

**APPENDIX**  
**SOLIHULL LOCAL PLAN**  
**SCHEDULE OF MAIN MODIFICATIONS REQUIRED TO MAKE THE PLAN SOUND**

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)
MM1	1 - Introduction	Pages 5 - 7  Para 1.4.1 to 1.4.5-	<p>New section inserted on Duty to Cooperate which reads:</p> <p><b>“1.4 Duty to Cooperate</b></p> <p><b>1.4.1 The Council has a strong and long established record of commitment to joint working with neighbouring authorities and other key stakeholders, initially through its support for regional planning, and subsequently via involvement with cross boundary groups. It has played a key role in regional planning for urban renaissance, transport, the green belt and the environment. Since the demise of the West Midlands Regional Assembly, Solihull has continued its involvement through regional and sub-regional working groups. It has cooperated principally on issues relating to:</b></p> <ul style="list-style-type: none"> <li><b>• Economic growth and employment, including North Solihull regeneration, the Airport, NEC, Jaguar Land Rover, the major business parks and Solihull town centre</b></li> <li><b>• Housing, and gypsy and traveller accommodation,</b></li> <li><b>• Transport,</b></li> <li><b>• Climate change and the environment, and</b></li> <li><b>• Minerals and waste.</b></li> </ul> <p><b>This has involved working with different authorities and stakeholders and in different groups and fora depending on the issues.</b></p> <p><b>1.4.2 The Council is actively involved with the Greater Birmingham and Solihull Local Enterprise Partnership, which published a strategic spatial framework plan and planning charter in February 2012. The strategic spatial framework plan identifies the Airport and the NEC as key assets, and highlights the strategic importance of regeneration and growth in North Solihull, the regional investment sites at Birmingham and Blythe Valley business parks, Solihull town centre and potential employment sites in the Borough. All these are reflected in the spatial strategy and Policies P1, P2, P3 and P5 in the Local Plan. The Council is also active with groups relating to Birmingham Airport and the M42 Economic Gateway.</b></p>

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			<p><b>1.4.3 Solihull has worked jointly with other authorities on its Strategic Housing Market Area Assessment and on the Gypsy and Traveller Accommodation Assessment. The needs identified in these studies have been reflected in the spatial strategy and Policies P4 and P6. The Council has contributed to the position statement on strategic spatial planning in the Metropolitan Area published in 2011 and the strategic policy framework for the West Midlands Metropolitan Area agreed in June 2012, which replaced it. The strategic policy framework maintains the shared commitment to urban renaissance, seeks to ensure the best use of existing urban capacity, and sets out shared policy priorities to support development at key nodes in the Coventry Solihull Warwickshire high technology corridor, at regional investment sites, within the East Birmingham and North Solihull regeneration zone, and at strategic centres including Solihull, to improve access to the Airport and NEC, and to allow strategic adjustments to the green belt only where these would not encourage selective out-migration of people from urban areas or be contrary to regeneration objectives. It recognises that Birmingham and Solihull cannot meet all of their locally generated needs, but that some of this growth is accommodated in the Black Country Joint Core Strategy, thereby supporting urban renaissance. This commitment to urban renaissance and the policy priorities have strongly influenced the spatial strategy and economic growth, housing and transport policies. The Council has also contributed to joint working on strategy and evidence within the Coventry Solihull and Warwickshire sub-region.</b></p> <p><b>1.4.4 Solihull has been actively involved in the development of the Local Transport Plan 3 for the Metropolitan Area, which has informed the development of the transport policies in this plan. The Local Transport Plan 3 has a strong emphasis on improving access to jobs and on enabling growth whilst managing congestion and supporting urban regeneration. The Council has collaborated with the Highways Agency and Centro in preparing supporting transport related evidence, and with Warwickshire County Council in relation to by-pass improvement lines.</b></p> <p><b>1.4.5 The Council has worked with other authorities within the Coventry Solihull and Warwickshire sub-region on climate change issues, including the publication of the Renewable Energy and Low Carbon Resource and Feasibility Study 2010, and across the region on the West Midlands Renewable Energy Capacity Study 2011. Biodiversity issues are considered jointly within the Coventry Solihull and Warwickshire sub-region, whilst waste management is coordinated through the West Midlands Technical Advisory Body on Waste. Solihull works closely with Warwickshire County Council on minerals and has been involved with the West Midlands Aggregates Working Party on the sub-regional apportionment of the National and Local Guidelines for Aggregates Provision, which has informed the minerals policy in this plan.”</b></p>

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MM2	5 – The Spatial Strategy for Solihull	Page 30	<p>Insert a new overarching policy after para 5.2.3 as follows:</p> <p><b>“National Policy 1 - National Planning Policy Framework Presumption in Favour of Sustainable Development</b></p> <p><b>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</b></p> <p><b>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</b></p> <p><b>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</b></p> <ul style="list-style-type: none"> <li><b>• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</b></li> <li><b>• Specific policies in that Framework indicate that development should be restricted.”</b></li> </ul>
MM3	5 – The Spatial Strategy for Solihull	Page 36 Para 5.4.12	<p>In the heading before 5.4.12 delete the following text: ‘Supporting a sub-regional approach to reducing and managing waste with neighbouring authorities...’</p> <p>Replace with: <b>‘Seeking to manage an equivalent tonnage of waste to that arising...’</b></p>
MM4	7 – Sustainable Economic Growth	Page 52 Para 7.2.14	<p>New paragraph on Birmingham Business Park inserted after Para. 7.2.13 which reads:</p> <p><b>“The extension land requires land to be taken from the green belt. Birmingham Business Park is a key economic asset within the M42 Economic Gateway that supports substantial employment and has potential for further sustainable growth to create new jobs and contribute significantly to regeneration. The extension to Birmingham Business Park will help it to meet this potential for job creation and regeneration through accessible and sustainable economic development, close to an area where employment and regeneration of the urban fabric is particularly needed. Without the</b></p>

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			<p>extension the business park has little to offer in terms of uncommitted space should a major occupier require accommodation. The urban area, locally, holds little prospect of providing a site that would have the advantages of access and setting that would attract an appropriate quality of development. The extension of the business park to the south west, as proposed, is capable of implementation in a way that will be sensitive to and enhances landscape features, sensitive to local amenity, retains an important green corridor and minimises adverse affects on the countryside and on green belt objectives. These are the exceptional circumstances for releasing green belt land to provide a limited extension to the business park.”</p>
MM5	7 Sustainable Economic Growth	– Page 53 Policy P2 Para 1	<p>Paragraph 1 inserted to Policy P2, which reads:  <b>“The Council will maintain strong and competitive Town Centres. Town Centres will be the focus for all new developments including retail and other commercial development in line with the Town Centre first approach of the National Planning Policy Framework.”</b></p>
MM6	7 Sustainable Economic Growth	– Page 53 Policy P2	<p>Amend text to point i. of Policy P2 to now read:  <i>“i. The extent of the town centre to focus commercial <b>and leisure</b> activity...”</i></p> <p>Delete point v. of P2 and replace with:  <b>v. About 34,000 sqm of additional comparison retail floorspace by 2021; a further 23,000 sqm 2021 to 2026; and an additional 2,800 sqm of convenience retail floorspace to 2026.”</b></p> <p>Amend text to 2nd sentence of the final paragraph of Policy P2 to now read:  <b>“...Proposals for main town centre uses will be expected to locate in Solihull Town Centre and/or Shirley and Chelmsley Wood town centres...”</b></p>
MM7	7 Sustainable Economic Growth	– Page 55 Para 7.4.1	<p>Insert before paragraph 7.4.1 a new paragraph to read as follows:  <b>“The approach to main town centre uses follows the ‘town centres first principle’ of the National Planning Policy Framework which requires retail and other town centre uses to be located in town centres. Elsewhere, the evidence base suggests limited capacity for additional retail development outside the main centres (about 5,000 sqm gross comparison retail by 2021). Wherever possible this should be located in town centres. However, it is acknowledged that some retail formats cannot be easily accommodated within town centres. In such circumstances, the sequential test set out in National Planning Policy Framework will be applied in the determination of planning applications. Proposals for retailing and other town centre uses in smaller centres will be considered in accordance with Policy P19 of this plan.”</b></p>

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MM8	7 Sustainable Economic Growth	– Page 55 Policy P2 Final Para	New sub-heading and paragraph on ‘Main Town Centre Uses Elsewhere’ inserted as final paragraph to Policy P2, which reads:  <b>“MAIN TOWN CENTRE USES ELSEWHERE</b>  <b>The Plan seeks to ensure the vitality of its town centres as the heart of their communities. Proposals for main town centre uses will be expected to locate in town centres<sup>1</sup>. Proposals for main town centre uses elsewhere, that do not accord with the policies and proposals of this local plan, will be considered in the light of the requirements of the National Planning Policy Framework. Elsewhere there is a presumption against development unless it is promoted by the policies and proposals of the Plan. This approach is justified by the terms of the National Planning Policy Framework, the opportunities available for development in the Borough’s town centres and by the findings of the Council’s Retail Capacity Study.”</b>
MM9	7 Sustainable Economic Growth	– Page 56 Para 7.4.8	Paragraph 7.4.8 – add text at the end of the paragraph as follows:  <b>“...Evidence suggests there may be capacity for additional retail development over and above this. Where possible, any additional retail development should be provided for in Solihull Town centre or, where appropriate, other town centres in accordance with the sequential test set out in national policy.”</b>
MM10	7 Sustainable Economic Growth	– Page 57 Para 7.4.10	Paragraph 7.4.10 add text after the bullet points as follows:  <b>“...In accordance with the design principles in the policy, it is anticipated that the Touchwood opportunity site will seamlessly extend the Touchwood shopping centre that is an established part of the primary shopping area and is a primary retail frontage.”</b>
MM11	7 Sustainable Economic Growth	– Page 58 Solihull Town Centre Strategy	Under Solihull Town Centre Strategy – Opportunity Sites, a) Touchwood, 1. Appropriate land uses, include a fifth bullet point as follows:  • <b>“Leisure, including food and beverages”</b>
MM12	8 – Providing Homes for All	Page 68 Policy P4	Point a), paragraph 4:  “at least” deleted from the text immediately before “40%”.

<sup>1</sup> Reference to ‘town centres’ has been subsequently amended by Main Modification 6.

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MM13	8 – Providing Homes for All	Page 72 Policy P5	<p>In the first paragraph of Policy P5 amend figures to include overall housing provision figure (11,000) and time period (2006 – 2028) as follows:</p> <p>“The Council will allocate sufficient land for 3,960 net additional homes to ensure sufficient housing land supply to deliver <b>11,000</b> additional homes in the period <b>2006 - 2028</b>. The allocations will be part of the overall housing land supply detailed in the table below (Fig. 14).”</p>
MM14	8 - Providing Homes for All	Page 72 Policy P5	<p>In the third paragraph of Policy P5 delete second sentence and insert new sentence as follows:</p> <p><b>“Sites will not be released for development before they reach their specified phase, unless existing housing land supply falls below national planning policy deliverable housing land supply requirements.”</b></p>
MM15	8 – Providing Homes for All	Page 73 Para 8.4.1	<p>Insert new paragraph before paragraph 8.4.1:</p> <p><b>“The housing land provision target of 11,000 net additional dwellings (2006-2028) reflects the requirement recommended by the West Midlands Regional Spatial Strategy Phase II Revision Panel Report which objectively assessed housing need. Around 65% of growth is projected to emerge from net migration into Solihull on the basis of past trends. The projected level of growth may reduce with the successful continued implementation of the West Midlands Urban Renaissance Strategy which seeks to develop urban areas in such a way that they can increasingly meet their own economic and social needs in order to counter the unsustainable movement of people and jobs facilitated by previous strategies, including the need to direct development to those parts of the West Midlands Region needing housing. The Panel’s assessment of housing need took the 2006-based household projections into account. Subsequent 2008-based and interim 2011-based household projections project a lower level of household growth for Solihull, providing further confidence that the provision target will meet need.”</b></p>
MM16	8 – Providing Homes for All	Page 73 Para 8.4.1	<p>Delete last sentence of paragraph 8.4.1 and amend to read:</p> <p><b>“Solihull is recognised for its high quality environment which attracts residents and investors to the Region. The key Regional objective of stemming out migration can be best served by preserving and enhancing Solihull’s environment.</b> The Council has assessed housing land supply throughout the development of the West Midlands Regional Spatial Strategy taking a “bottom-up” approach through detailed site assessment and the Strategic Housing Land Availability Assessment. It is considered that 11,000 (net) additional homes can be delivered towards meeting projected household growth of 14,000 households (2006 – 2028). This is the level of housing provision that the Council considers can be provided without adverse impact on the Meriden Gap, without an unsustainable short-term urban extension south of</p>

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			<p>Shirley and without risking any more generalised threat to Solihull’s high quality environment. <b>Substantial housing growth beyond this would:</b></p> <ul style="list-style-type: none"> <li>• <b>adversely impact on infrastructure which sustains regional assets (e.g. the airport, the NEC, Jaguar Land Rover, Birmingham Business Park and Blythe Valley Park), prejudicing their attractiveness and viability and so the success of the Borough as a driver of the regional economy.</b></li> <li>• <b>undermine growth and regeneration objectives in other parts of the region, particularly North Solihull, Birmingham and the Black Country where environmental improvements and high quality market housing is being provided to attract economically active and mobile households to; and to stay in these areas.</b></li> <li>• <b>undermine the strategically important green belt gap between the Birmingham and Coventry conurbations (the Meriden Gap).</b></li> </ul> <p><b>The River Blythe, a Site of Special Scientific Interest with ecologically important sites and flood risk zones in its valley, principal parks, the airport, its flight path and potential for expansion and the M42 corridor are also major constraints to housing land supply in Solihull.</b></p>
MM17	8 – Providing Homes for All	Page 73 Figure 14	<p>Add Footnote to Figure 14:</p> <p><b>“Windfall housing sites are sites that will become available for residential development during the Plan period that cannot be identified now. There is compelling evidence that windfall sites consistently become available in Solihull (since 1992, 187 dwellings per annum have been built on average). The National Planning Policy Framework (NPPF) introduced policy to resist inappropriate development in residential gardens, however this has been a policy objective for the Council since 2003 when the Council adopted supplementary planning guidance for such development “New Housing in Context”. The NPPF is therefore unlikely to reduce windfall housing land supply. In any event the Local Plan windfall housing assumption is cautious in comparison to long-term past trends.”</b></p>
MM18	8 – Providing Homes for All	Page 73 Figure 14	<p>Insert Housing Trajectory after Figure 14:</p> <p><b>See Appendix 1</b></p>
MM19	8 – Providing Homes for All	Page 73 Figure 14	<p>Insert Five Year Housing Land Supply Calculation after Figure 14:</p> <p><b>“Maintaining Housing Land Supply</b></p> <p><b>The National Planning Policy Framework requires Councils to identify and maintain five years’</b></p>

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			<p>housing land supply with an additional buffer of 5% to ensure choice and competition in the market. The following table establishes the five year housing land requirement from the anticipated date of Local Plan adoption (2013):</p> <p><b>Housing Land Requirement</b></p> <table border="1" data-bbox="660 373 1886 754"> <tr> <td data-bbox="660 373 1641 485">Draft Local Plan Housing Land Provision Target 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2028 (annual average is 11,000/22)</td> <td data-bbox="1641 373 1886 485">11,000 (500 per annum)</td> </tr> <tr> <td data-bbox="660 485 1641 560">Net additional dwellings to be provided 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2018 (500 x 12)</td> <td data-bbox="1641 485 1886 560">6,000</td> </tr> <tr> <td data-bbox="660 560 1641 635">Deduct net additional housing provision 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2013</td> <td data-bbox="1641 560 1886 635">-2,703</td> </tr> <tr> <td data-bbox="660 635 1641 675">Five Year Housing Land Requirement</td> <td data-bbox="1641 635 1886 675">3,297</td> </tr> <tr> <td data-bbox="660 675 1641 715">+ 5%</td> <td data-bbox="1641 675 1886 715">165</td> </tr> <tr> <td data-bbox="660 715 1641 754">Total</td> <td data-bbox="1641 715 1886 754">3,462</td> </tr> </table> <p><b>Deliverable Housing Land Supply</b></p> <table border="1" data-bbox="660 829 1886 1070"> <tr> <td data-bbox="660 829 1641 869">Sites with planning permission, April 2013</td> <td data-bbox="1641 829 1886 869">1,009</td> </tr> <tr> <td data-bbox="660 869 1641 909">Strategic Housing Land Availability Assessment Sites</td> <td data-bbox="1641 869 1886 909">102</td> </tr> <tr> <td data-bbox="660 909 1641 949">Deliverable Local Plan Sites *</td> <td data-bbox="1641 909 1886 949">1,496</td> </tr> <tr> <td data-bbox="660 949 1641 989">North Solihull Business Plan Identified Sites</td> <td data-bbox="1641 949 1886 989">398</td> </tr> <tr> <td data-bbox="660 989 1641 1029">Windfall housing Land Supply 2013-2018</td> <td data-bbox="1641 989 1886 1029">750</td> </tr> <tr> <td data-bbox="660 1029 1641 1070">Total Estimated Capacity</td> <td data-bbox="1641 1029 1886 1070">3,755</td> </tr> </table> <p>* Policy P5 includes a mechanism to release the sites from the next Phase if housing land supply falls below five years.”</p>	Draft Local Plan Housing Land Provision Target 1 <sup>st</sup> April 2006 – 31 <sup>st</sup> March 2028 (annual average is 11,000/22)	11,000 (500 per annum)	Net additional dwellings to be provided 1 <sup>st</sup> April 2006 – 31 <sup>st</sup> March 2018 (500 x 12)	6,000	Deduct net additional housing provision 1 <sup>st</sup> April 2006 – 31 <sup>st</sup> March 2013	-2,703	Five Year Housing Land Requirement	3,297	+ 5%	165	Total	3,462	Sites with planning permission, April 2013	1,009	Strategic Housing Land Availability Assessment Sites	102	Deliverable Local Plan Sites *	1,496	North Solihull Business Plan Identified Sites	398	Windfall housing Land Supply 2013-2018	750	Total Estimated Capacity	3,755
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MM20	8 – Providing Homes for All	Page 73	<p>Add new paragraph after 8.4.3 as follows:</p> <p><b>“Following discussions falling under the Duty to Cooperate Solihull Council recognise that evidence is emerging to indicate that Birmingham will not be able to accommodate the whole of its new housing requirement for 2011-31 within its administrative boundary and that some provision will need to be made in adjoining areas to help meet Birmingham’s needs. Solihull Council will work collaboratively with Birmingham and other relevant neighbouring local authorities and with the GBSLEP to establish objectively the level of long term growth through jointly commissioning a Strategic Housing Needs Study, and work to establish the scale and distribution of any emerging</b></p>																								



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			<p>housing shortfall. This may require a review of the Green Belt in relevant locations.</p> <p>It is anticipated that a <b>Strategic Housing Needs Study</b> will be commissioned and prepared during 2013 as evidence to inform the development of a GBSLEP strategy (Strategic Spatial Framework). This would provide a high level context for reviewing the Solihull Strategic Housing Market Assessment (SHMA) during 2014. In the event that the work identifies that further provision is needed in Solihull, a review of the Solihull Local Plan will be brought forward to address this.”</p>
MM21	8 – Providing Homes for All	Page 75 Figure 15 Site 1	<p>Site renamed “<b>Land rear of Cooks Lane, Kingshurst</b>”</p> <p>Reduction in site area from ‘4.37 ha’ to ‘<b>1.98 ha</b>’, reduction in capacity estimate from ‘200’ to ‘<b>70</b>’ and reduction in density from ‘45’ to ‘<b>35</b>’.</p>
MM22	8 - Providing Homes for All	Page 77 Figure 15 Site 11	In the Capacity Estimate (net) column delete ‘100’ and insert ‘ <b>130</b> ’.
MM23	8 - Providing Homes for All	Page 78 Figure 15 Site 10	<p>Site moved from ‘Mature Suburbs’ to ‘Rural Area’.</p> <p>Increase in site area from ‘6.25ha’ to ‘<b>7.25ha</b>’</p> <p>Increase in capacity estimate from ‘250’ to ‘<b>350</b>’</p> <p>Increase in density from ‘40’ to ‘<b>46</b>’</p>
MM24	8 - Providing Homes for All	Page 80 Figure 15 Site 10	<p>Decrease in site area from ‘6.25ha’ to ‘<b>5.0ha</b>’</p> <p>Increase in density from ‘40’ to ‘<b>50</b>’</p>
MM25	8 – Providing Homes for All	Page 82 Figure 15 Site 24	<p>In the Reasons and Conditions column add text at the end of the sentence to read:</p> <p>“...or in the event the ammunition depot is unavailable, some alternative development solution delivering additional open space.”</p>

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MM26	8 – Providing Homes for All	Page 83 Policy P6 Para 8.7.4	<p>Consequential changes throughout Policy P6 and paragraph 8.7.4 as a result of updated evidence and to provide clarity. Policy will now read:</p> <p><b>“Policy P6 – Provision of Sites for Gypsies and Travellers</b></p> <p><b>The Council will meet the identified need for 38 permanent residential pitches to 2027 as set out in the 2012 Gypsy and Traveller Accommodation Assessment. The provision of pitches to meet this need will be determined through a Gypsy and Traveller Site Allocations Development Plan Document.</b></p> <p><b>The following criteria will be used in the allocation of future sites and subject to compliance with other policies in the plan, applications which perform well against the criteria and which contribute to meeting any identified unmet need, will be considered favourably.</b></p> <ul style="list-style-type: none"> <li><b>i. The size and scale of the site and the number of caravans stationed is appropriate to the size and density of the local settled community;</b></li> <li><b>ii. Any unacceptable adverse visual impact can be adequately minimised;</b></li> <li><b>iii. The site is not in an area prone to flooding;</b></li> <li><b>iv. Any unacceptable adverse impact on landscape or local nature conservation designations, ecology, biodiversity or the historic environment can be mitigated;</b></li> <li><b>v. There is no unacceptable adverse impact on privacy and residential amenity for both site residents and neighbouring land uses;</b></li> <li><b>vi. The site has safe and convenient access to the highway network;</b></li> <li><b>vii. Local services and facilities such as schools, health facilities, fresh food and employment are accessible by walking, cycling and public transport, or it can be demonstrated that the site is sustainable in other ways.</b></li> </ul> <p><b>Sites in the Green Belt will not be permitted unless other locations have been considered and only then in “very special circumstances”.</b></p> <p>New Paragraph 8.7.4 will now read:  <b>“The Solihull Gypsy and Traveller Accommodation Assessment (GTAA) was updated in 2012 and identified a need for 38 permanent residential pitches to be provided in the Borough between 2012 and 2027. Of these, 26 pitches are required between 2012 and 2017; a further 6 are required between 2017 and 2022, and 6 more between 2022 and 2027. The GTAA identified no requirement for a travelling showpeople site or a formal transit site in the Borough.”</b></p>

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MM27	9 – Improving Accessibility and Encouraging Sustainable Travel	Page 87 Policy P8 a) v.	Delete a) v and replace with: <b>“The Council will support proposals for strategic public transport schemes such as rapid transit, local rail schemes as identified in LTP3 and local Park and Ride at appropriate railway stations subject to other policies in the Local Plan;”</b>
MM28	10 – Protecting and Enhancing Our Environment	Page 101 Para 10.4.4 Para 10.4.5	Insert at the beginning of the last sentence of paragraph 10.4.4: <b>“The Council’s Nature Conservation Strategy,”</b> Add new sentence at end of paragraph 10.4.5: <b>“Annual updates to the network of Local Wildlife Sites are provided to the Council by the Habitat Biodiversity Audit Partnership and illustrated on the annually updated Nature Conservation Strategy Map, along with other components of the Borough’s ecological network.”</b>
MM29	10 – Protecting and Enhancing Our Environment	Page 102 Policy P11	Delete last sentence of the first paragraph of Policy P11 and insert new sentence as follows: <b>“... The Council will expect developers to demonstrate that all proposed development will be served by appropriate sewerage infrastructure and that there is sufficient sewage treatment capacity to ensure that there is no deterioration of water quality, or that the delivery of any development will not be delayed by the need for additional water treatment provision.”</b>
MM30	10 – Protecting and Enhancing Our Environment	Page 104 Para 10.6.6	Add new sentence to the end of paragraph 10.6.6 as follows: <b>“Developers will be expected to review and pay due regard to the recommendations included within the Local Flood Risk Strategy produced by the Lead Local Flood Authority. The Strategy may highlight opportunities to work in partnership with the Environment Agency and the Lead Local Flood Authority to contribute to the reduction of flood risk to new development and to third party land.”</b>
MM31	10 – Protecting and Enhancing Our Environment	Page 107 Para 10.8.2	Text to be added to end of paragraph 10.8.2 as follows <sup>2</sup> : <b>“... The evidence indicates waste arisings to the end of the Plan period of up to 0.1 million tonnes per annum of municipal, 0.26 million tonnes per annum of commercial and industrial, 0.3 million tonnes per annum of construction, demolition and excavation, and 0.01 million tonnes per annum of</b>

<sup>2</sup> Final sentence of paragraph 10.8.2 in Submission Draft Document; ‘If this is not feasible...’ deleted through Additional Modification 52.

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			<p>hazardous waste*. The capacity of waste management facilities in the Borough is estimated at 0.17 million tonnes per annum, based on the licensed sites for 2011** and the capacity of a more recent composting facility that has opened in the Borough. The estimated gap between waste arising and capacity of facilities in the Borough was 0.35 million tonnes in 2011. This could increase to over 0.5 million tonnes per annum by the end of the Plan period in 2027-28, made up of 0.09 million tonnes per annum municipal, 0.25 million tonnes per annum commercial and industrial with the requirement mainly for recycling facilities, 0.16 million tonnes per annum construction, demolition and excavation and 0.01 million tonnes per annum of hazardous waste***. The requirement for additional capacity by 2027-28 is estimated at 0.4 million tonnes per annum for recycling, 0.03 million tonnes per annum for organic treatment, 0.05 million tonnes per annum for recovery and 0.03 million tonnes per annum for other treatment annually. This takes account of national municipal waste management targets for reuse, recycling and composting of 45% by 2015 and 50% by 2020, whilst the Council has an aspiration to achieve a performance of 60% by 2020. The targets for recovery and biodegradable waste to landfill for 2020 have already been exceeded.</p> <p>* West Midlands Landfill Capacity study 2009</p> <p>** Environment Agency Waste Data Interrogator 2011</p> <p>*** Waste: A Future Resource for Business 2008; Regional Approach to Landfill Diversion Infrastructure 2009.”</p>
MM32	10 - Protecting and Enhancing our Environment	Page 109 Policy P13	<p>At the end of the second paragraph under Provision for primary sand and gravel extraction add the following text:</p> <p><b>‘Extraction of any site or part thereof that will impact on an adjacent Site of Special Scientific Interest will be permitted only if the necessary avoidance and/or mitigation is incorporated to protect the SSSI.’</b></p>
MM33	10 - Protecting and Enhancing our Environment	Page 111 Para 10.10.6	<p>Add the following text to the end of paragraph 10.10.6</p> <p><b>‘The Council will require that investigations are undertaken to demonstrate that there will be no adverse impact on a Site of Special Scientific Interest before planning permission is granted.’</b></p>
MM34	10 - Protecting and Enhancing our Environment	Page 111 Para 10.10.7	<p>After second sentence add:</p> <p><b>‘The restoration of any site that has a biodiversity designation, or equivalent biodiversity value, shall prioritise the contribution to biodiversity objectives.’</b></p>

Ref No.	Chapter	Page / Policy / Para	Changes to the Plan (all additional text in bold)
MM35	11 - Promoting Quality of Place	Page 118 Policy P15	In the third paragraph of Policy P15 delete: '...at least the Good/Silver Building for Life (BfL) design standard...' and insert ' <b>...how they meet Building for Life 12...</b> '
MM36	13 – Delivery and Monitoring	Page 139 Policy P21	<p>New policy on Developer Contributions and Infrastructure Provision which will now read:</p> <p><b>“Policy P21 - Developer Contributions and Infrastructure Provision</b></p> <p><b>Development will be expected to provide, or contribute towards provision of:</b></p> <ul style="list-style-type: none"> <li>• <b>Measures to directly mitigate its impact and make it acceptable in planning terms</b></li> <li>• <b>Physical, social and green infrastructure to support the needs associated with the development</b></li> </ul> <p><b>Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Local Plan.</b></p> <p><b>The Council will, where appropriate, seek to secure site-specific measures through planning obligations. The nature and scale of any planning obligations sought will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account.</b></p> <p><b>Developer contributions in the form of the Community Infrastructure Levy will contribute towards strategic infrastructure required to support the overall development in the Local Plan</b></p> <p><b>The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan, preparing Development Briefs and other LDF documents if necessary.”</b></p>
MM37	13 – Delivery and Monitoring	Page 143 Figure 18	Amend monitoring indicator for Policy P5 to read: “Maintain a continuous five years <b>(+5%)</b> housing land supply based on the delivery target of 500 (net) dwellings per annum <b>(2006-2028)</b> and taking delivery to date into account.”
MM38	13 – Delivery and Monitoring	Page 145 Fig. 18	Insert “(BfL)12” in the Delivery section for Policy P15 to read: <ul style="list-style-type: none"> <li>• ‘Update the Development Control Validation Checklist to require applicants to demonstrate compliance with Building for Life <b>(BfL) 12</b> and the Lifetime Homes...’</li> </ul>

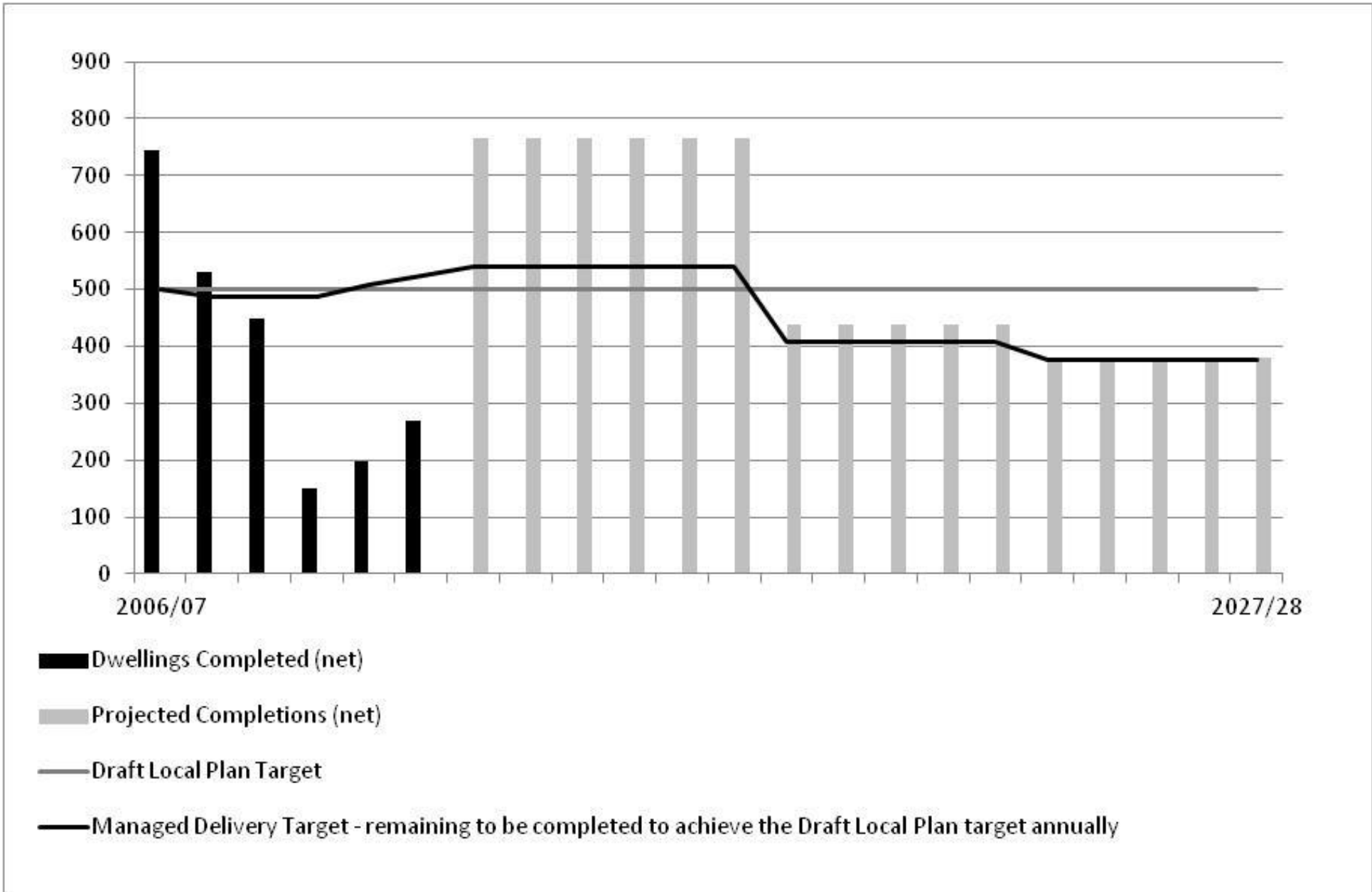
Ref No.	Chapter	Page Policy / Para /	Changes to the Plan (all additional text in bold)
			Delete first monitoring indicator for Policy P15 and replace with: <b>'Number/proportion of developments achieving at least 10 out of 12 'green lights' measured against BfL12 Standard.'</b>
MM39	Appendix A – Proposed Development Sites	Page 148 Site 1	Amended site boundary for Land rear of Cooks Lane (formerly Foxglove Crescent). <b>See attached plan in Appendix 2.</b>
MM40	Appendix A – Proposed Development Sites	Page 178 Site 31	Amended site boundary for Birmingham Business Park. <b>See attached plan in Appendix 3.</b>

## Appendix 1 - Main Modification 18

### Housing Trajectory

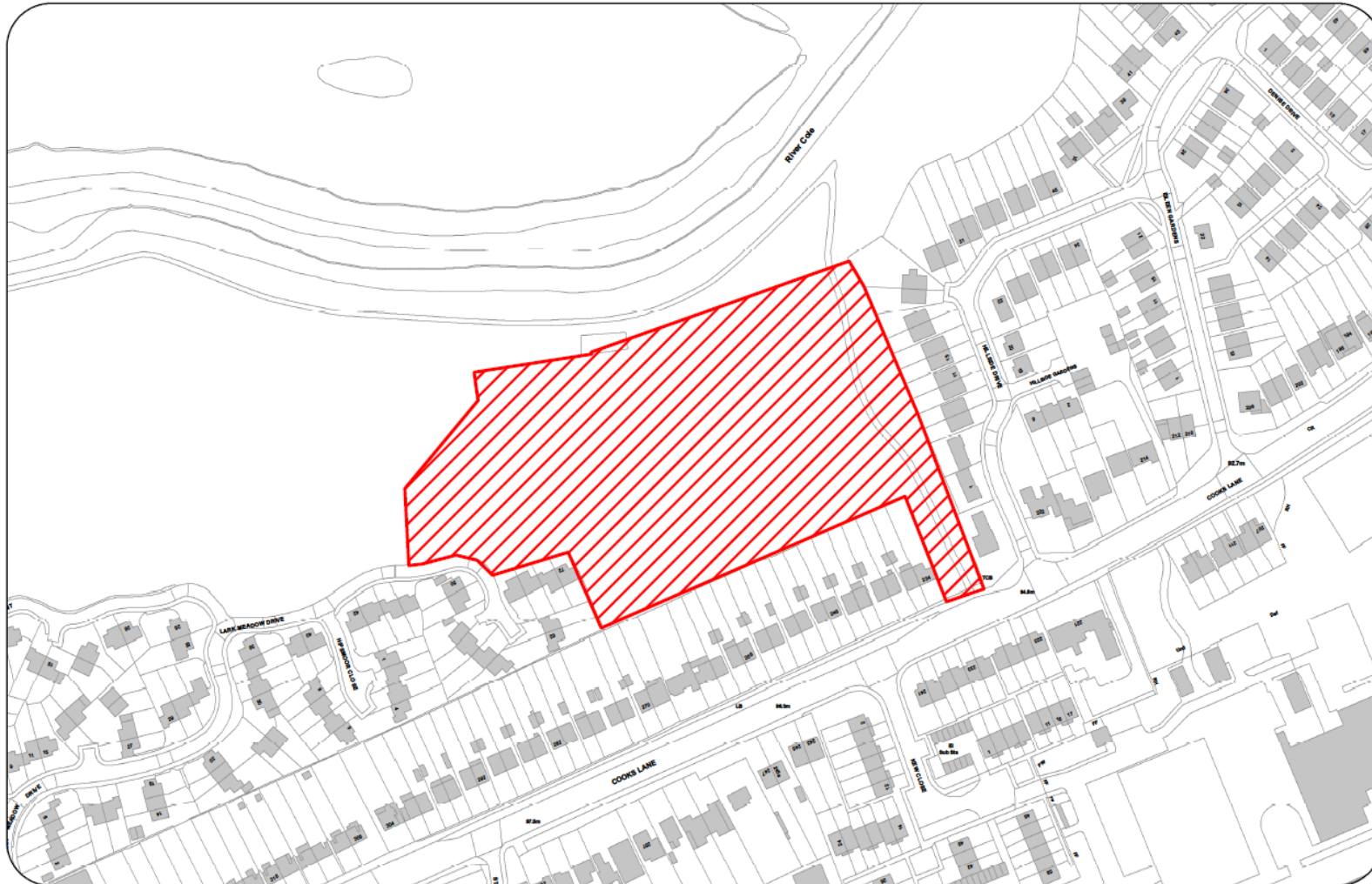
To illustrate the expected rate of housing delivery for the Plan period. The housing trajectory will be monitored and reviewed annually in the Strategic Housing Land Availability Assessment (SHLAA)

	Dwellings Completed (net)	Projected Completions (net)	Cumulative Completions	Target	Cumulative Target	Monitor – Difference Between cumulative Completions and Cumulative target	Managed Delivery Target – to be completed to achieve the overall target	Expected Affordable Housing Delivery
<b>2006/07</b>	745	-	745	<b>500</b>	<b>500</b>	245	500	84
<b>2007/08</b>	531	-	1,276	<b>500</b>	<b>1,000</b>	276	488	71
<b>2008/09</b>	448	-	1,724	<b>500</b>	<b>1,500</b>	224	486	33
<b>2009/10</b>	<b>151</b>	-	1,875	<b>500</b>	<b>2,000</b>	-125	488	145
<b>2010/11</b>	<b>197</b>	-	2,072	<b>500</b>	<b>2,500</b>	-428	507	194
<b>2011/12</b>	<b>268</b>	-	2,340	<b>500</b>	<b>3,000</b>	-660	525	119
<b>2012/18</b>	-	4,587	6,927	<b>3,000</b>	<b>6,000</b>	927	3,566	2,454
<b>2018/23</b>	-	2,195	9,122	<b>2,500</b>	<b>8,500</b>	622	2,037	1,335
<b>2023/28</b>	-	1,896	11,018	<b>2,500</b>	<b>11,000</b>	18	1,878	970
Affordable housing demolitions within the Regeneration Area								-2,948
Net additional affordable housing provision								2,457







# Appendix 2 - Main Modification 39



**Proposed Housing Site 1:**  
**Land t/o Cooks Lane, (formerly Foxglove Crescent),**  
**Kingshurst. North Solihull Regeneration Area**

 **Proposed Housing Site**  
 **Solihull Borough Boundary**

1:2,000



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# Appendix 3 - Main Modification 40

