
2008/09	84	89%
2009/10	90	95%
2010/11	84	95%
2011/12	84	95%
2012/13	84	95%

Commentary

The RSS includes a target that all schools in the Region should have a school travel plan in place by 2011. Figure T1 above highlights that the number of schools in Solihull with school travel plans has continued to increase year on year since 2004/05. As of April 2013, 95% of schools in the Borough have a travel plan. There are currently 4 independent schools and 1 primary school that do not have school travel plans.

Policy T5 – Promoting Green Travel

Key Conclusions:

- 95% of schools in Solihull have a school travel plan in place.

Further Action:

- Continued monitoring to ensure Solihull meets the regional target of 100% of Schools with Travel Plans.
- Schools are now being encouraged to update their travel plans and apply for Safer Routes to School Funding by submitting an Annual School Travel Plan Review.

4.3 Policies T7, T8 and T9 – Public Transport

4.3.1 Public Transport Use

Indicators: RSS T3 (a), UDP (Transport)
Improved public transport services, bus and rail.

Target
Increase bus patronage by 5% from 2010/11 baseline levels by 2015/16 **(LTP3 Target)**

Key Data
West Midlands Local Transport Plan – Annual Monitoring Report

Commentary

The Local Transport Plan solely focuses on access to bus services since the plan's influence on rail is only limited due to governance arrangements.

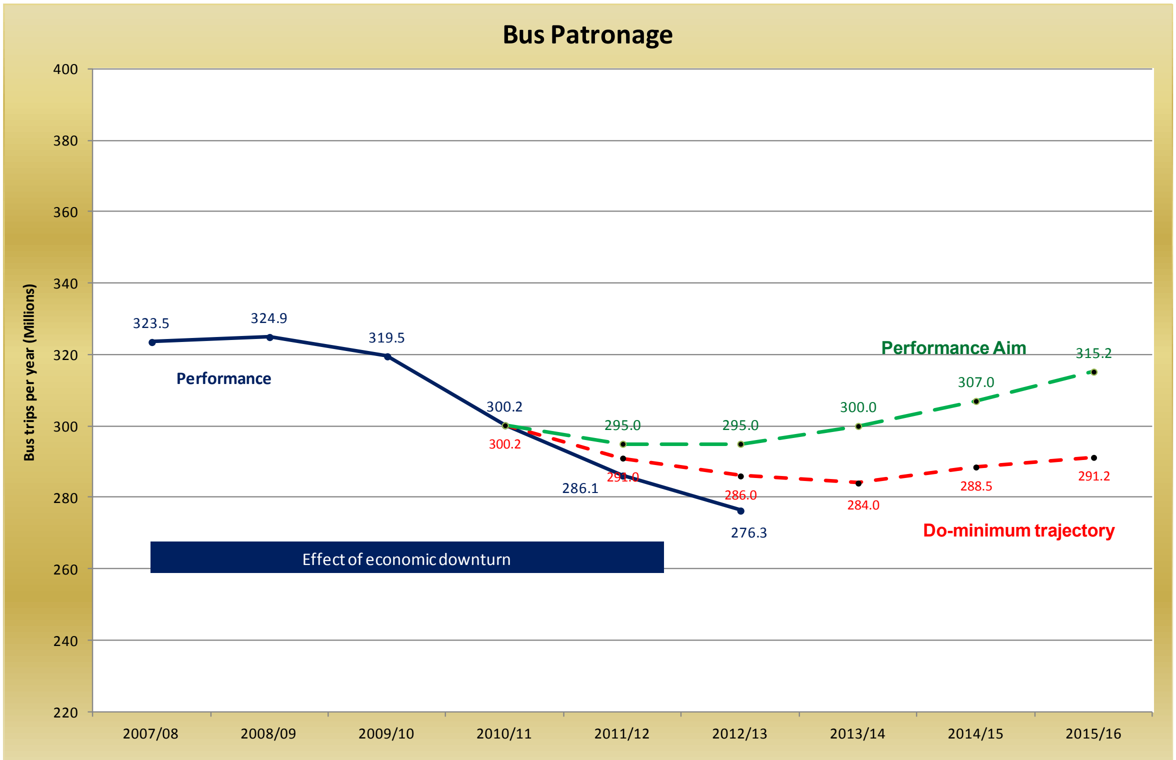
In 2012/13 bus patronage fell by 3.4% from 286.1 million trips per year to 276.3 million. Despite numerous innovations through Centro's Transforming Bus Travel agenda, bus patronage has continued to fall. However, it is encouraging that the magnitude of the fall is smaller than that experienced in the previous year.

The impact of the global recession on the West Midlands metropolitan area is thought to have continued to contribute to this fall. Rising unemployment, coupled with an increase in fares, have also negatively affected bus patronage. *Bus Network Reviews have delivered early increases in patronage the areas where they took place.*

The Smart Routes, Smarter Choices programme funded by the successful Local Sustainable Transport Fund (LSTF) bid will provide the impetus to work towards and achieve growth in bus patronage. Whilst the focus is on jobs, economic growth and carbon reduction, it expects to increase bus use by around four million trips (+1.3%) each year.

To increase the current level of bus patronage remains challenging but achievable. It is related closely to the strengthened partnership agreement between Centro and National Express West Midlands (NXWM) which commits both parties to achieve at least a 2% per annum patronage growth for NXWM services.

Figure T3 – Bus Patronage in the West Midlands



Source: LTP3 Annual Monitoring Report

Policies T7, T8 & T9 - Public Transport	
Key Conclusions	**Further Action**
• Bus Patronage in the West Midlands continues to decline. • The recent economic downturn coupled with an increase in fares has contributed to the decline • However, recent bus network reviews have proven successful in reducing the rate of decline	• We will continue to encourage and support travel by public transport through the development of LTP3 and the Local Plan.

4.4 Policies T16 and T17- Cycling and Walking

4.4.1 Cycling

Indicator: UDP (Transport)
Increase cycle use.

Target
Increase the West Midlands Active Travel index by 5% from the 2010/11 baseline of 100 by 2015/16 (LTP3 target).

Key Data
LTP3 Monitoring report

Figure T4 – Child Cycle Training within Solihull

Commentary
Data published by the Department for Transport in April 2013 showed that the percentage of adults in the West Midlands Metropolitan Area who cycle at least once per week increased from 6% in 2010/11 to 7% in 2011/12. However, in Solihull there was a slight decrease in the percentage of adults who cycle at least once per week.

Due to the lack of travel to school data, cycling data is not yet available and with the introduction of major active travel programmes such as LSTF, it would be unfeasible to make a valid assessment of the performance aim for 2011/12.

However, as an indication of progress, the limited selection of cycle sites that data has been received for indicates an 18.6% growth compared to the 2010.

Policies T16 & T17 – Cycling and Walking	
Key Conclusions	**Further Action**
• Whilst there has been a regional increase in cycling thus contributing to LTP targets, there has been a small decline in Solihull.	• Continue to increase leisure cycling.

4.5 Policy T13 - Parking

4.5.1 Level of Compliance with Standards

Indicator: RSS T1(c)
Percentage of new development on sites complying with car parking standards.

Target
Secure compliance with PPG13 standards (elaborated in Vehicle Parking Standards and Green Travel Plans SPD – June 2006).

Key Data
Figure T5 – Non-residential development in conformity with PPG13 standards (elaborated in SPD)

No data available.

Commentary
In January 2011, the Government removed maximum car parking standards from PPG13, and subsequently deleted PPG13 as a result of the introduction of the National Planning Policy Framework (NPPF) in March 2012.

Up until this date, the Council implemented maximum parking standards, as iterated in the Vehicle Parking Standards and Green Travel Plans SPD.

Since the abolition of the maximum car parking standards, the Council aims to require that local parking is compliant with Para. 39 of the NPPF, and seeks to promote the use of sustainable transport modes.

Over the 10 years to April 2011 all completed retail development has been compliant with PPG13 standards. With regard to business uses, 69% of completed development has been PPG13 compliant. This is reflective of development at Birmingham Business Park RIS, as the business park consent pre-dates PPG13 maximum standards for parking.

CHAPTER 5 - THE ENVIRONMENT

5.1 Policy ENV6 – Listed Buildings Policy ENV8 – Ancient Monuments

Indicator: RSS QE3, UDP (Environment)
Proportion of Listed Buildings and Scheduled Monuments protected.

Target
100% of buildings protected.

Key Data
2011-12: Two

2012 – 13: None
Source: English Heritage

Commentary
English Heritage monitors listed buildings and scheduled monuments at risk of neglect or decay. This data covers the 48 Grade I and II* listed buildings and 15 scheduled monuments in the Borough only. In 2011-12, two scheduled monuments were included on the 'At Risk' register; the churchyard crosses at St Swithin's, Barston and St Mary and St Bartholomew's, Hampton-in-Arden. In 2012-13, no buildings or monuments were included on the register.

However, 87% of the Borough's 373 listed buildings are Grade II and are not systematically assessed. During the monitoring period we are aware of three grade II buildings to be at risk. These are South Barn and West Barn at Bedsworth Farm in Hockley Heath, and a barn at Winterton Farm, Warings Green Road, Hockley Heath.

Policies ENV6 & ENV8 – Listed Buildings and Ancient Monuments	
Key Conclusion	**Further Action**
• 100% of the Borough's Grade I and II* listed buildings and scheduled ancient monument structures are not at risk.	• We will investigate resourcing a regular assessment of the condition of Grade II listed buildings in the Borough.

5.2 Policy ENV10 – Important Nature Conservation Sites Policy ENV11 –Conservation of Biodiversity

Indicator: DCLG E2, RSS QE4 (b), UDP (Environment)
Proportion of important nature conservation sites managed for nature.

Change in areas and populations of biodiversity importance.

Target
52% of total area managed by 2011.

Key Data
Figure ENV1 – Proportion of Important Nature Conservation Sites Managed for Nature (hectares)

	2007	2008	2009	2010	2011	2012	2013
Nature conservation sites	801	876	881	906	914	915	889
Area managed for nature	265 (33%)	335 (38%)	370 (42%)	395 (44%)	403 (44%)	404 (44%)	378 (43%)

NB. We are reviewing Local Wildlife Sites, which accounts for the changes in overall area.

Commentary
The area of nature conservation sites managed for the benefit of nature has decreased in 2012-13, reflecting the loss of St Martin's Pasture Local Wildlife Site for the Widney Manor Cemetery extension, and part of the Castle Hill Farm Meadow Local Wildlife Site for the Airport runway extension. Mitigation and compensation is underway for both developments but will take many years to achieve equivalent nature conservation value. The review of Local Wildlife Sites is continuing, and two new sites were designated in 2011-12, and five new sites have been designated this year. The sites not already included are Patrick Farm Meadows, Barston Churchyard, Pow Grove and Henwood Tip Local Wildlife Sites

The majority of Local Wildlife Sites, which make up the bulk of the area of important sites, are privately owned. We are seeking to encourage landowners and farmers to manage their land to conserve nature and to apply for the Government's Environmental Stewardship schemes, which support ecologically friendly management practices. The Council has adopted the Government's National Indicator 197 relating to the management of Local Wildlife Sites. NI197 was replaced by the Single Data List in 2011, although the indicator remains the same.

Data on the condition of Sites of Special Scientific Importance (SSSI) in the Borough is collected by Natural England and shows that only 20% of the area is in favourable or recovering condition. The low figure is due to the continuing unfavourable condition of the River Blythe, which accounts for 70% of the Borough's 57 hectares of SSSI, and Berkswell Marsh which accounts for 10% of unfavourable conditions.

No data is available on changes in the populations of species. The main mechanism for monitoring progress on Local Biodiversity Action Plan (LBAP) species, such as water vole and barn owl, is through the developing Biodiversity Action Plan Reporting System, where standardised survey information will be input and made available to LBAP partners in the future.

Policies ENV10 & ENV 11 – Nature Conservation and Bio-diversity

Key Conclusion

- Both the area and proportion of important sites managed for nature conservation decreased in 2012-13, although the loss is being

Further Action

- We will explore how progress on the indicator for management of Local Wildlife Sites can be delivered.

compensated for.	
• The proportion of Sites of Special Scientific Interest in favourable or recovering condition is very low, due to problems associated with the River Blythe.	• We will explore with Natural England how the quality of the River Blythe can be improved.
• We do not currently monitor changes in population of species, which is a national core indicator.	• We will investigate more effective data sources for identifying change in the populations of species and in conserving nature and biodiversity.

5.3 Policy ENV17 – Water Protection

Indicator
Proportion of rivers of good or fair water quality.

Planning permissions granted contrary to Environment Agency Advice on water quality grounds.

Target
Environment Agency target 31% of water bodies to good ecological status by 2015

100%.

Key Data

Figure ENV2 – Ecological Status/ Potential for Rivers and Canals in Solihull

	Ecological Status 2009	Ecological Status Potential 2013
River Blythe from source to Cuttle Brook	Poor	Poor
Cuttle Brook from source to River Blythe	Poor	Poor
Temple Balsall Brook from source to River Blythe	Moderate	Poor
River Blythe from Temple Balsall Brook to Patrick Bridge	Moderate	Moderate
River Blythe from Patrick Bridge to River Tame	Moderate	Poor
River Cole from source to Springfield	Moderate	Moderate
River Cole from Springfield to Hatchford-Kingshurst Brook	Moderate	Moderate
Hatchford-Kingshurst Brook from source to River Cole	Moderate	Moderate
River Cole from Hatchford-Kingshurst Brook to River Blythe	Moderate	Moderate
Grand Union Canal from Warwick to Solihull	Moderate	Moderate
Grand Union Canal from Solihull to Birmingham	Moderate	Moderate

North Stratford Canal	Moderate	Moderate

NB. Comparison with 2009 base result is not possible as differences could be due to methodological changes rather than environmental change

Source: Environment Agency

Planning permissions contrary to Environment Agency Advice
2011-12: None.

2012-13: None
Source: Environment Agency

Commentary
The Water Framework Directive provides a framework for the Environment Agency to assess and improve the ecological condition of water bodies in the Borough. The Agency's target is to get 31% of its water bodies to 'Good' Ecological Status by 2015. The table shows the Ecological Status/Potential in 2009 and the interim Ecological Status/Potential in 2013. The 'Poor' Ecological Status of the River Blythe from Patrick Bridge downstream and Temple Balsall Brook is due to biological quality elements, notably fish, Simple comparison of the interim results with the baseline in 2009 is not possible as differences could be due to methodological changes, such as using data from a greater number of quality indicators. A true assessment of progress will be made in 2915/16 when the current river basin cycle is complete.

The Agency has not objected to any applications on water quality grounds in 2011-2012 or 2012-13

Policy ENV17 – Water Protection	
Key Conclusions	**Further Action**
• No developments granted with adverse effects on water quality.	• None
• Monitoring water quality alone is an ineffective LDF monitoring tool.	• We will consider developing indicators for monitoring the effectiveness of the LDF in protecting water.

5.4 Policy ENV21 – Development in Flood Plains

Indicator: DCLG E1, UDP (Environment)
Planning permissions granted contrary to Environment Agency advice.

Key data
2011-12: None.

2012-13: None.
Source: Environment Agency

Commentary
The Environment Agency provides advice on flood risk, including comments on relevant planning applications in the Borough. The Agency objected to one planning application on flood risk grounds in the Borough in 2011-12, and to two applications in 2012-13. Two of the applications (2011/1959 and 2012/1275) were granted planning permission following submission of a Flood Risk Assessment, and inclusion of a condition recommended by the Environment Agency. The other application (2012/1315) was refused planning permission.

Policies ENV21 Development in Floodplains and	
Key Conclusions	**Further Action**
• No developments granted in areas subject to risk of flooding.	• None

5.5 Policy ENV23 – Renewable Energy

Indicator: DCLG E3, RSS EN7
Renewable energy capacity by type.

Key data
2011-13: No data.

Commentary
A number of developments with renewable energy capacity were completed within the Borough in 2011-12 and 2012-13 as a result of the Corporate policy encouraging the provision of 10% of the energy requirements of major development from on-site renewable energy generation. Photovoltaic cells have been approved at 15 sites in the

Borough with an estimated capacity of around 100,000 kWh per annum. In addition, Solihull Community Housing has installed a biomass boiler at two tower blocks in Smiths Wood, and a low carbon biomass energy centre has been approved at the National Exhibition Centre.

The Solihull Local Plan 2013, adopted in December 2013, includes a policy on Climate Change. This will require new development to incorporate or be linked to decentralised energy and heating networks, to incorporate on-site measures including renewable energy generation, or to contribute towards off-site carbon reduction in the form of allowable solutions.

Funding and investment is now needed to support studies to identify the potential and feasibility of renewable resources and for delivering renewable energy projects, to implement renewable energy policy.

Policies ENV23 – Renewable Energy	
Key Conclusions	**Further Action**
• More investment is needed.	• We will consider methods of data capture for renewable energy generation for new and existing developments. • We will consider opportunities for partnership working with areas outside of the borough that have stronger renewable energy resources than Solihull.

CHAPTER 6 - COUNTRYSIDE

6.1 Policy C2 – Control of Development in the Green Belt

6.1.1 Loss of Green Belt Land to Development

Indicators: UDP (Countryside)
The percentage of Green Belt land that is lost to development.

Target
In line with the national and local policies, is 0%.

Key Data
No Green Belt land has been lost to development during the years to end of March 2012 and March 2013.

Commentary
Planning permission was granted in 2011 for 212 photovoltaic panels at Oakes Farm in Balsall Common and for the extraction and processing of sand and gravel on land surrounding Park Farm, Middle Bickenhill. The former development covers less than 0.1 hectare and supports the farm, and although the latter involves more than 30 hectares, the use is temporary with the land to be restored for agriculture.

Policy C2 – Control of Development in the Green Belt	
Key Conclusions	**Further Action**
• Green Belt policies successfully applied	

6.2 Policy C7 – Viability of Villages

6.2.1 Village Appraisals & Design Statements

Indicator: UDP (Countryside)
The number of village appraisals/village design statements adopted by the Council as Supplementary Planning Guidance (SPD).

Target
100% of appraisals/statements produced.

Key Data
No village appraisals/village design statements have been adopted by the Council during the monitoring years 2011-12 and 2012-13.

Commentary

The introduction of the more rigorous requirements for the production of Supplementary Planning Documents (SPD), under the Planning and Compulsory Purchase Act 2004, means that the village plans will not now necessarily meet the requirements to be adopted by the Council as SPD. Instead consideration may have to be given to adopting such documents as non-statutory guidance that will be a material consideration in the planning decision making process.

Policy C7 - Viability of Villages	
Key Conclusions	**Further Action**
• No village plans were adopted by Solihull Council between April 2010 and March 2011.	• We will continue to support the production of village plans/appraisals and consider their use as a material planning consideration, although under the Localism act these will be submitted as Neighbourhood Plans.

CHAPTER 7 – RETAILING & CENTRES

7.1 Policies S1, S3, S4 and S5 - Main Retail Centres

7.1.1 Development in Town Centres

Indicators: UDP (Retailing & Centres)
Amount of retail floorspace in main centres.

Target
The target is ‘equating to the national average’. However this does not monitor the aim of the policy which is to focus retailing, leisure and offices in main centres so we will consider reviewing this target through the Local Plan Monitoring Framework.

Key Data
Figure S1 – Completed Retail, Leisure and Office Developments in Town Centres

	Class A1 Sqm	Other ‘A’ Sqm	Class D2 Sqm	Offices Sqm
Solihull Town Centre	117,644	28,385	6,500	113,443
Shirley Town Centre	21,577	13,258	1,000	5,000
Chelmsley Wood Town Centre	32,416	2464	800	5,000

Commentary
No significant new retail, leisure or office developments have been completed in Solihull Town Centre or Shirley Town Centre during the 2 year monitoring period to April 2013.

At Shirley Town Centre a major retail expansion scheme, Parkgate, was granted planning permission by the Secretary of State in July 2011. The development is under construction with completion anticipated during Spring 2014. At Chelmsley Wood Town Centre Phase 1 of a refurbishment and retail expansion scheme was completed in July 2009. A study of Solihull Town Centre, commissioned by the Council as part of the evidence base for the Solihull Local Plan highlights opportunities for redevelopment in the centre. The boundary of the Town Centre, its future capacity and the strategy for its future development are set out in the emerging Solihull Local Plan.

The scheme for Shirley Town Centre includes a major foodstore (about 8,207 sqm gross) and modern non-food units (collectively about another 9,976 sqm gross) capable of attracting important High Street retailers that could enhance quality and choice.

Phase 1 of the scheme to refurbish and extend Chelmsley Wood Town Centre included the addition of a major foodstore (7,243 sqm gross) a new library and offices, a bus interchange and other infrastructure. Phase 2 will include the refurbishment of the centre and further retail development.

Shirley and Chelmsley Wood centres contain comparatively little office development. Estimates are provided in Figure S1. Shirley Town Centre does have significant office developments nearby, including the vacant Powergen offices (circa 12,000 sqm) for which a development brief encouraging redevelopment for mixed-use, was approved in December 2005. The Council remains committed to focusing town centre uses in town centres in accordance with current planning policies.

7.1.2. Vacant Town Centre Retail Units

Analysing vacancy provides an indicator for the vitality and viability of the Centres.

The number of vacant retail (A1) units within Solihull Town Centre remains relatively low. At April 2013 about 5% of A1 units were vacant. The corresponding figures for Shirley and Chelmsley Wood Town Centres were 12% and 25% respectively.

To better understand the relevance of vacant units it would be beneficial to monitor length of time retail units remain vacant and the amount of floorspace that vacant units represent.

Policies S1, S3, S4 and S5 - Main Retail Centres

Key Conclusions	Further Action
• No major developments have been completed in the 3 main centres during the monitoring period. Major retail expansion proposals in Shirley Town Centre are under construction (approved July 2011). Further opportunities in Solihull Town Centre rely on redevelopment.	• We will consider the future role and development of Solihull Town Centre through the emerging Solihull Local Plan.
• Vacancy rates remain low in Solihull Town Centre. They are significantly higher in Shirley and Chelmsley Wood Town Centres.	• We will revise monitoring targets through the emerging Solihull Local Plan.

7.2 Policy S2 – Primary Retail Frontages in Main Centres

Indicator: UDP (Retailing & Centres)
Extent of encroachment of non-retail development into primary retail frontages.

Target
Retain a high proportion of primary frontages in retail use.

Key Data
Figure S2 – Proportion of Primary Frontages Retained in Retail Use Class A1 (April 2013)

Solihull Town Centre (Primary frontages)	No. of occupiers	% of frontage in A1 use class
High Street 1-161 and 12-134	51	76
Poplar Way	11	100
Mill Lane	33	96
Mell Square	10	80
Drury Lane10-58 and 5-54 (+700 Warwick Rd)	36	94
Touchwood	94	80

Shirley Town Centre (Primary frontages)	No. of occupiers	% of frontage in A1 use class
Stratford Road 171-283	46	63
Stratford Road 146-264	41	73

Commentary

Solihull Town Centre and Shirley Town Centre have defined primary retail frontages where a high proportion of retail uses, particularly those in the A1 Use Class will be retained.

The lowest score within any of the primary frontages is 63%. This still represents a greater proportion retained in retail Class A1, and the majority of the rest of the uses are A2. The location of primary retail frontages changes over time and we intend to review primary retail frontages and the need for them through the Solihull Local Plan.

Policy S2 – Primary Retail Frontages in Main Centres	
Key Conclusions	**Further Action**
• Identified primary retail frontages have successfully retained a high proportion of units in the A1 use class	• We will review primary retail frontages and the need for them through the emerging Solihull Local Plan.

7.3 Policies S9 & S10 - Out-of-Centre Retailing

7.3.1 Developments Out Of Centre

Indicators: UDP (Retailing & Centres)

The number of new retail warehouse and supermarket developments that satisfy the criteria given in UDP Policy S9.

Targets

- 100%.

Key Data

Figure S3 – Out of Centre Retail Developments within the Borough (500+ Sqm)

Location	Developed Currently		Developed 12yrs to April 2013		Developed Monitoring period	
	Sqm Gross	Sqm Net	Sqm Gross	Sqm Net	Sqm Gross	Sqm Net
Solihull Retail Park	21,406	17,643	0	0	0	0
Sears Retail Park	22504	18036	1,162	1,100	0	0
Solihull Gate	5569	4735	5569	4735		
Freestanding convenience	22,475	14,593	757	500	0	0
Freestanding non-food	9,631	7,787	7,111	6,045	0	0

NB: Mezzanine floorspace on the retail park is included in the above.

Commentary

Over the 12 years to April 2013 some of the retail units on the main retail parks developed mezzanine floors. These have largely been added prior to the changes to planning regulations that brought development of this nature within planning control. It is estimated that significantly in excess of 5,000 sqm of additional retail floorspace has been created in this way.

No significant retail or leisure facilities have been completed out of centre over the 2 year monitoring period, but a factory outlet centre (FOC – 14,362 sqm) has commenced construction and is part of the NEC casino proposals.

Policies S9 & S10 - Out-of-centre Retailing	
Key Conclusions	**Further Action**
• There has been limited growth in out of centre retailing and this has been largely within the requirements of planning controls. • The Policy is proving effective in controlling out of centre retailing.	• None.

CHAPTER 8 – SPORT, RECREATION, LEISURE AND THE ARTS

8.1 Policy R1 – Sport and Recreation Facilities

Indicator: UDP (Sport, Recreation, Leisure & The Arts)
Area of public open space per 1,000 population.

Target
2.68 hectares

Key Data
The Green Spaces Strategy (GSS) confirms that there is an average of 5.67 hectares of accessible green space for every 1,000 people across the Borough.

Commentary
The GSS outlines that, on average, the Borough has just over double the UDP target and National Playing Field Standard (2.4ha) of accessible green space per 1,000 population. The GSS Borough average, however, masks significant differences between wards across the Borough, ranging from some wards having 2 ha/1,000 or less to wards with about 11 or 12 ha per 1,000 population. The GSS sets out local standards for the provision and protection of open space around the Borough and forms part of the evidence base for the LDF in relation to areas of priority in the improvement of open space in the Borough.

Policy R1 – Sport & Recreation Facilities	
Key Conclusions	**Further Action**
• The amount of green space per 1,000 population significantly exceeds the target; however this masks significant differences across the borough.	• Monitoring and implementation of the Green Spaces Strategy.

8.2 Policy R2 – Protection of Existing Open Space

Indicator: UDP (Sport, Recreation, Leisure & The Arts)
Change in open space value through development within the North Solihull Regeneration Zone

Target
No net loss

Key Data
Figure R1 North Solihull Green Space Included in Planning Applications to 31/03/2013

Green Space		Before		After	
		Area (ha)	Value	Area (ha)	Value
Sites outside of neighbourhood area plans					
3	Lanchester Park	6.82	3.82	5.45	3.85
5	Chapel House Road Recreation Ground	3.15	2.14	1.84	1.44
226	Alcott Wood	5.34	3.68	5.34	4.18
229	Alcott Wood Green Space	6.74	4.46	6.74	4.98
253	Lowbrook Primary School	2.91	0.87	1.28	0.81
259	Merstone	0.43	0.23	0	0
Total green space change		*25.39*	*15.20*	*20.65*	*15.26*
Kingshurst and Babbs Mill Neighbourhood					
102	POS Overgreen Drive	0.07	0.02	0	0
242	Kingshurst Junior & Infant School	1.12	0.6	1.05	0.74
Remaining Green Space Statement commitment		59.32	40.45	58.98	40.37
Total Green Space Statement commitment		*60.51*	*41.07*	*60.03*	*41.11*
Craig Croft Neighbourhood					
132	POS Roach Close	0.05	0.01	0	0
138	POS Hedingham Grove	0.15	0.03	0	0
139	POS Longley Walk	0.06	0.01	0	0
141	POS Carisbrooke Avenue	0.07	0.02	0	0
142	POS Longley Walk	0.08	0.02	0	0
143	POS Longley Walk	0.04	0.01	0	0
144	POS Raglan Way	0.04	0.01	0	0

Green Space		Before		After	
		Area (ha)	Value	Area (ha)	Value
145	POS Picton Croft	0.06	0.02	0	0
148	POS Fillingham Close	0.04	0.01	0	0
149	POS Barnard Close	0.03	0.01	0	0
150	POS Longley Walk	0.02	0.01	0	0
152	POS Blair Grove	0.05	0.01	0	0
158	POS Carisbrooke Avenue	0.04	0.01	0	0
160	Keepers Lodge Community Centre	0.7	0.25	0	0
Remaining Green Space Statement commitment		6.05	2.57	5.45	3.06
Total Green Space Statement commitment		*7.48*	*3*	*5.45*	*3.06*
North Arran Way Neighbourhood					
35	POS Auckland Drive	0.1	0.03	0	0
36	POS Redwing Walk	0.18	0.05	0	0
37	Ribble Walk	0.41	0.12	0.14	0.08
39	Tamar Drive POS (Burtons Farm Park)	2.13	1.34	0.42	0.32
65	POS Triumph Walk	0.05	0.01	0	0
76	POS Kingfisher Drive	0.22	0.06	0	0
78	POS Heather Close	0.03	0.01	0	0
79	POS Corncrake Drive	0.05	0.01	0	0
80	POS Corncrake Drive	0.03	0.01	0	0
85	POS Mull Croft	0.14	0.06	0	0
86	POS Greenfinch Road	0.03	0.01	0	0
87	POS Dee Walk	0.03	0.01	0	0

Green Space		Before		After	
		Area (ha)	Value	Area (ha)	Value
88	POS Windward Way	0.11	0.02	0	0
91	POS Barle Grove	0.06	0.01	0	0
92	POS Dee Walk	0.04	0.01	0	0
239	Kingfisher Infant and Junior School	1.76	0.87	1.8	1.35
Remaining Green Space Statement commitment		4.41	2.08	4.93	3.32
Total Green Space Statement commitment		*9.78*	*4.71*	*7.29*	*5.07*
Total		**103.16**	**63.98**	**93.42**	**64.50**

New sites since last monitoring update

Commentary

Figure R1 shows the areas of green space where losses are proposed through planning applications and the new and improved green spaces that have been secured.

Within each of the neighbourhoods where planning permission has been granted for redevelopment to date, green space statements have been submitted to show how green space losses will be compensated.

Once completed, an audit of the new and improved green space will be completed to verify the final site value.

For the purposes of the NSGSR "*no net loss*" does not mean no loss of any open space but that there will be no loss in the overall value of open space in the regeneration zone over the 15 years of the programme. Value is calculated as:

Area	**x**	**Site Score**	**=**	**Value**
(each individual site)		(based on overall quality/facilities)		

Figure R1 demonstrates that there has been a net loss in the area of green space (9.74 hectares) although there is a marginal increase in value (0.52). Whilst the final value of the green space will only be quantified at the end of the programme, close monitoring is required in future years to ensure the programme remains on target to deliver an overall improvement in value of green space in the Regeneration Zone.

8.3 Policy R3 - Protection of Playing Fields

Indicator: UDP (Sport, Recreation, Leisure & The Arts)
Area of playing fields lost to development

Target
0 hectares

Key Data
During the monitoring period April 2011 to March 2012 and April 2012 to March 2013 no playing fields have been lost to development.

Commentary
As outlined in previous AMRs, no data is formally collected at a local level to assess whether any playing fields have been lost to development, and no progress has been made on implementing better methods of data capture. Therefore, this year's data has been collected from an assessment of the planning applications received over the relevant period. Whilst this assessment is likely to catch all development permitted and therefore indicate any permitted loss of playing fields it is considered that there may be more effective data capture tools that should be investigated to aid the reporting of future years' figures. This is likely to be developed through the implementation of the now adopted Green Spaces Strategy.

Policy R3 – Protection of Playing Fields	
Key Conclusions	**Further Action**
• No playing fields have been lost to development during the monitoring years to April 2013.	• None, this is in accordance with Policy R3 and Proposal R4/3 of the UDP (2006).
• No progress on implementing a better method of data capture for this indicator has been made.	• We will review methods of data capture through the implementation of the Green Spaces Strategy.

8.4 Policy R4 – New and Improved Open Space

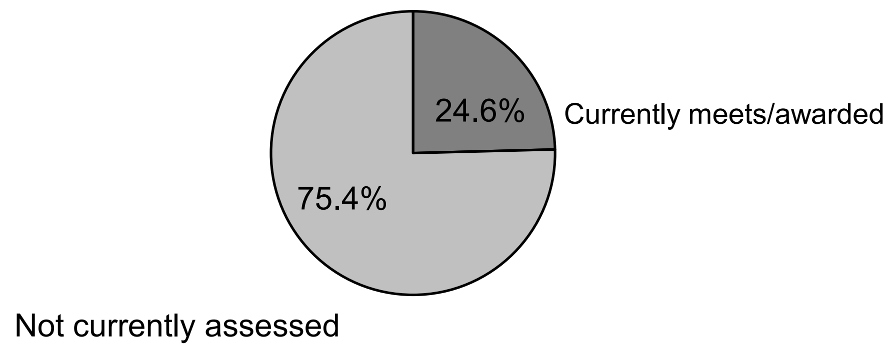
Indicator: DCLG 4(c)
% of eligible open space managed to Green Flag award standards

Target
None set

Key Data
There is approximately 1180 hectares of accessible open space in the Borough. Currently, 291 hectares of the Borough's public open space meets the Green Flag standard. This equates to some 24.6% of eligible open space managed to Green Flag award standards.

Commentary
In the year end March 2013, the area of accessible public open space rose by 76% compared to year end March 2011. In 2012/13, Babbs Mill Recreation Ground, Hillfield and Tudor Grange Parks were awarded the Green Flag standard. Seven other parks retained the standard; Malvern & Brueton Parks in central Solihull, Elmdon Park, Knowle Park, Shirley Park, Lavender Hall Park, Meriden Park and Dorridge Park. These additional designations have resulted in an overall proportion of almost a quarter (24.6%) of the Borough's public open space meeting the Green Flag standard.

Figure R3 - % of Public Open Space Managed to/Meeting Green Flag Award Standards



Policy R4 – New and Improved Open Space	
Key Conclusions	**Further Action**
• 24.6% of open space within the Borough meets or has been awarded Green Flag status.	• Update figures as more open space entered for the Green Flag award.

CHAPTER 9 – WASTE MANAGEMENT

9.1 Policy WM1 – Waste Strategy

Indicators: DCLG 6b, RSS WD11 & WD12, UDP (Waste Management)
Progress towards targets set out in National Guidance, Regional Guidance, Solihull's Recycling Strategy and Recycling Plan and Best Value Indicators.

Note: the Recycling Strategy and the Recycling Plan have been superseded by the Municipal Waste Management Strategy.

Targets
Recover value from at least 53% of municipal waste by 2010, 67% by 2015 and 75% by 2020.

Recycle or compost at least 40% of household waste by 2010, 45% by 2015 and 50% by 2020.

Reduce the amount of biodegradable municipal waste going to landfill to 75% of the 1995 level by 2010 (20,852 tonnes), 50% by 2013 (13,901 tonnes) and 35% by 2020 (9,731 tonnes).

Key Data
Figure WM1 – Municipal Domestic Waste Arising and Managed by Management Type

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Waste arising (tonnes)	97,258	100,474	102,379	98,790	94,208	90,872	91,167
Waste managed (tonnes and %)							
Waste to energy incineration	56,386 (58%)	53,201 (52.9%)	49,923 (48.8%)	45,173 (45.77%)	41,546 (44.1%)	41,403 (45.6%)	42,696 (46.8%)
Landfill	18,040 (18.5%)	16,253 (16.2%)	18,308 (17.9%)	13,426 (13.59%)	10,772 (11.43%)	7, 598 (8.3%)	8,429 (9.3%)
Recycled and Composted	22,832 (23.5%)	31,020 (30.9%)	34,101 (33.4%)	40,146 (40.64%)	41,845 (44.42%)	41,871 (46.1%)	40,042 (43.9%)

Source: SMBC

Commentary
In 2012/13 the Council exceeded its targets for the recovery of value from municipal waste with a total of over 90%, and to reduce landfill of biodegradable waste to 50% of the 1995 level (13,901 tonnes) by 2013 (the actual landfill tonnage being just 8,429). We achieved a combined recycling and composting performance of 46% in 2011/12 achieving the 2015 target of 45%, and 43.9% in 2012/13. The level of recycling and composting has fallen and landfill has increased in 2012/13 due to a change in legislation which removed street sweeping waste managed in the Borough from being classified as recycling unless it has been through a wash plant. In Solihull, sweeping waste is treated and separated mechanically, so although treated in the same way as in previous years; it cannot be classed as having been recycled.

The recycling and composting target remains challenging following the legislative changes that have removed about 2.5% from the Council's performance. Changes will be instigated later in 2014 to recover the performance and move waste treatment up the waste hierarchy, with a view to achieving the target The year 2011/12 also saw a reduction in the total amount of waste arising in the borough, although there was a slight increase in 2012/13.

Policy WM1 – Waste Strategy	
Key Conclusions	**Further Action**
• We have made good progress in managing municipal waste further up the waste hierarchy, and have already exceeded the 2015 targets for recovering value from waste and to reduce the proportion of biodegradable waste going to landfill. Further improvements to the recycling service in 2014 will increase the recycling and composting performance level.	• None.

9.2 Policy WM2 – Materials Recycling Facilities

Indicator: DCLG 6a, RSS WD10
Capacity of new waste management facilities by type.

Target
To meet the target set out in the RSS.

Key Data
One planning permission granted in 2011-2012.

Seven planning permissions granted in 2012-13, with a total additional capacity of 420,000 tonnes per year.

Commentary
In 2011-12 there was one planning permission for variation of condition to enable restoration of a site at Meriden Quarry with material other than colliery waste.

There were seven major planning permissions granted of all types in 2012-13. These included a materials recycling facility with a capacity of 100,000 tonnes per year at Meriden Quarry, a composting facility with a capacity of 30,000 tonnes per year at Berkswell Quarry, a Biomass Energy Centre using 110,000, tonnes per annum of waste wood at the NEC, and a sand and gravel extraction permission involving restoration using 180,000 tonnes per year of inert material at Park Farm, Middle Bickenhill. The latter scheme will commence on a phased basis as the sand and gravel is extracted, but will depend on the outcome of the High Speed 2 proposal, as the site is identified for the proposed new station.

Pressure for new facilities is likely to grow in future years. The Government has set an objective to enable communities to take more responsibility for their own waste (PPS10). A new monitoring tool for capturing this data needs to be established.

Policy WM2 – Materials Recycling Facilities	
Key Conclusions	**Further Action**
• The need for more waste management facilities to enable waste to be handled where it arises is beginning to be reflected in permissions for new facilities.	• We will develop a new monitoring tool for capturing data on new waste management facilities.

9.3 Policy WM7 - Landfill

Indicator:
Proportion of industrial and commercial waste to landfill.

Target
Reduce the proportion of industrial and commercial waste disposed of to landfill to 30% by 2015 and 25% by 2020 (based on RSS Phase 2 Revision).

Key Data
Proportion of Industrial and Commercial Waste Arisings sent to Landfill or where fate is unknown.

2010: 38.15%
2011: 2.8%

Source: Environment Agency

Commentary
Industrial and commercial waste represents a significantly larger proportion of the overall waste arising in the Borough than municipal waste. However, up to date and disaggregated data for the Borough is not generally available. Data for 2010 from Environment Agency licensed sites indicates that just over 38% of waste arising went to landfill or the fate of the waste was unknown. Equivalent data from 2011 suggests a much lower percentage. The waste arising from licensed sites is likely to represent only a small proportion of the total industrial and commercial waste arising in the Borough.

Policy WM7 Landfill	
Key Conclusions	**Further Action**
• Up to date disaggregated data for the Borough is not available.	• We will seek up to date data on industrial and commercial waste in the Borough from the Environment Agency.

CHAPTER 10 – MINERALS

10.1 Policies M3 – The Supply of Aggregates

Indicators: DCLG 5a & 5b, RSS M8, UDP (Minerals)
Progress towards targets set out in national and regional guidance.

Targets
Production of primary land won aggregates in line with sub-regional apportionment.

Increase production of secondary/recycled aggregates.

Key Data
Figure M1 – Sand and Gravel Sales for Aggregates Purposes (Million Tonnes)

	Annual Apportionment	2004	2005	2006	2007	2008	2009	2010	2011
West Mids County	0.506 to 2011 0.55 from 2011	0.52	0.579	0.55	0.61	0.5	0.375	0.451	0.401

Source: West Midlands Regional Aggregates Working Party Annual Reports 2010 and 2011

N.B. Figures are latest published and include both Solihull and Walsall. Figures for Solihull only are not available because of confidentiality of data. Solihull provided 91% of sand and gravel for the West Midlands County in 2001.

Commentary
Sand and gravel sales from workings in the West Midlands County have stabilised since the reduced production in 2009. The Government has published revised National and Regional Guidelines for Aggregates Provision in England for 2005-20, with a slightly higher regional target for sand and gravel. The annual apportionments to reflect the revised guidelines were published in September 2011 and show an increase for the West Midlands County from 0.506 to 0.55 million tonnes. Production remains below the annual apportionment since 2009, reflecting the state of the national economy and its impact on the construction industry. In 2012-13, the Council granted planning permission for a new quarry at Park Farm which should help to improve production in future years.

Regional data shows an increase in the recycling of construction, demolition and excavation waste, which is probably reflected in Solihull. The assumptions about the level of use of alternative materials contained in the Government guidelines remain challenging, and will require continued efforts to maximise opportunities for recycling and reuse of aggregate material.

Policy M3 – Protection of Sand and Gravel Resources and the Supply of Aggregates	
Key Conclusions	**Further Action**
• Sand and gravel sales from the Borough have fallen as a result of the state of the economy and are below the sub-regional apportionment figure.	• None
• Continued efforts are required to maximise the amount of recycled and secondary materials, if the assumptions in the national guidelines are to be met.	• Improved and disaggregated data on the use of secondary and recycled materials is required, and is being investigated by the Regional Aggregates Working Party.

GLOSSARY

Affordable Housing	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes, or in relation to the price of general market housing.
Affordable housing obligations	Legal agreements between a planning authority and a developer that ensure the provision of affordable housing.
Annual Monitoring Report (AMR)	Report submitted to the Government in December annually, assessing progress with and the effectiveness of the Local Development Framework.
Best value	The way an authority measures, manages and improves its performance with regard to government targets.
Bio-diversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodegradable	Waste that is capable of breaking down naturally, such as food, garden waste and paper.
Chemical & biological GQA	Methodology used by the Environment Agency to assess water quality, there are six classifications from A (very good) to F (bad).
CFF	Communities for the Future – Chapter of the Regional Spatial Strategy (RSS) dealing with the distribution, location and type of housing within the region.
Core output indicators	The core measures of sustainable development the Government requires us to monitor.
Core Strategy (CS)	Local development framework development plan document setting the vision, objectives, monitoring and implementation framework. All development plan documents must comply with the Core Strategy.
DCLG	The Government Department for Communities and Local Government.
DEFRA	The Government Department for Environment, Farming and Rural Affairs
Density	In the case of residential development, a measurement of the number of dwellings per hectare.
Development plan documents (DPDs)	Local development framework documents outlining the key development goals. They include the Core Strategy, site-specific allocations of land and area action plans.
Evidence base	Research to inform and support the Local Development Framework.
Green Belt	A designation of land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purpose of the Green Belt is to: • Check the unrestricted sprawl of large built up areas • Prevent neighbouring towns from merging • Safeguard the countryside from encroachment • Preserve the setting and special character of historic towns • Assist urban regeneration by encouraging the recycling of derelict and other urban land

	Green Belts are defined in a local planning authority's development plan.
Green Flag Award Standard	National standard for parks and green spaces in England and Wales.
Greenfield	Land (or a defined site) that has not previously been developed.
Housing needs survey (HNS)	Assessment of the level of need for affordable housing.
Housing trajectory	Means of showing past and likely future levels of housing provision.
Local Biodiversity Action Plan (LBAP)	The local Warwickshire, Coventry and Solihull Biodiversity Action Plan identifies local priorities to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets.
Local Development Framework (LDF)	A folder of documents, providing the framework for planning in the Borough and to guide planning decisions.
Local Development Scheme (LDS)	Time-scales programme for the preparation of Local Development Documents that must be agreed with the Government and reviewed annually.
Local nature reserve (LNR)	Habitats of local significance designated by the local authorities where protection and public understanding of nature conservation is encouraged. (See also Site of Importance for Nature Conservation).
Local Transport Plan (LTP)	The Local Transport Plan for the West Midlands is produced regionally and sets out 5-year integrated transport strategy for the region, linked to local development and regeneration proposals.
Local Wildlife Sites (LWS)	Locally important nature conservation sites. These sites used to be known as Sites of Importance for Nature Conservation (SINC).
Listed building	A building of special architectural or historic interest, graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building and any permanent structures (e.g. wells within its curtilage).
Major Urban Area (MUA)	The main urban area of the West Midlands Region, as identified on the RSS Spatial Strategy Diagram (see the inside back cover of RPG11 June 2004).
Monitoring framework	Sets out the targets and indicators to be used in monitoring the impact of the Local Development Framework.
Municipal waste	Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials.
New Housing in Context	The Council's supplementary planning guidance (SPG) on Windfall Development on Residential Sites dealing specifically with density, design and local distinctiveness.
Non-strategic Sites	Sites not allocated within the UDP for development.
ODPM	Former Office for the Deputy Prime Minister, now DCLG.
Planning obligations	Legal agreements between a planning authority and a developer that ensure that certain extra works related to a development are undertaken.

	For example, the provision of highway works, sometimes called "Section 106" agreements.
Planning policy statements/guidance (PPGs/PPSs)	National planning policy published by the Department for Community and Local Government, all regional and local planning policy must be in general conformity with this guidance.
Previously developed land (PDL)	That which was occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed-surface infrastructure. The definition covers the curtilage of the development. Annex C of PPG3 (Housing) contains a detailed definition.
Primary land Won aggregates	Naturally occurring sand, gravel and crushed rock used for construction purposes.
Primary retail frontages	An area where retailing and the number of shops in a town centre is most concentrated.
Priority habitats and species	Priorities compiled by regional bio-diversity partnerships, reflecting those in the national bio-diversity action plan and those agreed by local bio-diversity partnerships at the sub-regional level.
Regeneration area/zone (RZ)	The three wards of Chelmsley Wood, Smith's Wood and Kingshurst and Fordbridge. There is a 15 year programme to transform these wards by improving housing, shops, schools, health and community facilities, transport, the environment and creating jobs.
Regional Investment Sites (RIS)	High quality, regionally identified sites of 25-50ha attractive to external investment designed to support the diversification and modernisation of the regional economy especially in relation to the Region's cluster priorities.
Regional Spatial Strategy (RSS)	A 15-20 year strategy prepared by the Regional Planning Body identifying the scale and distribution of new housing development, areas of regeneration, expansion or sub-regional planning and specifying priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. RPG11 is the RSS for the West Midlands.
Renewable energy	Energy flows that occur naturally and repeatedly in the environment, for example from wind, water flow, tides or the sun.
Rural exceptions sites	Sites in rural areas released for the provision of affordable housing where development would not normally be permitted.
Safeguarded land	Land excluded from the Green Belt, but safeguarded from development through the application of Green Belt policies until such time as it is required for housing purposes.
Scheduled ancient monuments	Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secondary/recycled aggregates	Includes by-products of waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
Secretary of State	The Government Minister responsible for Town and Country Planning.

Supplementary planning documents/guidance (SPDs/SPGs)	Detailed policy to supplement development plan document (DPD) policies and proposals. SPDs/SPGs can be thematic or site specific.
Sustainability appraisal (SA)	Appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government's four aims, to be achieved simultaneously are: • Social progress which recognises the needs of everyone • Effective protection of the environment • Prudent use of natural resources • Maintenance of high and stable levels of economic growth and employment.
Unitary Development Plan (UDP)	Local planning policy and proposal document adopted under the previous planning system. UDP policies and proposals can generally be saved for three years from either September 2004 or their date of adoption, whichever is the later.
Use Class	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class. The Use Classes referred to in the AMR are as follows: • A – shops, financial and professional services, food and drink, drinking establishments and hot food takeaways. • B1(a) – offices other than financial services • B1 (b) – research and development of products and processes. • B1(c) – any industrial process which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. • B2 – for the carrying out of an industrial process other than one falling within Class B1(c) above. • B8 – for storage or as a distribution centre. • D – Non residential institutions, assembly and leisure.
Village appraisals/ village design statements	A village design statement is an advisory document produced by the community, not by the planning authority, which sets out guidance for new development in a specific village, based on its character.
Windfall sites	Sites that come forward for housing development that did not have planning permission at the base date of the current UDP, or not allocated for housing within the UDP.