

Solihull Local Plan – Draft Submission Plan (October 2020)

Representations on behalf of IM Land in
respect of Land at Rumbush Lane

December 2020

Turley

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Contact

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December 2020

1. Introduction

- 1.1 We write on behalf of our client, IM Land (hereafter referred to as 'IM'), who are working with the landowners in response to the Solihull Metropolitan Borough Council's Local Plan – Draft Submission Plan (DSP), which was published for consultation in October 2020.
- 1.2 IM Land are actively promoting land around at Rumbush Lane (site reference 141 and 554) known as 'Rumbush Village'. IM Land, the strategic land division of IM, and IM Properties are actively promoting several sites and assets within the Borough; separate representations have been submitted in relation to IM Land's other interests and IM Properties interests.
- 1.3 The site that forms the subject of these representations is in a single land ownership and is therefore deliverable within the Plan Period (to 2036) and is in a highly sustainable location, immediately adjacent to Earlswood train station.
- 1.4 It is relevant to note that the site forms part of a development opportunity, comprising land located within Stratford-on-Avon District Council's (SDC's) boundary. Whilst IM Land would welcome the opportunity to discuss this cross working further with officers at both SMBC and SDC, for the purpose of these representations, the focus in the first instance is on the potential of land within SMBC's boundary.
- 1.5 The representations are structured as follows:
 - **Section 2:** Provides a summary of the Site and the opportunity it presents.
 - **Section 3:** Provides our response to the Local Plan – Draft Submission Plan (DSP) (October 2020).
 - **Section 4:** Provides a conclusion to these representations
- 1.6 Appendices are provided with this report, and include an updated Vision document that demonstrates the site's ability to deliver in a manner that is appropriate to its sustainable location.

2. The Site and its Surroundings

Historic Site Promotion

- 2.1 IM submitted representations to the Draft Local Plan Review Consultation (DLPRC) which was published for consultation in November 2016 and the Draft Local Plan Supplementary Consultation (DLPSC) which was published for consultation in January 2019.
- 2.2 Previous representations submitted to the DLPRC and the DLPSC focussed on a much wider site area – approximately 90 to 95 hectares of land focussing around Earlswood Station. However, since this time, the proposals for the site have been considered further as set out below

Call for Sites April 2020

- 2.3 Since January 2019, further design work has taken place to determine how best to deliver the site in the shorter term, to support SMBC in meeting their housing need. Through this design work the proposed site has reduced in scale.
- 2.4 The amended proposals were submitted to SMBC in April 2020 as part of the Borough's 'Call for Sites', a copy of the submission can be found at **Appendix 1**.

The Proposals in December 2020

- 2.5 Following submission to the 'Call for Sites' a further process of design considerations took place, this was in response to research in to the shortfall of accommodation for older people within the Borough.
- 2.6 Barton Willmore, on behalf of IM, prepared a report titled 'Older People's Housing Need, Solihull Borough' (January 2020) which highlighted the significance that should be placed on the delivery of specialist accommodation for older people. The report concluded that there is an immediate requirement for specialist accommodation for older people within the District. A copy of the report is attached at **Appendix 2**, and its findings have influenced the updated emerging proposals for this site.
- 2.7 An updated Vision Document, dated December 2020 (**Appendix 3**), has been prepared for the area to the east of Earlswood Station, demonstrating how the site could deliver a sustainable development that would result in the following benefits:
 - **Homes:** Up to 62 new homes along with Accommodation for older people adjacent to Earlswood Station which could include a mix of specialist independent living and care (C2 and C3 uses).
 - **Landscape Buffer:** A planted buffer will provide a physical and visual break in development, ensuring that a sensitive edge is created to neighbouring land and preventing the potential for coalescence.

- **Supporting uses:** Opportunity for a community shop close to Earlswood Station along with potential supporting uses with any accommodation for older people, such as café, shop or hairdressers.
- **Public Open Space:** Up to 5.88ha of attractive and varied area of public open space, providing recreation and drainage features. The creation of a village green at the heart of the development is proposed, retaining existing landform and trees and reflecting the character of Warwickshire villages.
- **Public Rights of Way:** Enhancements to public rights of way to improve legibility and quality of surface. A footpath access to the station can also be provided.
- **Access and Movement Hierarchy:** Multiple points of access and a stratified movement hierarchy will provide principal routes, secondary routes and shared surfaces, ensuring connectivity, safety and variety.
- **Sustainable Transport:** The site is adjacent to an underutilised railway station, just 25 minutes from both Birmingham and Stratford upon Avon.

Wider Potential

- 2.8 As set out above, there is an opportunity to expand the site into land within SDC boundary. The Vision Document and **Appendix 3** identifies how the wider development could be delivered and how an additional 74 homes (or 54 homes and an additional 0.57ha of older people's accommodation) could be delivered alongside the SMBC parcel.
- 2.9 The site proposals, when taken as a whole, could therefore deliver the following:
- 136 new homes with 1.37ha of accommodation for older people and up to 7.54ha of public open space; or
 - 116 homes with 1.94 ha of accommodation for older people and up to 7.54ha of public open space.

3. Response to the Local Plan – Draft Submission Plan (DSP) (October 2020)

- 3.1 We respond to the individual policies within DSP in respect of the land at Rumbush Lane, Solihull, below.

Borough Vision – Overview

- 3.2 SMBC's ambitions with their vision are supported, namely to provide a range of quality homes across the Borough by 2036 whilst also setting out the opportunity to maximise the economic and social benefits of the High Speed 2 rail link and interchange both for the Borough and wider area.
- 3.3 However, the vision fails to identify the important link between the provision of new employment opportunities and the requirement to deliver new homes within the Borough. The two are intrinsically linked and together will ensure a prosperous future for SMBC. It is concerning that this link has not been made at the outset of the DSP. As currently drafted the Borough Vision sets the tone for an unbalanced and uncoordinated plan.
- 3.4 We comment further on the impact that the provision of new employment opportunities has on the housing requirement in our response to Policy P5 'Provision of Land for Housing', below.

Spatial Strategy

- 3.5 IM support SMBC's proposed Spatial Strategy, as set out in paragraphs 63 to 67 of the DSP, specifically the overall strategy to focus significant developments in locations that are, or can be made, accessible and sustainable.
- 3.6 The Scope, Issues and Options consultation in November 2015 set out the following 7 Growth Options for the Borough and at paragraph 64, the DSP confirms that SMBC has focussed on options E, F and G:
- Growth Option A: High Frequency Public Transport Corridors & Hubs
 - Growth Option B: Solihull Town Centre
 - Growth Option C: North Solihull/Chelmsley Wood
 - Growth Option D: Shirley Town Centre & the A34 Corridor
 - **Growth Option E: The UK Central Hub Area & HS2**
 - **Growth Option F: Limited Expansion of Rural Villages/Settlements**
 - **Growth Option G: New Settlements, Large Scale Urban Extensions or Significant Expansion of Rural Villages/Settlements**

- 3.7 Whilst the DSP has set out the growth options and the overall Spatial Strategy it has failed to take the next important step and set out a specific settlement hierarchy. It is considered that the preferred growth options should be accompanied by a settlement hierarchy that would identify how the vision and spatial strategy would be delivered through the Plan Period.
- 3.8 A settlement hierarchy should be set within a policy position, which identifies the most sustainable locations for growth. This should in turn be evidenced by the Sustainability Appraisal (SA) that takes into account factors such as access to public transport. This approach would also assist in the overall development management and delivery of windfall sites during the Plan Period, which themselves are expected to deliver 2,800 new homes by 2036.

Site Selection

- 3.9 IM raised concerns about the Site Selection process within their representations to the DLPSC in 2019. Whilst it is noted that the methodology is now set out in the document titled 'Reg 19 Draft Local Plan: Site Selection Process Topic Paper' dated October 2020 (the 'Topic Paper'), there has been no updates to the methodology. On this basis, IM's objection to the Site Selection remains the same, and is set out below.
- 3.10 The Site Selection process was carried out in two stages, the first of which determined where in the site hierarchy each site fell within.
- 3.11 It is considered that the 'Step 1 – Hierarchy Criteria' does not fully align with the recommendations within the National Planning Policy Framework February 2019 (NPPF). SMBC have acknowledged the need to release Green Belt land for development and have given first consideration to land which has been previously developed (PDL). However, the NPPF at paragraph 138 states that:
- "Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport."*** (Emphasis added)
- 3.12 SMBC have not referenced land which is well served by public transport within the Site Hierarchy Criteria, Footnote 5 of the Topic Paper provides a definition of an 'accessible Green Belt location' stating that:
- "An accessible location is located either (a) on the edge of an urban area, (b) on the edge of a settlement that has a wide range of services including a primary school and range of retail facilities. In this context a broad approach to accessibility is used based on a sites location in/edge of urban area or settlement. A finer grain of accessibility is used at step 2."*
- 3.13 SMBC have also given consideration to a site's performance against the five purposes of including land within the Green Belt ahead of land which is well served by public transport – this is not the approach recommended by the NPPF. Consideration as to the impact on the Green Belt should take place at Step 2.

- 3.14 Step 1 in the site selection process has failed to give sufficient weight to sites which are well served by public transport and is therefore not in accordance with the NPPF. It is considered that, if the ‘Step 1 – Site Hierarchy Criteria’ had been approached correctly, land around at Rumbush Lane would have progressed to be considered at Step 2, rather than being immediately discarded. The site is located on the main railway line between Birmingham and Stratford-upon-Avon, and is therefore in a highly sustainable location, in line with the NPPF ‘test’.
- 3.15 Step 2 in the site selection process assesses sites considered to be a potential allocation (yellow) or an unlikely allocation (blue) against a set of refinement criteria, to confirm whether these sites should be green or red. Sites considered green or red at step 1 do not require further assessment.
- 3.16 The refinement criteria for step 2, at page 14 of the Topic Paper do not include sites that are well served by public transport within the ‘factors in favour’. Therefore, Step 2 in the site selection process has failed to give sufficient weight to sites which are well served by public transport and is therefore not in accordance with the NPPF.
- 3.17 The methodology for the site selection process should be amended to align with the recommendations within the NPPF. The current approach immediately discards any potential sites at stage 1, such as Earlswood, which provides the opportunity to deliver new homes in a sustainable location.
- 3.18 It is considered that land at Rumbush Lane should pass through Step 1 as a Green Site which would not have to be considered at Step 2. However, if the site were considered to be yellow or blue Table 3.1, below, provides an assessment of land at Rumbush Lane against the Refinement Criteria. This assessment provides evidence that the site should be considered for allocation through the Local Plan Review.

Table 3.1 Assessment of land at Rumbush Lane against Refinement Criteria

Factors in Favour	Assessment of land at Rumbush Lane
In accordance with Spatial Strategy	SMBC have identified that exceptional circumstances exist to release land from to Green Belt to deliver their housing need. The site presents an opportunity to provide homes in a sustainable location which is well served by public transport.
Any hard constraints only affect a small proportion of the site and/or can be mitigated.	The main hard constraint to the site is the railway line – this, however, provides an opportunity due to the site’s proximity to Earlswood station. The railway line does not impact upon the availability, achievability or deliverability of the site.
Site would not breach a strong defensible boundary to the Green Belt	The site provides the opportunity to create a new village in a sustainable location – therefore preventing the sprawl of existing settlements. The Green Belt boundary (as amended) could be suitably addressed.

<p>Any identified wider planning gain over and above what would normally be expected.</p>	<p>As set out in the Vision Document, the site provides the following planning gains:</p> <ul style="list-style-type: none"> • Opportunity to create a high quality, desirable place to live that provides for local and strategic housing needs and will appeal to people of all ages and backgrounds. • Landscape and ecological resources such as trees and hedgerows within the site form a characterful feature of the land that can be preserved wherever possible. • Significant opportunity to identify points of access into the development and opportunities for through movement within the site to promote movement on foot and by bicycle, particularly into Earlswood station. • Opportunity to enhance existing public rights of way through the site, allowing the potential to connect to surrounding assets.
<p>Sites that would use or create a strong defensible boundary to define the extent of land to be removed from the Green Belt.</p>	<p>Technical evidence prepared by Barton Willmore demonstrates that the site provides the opportunity to create a strong defensible boundary.</p>
<p>If finer grain accessibility analysis shows the site (or part to be included) is accessible.</p>	<p>The site is able to deliver new services that enhance its accessibility, Footway provision can also be provided along the site frontage.</p> <p>Earlswood train station provides 3 services per hour in the morning peak and 2 in the evening; which provides access to jobs and retail services in Birmingham, Shirley and Stratford.</p> <p>All of these measures increase the accessibility and the resultant scoring of the site Solihull's site assessment</p>
<p>Factors Against</p>	<p>Assessment of land at Rumbush Lane</p>
<p>Not in accordance with the spatial strategy.</p>	<p>SMBC have identified that exceptional circumstances exist to release land from to Green Belt to deliver their housing need. The site presents an opportunity to provide homes in a sustainable location which is well served by public transport.</p>
<p>Overriding hard constraints that cannot be mitigated.</p>	<p>There are no overriding hard constraints that cannot be mitigated.</p>

SHELAA Category 3 sites unless demonstrated that concerns can be overcome.	The SHELAA dated November 2016 identified that land around Earlswood Station (site ref 141) fell with Category 1 <i>“(deliverable) – site is suitable, available and achievable and faces no constraints which might prevent it from coming forward within the first five-year period.”</i>
Site would not use or create a strong defensible boundary to define the extent of land to be removed from the Green Belt.	The site provides the opportunity to create a strong defensible boundary.
If finer grain accessibility analysis shows the site (or the part to be included) is not accessible.	Means to improve and enhance the accessibility of the site, through a mix of uses and new transport infrastructure, as well as using the existing rail station, demonstrate how the accessibility of the site and the associated scoring can be improved.
If the site is in a landscape character area that has a very low landscape capacity rating.	<p>The site is located within LCA 2 ‘Southern Countryside’ which covers an area of approximately 14km² to the south of the Shirley area of Solihull. The Landscape Capacity Assessment concludes that: <i>“The LCA being of High overall landscape sensitivity and Medium landscape value, suggests that the LCA would typically have an overall Very Low landscape capacity to accommodate new development”</i>.</p> <p>The Landscape Character Assessment states that it is not possible to establish a definitive baseline sensitivity to change without having details of a given development proposal.</p> <p>The Vision Document provides a site specific Sensitivity Analysis which concludes that the proposed development would be acceptable with mitigation.</p>
If the SA appraisal identifies significant harmful impacts.	<p>The Larger ‘Land north of Earlswood Station’ site has been assessed within the SA dated October 2020 (AECOM ID: AECOM70, SMBC ref: HH3). The SA identified three <i>“Significant negative effects likely / mitigation essential”</i> namely:</p> <ul style="list-style-type: none"> • SA4a Soil: The Site Pro-forma states that the site <i>“Contains more than 20 ha of agricultural land 1-2 or >20ha of 1-3b land”</i>.

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- SA10 Landscape Sensitivity: The Site Pro-forma states “*Landscape with high sensitivity to change*”.
 - SA19b Distance to convenience store or supermarket: The Site Pro-forma states that the site is 1,287m from a local convenience store.

SMBC have identified that exceptional circumstances exist to release land from to Green Belt to deliver their housing need. Such an approach will lead to the loss of agricultural land, the impacts of this loss can be mitigated through the presence of exceptional circumstances.

The smaller parcel of land, submitted as part of the April 2020 ‘Call for Sites’ (site reference: 554), was not considered as part of the SA.

The Vision Document provides details of how the site can deliver a convenience store with the potential for provision supporting uses within the accommodation for older people. The convenience store would reduce the need for any short trips to be made. Therefore the site would be able to comply with SA19 once delivered.

- 3.19 The Greater Birmingham and Black Country HMA commissioned GL Hearn and Wood PLC to undertake a Strategic Growth Study during 2017 to define how and where this housing could be delivered.
- 3.20 Opportunity areas were identified within the GL Hearn study, including ‘South of Birmingham’, a broad, non-specific area of land between Birmingham and Stratford upon Avon (location NS5) which was identified as having potential for a new settlement.
- 3.21 It states that the methodology was “*applied to rail corridors where there is sufficient land such that development would not result in the physical coalescence between the new settlement and an existing town*”.
- 3.22 Land around at Rumbush Lane (site reference 141 and 554) is located within the South of Birmingham opportunity area. However, due to the site selection methodology this site was immediately discarded and considered “red”.
- 3.23 The Vision Document attached at **Appendix 3** has been prepared for the site demonstrating how a development could deliver a sustainable new development that could result in the following benefits:

- **Homes:** Up to 62 new homes along with Accommodation for older people adjacent to Earlswood Station which could include a mix of specialist independent living and care (C2 and C3 uses).
- **Landscape Buffer:** A planted buffer will provide a physical and visual break in development, ensuring that a sensitive edge is created to neighbouring land and preventing the potential for coalescence.
- **Supporting uses:** Opportunity for a community shop close to Earlswood Station along with potential supporting uses with any accommodation for older people, such as café, shop or hairdressers.
- **Public Open Space:** Up to 5.88ha of attractive and varied area of public open space, providing recreation and drainage features. The creation of a village green at the heart of the development is proposed, retaining existing landform and trees and reflecting the character of Warwickshire villages.
- **Public Rights of Way:** Enhancements to public rights of way to improve legibility and quality of surface. A footpath access to the station can also be provided.
- **Access and Movement Hierarchy:** Multiple points of access and a stratified movement hierarchy will provide principal routes, secondary routes and shared surfaces, ensuring connectivity, safety and variety.
- **Sustainable Transport:** The site is adjacent to an underutilised railway station, just 25 minutes from both Birmingham and Stratford upon Avon.

3.24 Land at Rumbush Lane has the opportunity to contribute towards housing need, in a sustainable location where people want to live, supported by a range of facilities. It is considered that, following a review of the site selection methodology, Land Rumbush Lane would be a suitable site for the provision of new homes within the district.

Providing Homes for All

Policy P4A – Meeting Housing Needs – Affordable Housing

3.25 IM are pleased to note that SMBC have re-worded their policy requirement for affordable housing and have reverted back to provision based on a percentage (40%) of overall dwellings.

3.26 It is also encouraging to note that SMBC have built in flexibility within the policy to allow negotiations to take place on a site by site basis to reflect the viability of individual sites.

Policy P4E – Meeting Housing Needs – Housing for Older and Disabled People

3.27 The 'Older People's Housing Need, Solihull Borough' (January 2020) report attached at **Appendix 2**, states that there is an immediate requirement for specialist accommodation for older people within the District.

3.28 The report confirmed that the total need for specialist older people's accommodation amounts to 3,612 units. Separately, within the Borough, it is determined that there

exists a current requirement for an additional +491 units of registered care places, a need that is expected to increase by +738 to total +1,229 units by 2035 after accounting for population growth.

- 3.29 IM therefore supports the wording of the policy that states that applications for specialist housing for older people will be supported. However, in order to strengthen the policy it is considered that SMBC need to review their evidence base to fully support the policy. It would also be beneficial for SMBC to identify areas that would be most suitable for providing specialist housing for older people, as set out in the Vision Document at **Appendix 3**, the Site provides the opportunity to contribute to this identified need in a sustainable location.

Policy P5 – Provision of Land for Housing

- 3.30 It is acknowledged that SMBC state that they have allocated sites to ensure sufficient housing supply to deliver 15,017 additional homes in the Plan Period (to 2036).
- 3.31 Policy P5 should also include the additional homes SMBC have allocated at UK Central Hub Area (2,740) which together with the identified 5,270 would amount to 8,010 net additional homes in the period 2020 – 2036. The additional allocations for UK Central Hub Area are listed within the supportive text and justification for the policy, however they should be included within Policy P5.
- 3.32 The total requirement of 15,017 is comprised of:
- 12,912 homes arising from the Local Housing Need (LHN) Standard Method minimum requirement of 807 dwellings per year (dpa) over the plan period (2020 to 2036); and
 - 2,105 homes as a contribution to the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Shortfall up to 2031.
- 3.33 The DSP assumes that any additional growth from the UK Central Hub Area would amount to a small increase of housing requirement of 9 additional homes per year (144 over the plan period). SMBC have then assumed that these additional homes would most likely be for people travelling from outside of the Borough, and therefore fall within the contribution to the GBHMA.
- 3.34 IM have concerns about SMBC's approach to the overall housing need over the Plan Period. The concerns are:
- The unmet need of the wider GBBCHMA has been under-estimated. Barton Willmore, on behalf of IM, have prepared a report titled 'Solihull Borough Housing Need Technical Note' (December 2020), enclosed at **Appendix 4**. The analysis of unmet need in the wider GBBCHMA suggests that the 2020 Position Statement's conclusions under-estimate the remaining unmet housing need from Birmingham up to 2031, and for Birmingham alone the deficit in unmet need is between **11,294 and 13,101 dwellings up to 2031**;
 - SMBC have not mentioned the GBBCHMA shortfall arising post 2031. The Housing Need and Housing Land Supply Position Statement (July 2020) stated

that “*The Black Country has evidenced a significant shortfall through its 2019 Urban Capacity Review Update of up to 29,260 between 2019 and 2038, against LHN. Whilst this shortfall starts to arise during the term of this position statement and is estimated to be 7,485 up to 2031, the majority (over 20,000 homes), will arise post 2031*”. Whilst it is acknowledged that this additional shortfall will be considered through the Black Country Plan review and informed by the Birmingham Development Plan review, when they commence, it is clear that there is a significant shortfall arising from the GBBCHMA within the DSP plan period. The Housing Need Technical Note (**Appendix 4**) states that the unmet need post 2031 is calculated to be a minimum of 17,700 dwellings between 2031 and 2040. It is considered that in order to strengthen the DSP, a review policy or trigger should be included to address this additional shortfall once the quantum has been tested.

- The limited additional housing requirement arising from the UK Central Hub Area appears to be at odds with the Borough’s ambitious Vision for the UK Central Hub Area. The Housing Need Technical Note (**Appendix 4**) states that growth of between 1,036 and 1,248 dpa would be required to support the UK Central Hub scenario (between 15,576 and 19,968 dwellings over the plan period). This represents an increase of between 220 dpa and 432 dpa on the housing need calculated by the HEDNA (816 dpa), or an additional **3,520 to 6,912 dwellings over the Plan period**.

- 3.35 IM agrees that the use of the standard methodology represents a good ‘starting point’ in determining the local housing need. In the first instance it is important to highlight that the standard method for assessing housing needs provides a minimum starting point (PPG reference ID: 2a-010-20190220).
- 3.36 However, it is clear that several of the circumstances identified within the PPG as being appropriate circumstances within which to plan for a higher number of homes than the standard method indicates are quite clearly applicable to Solihull. A key factor that is of particular relevance is in relation to the potential for ‘supergrowth’ associated with High Speed 2 (HS2), the planned investment in strategic infrastructure improvements at UK Central Hub Area and elsewhere in the Borough to facilitate growth.
- 3.37 It is important that the Council seriously consider whether the growth associated with the new HS2 interchange, and the wider plans for major economic development and associated residential development at UK Central Hub Area needs to be further analysed and better understood before the Local Housing Need figure is fixed based on the standard methodology.
- 3.38 Economic growth associated with HS2 has been considered by the Greater Birmingham and Solihull LEP in their Midlands HS2 Growth Strategy (July 2015). This document makes clear that there is a significant potential to deliver growth on a nationally significant scale over and above the construction of HS2. The report concludes that the arrival of the two HS2 stations into the region “will drive new areas for regeneration, housing and business growth across the Midlands”. This so termed ‘supergrowth’ has the potential to drive a significant demand for additional housing within the Borough.

- 3.39 Previous representations submitted by Turley on behalf of IM Land, raised concerns that the Housing Need identified in the DLPRC and DLPSC did not make adequate provisions for 'supergrowth', and indeed did not reflect the Council's own ambitions (as set out within the plan) for economic growth within the Borough. These concerns still stand, and without understanding at this stage whether the Council's position on employment and the potential for 'supergrowth' has changed, it is difficult to confirm whether 'exceptional circumstances' may exist to justify the use of an alternative approach to the determination of local housing need.

Windfall Sites

- 3.40 It is noted that SMBC intend to deliver 2,800 new homes through Windfall Sites from 2020 to 2036 (175 homes per year). As set out in our response to the Spatial Strategy, it is necessary for SMBC to include a Settlement Hierarchy within the DSP to direct any future growth from windfall sites to the most appropriate and sustainable locations.
- 3.41 The Draft SHELAA Updated (October 2020) Appendix I 'Historic Windfall Rates' provides a breakdown of net windfall rates from 1992/1993 to 2019/2020. Appendix I states that there is an 'all years mean' (1992 – 2020) of 208 windfall dwellings per year. The 'ten year mean' (2010 – 2020) is 251 windfall dwellings per year and the 'five year mean' (2015 to 2020) is 243 windfall dwellings per year. This is therefore the evidence that SMBC are relying upon to confirm that they can deliver 175 homes per year through windfall sites. SMBC have acknowledged that there is a need to release land from the Green Belt to deliver the LHN for the District, therefore to require an additional 2,800 dwellings on non-Green Belt speculative sites appears to be ambitious even in the context of past delivery.

4. Summary

- 4.1 IM is keen to see a more holistic approach to and consideration of the key factors to be addressed within the DSP. In particular, a more comprehensive approach to housing needs at both the local level and in terms of accommodating a proportion of unmet need from within the wider HMA. It is important that these factors are addressed in order that the Council can be satisfied that the quantum of land they are seeking to identify, and the associated spatial strategy that this will reflect, are sound.
- 4.2 It is considered that Step 1 in the site selection process failed to give sufficient weight to sites which are well served by public transport and is therefore not in accordance with the NPPF. It is considered that, if the 'Step 1 – Site Hierarchy Criteria' has been approached correctly, land at Rumbush Lane would have progressed to be considered at Step 2. The site is located on the main railway line between Birmingham and Stratford-upon-Avon, and is therefore in a highly sustainable location, in line with the NPPF 'test' at paragraph 138.
- 4.3 IM have concerns about SMBC's approach to the overall housing need over the Plan Period. The concerns are:
- The unmet need of the wider GBBCHMA has been under-estimated. The analysis of unmet need in the wider GBBCHMA suggests that the 2020 Position Statement's conclusions under-estimate the remaining unmet housing need from Birmingham up to 2031, and for Birmingham alone the deficit in unmet need is between **11,294 and 13,101 dwellings up to 2031**;
 - SMBC have not mentioned the GBBCHMA shortfall arising post 2031. The Housing Need Technical Note states that the unmet need post 2031 is calculated to be a minimum of **17,700 dwellings between 2031 and 2040**. It is considered that in order to strengthen the DSP, a review policy or trigger should be included to address this additional shortfall once the quantum has been tested.
 - The limited additional housing requirement arising from the UK Central Hub Area appears to be at odds with the Borough's ambitious Vision for the UK Central Hub Area. The Housing Need Technical Note states that growth of between 1,036 and 1,248 dpa would be required to support the UK Central Hub scenario (between 15,576 and 19,968 dwellings over the plan period). This represents an increase of between 220 dpa and 432 dpa on the housing need calculated by the HEDNA (816 dpa), or an additional **3,520 to 6,912 dwellings over the Plan period**.
- 4.4 Land at Rumbush Lane has the opportunity to contribute towards housing need, in a sustainable location where people want to live, supported by a range of facilities. It is considered that, following a review of the site selection methodology, Land around at Rumbush Lane would be a suitable site for the provision of new homes within the district.

4.5 IM would be pleased to discuss the content of these representations in further detail with the Council and would welcome the opportunity to arrange a meeting with officers in the short-term to answer some of the queries raised within this response.

**Appendix 1: 'Call for Sites' Submission, April
2020**

Call for Sites proposals form

Strategic Housing and Economic Land Availability Assessment (SHELAA)

The Council has put out a 'Call for Sites' as part the Local Plan Review.

The submitted sites inform the Council's land availability assessment for housing and economic development uses, or SHELAA, over the plan period. National policy recommends assessing different types of land as part of the same exercise, so that sites may be allocated for the most appropriate use.

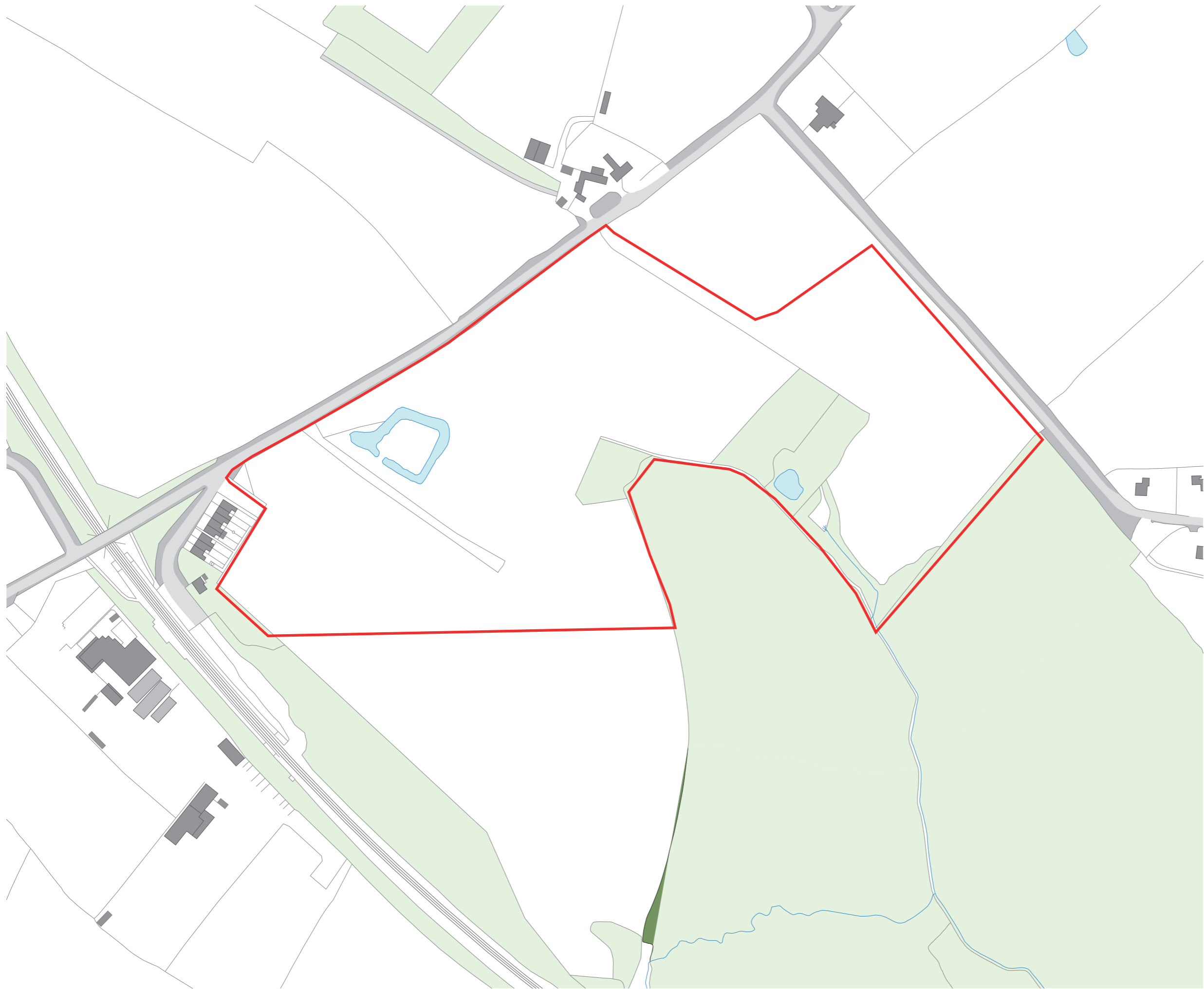
The final SHELAA needs to assess not only the suitability of sites put forward, but also the likelihood of them coming forward (are they available and achievable?). However, even if land is identified as having potential in the SHELAA, this does not confirm that it will be allocated for development.

Guidance on submitting information


Please complete the following form as fully as possible to put forward sites that you think Solihull Council should consider for development. This is a fresh 'call for sites', so please re-submit any sites that have been considered in the past.

In completing the form:


- Use a separate form for each site
- Enclose an Ordnance Survey map at scale 1:1250 (or 1:2500 map for larger sites), clearly showing the boundaries of the site
- Submit sites that are likely to become available for development or redevelopment in the next 15-20 years



LEGEND

 Site boundary



0  100
metres

Revisions

Site: **Land off Rumbush Lane**
 Client: IM Land
 Title: **Site boundary**
 Scale: 1:2,500 @ A3
 Drawing No: 001
 Revision: -
 Date of Issue: 03.04.20
 Drawn by: KK
 Node Ref: IML0264



Node
 Imperial & Whitehall
 23 Colmore Row
 Birmingham
 B3 2BS

node

thisnode.com | 0121 667 9259

Council contact details

All completed forms should be sent, either by post or email, to the following address:

Email: psp@solihull.gov.uk

Post: Policy & Spatial Planning
Solihull MBC
Council House
Manor Square
Solihull
B91 3QB

If you have any further queries please contact Spatial Planning on 0121 704 8000 or email psp@solihull.gov.uk.

Data protection

How we will use your personal information

The information you provide will be used by the Council to help prepare the Strategic Housing and Economic Land Availability Assessment (SHELAA) for the Local Plan Review. Information will be shared with other Council employees or agencies who may be involved with the process. Additionally, your personal details may be shared with other Solihull MBC departments and partner organisations to ensure our records are kept accurate and to keep you informed of future consultation documents. Please note that the Council is obliged to make the site information available as part of the evidence base. The forthcoming Housing & Planning Bill may require the Council to make information about potential sites and ownership available in a public register. Should you have any further queries please contact Policy and Spatial Planning on 0121 704 8000 or email psp@solihull.gov.uk.

Contact Details

Your name & address:

Name	Mrs Fiona Lee-McQueen
Organisation	Turley
Address	9 Colmore Row Birmingham B3 2BJ
Telephone no.	[REDACTED]
Email address	[REDACTED]
Your Status (please tick all that apply)	The Landowner <input type="checkbox"/> A planning consultant <input checked="" type="checkbox"/> A Developer <input type="checkbox"/> A Land agent <input type="checkbox"/> A Registered Social Landlord <input type="checkbox"/> Other (please specify)

If you are representing another person, their name & address:

Name	
Organisation	IM Land
Address	
Telephone no.	
Email address	

If you are not the landowner, or the site is in multiple ownership, then please submit the name, address and contact details of the land owner/s:

Does the owner of the site know you are proposing the site?

Yes No

Site Details

Site Name	Land of Rumbush Lane, Earlswood		
Address			
Post code			
Grid Reference (if known)	Easting		Northings
Estimated Area (ha)	9.31	Developable Area (ha)	3.43
Current land use	Undeveloped agricultural land		
Number and type of buildings on-site	Nil		
Adjacent land use(s)	Agricultural Land, railway line and woodland SSSI		
Previous planning history	N/A		
Preferred future use of the site (please tick all that apply)	Housing <input checked="" type="checkbox"/> Specialist housing <input type="checkbox"/> Broad location <input type="checkbox"/> Office (B1) <input type="checkbox"/> Industry (B2) <input type="checkbox"/> Storage/Distribution (B8) <input type="checkbox"/> Leisure <input type="checkbox"/> Retail <input type="checkbox"/> Community facilities <input type="checkbox"/> Other (please specify)		
Please attach a map (preferably at 1:1250 scale) outlining the precise boundaries of the whole site and the part that may be suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site.			

Suitability

Please indicate any known constraints to developing the site:

<p>Environmental constraints</p>	<p>Flood Risk <input type="checkbox"/></p> <p>Drainage <input type="checkbox"/></p> <p>Other (please specify)</p> <p>Contamination <input type="checkbox"/></p> <p>Hazardous waste <input type="checkbox"/></p>
<p>Further details</p>	<p>Please see accompanying Vision Document</p>
<p>Policy constraints</p>	<p>Heritage (e.g. Conservation Area) <input type="checkbox"/></p> <p>High quality agricultural land <input type="checkbox"/></p> <p>Other (please specify)</p> <p>Green Belt <input checked="" type="checkbox"/></p> <p>Nature Conservation (e.g. SSSI) <input type="checkbox"/></p>
<p>Further details</p>	<p>Please see accompanying Vision Document</p>
<p>Physical & Infrastructure constraints</p>	<p>Access <input type="checkbox"/></p> <p>Utilities <input type="checkbox"/></p> <p>Other (please specify)</p> <p>Topography <input type="checkbox"/></p> <p>Pylons <input type="checkbox"/></p> <p>Trees <input type="checkbox"/></p> <p>Pipelines <input type="checkbox"/></p>
<p>Further details</p>	<p>Please see accompanying Vision Document</p>
<p>Could interventions be made to overcome any constraints?</p>	<p>Please see accompanying Vision Document</p>

Availability

<p>When would you anticipate the site being available for development to start?</p>	<p>Short-term (by April 2023) <input checked="" type="checkbox"/> Medium term (by April 2028) <input type="checkbox"/> Long-term (by April 2033) <input type="checkbox"/> After April 2033 <input type="checkbox"/></p>
<p>When would you anticipate development being completed on-site?</p>	<p>Short-term (by April 2023) <input checked="" type="checkbox"/> Medium term (by April 2028) <input checked="" type="checkbox"/> Long-term (by April 2033) <input type="checkbox"/> After April 2033 <input type="checkbox"/></p>
<p>Is there any market interest in the site?</p>	
<p>Is there a current planning application on the site?</p>	<p>No</p>
<p>Are there any legal constraints on the site that may impede development?</p>	<p>Restrictive covenants <input type="checkbox"/> Ransom strips <input type="checkbox"/> Other (please specify)</p>

Achievability

Potential capacity for housing development	
What type of dwellings could be provided? (tick all that apply)	Houses <input checked="" type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input checked="" type="checkbox"/> Communal <input type="checkbox"/> Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input type="checkbox"/> Other (please specify)
How many dwellings do you think could be provided?	Houses <input type="checkbox"/> Apartments <input type="checkbox"/> Bungalows <input type="checkbox"/> Communal <input type="checkbox"/> Supported housing (e.g. for elderly) <input type="checkbox"/> Mixed <input checked="" type="checkbox"/> 103 dwellings
Is there scope for self-build and/or custom build?	
What percentage affordable housing could be provided?	40% (current policy compliant) <input checked="" type="checkbox"/> 100% <input type="checkbox"/> Other (please specify)
What is the housing demand in the area?	Strong <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Weak <input type="checkbox"/>
What effect would site preparation/remediation costs have on the site's deliverability?	Positive <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Negative <input type="checkbox"/> Please give details.....
Are there any other feasibility/viability issues?	

Achievability contd...

Potential capacity for economic development	
What type of employment land could be provided? (tick all that apply)	Office/R&D (B1) <input type="checkbox"/> Industrial (B2) <input type="checkbox"/> Storage/Distribution (B8) <input type="checkbox"/> Mixed <input type="checkbox"/>
How many units could be provided? (answer all that apply)	Office/R&D (B1) <input type="checkbox"/> Industrial (B2) <input type="checkbox"/> Storage/Distribution (B8) <input type="checkbox"/> Mixed <input type="checkbox"/>
What floorspace could be provided?sqm
What other development types could be provided?	Retail <input type="checkbox"/> Leisure <input type="checkbox"/> Tourism <input type="checkbox"/> Community Facilities <input type="checkbox"/> Other (please specify)
What floorspace could be provided?sqm
What is the demand for the preferred use in the area?	Strong <input type="checkbox"/> Medium <input type="checkbox"/> Weak <input type="checkbox"/>
What effect would site preparation/remediation costs have on the site's deliverability?	Positive <input type="checkbox"/> Neutral <input type="checkbox"/> Negative <input type="checkbox"/> Please give details
Are there any other feasibility/viability issues?	



Land off Rumbush Lane

A blueprint for sustainable living

April 2020



Node

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Prepared on behalf of IM Land by Node
Project Ref: IML0264
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DATE	COMMENT	CREATED BY	CHECKED BY	VERSION
30.03.2020	Draft for review	KK	NW	1
03.04.2020	Draft for review	KK	SM	2
07.04.2020	Submission to SMBC	KK	SM/FLM	3



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3. Philosophy and vision	6
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5. The site	12
6. Design principles	14
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1. Introduction

Land off Rumbush Lane offers a sustainable development location by an existing railway station.

This site vision has been prepared by Node on behalf of IM Land, an experienced land promoter and developer, with a track record of delivering excellence in residential, employment and mixed-use schemes. It has been prepared with technical input from a skilled and experienced design team, comprising:

Turley: planning

Stantec: transportation and engineering

EDP: ecology and archaeology

Barton Willmore: landscape and visual impact

A vision of healthy, happy sustainable living

The site has the chance to deliver something truly special.

The development could deliver the following benefits:

Homes

Up to 103 new homes of diverse tenure, size and type, creating a truly mixed community.

Landscape

A key component of the development, providing 5.88ha of open space.

Supporting uses

Opportunity for a community shop.

Sustainable transport

The site is adjacent to a railway station, just 25 minutes from both Birmingham and Stratford.

The context for development Solihull urgently needs new homes.

The adopted Solihull Local Plan covers the period 2011-2028. Solihull MBC are in the process of reviewing their Local Plan to enable longer term needs to be addressed and to keep the Plan up to date as required by the National Planning Policy Framework (NPPF). In Solihull MBC's case, there is a greater urgency to prepare the Local Plan Review for the following reasons:

- Firstly, the successful legal challenge to the Solihull Local Plan post adoption means that the current Local Plan has no overall housing requirement for the plan period.
- Secondly, the examination of the Birmingham Development

Plan has made clear that the City Council is unable to meet its own housing need within its boundaries, and that the shortfall will have to be met elsewhere within the Housing Market Area (HMA) (or other nearby areas) such as Solihull. Paragraphs 8.4.5 to 8.4.6 of the adopted Solihull Local Plan acknowledge that when work on housing needs identifies a need for further provision in the Borough, a review will be brought forward to address this.

- Finally, the UK Central Masterplan and Prospectus for a 'Garden City' approach to the High Speed 2 Interchange have set out the Council's ambitions for this part of the Borough. The Proposed Local Area Plan for the High Speed 2 Interchange

2. Approach

and Adjoining Area highlighted the need to review the Green Belt boundary to enable the Interchange Area to be allocated for development. An updated Local Plan addressing this matter is vital if the full potential of the High Speed 2 project is to be realised.

Land off Rumbush Lane provides an opportunity for Solihull MBC to provide much needed homes in a sustainable location during the early stages of the Local Plan Review period. Smaller sites, in sustainable locations, which can be delivered in the early stages of the Plan Period will ensure that the Borough has a sufficient supply of housing.”

Our approach

We put people first. Putting people at the heart of everything we do means designing places that are practical and a joy to be in.

The site provides an opportunity to create new homes that will deliver beneficial rather than detrimental consequences for the existing setting.

To achieve this requires a strong, clear philosophy and vision from the outset, supported by holistic, contextual understanding of place and articulated through well-defined design principles.

We believe in involving the local community and wider parties into playing a part in a success story that has the potential to benefit all.

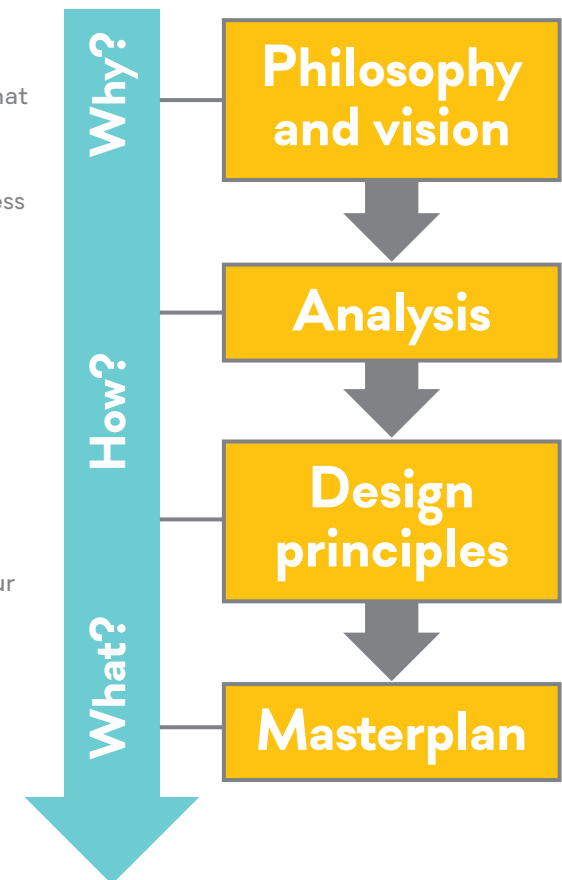
As such, we have followed a process that defines:

why we are doing it.

how we plan to do it.

what it will entail.

This process has ensured that a people-led, place-specific vision has guided the development of our proposals at every step.





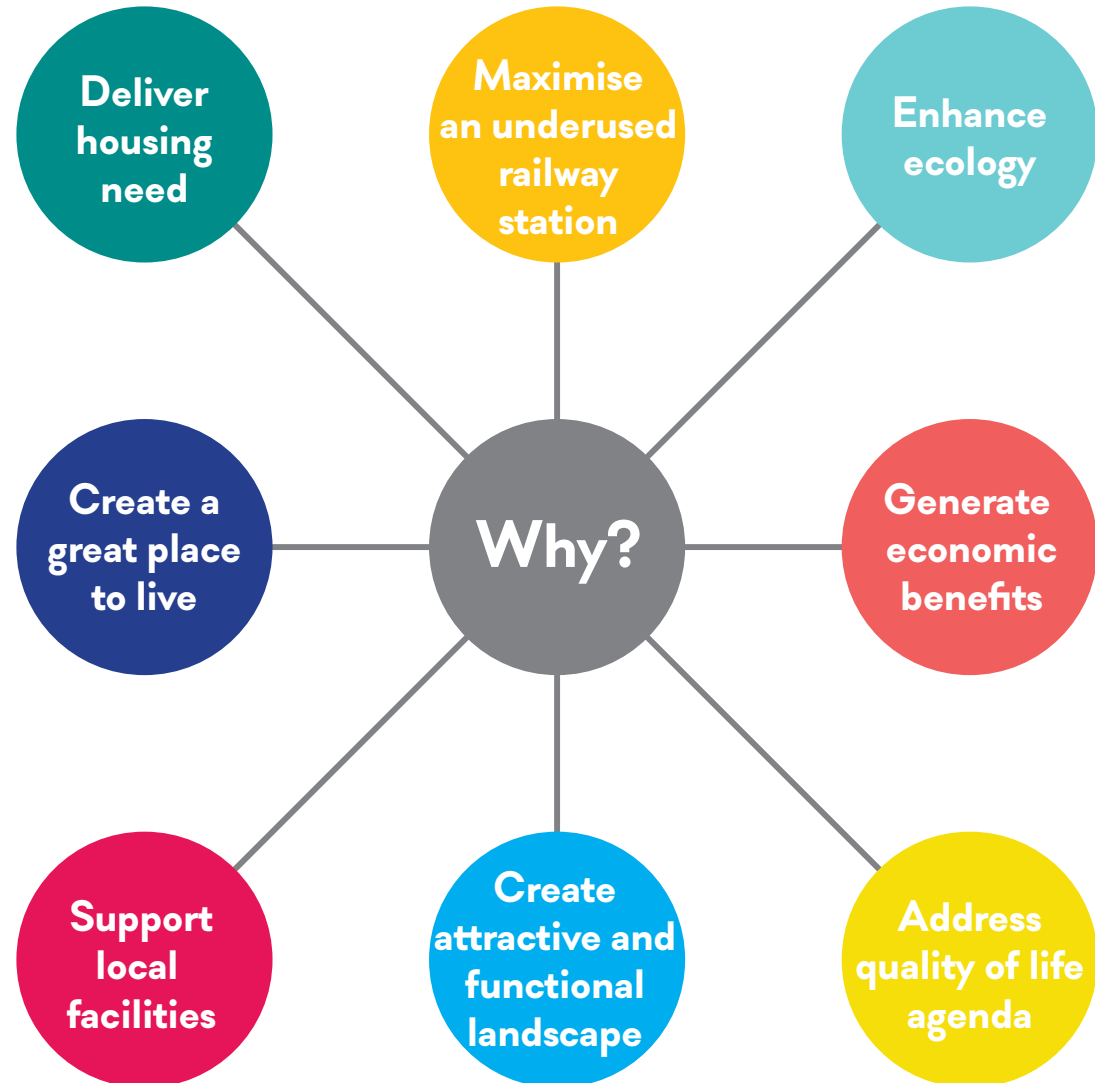
3. Our philosophy

Why develop?

Our starting point for the design process is to holistically define a core rationale for developing the site.

This spans factors from providing much needed homes and economic benefits to ensuring that the scheme has a positive impact on its landscape and ecological environment.

Fundamentally our principal reason *why* is to create high quality new homes that support the existing local character and community.

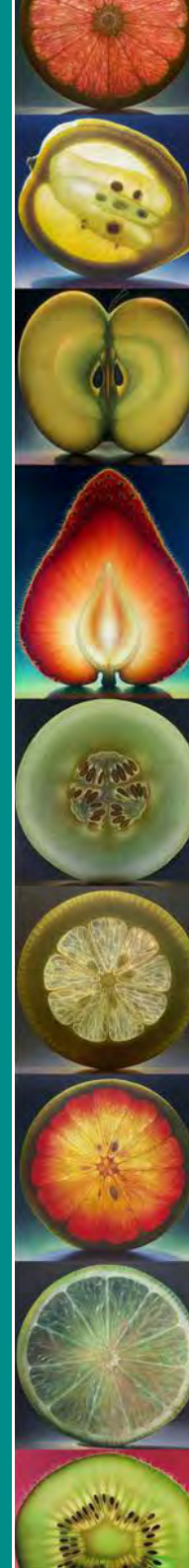


Vision

The development of the site will harness its sustainable location around an existing railway station and enhance its natural environment to create new homes whose diverse range of residents will live happy, healthy and fulfilled lives, within a context of high quality landscape and buildings.

Every resident will have easily walkable access to Earlswood Station, allowing them to live sustainable and stress free lives that minimise their environmental impact and maximise their quality of life.

Residents' lives will be full and characterised by choice: be that spent at home with friends and family, growing food within their gardens or on their allotments, meeting new friends at a community event or exercising at a range of recreational facilities.





4. Appreciating the context

Contextual analysis

We established a broad study area of land around Earlswood station to review in greater detail to fully understand the context of the site.

The surrounding context is comprised of a series of villages set within the Arden landscape that characterises this part of the West Midlands and Warwickshire.

In order to create a new development that relates sensitively to this context, a range of factors from land use, access and movement, landscape, topography, drainage and heritage have been analysed, together with an understanding gained of the current and future planned development pipeline for the local area. A brief summary is set out adjacent:

Land use

The immediate surrounding context is comprised of a series of modest scale village settlements set in the wider Arden agricultural landscape that characterises this part of the West Midlands and Warwickshire. Larger settlements with a range of mixed-use functions are located in Dickens Heath and Shirley.

Public transport

The site is located immediately adjacent to Earlswood Station, on the Birmingham to Stratford upon Avon railway line: a key benefit to the scheme and a core reason for locating development here. This provides regular, easy and sustainable access to Birmingham and Stratford upon Avon within 25 minutes.

Movement

The site is bounded to the north by Rumbush Lane, with key routes at Forshaw Heath Lane and Tanners Green Lane providing local connections to nearby destinations. The site is located within close proximity of the M42 and the A435, providing easy access to the strategic movement network by vehicle.

Heritage

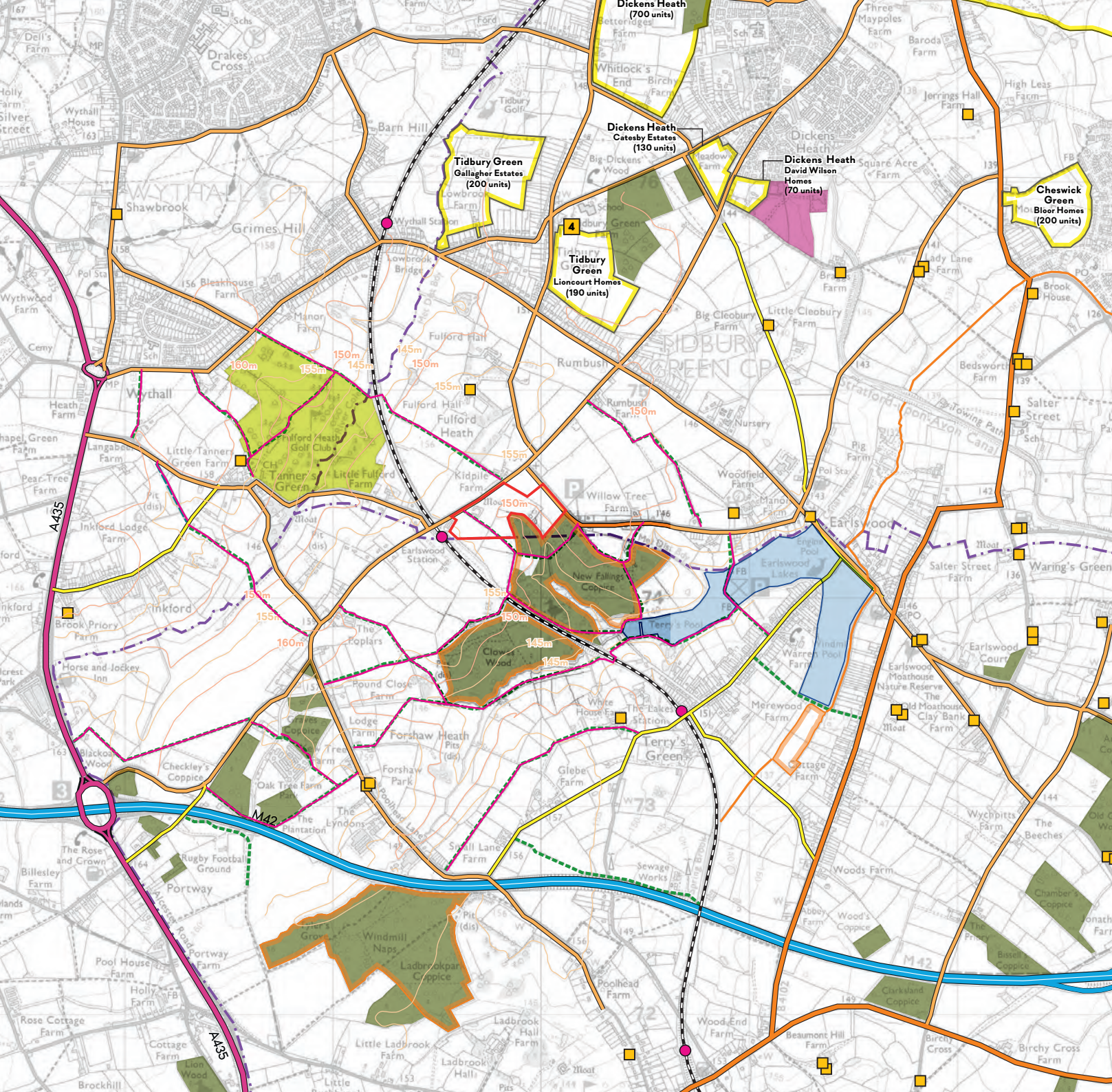
Although the wider Warwickshire context has a rich and significant history, there are relatively few heritage assets in the immediate setting of the site. Fulford Hall, a grade II listed hall house is located some distance to the north of the site. Its setting has been taken into account as part of the proposals.

Landscape and topography

The landscape context of the site is varied. In addition to the gently rolling agricultural landscape typified by the site and its neighbouring context to the north, east and south-west, there is an area of SSSI woodland associated with New Fallings and Clowes Wood together with Earlswood Lakes, a group of man made reservoirs that provide a key local recreational asset.

Planning applications

A series of planning applications have been made in the local area, which are at varied stages of the planning process. These are predominantly focussed around Tidbury Green, located some distance to the north of the site.








LEGEND

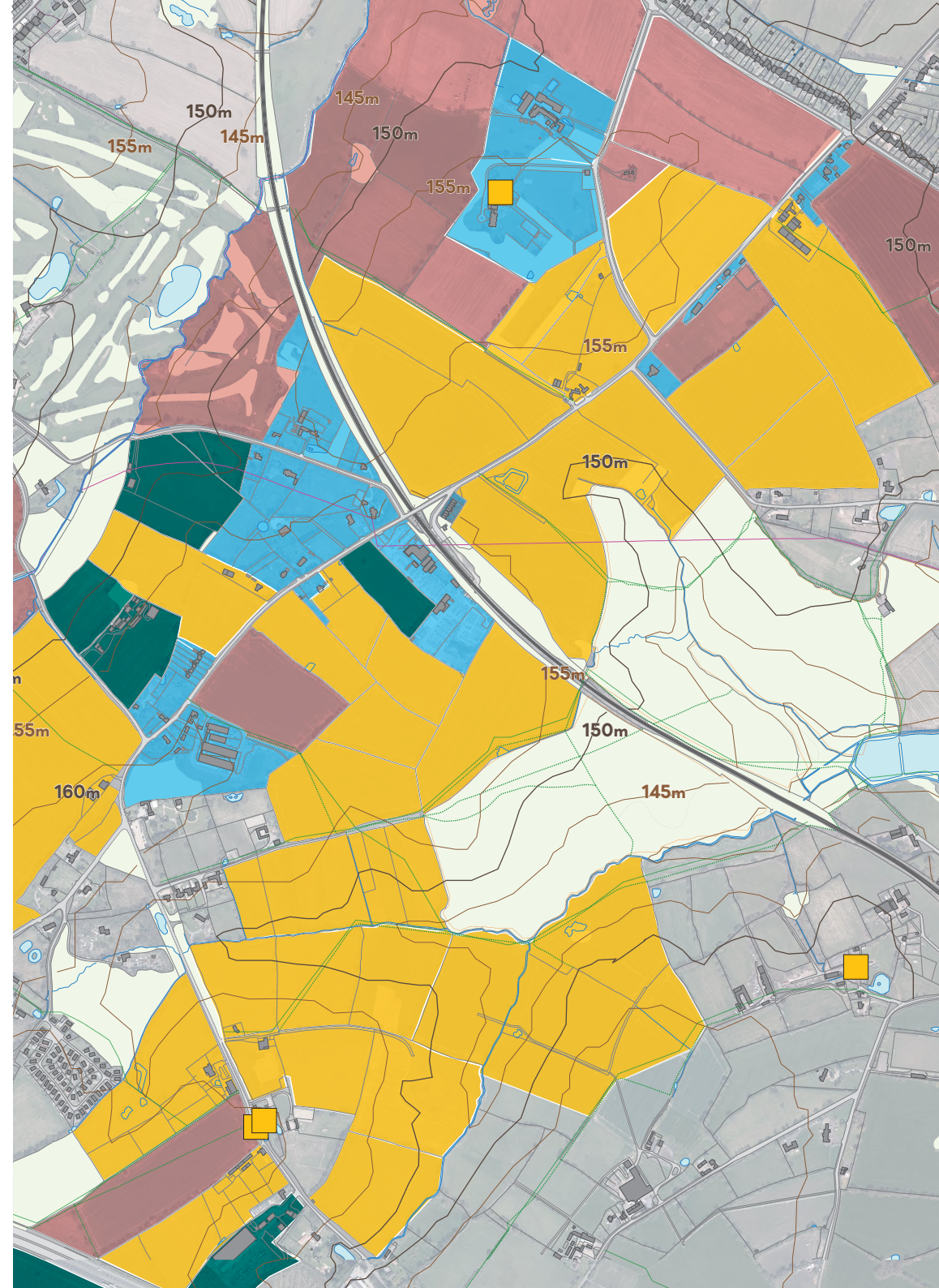
- Site boundary
- District boundary
- Motorway
- A road
- Railway line/station
- SSSI
- Local Nature Reserve
- Planning Application (approved or awaiting decision)
- Woodland
- Fulford Heath Golf Club
- Built up area



FIGURE 4.1 | LOCAL CONTEXT | 1:25000

LEGEND

-  Development could have high impact: requires mitigation
-  Development could be acceptable with mitigation
-  Development can be easily accommodated
-  Area of existing building or landscape sensitivity
-  Listed building



Sensitivity analysis

We undertook a structured and objective sensitivity analysis of the following key issues, the results of which are set out adjacent:

- Topography
- Boundaries
- Landscape scale and quality
- Landscape pattern and complexity
- Settlement or human influences
- Perceptual aspects
- Coalescence
- Recreational value
- Accessibility
- Heritage

Each criterion was assessed as one of the following:

High (red):

Development could have high impact and would require significant mitigation to be acceptable (Red)

Medium (amber):

Development will have a medium impact but through careful design and mitigation would be acceptable (Amber)

Low (green):

Development will have a low impact and can be accommodated easily (Green)

Existing development (blue):

Land occupied by existing residential development or sensitive landscape uses (recreation space etc) has also been identified.

FIGURE 4.2 | SENSITIVITY | 1:12500

The context





5. The site

Site overview

The site is formed of land to the south of Rumbush Lane. The site is predominantly within the administrative boundary of Solihull MBC, with a small area to the south falling within Stratford DC's administration.

The site is formed of undeveloped agricultural land, largely flat, with dense boundary trees and a number of mature individual trees located within the boundary of the site. An historic moat feature is located to the south of Rumbush Lane.

The western boundary is formed by the Birmingham to Stratford railway line, with Earlswood Station located just off Rumbush Lane. A row of terraced cottages overlook the station's access route and back onto the site.

To the north is agricultural land, beyond which is the listed building of Fulford Hall. To the south is a woodland SSSI associated with New Fallings Coppice and Clowes Wood.

Consideration has been given to the following matters, with specialist technical input sought where needed:

- Access, movement and public transport
- Topography, landscape features and ecology
- Landscape and visual impact
- Boundaries and neighbouring uses
- Heritage assets and archaeology

Opportunities

- Opportunity to create a high quality, desirable place to live that provides for local housing need and will appeal to people of all ages and backgrounds.
- Maximise the opportunity presented by the underutilised railway station at Earlswood, promoting sustainable movement.
- Maximise the opportunity presented by the existing wider landscape environment including assets such as Clowes Wood and Earlswood Lakes
- Landscape and ecological resources such as trees and hedgerows within the site form a characterful feature of the land that should be preserved wherever possible.
- The land provides easy and convenient access by vehicle to J3 of the M42 and the wider strategic movement network.
- Importance of establishing optimal points of access into the development and opportunities for through movement within the site to promote movement on foot and by bicycle, particularly into Earlswood station.
- Opportunity to enhance existing public rights of way through the site, allowing the potential to connect to surrounding assets.
- Two pedestrian crossing points over the railway line are located in relatively close proximity, allowing ease of access on foot into the wider environment.



FIGURE 5.1 | THE SITE | 1:5,000



6. Design principles

Key principles

Our guiding vision and analysis has enabled the definition of the following six principles that will shape the development of the masterplan:

Sustainability: delivers sustainable new homes around an existing mainline railway station

Local identity: possesses a strong and clear identity that relates to its context

Nature: led by landscape and ecology

Happiness: promotes happiness amongst residents

Water: incorporate access to water

Health: promotes health and wellbeing through design



Sustainability

The development will be a sustainable place to live, allowing residents to make green transport choices from walking and cycling to local facilities to using the railway to access employment opportunities. Design features could include:

- Creating a compact core around Earlswood train station, with lower density development to the site's edges and an extensive landscape and public realm context beyond.
- Sustainable transport, including a hub around Earlswood station, with cycle lanes and facilities.
- Sustainable drainage as a key feature of the masterplan.



Local identity

We consider that it is essential to create a distinctive identity for the development, which is simultaneously unique and reflective of its context.

We have responded to development forms seen within local villages in the Solihull and Warwickshire context, including Tanworth in Arden.

The delivery of new homes will visually reinforce this bespoke identity through materials, details and the creation of a cohesive landscape through signage and wayfinding materials.



Nature

The site's rich natural setting is a key opportunity. Development will:

- Create a green infrastructure framework that allows development to be viewed as buildings within landscape.
- Utilise existing features to form its 'skeleton', respecting field boundaries, hedgerows, public rights of way, water bodies and considering impact on key views.
- Link into existing nature walks, cycle paths and bridleways, connecting into assets such as New Fallings Coppice, Clowes Wood and Earlswood Lakes.
- Demonstrate a net gain in biodiversity.
- Plant tree species of local distinctiveness.



Happiness

The masterplan will provide an environment that enhances the happiness and wellbeing of its inhabitants and the existing local population, whilst simultaneously creating an economically viable development proposal. The development will learn from best practice precedents from the UK and abroad and will respond directly through design to the challenges of 21st century life. This could include:

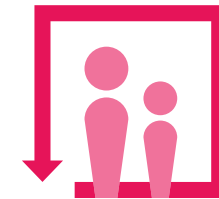
- Providing access for all, including disabled and older people.
- Providing overlooked, safe, attractive social spaces within the public realm to promote interaction, prevent social isolation and positive mental health.



Water

Access to water has powerful and multi-faceted benefits to residential development, from practical benefits such as reducing flood risk to demonstrable enhanced wellbeing, visual amenity, and increased property values. We would seek to:

- Retain existing water features.
- Provide new drainage ponds that will mitigate the potential flood risk created by the development.



Health

The site will enhance the health of its residents and the existing population though promoting exercise and assisting with making healthy food choices. This could include:

- Improvements to existing sustainable movement routes: nature walks, cycle paths and new bridleways.
- Location of uses at easily reached locations, maximising available facilities within a 10 minute walk (800m) of housing.
- Accessible to Earlswood Station to support healthy movement choice.
- Providing a range of recreation spaces for people of all ages.
- Controlling car parking to ensure that vehicles do not dominate.



7. Design

Design overview

Use

The development provides the opportunity to deliver a range of new homes to provide for housing need, in a sustainable and attractive location.

It could also include a community shop, which will be located on and near to the existing thoroughfare of Rumbush Lane to enable passing traffic to generate patronage, together with providing for the needs of the community.

Amount

The masterplan provides the potential for the following:

Homes: up to 103 homes

Mixed use: potential community shop

Landscape: c.5.88ha

Layout

The layout has been inspired by model villages and the traditional development forms seen in Warwickshire villages, such as Tanworth-in-Arden, with a central landscape space, allowing the creation of a 'village green' space, surrounded by development off Rumbush Lane.

Development is designed in perimeter blocks to ensure that public spaces including streets and landscape are activated by development frontages and private spaces are secure to the rear. Generous block sizes allow for the creation of family gardens together with providing the capacity to retain existing trees within rear gardens or on street and provide on plot parking.

Scale and massing

The scale of proposed development is anticipated to be between one and three storeys, allowing the creation of taller focal elements within the core of the village.

The massing of buildings will also vary relative to dwelling type, from terraces in the denser urban core, to semi-detached houses in the residential areas and detached properties on the landscape edges, creating a softer edge to the wider landscape, characteristic of traditional villages, minimising the potential for urbanising effect on the surrounding context.



LEGEND

-  Site boundary
-  Residential
-  Potential community shop
-  Public open space
-  Attenuation
-  Swales
-  Existing trees / vegetation
-  Proposed trees / vegetation
-  Play areas (local/local equipped)
-  District boundary
-  Higher density frontages
-  Earlswood train station
-  Primary vehicle access
-  Secondary vehicle access
-  Public right of way
-  Primary vehicle route
-  Secondary vehicle route
-  Tertiary route / private drive
-  Additional land under control

Solihull MBC
 Site area: c.9.31ha
 3.43ha residential
 = 103 units @30dph
 5.88ha POS

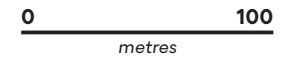


FIGURE 7.1 | MASTERPLAN | 1:3,000

Landscape

Recreation will be a fundamental feature of the landscape, which will actively promote health and wellbeing, and seek to tackle issues of social isolation and loneliness through creating inclusive environments that encourage people of all ages and abilities to use them.

Water is to play a significant role, with appropriate attenuation measures providing both essential drainage features and an important ecological contributor.

New woodland will ensure that the scheme maximises its ecological potential.

Strategic green connections will be provided with enhanced rights of way allowing cycling and horse-riding through the scheme. These have been located to create buffers to landscape assets such as the nature reserve and SSSI, and also as connections through the development itself.

Access and movement

The site is proposed to be accessed from the existing highway network of Rumbush Lane.

Within the site a structured movement hierarchy will create variety and interest within the streetscene and ensure that movement is safe and legible via a network of connected primary and secondary streets, together with shared surface residential routes.

Appearance and materials

Although the masterplan is inspired by historic precedents, the architectural design of the scheme need not be pastiche in its approach and instead is proposed to utilise the best of contemporary design influences drawn from the materiality and elements of detail found within the wider setting.



Residential character

Residential character areas will create interest and variety.

Density

Higher density, taller buildings provided along principal connections to define streets and provide variety. Lower density edges will be provided at the periphery, with a looser structure to the block and building layouts.

Access and movement hierarchy

Multiple points of access and a stratified movement hierarchy will provide principal routes, secondary routes and shared surfaces, ensuring connectivity, safety and variety.

Community shop

Opportunity for community shop close to Earlswood station.

Station access

Access on foot into Earlswood station.

Public open space

Attractive and varied area of public open space, providing recreation and drainage features.

Railway cottages

Homes that face onto the line, in the style of Victorian railway cottages, set behind a landscape buffer.

Village green

Creation of village green at the heart of the development, retaining existing landform and trees and reflecting the character of Warwickshire villages.

Public rights of way

Enhancements to public rights of way to improve legibility and quality of surface.

Bungalows

Opportunity for bungalows at boundary with SSSI woodland, providing a sensitive edge and a safe and attractive place for older / less mobile people to live.

Landscape buffer

A planted buffer will provide a physical and visual break in development, ensuring that a sensitive edge is created to neighbouring land and preventing the potential for coalescence.



FIGURE 7.2 | MASTERPLAN FEATURES | 1:3,000

Wider potential

There is potential to expand the scale of the site beyond the identified boundary in the future, with the inclusion of further land holdings to the south of the site within Stratford District Council's administrative boundary.

We have considered options for how this land could interact with and complement the core proposal for residential development adjacent to Earlswood train station.

The plan shown overleaf highlights how additional residential development could work with the existing proposal.

This additional site area could provide up to an additional 74 homes and 1.66ha of public open space.



FIGURE 7.3 | CONCEPT VISUAL:
OPEN SPACE | NTS



- LEGEND**
- Site boundary
 - Residential
 - ✦ Potential community shop
 - Public open space
 - Attenuation
 - Swales
 - ✦ Existing trees / vegetation
 - ✦ Proposed trees / vegetation
 - Play areas (local/local equipped)
 - District boundary
 - Higher density frontages
 - ✦ Earlswood train station
 - ➔ Primary vehicle access
 - ➔ Secondary vehicle access
 - Public right of way
 - Primary vehicle route
 - Secondary vehicle route
 - Tertiary route / private drive
 - Additional land under control

<p>Solihull MBC Site area: c.9.31ha</p> <p>3.43ha residential = 103 units @30dph</p> <p>5.88ha POS</p>	<p>Stratford DC Site area: c.3.78ha</p> <p>2.12ha residential = 74 units @35dph</p> <p>1.66ha POS</p>
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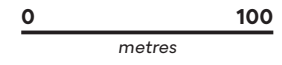


FIGURE 7.4 | WIDER OPPORTUNITY | 1:3,000



FIGURE 7.5 | CONCEPT VISUAL:
LAKESIDE LIVING | NTS

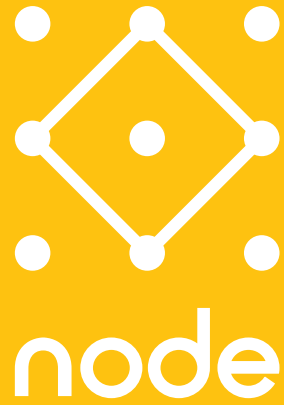
8. Delivery

Summary

Land off Rumbush Lane is available, suitable and deliverable.

The site can meet local housing needs through the provision of 103 homes in a sustainable and desirable location next to the existing Earlswood railway station.





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**Appendix 2: Older People's Housing Need,
Solihull Borough (January 2020)**

OLDER PEOPLE'S HOUSING NEED, SOLIHULL BOROUGH

On behalf of
IM Land

January 2020

**OLDER PEOPLE'S HOUSING NEED,
SOLIHULL BOROUGH**

**ON BEHALF OF
IM LAND**

January 2020

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APPENDICES

- APPENDIX 1: Schedule of Existing and Planned Specialist Housing Provision for Older People – Solihull Borough**
- APPENDIX 2: Schedule of Existing Care Home Provision for Older People – Solihull Borough**

1.0 INTRODUCTION

- 1.1 This Report has been prepared by Barton Willmore on behalf of IM Land and provides an assessment of Older People's Housing Needs within Solihull Borough.
- 1.2 The Report follows the same methodological approach in assessing the need for older people's accommodation, as set out in guidance issued by the Housing Learning Improvement Network (Housing LIN). This Report utilises demographic data sourced from 'Projecting Older People Population Information' (POPPI), established by Oxford Brookes University, the Institute of Public Care (IPC) and Experian. In addition, existing older people's accommodation supply data is drawn from the Elderly Accommodation Counsel (Quarter 4, 2019).
- 1.3 This Report is structured in the following way. Section 2 summaries the Council's current planning policy related to the need for specialist older people's accommodation, whilst Section 3 summarises the demography of the older population of Solihull. Section 4 goes on to profile the need for older people's specialist accommodation by assessing health and mobility issues in older age cohorts. Section 5 outlines the tenure profile of older age cohorts within Solihull, whilst Section 6 summaries the existing supply of specialist older people's housing within Solihull. Section 7 assess the future pattern of need for specialist older people's housing within Solihull, taking account of existing levels of unmet need. Finally, Section 8 provides a summary and conclusion.

2.0 LOCAL PLANNING POLICY RELATING TO HOUSING FOR OLDER PEOPLE

- 2.1 In setting out the social context of the Adopted Local Plan (2013), the Council recognise that there is an acute shortage of affordable housing across the Borough and a lack of suitable housing for older people¹. Furthermore, it is also noted that there is a growing need for homes which are suitable for the elderly population due to an evident aging population within the UK².
- 2.2 Policy P18: Health and Wellbeing of the Adopted Local Plan states the requirement to provide additional homes which meet the needs of older people.
- 2.3 The Solihull Strategic Housing Market Assessment (SHMA) (2016) assesses the need to provide housing for older people as part of achieving a good mix of housing. It goes on to state that 24.4% of households in Solihull were older person only households, compared to 21.5% regionally and 20.5% nationally. Furthermore, of these older person households 56.9% contained only one person.
- 2.4 The 2016 SHMA assesses the need for specialist accommodation for older people. It confirms that, the proportion of older persons 65+ living within Solihull will increase from 36.8% to 38.2% by 2030. It confirms given that the growth in the older population and the higher levels of disability and health problems amongst older people there is likely to be an increased requirement for specialist housing in Solihull (Paragraph 6.8)³.
- 2.5 Table 2.1, drawn from Table 6.2 of the SHMA, summarises the current provision of specialist housing for older people. The SHMA uses what it terms a 'usage ratio' (number of units per 1,000 people aged 75 and over) as the key variant to model future demand. The main findings from Table 2.1 show that if current occupation patterns remain the same, there is a requirement for 1,225 additional specialist units of which 1,193 are sheltered housing and 32 extra care units. However, such an assumption does not account for any existing shortfall in provision, it simply 'bakes in' any under provision.
- 2.6 Table 2.1 also calculates the need for additional units based upon the benchmark of 170 units per 1,000 people as was recommended in the 'Housing Learning and Improvement Network (Housing LIN)' Strategic Housing for Older People tool, 2015. Based upon this assumption, the SHMA finds that there would be a need for 3,800 sheltered and extra care units by 2033.

¹ Solihull Local Plan (2013), page 9.

² Solihull Local Plan (2013), page 70.

³ Solihull SHMA (2016), page 60, paragraph 6.8.

Despite this, the SHMA recommends in paragraph 6.11 that because of the 'dramatic effect on the overall requirement' that assuming the benchmark rate would have, that it may be appropriate for the Council to pursue the lower of these two figures (i.e. +1,225 units).

- 2.7 Such a recommendation fails to recognise or deal with the unmet need for older persons accommodation which clearly exists within Solihull when compared with recognised benchmarks.
- 2.8 Notwithstanding, the benchmarks used within the SHMA totalling 170 units per 1,000 people were drawn from the Housing LIN 'More Choice Greater Voice' Report, published in 2008. The Housing LIN has since published more recent guidance in the form of 'Housing in Later Life' which provides updated benchmark rates. We draw on these later within this Report.
- 2.9 Furthermore, we note from our own review of existing specialist accommodation providers, as sourced from the Elderly Accommodation Counsel, that the SHMA would appear to significantly understate the level of existing provision because it has failed to assess either Age Exclusive or Enhanced Sheltered Housing schemes. The effect of this is to understate the existing 'usage ratio', which in turn understates the SHMA's lower calculation of need.

Table 2.1 Specialist dwellings for older people required in Solihull over the next 19 years

Type and Tenure of Specialist Accommodation		Current Profile (2014)	Future Requirement based on Current Usage Ratio of 82 per 1,000 people aged 75+		Future Requirement based on Increasing Usage Ratio to 170 per 1,000 people aged 75+	
			Profile 2033	Additional units required	Profile 2033	Additional units required
Sheltered Housing	Market	1,018	1,758	740	2,995	1,977
	Affordable	591	1,044	453	1,674	1,083
Extra Care Housing	Market	0	0	0	0	0
	Affordable	65	97	32	805	740
Total		1,675	2,899	1,225	5,474	3,800

Source: SHMA (2016), Table 6.2

- 2.10 Furthermore, the model identifies that some 39.6% of these additional specialist dwellings for older people should be affordable with the remainder market housing. However, the 2011 census indicates that over 75% of the older population are owner-occupiers with no mortgage, and therefore the majority of households would be able to afford specialist dwellings for older

people⁴. In addition, the SHMA's LTBHM model (long-term balancing housing markets) indicates that over 80% of older person households by 2033 would be most suitably housed in market accommodation⁵.

2.11 Consequently, it is recommended that the market/affordable ratio of older people's accommodation be averaged with the overall market/affordable ratio for all housing for older people. This leads to a recommended split of 29% of new specialist housing as affordable and 71% within the market sector⁶. As we demonstrate later within this Report, at present, specialist older people's housing is weighted towards affordable provision (59% of units), with only 41% of units available on the open market.

2.12 It is clear from the evidence presented, that there is a growing need for older people's accommodation within Solihull albeit the SHMA is now outdated, applying older benchmark provision rates and outdated supply information. This Report serves as an update to the Council's own evidence, updating supply information and assumption where available.

⁴ Solihull SHMA, page 61, paragraph 6.12.

⁵ Solihull SHMA, page 61, paragraph 6.12.

⁶ Solihull SHMA, page 61, paragraph 6.13.

3.0 DEMOGRAPHY OF THE OLDER POPULATION OF SOLIHULL BOROUGH

- 3.1 The following Table 3.1, sourced from POPPI, summarises the 2016-based sub national population projections for Solihull, and estimates that the total population over 65 years of age is projected to grow by 26% over the period 2019 – 2035.

Table 3.1: Population Aged 65 Plus, Projected to 2035, Solihull.

	2019	2020	2025	2030	2035
People Aged 65-69	11,400	11,200	12,000	14,000	13,900
People Aged 70-74	12,100	12,000	10,600	11,400	13,400
People Aged 75-79	8,900	9,300	10,900	9,800	10,600
People Aged 80-84	6,600	6,700	7,900	9,300	8,400
People Aged 85-89	4,200	4,300	4,800	5,800	7,000
People Aged 90 and Over	2,600	2,700	3,000	3,600	4,500
Total Population 65 and Over	45,800	46,200	49,200	53,900	57,800
Total Population 75 and Over	22,300	23,000	26,600	28,500	30,500

Source: POPPI, Figures may not sum due to rounding

- 3.2 Table 3.2 summarises the absolute change in population over 65 years of age by a 5 year cohort from 2019 onwards. In summary, it can be seen that the population age 85-89 will experience the greatest absolute increase of 2,800 people by 2035, followed by those aged 65-69 increasing by 2,500 people and those aged 90 and over increasing by 1,900 people. Those aged 70-74 will experience the lowest level of absolute growth, increasing by only 1,300 people.

Table 3.2: Population Aged 65 Plus, Projected to 2035, Solihull, Absolute Change From 2019

	2019	2020	2025	2030	2035
People Aged 65-69	-	-200	600	2,600	2,500
People Aged 70-74	-	-100	-1,500	-700	1,300
People Aged 75-79	-	400	2,000	900	1,700
People Aged 80-84	-	100	1,300	2,700	1,800
People Aged 85-89	-	100	600	1,600	2,800
People Aged 90 and Over	-	100	400	1,000	1,900
Total Population 65 and Over	-	400	3,400	8,100	12,000
Total Population 75 and Over	-	700	4,300	6,200	8,200

Source: POPPI, Figures may not sum due to rounding

- 3.3 Table 3.3 shows the projected population of those aged 65 and over in addition to those aged 85 and over relative to total population change within Solihull. In summary it is clear from the latest population projections that the population aged 65 and over (typically the point of retirement), and the population aged 85 and over (typically the point at which specialised accommodation services are needed), both increase at a relatively greater rate than the overall population of the Borough.

Table 3.3: Total Population Aged 65 Plus Relative to Total Population Solihull

	2019	2020	2025	2030	2035
Total Population	215,200	216,400	222,300	227,800	232,800
Population Aged 65 and Over	45,800	46,200	49,200	53,900	57,800
Population Aged 75 and Over	22,300	23,000	26,600	28,500	30,500
Population Aged 85 and Over	6,900	7,000	7,900	9,400	11,400
Population Aged 65 and Over as a Proportion of the Total Population	21.28%	21.35%	22.13%	23.66%	24.83%
Population Aged 75 and Over as a Proportion of the Total Population	10.36%	10.63%	11.97%	12.51%	13.10%
Population Aged 85 and Over as a Proportion of the Total Population	3.21%	3.23%	3.55%	4.13%	4.90%

Source: POPPI, Figures may not sum due to rounding

- 3.4 Table 3.4 below summarises the equivalent relative growth in the population aged 65 over as well as those aged 85 and over within England. This shows that the proportion of the population of older age groups within Solihull, currently and at 2035 is greater than the overall proportions within England.

Table 3.4: Total Population Aged 65 Plus Relative to Total Population England

	2019	2020	2025	2030	2035
Total Population	56,357,500	56,704,700	58,224,900	59,548,800	60,691,400
Population Aged 65 and Over	10,366,000	10,527,200	11,550,300	12,897,300	14,116,600
Population Aged 75 and Over	4,781,800	4,911,400	5,836,500	6,437,400	7,138,800
Population Aged 85 and Over	1,390,400	1,421,000	1,623,700	1,930,400	2,460,300
Population Aged 65 and Over as a Proportion of the Total Population	18.39%	18.56%	19.84%	21.66%	23.26%
Population Aged 75 and Over as a Proportion of the Total Population	8.48%	8.66%	10.02%	10.81%	11.76%
Population Aged 85 and Over as a Proportion of the Total Population	2.47%	2.51%	2.79%	3.24%	4.05%

Source: POPPI, Figures may not sum due to rounding

- 3.5 In summary, the population of Solihull aged 65 and over is projected to grow at a substantial rate (+26%), increasing by some +12,000 people over the period to 2035, and at a greater rate than the total population of the Borough.
- 3.6 The population aged 85 and over will also increase substantially (+66% of those aged 85-89 and +73% of those aged 90 and over), impacting on the demand for specialised accommodation and care services, and in particular Registered Care Homes if alternative accommodation options are not provided for at an earlier life stage.

4.0 PROFILE OF OLDER PEOPLE'S SPECIALIST ACCOMMODATION NEED

4.1 Table 4.1, drawn from POPPI, summarises the modelled number of people in older age who are likely to be unable to manage at least one domestic task. It is clear that the volume of people experiencing difficulty increases with age and will increase further in future years due to population growth in older age groups. In summary the volume of people experiencing difficulties will increase by +30% over the period to 2035.

Table 4.1: People Aged 65 Plus Unable to Manage at Least One Domestic Task, Projected to 2035, Solihull.

	2019	2020	2025	2030	2035
Males aged 65-69 who need help with at least one domestic task	810	810	885	1,005	1,005
Males aged 70-74 who need help with at least one domestic task	1,102	1,083	950	1,045	1,197
Males aged 75-79 who need help with at least one domestic task	1,107	1,161	1,350	1,215	1,350
Males aged 80 and over who need help with at least one domestic task	1,749	1,815	2,145	2,607	2,805
Females aged 65-69 who need help with at least one domestic task	1,140	1,121	1,159	1,387	1,368
Females aged 70-74 who need help with at least one domestic task	1,472	1,472	1,288	1,357	1,633
Females aged 75-79 who need help with at least one domestic task	1,632	1,700	2,006	1,802	1,904
Females aged 80 and over who need help with at least one domestic task	4,510	4,565	5,060	5,940	6,270
Total Population Aged 65 and Over who Need Help with at Least One Domestic Task	13,522	13,727	14,843	16,358	17,532

Figures may not sum due to rounding

Source: POPPI

4.2 Table 4.2 below summarises the modelled number of people in older age likely to be unable to manage at least one personal care task, increasing by +29% over the period to 2035.

4.3 Activities of Daily Living (ADLs) are activities relating to personal care and mobility about the home that are basic to daily living, and include:

- Having a bath or shower;
- Using the toilet;
- Getting up and down stairs;
- Getting around indoors;
- Dressing or undressing;
- Getting in and out of bed;
- Washing face and hands;
- Eating, including cutting up food;
- Taking medicine.

Table 4.2: People Aged 65 Plus Unable to Manage at Least One Personal Care Task, Projected to 2035, Solihull.

	2019	2020	2025	2030	2035
Males aged 65-69 who need help with at least one self-care activity	864	864	944	1,072	1,072
Males aged 70-74 who need help with at least one self-care activity	1,218	1,197	1,050	1,155	1,323
Males aged 75-79 who need help with at least one self-care activity	1,148	1,204	1,400	1,260	1,400
Males aged 80 and over who need help with at least one self-care activity	1,855	1,925	2,275	2,765	2,975
Females aged 65-69 who need help with at least one self-care activity	1,320	1,298	1,342	1,606	1,584
Females aged 70-74 who need help with at least one self-care activity	1,536	1,536	1,344	1,416	1,704
Females aged 75-79 who need help with at least one self-care activity	1,392	1,450	1,711	1,537	1,624
Females aged 80 and over who need help with at least one self-care activity	4,018	4,067	4,508	5,292	5,586
Total Population Aged 65 and Over who Need Help with at Least One Self-Care Activity	13,351	13,541	14,574	16,103	17,268

Figures may not sum due to rounding

Source: POPPI

- 4.4 Table 4.3 models the number of people aged 65 and over likely to suffer from a limiting long term illness whose day to day activities are limited either a little or a lot. In summary the volume of people suffering from a limiting long term illness whose day-to-day activities are limited a lot is likely to increase by +33% over the period to 2035, an increase of some +3,517 people. When combined with those aged 65 and over with a limiting long term illness whose day-to-day activities are limited a little the total increases to +6,650.

Table 4.3: People Aged 65 Plus with Limiting Long Term Illness, By Age, Projected to 2035, Solihull.

	2019	2020	2025	2030	2035
People aged 65-74 whose day-to-day activities are limited a little	4,944	4,881	4,755	5,344	5,744
People aged 75-84 whose day-to-day activities are limited a little	4,792	4,947	5,813	5,906	5,875
People aged 85 and over whose day-to-day activities are limited a little	1,918	1,946	2,196	2,614	3,170
Total Population Aged 65 and Over with a Limiting Long Term Illness whose Day-To-Day Activities are Limited a Little	11,655	11,774	12,764	13,863	14,788
People aged 65-74 whose day-to-day activities are limited a lot	3,465	3,420	3,332	3,745	4,025
People aged 75-84 whose day-to-day activities are limited a lot	4,182	4,316	5,072	5,153	5,126
People aged 85 and over whose day-to-day activities are limited a lot	3,087	3,131	3,534	4,205	5,099
Total Population Aged 65 and Over with a Limiting Long Term Illness whose Day-To-Day Activities are Limited a Lot	10,733	10,868	11,938	13,102	14,250

Figures may not sum due to rounding

Source: POPPI

- 4.5 Table 4.4 summarises the modelled number of people likely to be unable to manage at least one mobility activity, totalling 8,757 people aged over 65. It is projected that this figure will increase by +34% by 2035, amounting to an additional +3,011 people.

Table 4.4: People Aged 65 Plus Unable to Manage at Least One Mobility Activity on Their Own, By Age, Projected to 2035, Solihull.

Mobility - All people	2019	2020	2025	2030	2035
People aged 65-69 unable to manage at least one activity on their own	972	963	1,021	1,193	1,184
People aged 70-74 unable to manage at least one activity on their own	1,604	1,594	1,396	1,494	1,766
People aged 75-79 unable to manage at least one activity on their own	1,500	1,566	1,839	1,653	1,776
People aged 80-84 unable to manage at least one activity on their own	1,606	1,624	1,906	2,246	2,047
People aged 85 and over unable to manage at least one activity on their own	3,075	3,160	3,450	4,130	4,995
Total Population aged 65 and Over Unable to Manage at Least One Activity on Their Own	8,757	8,907	9,612	10,716	11,768

Figures may not sum due to rounding

Source: POPPI

4.6 Table 4.5 summarises predicted levels of dementia in those aged over 65 years of age within Solihull. The predications provided by POPPI demonstrate over a 41% increase in rates of dementia cases over the course of the period to 2035 placing an increased pressure on the type of accommodation and care services required to meet this potential demand.

Table 4.5: People Aged 65 Plus Predicted to have Dementia, By Age, Projected to 2035, Solihull.

	2019	2020	2025	2030	2035
People aged 65-69 predicted to have dementia	189	187	198	232	230
People aged 70-74 predicted to have dementia	372	369	323	348	408
People aged 75-79 predicted to have dementia	534	558	654	588	635
People aged 80-84 predicted to have dementia	733	743	875	1,031	941
People aged 85-89 predicted to have dementia	767	802	868	1,044	1,261
People aged 90 and over predicted to have dementia	825	849	943	1,084	1,355
Total Population Aged 65 and Over Predicted to have Dementia	3,420	3,508	3,862	4,327	4,831

Figures may not sum due to rounding

Source: POPPI

- 4.7 In summary, the projected increase in the number of people unable to undertake one or more domestic or personal care tasks, may contribute to an additional demand for specialised accommodation, directly impacting on demand for care home places. There is also a predicted increase of over 41% in those suffering from dementia in those aged 65 and over within Solihull (over the period to 2035).
- 4.8 Specialist older people's housing such as that provided in Extra Care developments offer a flexible response to the care and support needs of individuals which change over time, increasing the range of options available to those seeking specialised accommodation.

5.0 TENURE PROFILE OF THE OLDER POPULATION

5.1 This section summarises the tenure profile of those residents of Solihull aged 65 years of age and over. It demonstrates that of those in early older age, only 17% occupy homes in a tenure other than home ownership, increasing to 22% in those in older cohorts.

5.2 It is imperative therefore that suitable choices exist for those seeking specialised accommodation which provides for the overwhelming tenure profile of those aged over 65 years of age – that being home ownership.

Table 5.1: Proportion of Population Aged 65 Plus, by Tenure, Solihull

	People Aged 65-74	People Aged 75-84	People Aged 85 and Over
Rented from Council	11.41%	10.09%	11.93%
Other Social Rented	2.21%	2.62%	4.84%
Owned	83.12%	83.90%	78.17%
Private Rented or Living Rent Free	3.27%	3.39%	5.06%

Figures may not sum due to rounding

Source: POPPI

5.3 Table 5.2 summarises, for comparative purposes, the tenure profile of those aged 65 years and over within England, demonstrating the significantly higher levels of home ownership which exist in older age groups in Solihull.

Table 5.2: Proportion of Population Aged 65 Plus, By Tenure, England

	People Aged 65-74	People Aged 75-84	People Aged 85 and Over
Rented from council	9.54%	10.42%	11.99%
Other social rented	7.75%	8.79%	11.66%
Owned	76.34%	74.84%	68.20%
Private rented or living rent free	6.36%	5.95%	8.14%

Figures may not sum due to rounding

Source: POPPI

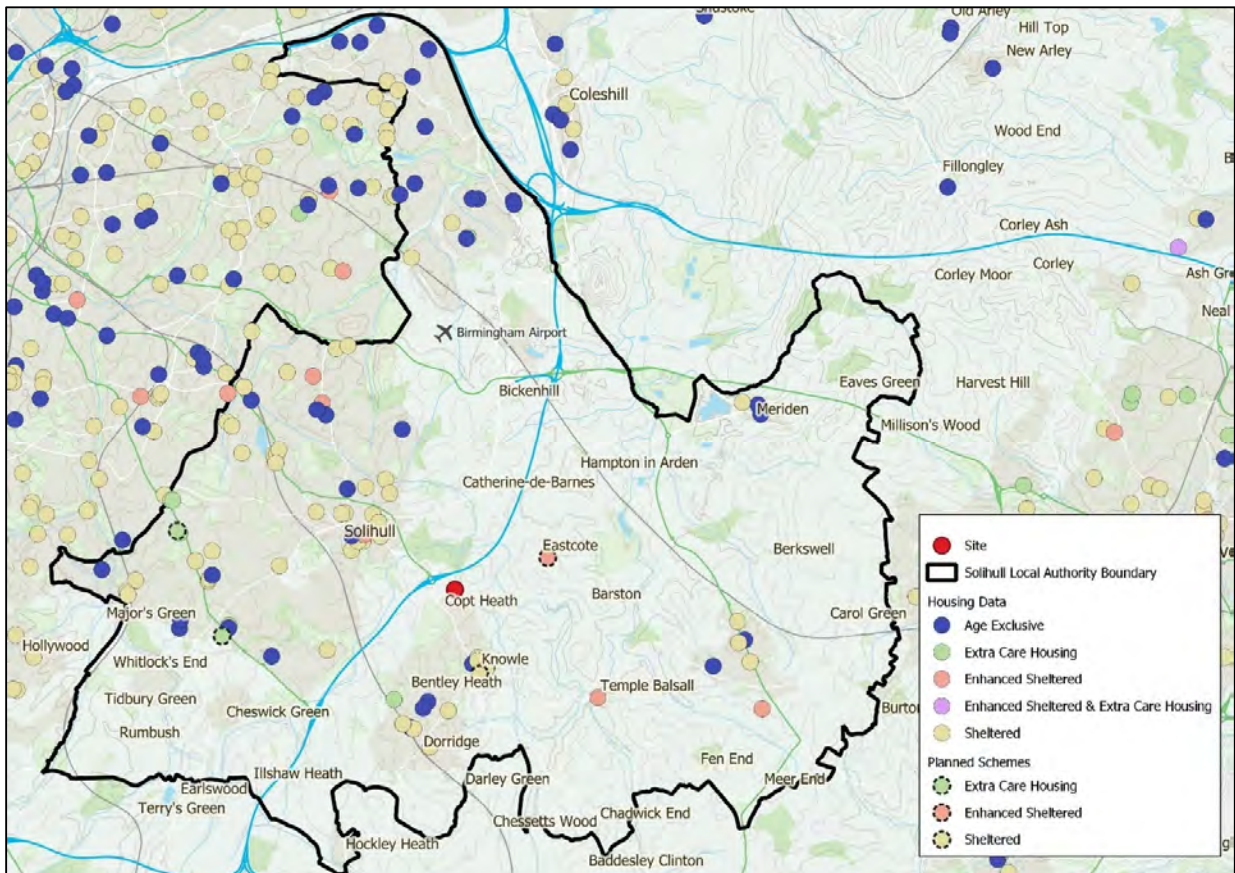
5.4 In summary it is clear from the significantly greater levels of owner occupation amongst older people in Solihull, that there is a clear requirement for specialised accommodation providers to respond to the needs and aspirations of older owner occupiers. This aligns with the findings of the SHMA as detailed earlier within this Report.

6.0 CURRENT SUPPLY OF SPECIALISED ACCOMMODATION FOR OLDER PEOPLE WITHIN SOLIHULL BOROUGH

6.1 This section of the Report reviews the existing supply of older people’s accommodation within Solihull, relative to the older age population. Supply data, including tenure is sourced from the Elderly Accommodation Counsel’s latest Q4 database release. Where a scheme operates across multiple tenures, and in the absence of a stated provision by tenure, the total number of units within a scheme have been proportioned equally by each of the tenures available on site. We append the list of specialist older persons housing within Solihull Borough in Appendix 1 of this Report.

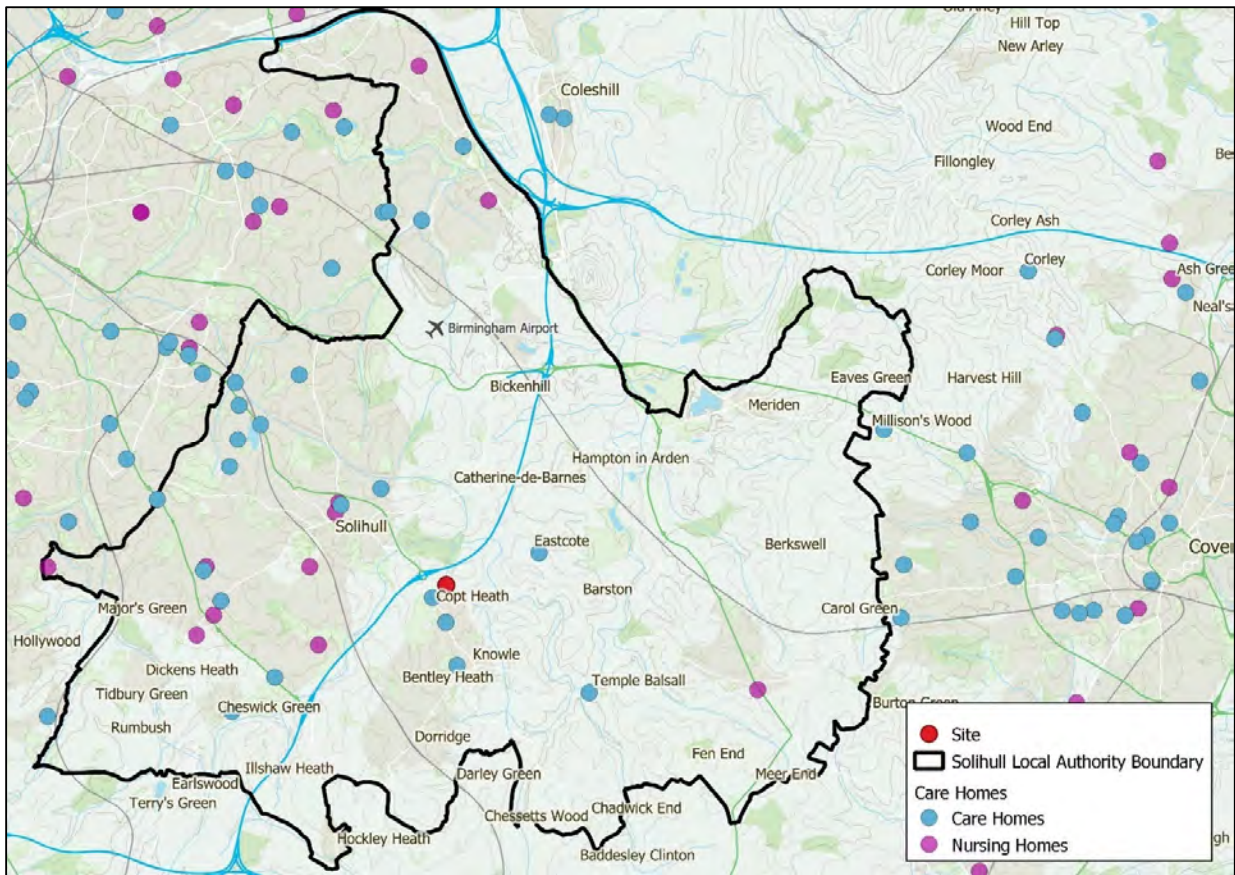
6.2 Figure 6.1 and 6.2 display the current existing provision of specialist older persons accommodation and care homes respectively in relation to the Site.

Figure 6.1: Existing Forms of Specialist Older Persons Accommodation in Solihull.



Source: EAC, Q4 2019

Figure 6.2: Existing Forms of Care Homes in Solihull



Source: EAC, Q4 2019

6.3 At present there exists a total of 3,474 units of sheltered and retirement housing within Solihull. For ease of comparison, the level of provision is compared against every thousand people aged over 75 years – an industry standard method of measuring the rate of provision. Such an approach based upon the 2019 population aged 75 years and over (22,300 people) within Solihull equates to a provision of 156 units per 1,000 people (75+) of which 88 units per 1,000 people are available to rent, and 35 units per 1,000 people are available to purchase on a leasehold basis.

Table 6.1: Provision of Existing Places for Older People in Solihull

	Existing Number of Units/ Places	Per 1,000 of the Population 75 Years and Over (22,300 in 2019)
Age Exclusive Housing to rent	1,168	52
Sheltered Housing to rent	615	28
Enhanced Sheltered Housing to rent	33	1
Extra Care Housing to rent	154	7
Total housing to rent - all types	1,970	88
Age Exclusive for leasehold	71	3
Sheltered Housing for leasehold	1,137	51
Enhanced Sheltered Housing for leasehold	180	8
Extra Care Housing for leasehold	116	5
Total housing for leasehold - all types	1,504	67
Total housing - all tenures	3,474	156
Registered Care places offering personal care	861	39
Registered Care places offering nursing care	656	29

Figures may not sum due to rounding

Source: EAC, Q4 2019

- 6.4 In addition the EAC database list four planned developments which it states are being built over the period 2019 – 2021, and include one Sheltered scheme of 28 units, one Enhanced Sheltered scheme of 34 units, and two Extra Care Schemes of 65 and 260 units respectively. With the exception of the 260 unit Extra Care Scheme, the remainder are said to fall within a leasehold tenure. The Design and Access Statement accompanying the planning application for the 260 unit scheme (Former Powergen Site, Haslucks Green Road, Shirley) confirms that 20% of the units will be available to rent, 40% for outright purchase on a long leasehold and 40% shared ownership.
- 6.5 The following table incorporates these additional units within its summary of current places. When compared against the 2019 population aged 75+, the overall rate of provision increases to 173 per 1,000 people, 91 of which are within a rent tenure, with the remaining 82 units per 1,000 in a leasehold tenure.

Table 6.2: Provision of Existing and Planned Places for Older People in Solihull

	Existing Number of Units/ Places	Per 1,000 of the Population 75 Years and Over (22,300 in 2019)
Age Exclusive Housing to rent	1,168	52
Sheltered Housing to rent	615	28
Enhanced Sheltered Housing to rent	33	1
Extra Care Housing to rent	206	9
Total housing to rent - all types	2,022	91
Age Exclusive for leasehold	71	3
Sheltered Housing for leasehold	1,165	52
Enhanced Sheltered Housing for leasehold	214	10
Extra Care Housing for leasehold	389	17
Total housing for leasehold - all types	1,839	82
Total housing - all tenures	3,861	173
Registered Care places offering personal care	861	39
Registered Care places offering nursing care	656	29

Source: EAC, Q4 2019. Figures may not sum due to rounding

(Shaded cells highlight change compared to Table 6.1)

6.6 Table 6.3 summarises the existing provision of places for older people nationally. This figure is above the rate of England, whereby the current rate of provision stands at 135 units per 1,000 people (75+).

Table 6.3: Provision of Existing Places for Older People in England

	Existing Number of Units/ Places	Per 1,000 of the Population 75 years and Over (4.781m)
Age Exclusive Housing to rent	103,113	22
Sheltered Housing to rent	321,789	67
Enhanced Sheltered Housing to rent	7,489	2
Extra Care Housing to rent	46,176	10
Total Housing to Rent - All Types	478,567	100
Age Exclusive for leasehold	18,882	4
Sheltered Housing for leasehold	123,724	26
Enhanced Sheltered Housing for leasehold	9,077	2
Extra Care Housing for leasehold	13,629	3
Total Housing for Leasehold - All Types	165,312	35
Total Housing - All Tenures	643,879	135
Registered Care places offering personal care	185,630	39
Registered Care places offering nursing care	199,711	42

Source: EAC, Q4 2019, Figures may not sum due to rounding

- 6.7 Table 6.4 below summarises the existing (and planned) provision of specialist housing units by affordable and market tenure and it is clear that despite the overwhelming tenure profile of older residents in Solihull being owner occupiers (18,069 people aged 75+, c.81%), only 41% of existing units are available on a leasehold basis.
- 6.8 To help put the level of existing leasehold provision into perspective, owner occupation in those aged 75+ stands at a rate of 810 per 1,000 people, whereas the existing provision of leasehold units of specialist older peoples housing stands at a rate of 82 per 1,000 people (aged 75+). There continues to remain significant opportunity to further the choice and availability of specialist older peoples housing for those older age residents within Solihull Borough.
- 6.9 Furthermore, rental provision would also appear to be heavily geared towards social rent tenure, with few units available to rent on the open market.

Table 6.4 Summary of Older Persons Housing by Tenure

		Age Exclusive			Sheltered			Extra Care			Enhanced Sheltered			Total Units		
Affordable	Rent	1,168	94%	96%	601	34%	37%	206	35%	63%	33	13%	13%	2,073	54%	59%
	Shared Ownership	21	2%		61	3%		169	28%		0	0%		186	5%	
Market	Rent	0	0%	4%	14	1%	63%	0	0%	37%	0	0%	87%	14	0.4%	41%
	Leasehold	50	4%		1,104	62%		220	37%		214	87%		1,588	41%	
Total		1,239	100%	100%	1,780	100%	100%	595	100%	100%	247	100%	100%	3,861	100%	100%

Source: EAC, Q4 2019

- 6.10 The existing provision of Registered Care Homes providing personal care within Solihull equates to 39 units per 1,000 75+, which is the same rate of provision nationally. However, the existing provision of nursing care within Solihull (29 units per 1,000 75+) falls below the rates of provision nationally (42 units per 1,000 75+).
- 6.11 In summary, after accounting for all forms of retirement and sheltered housing (including Age Exclusive, Sheltered, Enhanced Sheltered and Extra Care) it would appear that at the present time provision in Solihull exceeds that provided nationally, when compared to the relative size of the population aged 75 years and over.
- 6.12 However, given the existing tenure profile of older residents of the Borough it is clear that existing choice of provision is heavily biased towards those in tenures other than home ownership, with limited options for those seeking units on the open market, whether that be rent or leasehold tenures.
- 6.13 There would appear to remain a clear requirement for greater provision in all models of retirement housing for homeowners, and the additional provision of Specialist older accommodation such as Extra Care may help mitigate the pressure on Registered and Nursing Care Homes, of which the provision for the latter would appear to fall short of the National average.

7.0 POSSIBLE FUTURE PATTERN OF SPECIALIST HOUSING FOR OLDER PEOPLE WITHIN SOLIHULL BOROUGH

7.1 The Housing Learning Improvement Network (Housing LIN) published Housing in Later Life in 2012 which updates guidance previously issued by Housing LIN in its More Choice Greater Voice publication (in 2008). Housing in Later Life establishes a series of benchmark rates of provision per 1,000 population aged 75 years and over, which propose a greater target in the provision of Extra Care and a shift in the tenure balance to reflect the increasing recognition of the needs of older homeowners.

Table 7.1: Indicative Levels of Provision of Various Forms of Accommodation for Older People, Solihull – Current Shortfall

	Existing (& Planned) Number of Units/ Places	Current Provision Per 1,000 of the Population 75 Years and Over (22,300)	Required Provision Per 1,000 of the Population 75 Years and Over (22,300 - 2019), Based Upon Housing in Later Life Benchmarks	Increase in Units Required to Meet Housing in Later Life Benchmarks (2019)
Sheltered Housing to rent (incl Age Exclusive)	1769	80	60	-445
Enhanced Sheltered Housing to rent	33	1	10	190
Extra Care Housing to rent	206	9	15	129
Total Housing to rent – all types	2,022	91	85	-127
Sheltered Housing for leasehold (incl Age Exclusive)	1,236	56	120	1,440
Enhanced Sheltered Housing for leasehold	214	10	10	9
Extra Care Housing for leasehold	389	17	30	280
Total Housing for leasehold	1,839	82	160	1,729
Housing based provision for dementia	Nil	Nil	6	134
Registered Care places offering personal care	861	39	45	143
Registered Care places offering nursing care	656	29	45	348

Source: EAC, Q4, 2019; Housing in Later Life 2012

Figures may not sum due to rounding

7.2 Table 7.1 summarises the existing (including planned schemes) level of supply across all types of retirement and sheltered housing (by tenure), with rates of provision established against the current population of the Borough aged 75 years and over. For the purposes of this exercise Age Exclusive units have been grouped together with Sheltered housing. The table also includes the benchmark rates of provision set out within 'Housing in Later Life' for each of the housing types, alongside an estimate of existing under provision. In summary, it is clear that at the present time, there would appear to be an over provision of rented older people's accommodation, yet a significant unmet need for market leasehold older people's accommodation. Albeit, as previously stated the existing level of rental provision is heavily geared towards social rent, with few units for rent on the open market.

7.3 Is it also clear that there would appear a significant unmet need from Registered Care Places, with a need for an additional 491 units (of which 348 units offering nursing care).

Table 7.2: Indicative Levels of Provision of Various Forms of Accommodation for Older People, Solihull – Future Need (2019 – 2035)

	Housing in Later Life Benchmarks	Increase in Units Required to Meet 75+ Population Growth Between 2019 and 2035 (Amounting to +8,200 People)
Sheltered Housing to rent (incl Age Exclusive)	60	492
Enhanced Sheltered Housing to rent	10	82
Extra Care Housing to rent	15	123
Total housing for rent- all types	85	697
Sheltered Housing for leasehold (incl Age Exclusive)	120	984
Enhanced Sheltered Housing for leasehold	10	82
Extra Care Housing for leasehold	30	246
Total housing for leasehold – all types	160	1,312
Housing based provision for dementia	6	49
Registered Care places offering personal care	45	369
Registered Care places offering nursing care	45	369

Source: EAC, Q4, 2019; Housing in Later Life 2012

7.4 Table 7.2 goes on to assess the future requirements for retirement and sheltered housing between 2019 and 2035 based upon the levels of projected growth in the population aged 75+ (totalling +8,200 people). This is then applied to the benchmark provision rates set out in 'Housing in Later Life'. This establishes a future need for a further +2,009 units of all types, of which +1,312 are Leasehold units.

7.5 Total need, accounting for both current unmet need and future need to 2035 therefore amounts to some +3,612 units of all types (excluding housing based provision for dementia, and registered care places), as summarised in Table 7.3 below.

Table 7.3 Total Need (Unmet plus Future Need) Solihull

	Current Unmet Need	Future Need	Total Need (Current Plus Future)
Sheltered Housing to rent (incl Age Exclusive)	-445	492	47
Enhanced Sheltered Housing to rent	190	82	272
Extra Care Housing to rent	129	123	252
Total housing for rent- all types	-127	697	571
Sheltered Housing for leasehold (incl Age Exclusive)	1,440	984	2,424
Enhanced Sheltered Housing for leasehold	9	82	91
Extra Care Housing for leasehold	280	246	526
Total housing for leasehold – all types	1,729	1,312	3,041
Housing based provision for dementia	134	49	183
Registered Care places offering personal care	143	369	512
Registered Care places offering nursing care	348	369	717

7.6 The levels of need (both current and future) are significant, but should be considered in the context of the current under provision of owner occupier units of specialised accommodation as well as the significant predicted growth in older residents with:

- limiting long term illness (+6,650 between 2019 and 2035);
- mobility issues (+3,011 between 2019 and 2035);
- help required with at least one self-care activity (+3,917 between 2019 and 2035);
- help required with at least one domestic task (+4,010 between 2019 and 2035).

8.0 SUMMARY

- 8.1 This Report has been prepared by Barton Willmore in order to establish the level of population in older age cohorts within Solihull Borough, in order to inform the current and future need for specialist older people's accommodation.
- 8.2 The Council's Strategic Housing Market Assessment (2016) recognises the need for older persons specialist accommodation through an assessment of the population increase of persons aged 75, compared with existing levels of supply. The SHMA is however dated, and both its supply data and prevalence rate assumptions (relating to the need for various forms of specialist older peoples accommodation) have been superseded.
- 8.3 Nonetheless, the SHMA (2016) identified the need for older persons accommodation by tenure, demonstrating a need for an additional +1,225 specialist dwellings by 2033, based upon current (2014) 'usage' or prevalence rates derived from existing levels of supply. Such an approach does not account for existing levels of under supply. An alternative approach assessing need based upon Housing LIN benchmarks derived a need for 3,800 units by 2033. The SHMA also recommended that the affordable/ market split of new specialist accommodation reflect the overall market/ affordable ratio for all housing for older people, equating to 71% market housing and 29% affordable. As we demonstrate within this Report the existing supply (2019) is heavily biased towards affordable housing (59%).
- 8.4 Up to date analysis within this Report, using both current supply data (sourced from the EAC 2019 Qtr 4), coupled with updated prevalence rate data supplied by Housing LIN within its Housing in Later Life Report has determined that in order to meet the current need for specialist older people's accommodation (excluding care homes), Solihull requires an additional +1,603 units (after accounting for planned schemes), a need that is expected to increase by a further +2,009 by 2035 after accounting for population growth. The total need for specialist older people's accommodation therefore totals 3,612 units, a figure which is not too dissimilar to the upper range of 3,800 units set out within the SHMA.
- 8.5 Separately, within the Borough, it is determined that there exists a current requirement for an additional +491 units of registered care places, a need that is expected to increase by +738 to total +1,229 units by 2035 after accounting for population growth.
- 8.6 These figures highlight the significance which should be placed on the delivery of specialist older people's accommodation within Solihull, and also the benefits that can result in freeing up family homes, given existing levels of owner occupation, and under occupancy within those of the population aged 65+.

- 8.7 In conclusion there is a clear immediate requirement for specialist older people's accommodation within Solihull and given the local demography and focus by Central Government, greater emphasis should be placed on the focused delivery of older people's accommodation.

**APPENDIX 1:
SCHEDULE OF EXISTING AND PLANNED SPECIALIST HOUSING PROVISION FOR OLDER
PEOPLE – SOLIHULL BOROUGH**

SchemeName	Manager	Address	YearBuilt	Type	Tenure	Units
Forthcoming Development	The Cinnamon Care Collection	Barston Lane, Barston, Solihull, West Midlands, B92 0JJ	2021	Enhanced Sheltered	Market Leashold	34
Shirley, The Green	McCarthy & Stone Management Serv	3 The Green, Stratford Road, Shirley, Solihull, West Midlands, B90 4GW	2020	Extra Care	Market Leashold	65
Forthcoming Development	Churchill Retirement Living	Station Road, Knowle, Solihull, West Midlands, B93 0HT	2020	Sheltered	Market Leashold	28
Solihull Retirement Village	The ExtraCare Charitable Trust	Haslucks Green Road, Shirley, Solihull, West Midlands, B90 2EL	2019	Extra Care	Affordable Shared Ownership	104 ¹
Solihull Retirement Village	The ExtraCare Charitable Trust	Haslucks Green Road, Shirley, Solihull, West Midlands, B90 2EL	2019	Extra Care	Market Leashold	104 ¹
Solihull Retirement Village	The ExtraCare Charitable Trust	Haslucks Green Road, Shirley, Solihull, West Midlands, B90 2EL	2019	Extra Care	Affordable Rent	52 ¹
Albany Meadows	Amber Infrastructure Group	Albany Lane, (off Kenilworth Road), Balsall Common, Solihull, West Midlands, CV7 7SR	2018	Enhanced Sheltered	Market Leashold	39
Linden Place	McCarthy & Stone Management Serv	Hampton Lane, Solihull, West Midlands, B91 2QJ	2018	Sheltered	Market Leashold	32
Saxon Court	Solihull Community Housing	Marlene Croft, Chelmsley Wood, Solihull, West Midlands, B37 7RF	2018	Extra Care	Affordable Rent	51
Woolmans Lodge	Churchill Retirement Living	72-74 Solihull Road, Shirley, Solihull, West Midlands, B90 3HN	2018	Sheltered	Market Leashold	59
Brueton Place	McCarthy & Stone Management Serv	218 - 220 Blossomfield Road, Solihull, West Midlands, B91 1PT	2017	Sheltered	Market Leashold	35
Ravenshaw Court	YourLife Management Services	73 Four Ashes Road, Bentley Heath, Solihull, West Midlands, B93 8NA	2015	Extra Care	Market Leashold	51
Trinity Apartments	Solihull Care Housing Association Ltd	1 Trinity Way, Shirley, Solihull, West Midlands, B90 3FE	2015	Extra Care	Affordable Shared Ownership	25 [*]
Trinity Apartments	Solihull Care Housing Association Ltd	1 Trinity Way, Shirley, Solihull, West Midlands, B90 3FE	2015	Extra Care	Affordable Rent	26 [*]
Scarlet Oak	McCarthy & Stone Management Serv	911 - 913 Warwick Road, Solihull, West Midlands, B91 3EP	2014	Age Exclusive	Market Leashold	28
Arden Grange	McCarthy & Stone Management Serv	1639-1649 High Street, Knowle, West Midlands, B93 0LL	2014	Sheltered	Market Leashold	28
Dove Tree Court	McCarthy & Stone Management Serv	287 Stratford Road, Shirley, West Midlands, B90 3AR	2013	Sheltered	Market Leashold	33
Henshaw Court	McCarthy & Stone Management Serv	Chester Road, Castle Bromwich, Birmingham, B36 0JQ	2013	Sheltered	Market Leashold	43
Abbeyfield Hampton House	Abbeyfield	Hampton Lane, Solihull, West Midlands, B91 2QJ	2012	Extra Care	Affordable Shared Ownership	16 [*]
Abbeyfield Hampton House	Abbeyfield	Hampton Lane, Solihull, West Midlands, B91 2QJ	2012	Extra Care	Affordable Rent	16 [*]
St Francis Lodge	Millstream Management Services	Cornyx Lane, Solihull, West Midlands, B91 2TE	2011	Sheltered	Market Leashold	30
Grange Court	Kingsdale Group	298 Warwick Road, Solihull, West Midlands, B92 7GL	2010	Sheltered	Market Leashold	24
Phoenix House	Solihull Care Housing Association Ltd	2 Swallows Meadow, Shirley, Solihull, West Midlands, B90 4PQ	2009	Extra Care	Affordable Shared Ownership	24 [*]
Phoenix House	Solihull Care Housing Association Ltd	2 Swallows Meadow, Shirley, Solihull, West Midlands, B90 4PQ	2009	Extra Care	Affordable Rent	25 [*]
Tudor Lodge	Millstream Management Services	331-335 Warwick Road, Solihull, West Midlands, B92 7AA	2008	Sheltered	Market Leashold	30
Pegasus Court	FirstPort	29 Union Road, Shirley, Solihull, West Midlands, B90 3BU	2006	Sheltered	Market Leashold	39
Knights Court	Warwick Estates Property Managemen	550 Kenilworth Road, Balsall Common, Coventry, West Midlands, CV7 7DQ	2005	Sheltered	Market Leashold	35
Orchard Court	FirstPort	Lugtrout Lane, Solihull, West Midlands, B91 2SL	2003	Sheltered	Market Leashold	30
Jubilee Court	The Sir Josiah Mason Trust	Hillborough Road, Olton, Solihull, B27 6PF	2003	Sheltered	Affordable Rent	8
Michael Blanning Place	Michael Blanning Trust Housing Asso	Gorton Croft, Balsall Common, Coventry, West Midlands, CV7 7UQ	2002	Sheltered	Affordable Rent	22
Michael Blanning Place	Michael Blanning Trust Housing Asso	Gorton Croft, Balsall Common, Coventry, West Midlands, CV7 7UQ	2002	Sheltered	Market Leashold	17
Ruth Patrick House	The Sir Josiah Mason Trust	Green Lane, Shirley, Solihull, B90 1AR	2001	Sheltered	Affordable Rent	8
Fulwell Mews	Waterloo Housing	Marston Green, Solihull, West Midlands, B37 7FX	2000	Age Exclusive	Affordable Rent	4
Millers Court	FirstPort	Haslucks Green Road, Shirley, Birmingham, West Midlands, B90 2ND	2000	Sheltered	Market Leashold	57
Kingsford Court	Kingsdale Group	Ulleries Road, Solihull, West Midlands, B92 8DT	1999	Enhanced Sheltered	Market Leashold	40
Dovehouse Court	Dovehouse Court Ltd	Grange Road, Solihull, West Midlands, B91 1EW	1996	Enhanced Sheltered	Market Leashold	61
Michael Blanning Gardens	Michael Blanning Trust Housing Asso	off Winster Avenue, Dorridge, Solihull, B93 8SN	1995	Sheltered	Affordable Rent	26
Michael Blanning Gardens	Michael Blanning Trust Housing Asso	off Winster Avenue, Dorridge, Solihull, West Midlands, B93 8SN	1995	Sheltered	Market Leashold	14
Deerhurst Court	Retirement Security Ltd	George Road, Solihull, West Midlands, B91 3BY	1994	Enhanced Sheltered	Market Leashold	40
Barons Court	FirstPort	Old Lode Lane, Sheldon, Solihull, West Midlands, B92 8LL	1994	Sheltered	Market Leashold	54

SchemeName	Manager	Address	YearBuilt	Type	Tenure	Units
Warwick Grange	Owner/manager not known	Warwick Road, Olton, Solihull, West Midlands, B91 1DD	1993	Sheltered	Market Leashold	16
Newholme Gardens	Bromford	56 New Road, Solihull, West Midlands, B91 3DP	1993	Sheltered	Affordable Rent	37
Aynsley Court	FirstPort	Union Road, Shirley, Solihull, West Midlands, B90 3DQ	1993	Sheltered	Market Leashold	29
The Cedars	FirstPort	21 Downing Close, Station Road, Knowle, Solihull, West Midlands, B93 0QA	1992	Sheltered	Market Rent	14 *
The Cedars	FirstPort	21 Downing Close, Station Road, Knowle, Solihull, West Midlands, B93 0QA	1992	Sheltered	Market Leashold	15 *
Solihull Frail Ambulant Home	Solihull Frail Ambulant Home for Old	1612 High Street, Knowle, Solihull, West Midlands, B93 0JU	1992	Sheltered	Affordable Rent	64
Brunswick House	Waterloo Housing	Holly Lane, Marston Green, Solihull, West Midlands, B37 7AF	1992	Sheltered	Affordable Rent	32
Crofton Gardens	Waterloo Housing	Pilson Close / Edsome Way, Bromford, Birmingham, West Midlands, B36 8NP	1992	Sheltered	Affordable Shared Ownership	30
Alexandra Court	The Sir Josiah Mason Trust	Hillborough Road, Olton, Solihull, B27 6PF	1992	Extra Care	Affordable Rent	20
MapleBeck Court	Anchor Hanover	Duchess Place, Lode Lane, Solihull, West Midlands, B91 2UB	1990	Sheltered	Market Leashold	51
Winterdene	Freemont Property Managers	275 Kenilworth Road, Balsall Common, West Midlands, CV7 7EL	1989	Age Exclusive	Market Leashold	11
Solihull Lodge	Midland Heart	Old Mill Close, Solihull, West Midlands, B90 1EU	1989	Age Exclusive	Affordable Shared Ownership	21
The Ulleries	Midland Heart	Dallimore Close, Eastbury Drive, Cloudesley Grove, Solihull, West Midlands, B92 8TW	1989	Sheltered	Affordable Shared Ownership	31
Priory Court	Millstream Management Services	3 Shelly Crescent, Monkspath, Solihull, West Midlands, B90 4XA	1989	Sheltered	Market Leashold	46
Windsor Lodge	Sanctuary Housing	Mickleton Road, Olton, Solihull, West Midlands, B92 7EP	1989	Sheltered	Market Leashold	23
Lydon Court	Midland Heart	2325 Coventry Road, Sheldon, Birmingham, West Midlands, B26 3PG	1989	Sheltered	Market Leashold	25
Cavendish Court	FirstPort	Avenue Road, Dorridge, Solihull, West Midlands, B93 8LD	1989	Sheltered	Market Leashold	16
Beech Court	FirstPort	Bushell Drive, Solihull, West Midlands, B91 2QU	1989	Sheltered	Market Leashold	32
Rose Court	FirstPort	155 Kenilworth Road, Balsall Common, Warks, CV7 7ES	1988	Sheltered	Market Leashold	38
Maitland House	Waterloo Housing	Faircroft Road, Castle Bromwich, Solihull, West Midlands, B36 9UJ	1987	Age Exclusive	Affordable Rent	25
Boundary Court	Sanctuary Housing	Lambourne Grove, Birmingham, West Midlands, B37 5BE	1987	Age Exclusive	Affordable Rent	12
Blythe Court	FirstPort	4 Grange Road, Olton, Solihull, West Midlands, B91 1BL	1987	Sheltered	Market Leashold	33
Chadshunt Close	Sanctuary Housing	Castle Bromwich, West Midlands, B36 9UB	1985	Age Exclusive	Affordable Rent	8
Yew Trees	Rayner House & Yew Trees Ltd	5 Damson Parkway, Solihull, West Midlands, B91 2PP	1984	Sheltered	Affordable Rent	40
Guardian Court	Anchor Hanover	New Road, Solihull, West Midlands, B91 3DL	1982	Sheltered	Market Leashold	29
Paterson Court	Housing 21	1 Kenilworth Road, Knowle, Solihull, West Midlands, B93 0JB	1981	Sheltered	Affordable Rent	26
Servite House	Optivo	101 St Bernard's Road, Olton, Solihull, West Midlands, B92 7DQ	1978	Sheltered	Affordable Rent	27
Woodlands	Solihull Community Housing	58 Stretton Road, Shirley, Solihull, West Midlands, B90 2RX	1976	Age Exclusive	Affordable Rent	52
The Firs	Stonewater	Maxstoke Lane, Meriden, Coventry, West Midlands, CV7 7NT	1975	Sheltered	Affordable Rent	34
St Alphege Close	Anchor Hanover	Church Hill Road, Solihull, West Midlands, B91 3RQ	1975	Sheltered	Affordable Rent	20
Greenhill Way	Solihull Community Housing	Shirley, Solihull, West Midlands, B90 3PW	1974	Extra Care	Affordable Rent	16
Longview	Solihull Community Housing	330-364 Castle Lane, Solihull, West Midlands, B92 8SE	1974	Enhanced Sheltered	Affordable Rent	18
Guillemard Court	Housing 21	Chichester Grove, Birmingham, B37 5SL	1973	Sheltered	Affordable Rent	39
Mason House	The Sir Josiah Mason Trust	Green Lane, Shirley, Solihull, B90 1AF	1972	Sheltered	Affordable Rent	49
Whar Hall Farm	Solihull Community Housing	10 Joiners Croft, Solihull, West Midlands, B92 0PH	1970	Age Exclusive	Affordable Rent	54
Elizabeth Grove	Solihull Community Housing	Shirley, Solihull, West Midlands, B90 3BX	1968	Age Exclusive	Affordable Rent	32
Elizabeth Grove	Solihull Community Housing	Shirley, Solihull, West Midlands, B90 3BX	1968	Age Exclusive	Affordable Rent	37
Mason Court	The Sir Josiah Mason Trust	Hillborough Road, Olton, Solihull, B27 6PF	1967	Sheltered	Affordable Rent	45
Fairfield Rise	Solihull Community Housing	Meriden, Coventry, West Midlands, CV7 7NP	1966	Age Exclusive	Affordable Rent	23
St Johns Close	Solihull Community Housing	Knowle, Solihull, West Midlands, B93 0NH	1963	Age Exclusive	Affordable Rent	28

SchemeName	Manager	Address	YearBuilt	Type	Tenure	Units
Samuel Welsh Memorial Homes	Samuel Welsh Memorial Homes	52 Widney Road, Knowle, Solihull, West Midlands, B93 9DZ	1924	Age Exclusive	Affordable Rent	4
Abbeyfield House	Abbeyfield	1 Ashleigh Road, Solihull, West Midlands, B91 1AE	1910	Sheltered	Affordable Rent	16
Berrow Cottage Homes	The Berrow Cottage Homes	Kenilworth Road, Knowle, Solihull, West Midlands, B93 0JA	1879	Sheltered	Affordable Rent	29
The Hermitage	Solihull Community Housing	Lodge Lane, Solihull, West Midlands, B91 2HJ	1863	Age Exclusive	Affordable Rent	24
Lady Katherine Housing & Care	The Foundation of Lady Katherine Le	Kenilworth Road, Temple Balsall, Knowle, Solihull, West Midlands, B93 0AL	1674	Enhanced Sheltered	Affordable Rent	15
Fernleigh Court	Midland Heart	Kelvedon Grove, Lode Lane, Solihull, West Midlands, B91 2UA	0	Sheltered	Market Leashold	40
Rodney Road	Solihull Community Housing	Hobs Moat, Solihull, West Midlands, B92 8SB	0	Age Exclusive	Affordable Rent	47
Swallows Meadow	Solihull Community Housing	Shirley, Solihull, West Midlands, B90 4QJ	0	Age Exclusive	Affordable Rent	42
Woodlands	Solihull Community Housing	127 Baxters Green, Shirley, Solihull, West Midlands, B90 2RS	0	Age Exclusive	Affordable Rent	56
Malvern Court	Stonewater	915/917 Warwick Road, Solihull, West Midlands, B91 3EP	0	Sheltered	Market Leashold	30
Dorsington Road	Birmingham City Council	Solihull, West Midlands, B27 7AE	0	Sheltered	Affordable Rent	79
Oak Tree Court	Midland Heart	Pembroke Way, Stratford Road, Hall Green, Birmingham, West Midlands, B28 9EX	0	Sheltered	Market Leashold	43
Beckford Croft	Harper's of Alvechurch Ltd	Dorridge, Solihull, West Midlands, B93 8DS		Age Exclusive	Market Leashold	11
Rosegate	Longhurst Group	Poplar Road, Dorridge, Solihull, West Midlands, B93 8DG		Sheltered	Market Leashold	50
Dassett Road	Solihull Community Housing	Bentley Heath, Solihull, West Midlands, B93 8PE		Age Exclusive	Affordable Rent	17
Clover Avenue	Solihull Community Housing	Chelmsley Wood, Birmingham, West Midlands, B37 6SQ		Age Exclusive	Affordable Rent	43
Coplow Close	Solihull Community Housing	Balsall Common, West Midlands, CV7 7PQ		Age Exclusive	Affordable Rent	36
Hedgetree Croft	Solihull Community Housing	Solihull, West Midlands, B37 7JH		Age Exclusive	Affordable Rent	35
Highfield	Solihull Community Housing	Meriden, Solihull, West Midlands, CV7 7LX		Age Exclusive	Affordable Rent	40
Glovers Croft	Solihull Community Housing	Chelmsley Wood, Solihull, West Midlands, B37 5AE		Age Exclusive	Affordable Rent	31
Flecknoe Close	Solihull Community Housing	Castle Bromwich, West Midlands, B36 9EP		Age Exclusive	Affordable Rent	33
Friars Walk	Solihull Community Housing	Solihull, West Midlands, B37 6SP		Age Exclusive	Affordable Rent	44
Redwood House	Solihull Community Housing	Broomcroft Road, Kingshurst, Solihull, West Midlands, B37 6HB		Age Exclusive	Affordable Rent	64
Masons Way	Solihull Community Housing	Olton, Solihull, West Midlands, B92 7JF		Age Exclusive	Affordable Rent	28
Mulliners Croft	Solihull Community Housing	Solihull, West Midlands, B91 3AA		Age Exclusive	Affordable Rent	20
Lanchester Way	Solihull Community Housing	34 Triumph Walk, Castle Bromwich, West Midlands, B36 9NS		Age Exclusive	Affordable Rent	27
Windward Way	Solihull Community Housing	Smiths Wood, Solihull, West Midlands, B36 0UH		Age Exclusive	Affordable Rent	28
Woodbrook House	Solihull Community Housing	74 Woodbrooke House, Coralin Close, Chelmsley Wood, West Midlands, B37 7UT		Age Exclusive	Affordable Rent	107
Tylers Grove	Solihull Community Housing	Shirley, Solihull, West Midlands, B90 4TJ		Age Exclusive	Affordable Rent	23
Trinity Close	Solihull Community Housing	Hobs Moat, West Midlands, B92 8SZ		Age Exclusive	Affordable Rent	68
Triumph Walk	Solihull Community Housing	Castle Bromwich, West Midlands, B36 9NS		Age Exclusive	Affordable Rent	20
Woodlands	Solihull Community Housing	58 Baxters Road, Shirley, Solihull, West Midlands, B90 2RS		Age Exclusive	Affordable Rent	56

**APPENDIX 2:
SCHEDULE OF EXISTING CARE HOME PROVISION FOR OLDER PEOPLE
– SOLIHULL BOROUGH**

Existing Provision of Care Home Places for Older People - Solihull Borough

Source: Elderly Accommodation Counsel QTR4 2019

HomeName	Owner	Address	BedsCare	BedsNursing	BedsTotal
Knowle Gate Care Home	Avery Healthcare Ltd	1331 Warwick Road, Knowle, Solihull, West Midlands B93 9LW	60	0	60
Barchester Fountains	Barchester Healthcare Ltd	1355 Stratford Road, Shirley, Solihull, West Midlands B90 4EF	80	0	80
Alexandra House	The Sir Josiah Mason Trust	Hillborough Road, Olton, Solihull B27 6PF	36	0	36
Birchmere House Care Home	Avery Healthcare Ltd	1270 Warwick Road, Knowle, Solihull, West Midlands B93 9LQ	76	0	76
Birchmere Mews	Avery Healthcare Ltd	1270A Warwick Road, Knowle, Solihull, West Midlands B93 9LQ	63	0	63
Willow Grange Care Home	3A Care (Solihull) Limited	119 St Bernard's Road, Olton, Solihull, West Midlands B92 7DH	46	0	46
Silver Birches	Accord Housing Group Ltd	23 Tyne Close, Chelmsley Wood, Solihull B37 6QZ	50	0	50
St Giles Care Home	Avery Healthcare Ltd	122 Tile Cross Road, Garretts Green, Birmingham B33 0LT	58	0	58
Southside	Mrs Janet Wyatt	1651-1653 Stratford Road, Hall Green, Birmingham B28 9JB	7	0	7
Prince of Wales Nursing Home	Edggbasston Investments Ltd	246 Prince of Wales Lane, Solihull Lodge, Shirley, Solihull B14 4LJ	0	20	20
Friendly Inn	Friendly Care Group	Gloucester Way, Chelmsley Wood, Solihull, West Midlands B37 5PE	30	0	30
St. George's Home	Dr M Mina	116 Marshall Lake Road, Shirley, Solihull B90 4PW	29	0	29
St Michael's	Drs Mina, Youssef and Malek	251 Warwick Road, Olton, Solihull B92 7AH	21	0	21
Ardenlea Grove Care Home	BUPA Care Homes	19-21 Lode Lane, Solihull, West Midlands B91 2AB	0	60	60
The Priory Care Home	BUPA Care Homes	1 Shelly Crescent, Monkspath, Shirley, Solihull B90 4XA	0	52	52
Harper Fields Care Home	Barchester Healthcare Ltd	Kenilworth Road, Balsall Common, Coventry CV7 7HD	0	80	80
Ardenlea Court Care Home	BUPA Care Homes	Bucknell Close, 39/41 Lode Lane, Solihull, West Midlands B91 2AF	0	60	60
Lyndon Croft Care Centre	Prime Life Ltd	Ulleries Road, Solihull B92 8ED	52	0	52
Rayner House	Rayner House & Yew Trees Ltd	3-5 Damson Parkway, Solihull B91 2PP	26	0	26
Fairfield Residential Care Home	Mrs Mayariha	27 Old Warwick Road, Olton, Solihull B92 7JQ	21	0	21
Jubilee Gardens	Parkcare Homes Ltd (Priory Adult Care)	26 Wyegate Close, Castle Bromwich, Birmingham B36 0TQ	0	50	50
Longmore Nursing Home	Mr C & Mrs S Grant	118 Longmore Road, Shirley, Solihull B90 3EE	0	22	22
St Bernard's Residential Care Home Ltd	Mr P B Byrne	76 St Bernard's Road, Olton, Solihull B92 7BP	39	0	39
The Foundation of Lady Katherine Leveson	James Woodward	Fen End Road, Temple Balsall, Solihull B93 0AL	30	0	30
Jobs Close	Job's Close Residential Home for the Elderly Ltd	Lodge Road, Knowle, Solihull, West Midlands B93 0HF	34	0	34
Forthcoming Care Home	The Cinnamon Care Collection	Barston Lane, Barston, Solihull, West Midlands B92 0JJ	50	0	50
The Royal Star & Garter Home	The Royal Star & Garter Homes	Tudor Coppice, Monkspath Hall Road, Solihull B91 3DE	0	60	60
The Grove	Solihull Old People's Welfare	48 Lode Lane, Solihull B91 2AE	30	0	30
Sunrise of Solihull	Sunrise Senior Living	1 Worcester Way, Dog Kennel Lane, Shirley, Solihull B90 4JX	0	109	109
Swallows Meadow Court	Solihull Care Ltd	33 Swallows Meadow, Shirley, Solihull, West Midlands B90 4PH	0	70	70
Creynolds Lane	Solihull Metropolitan Borough Council	Cheswick Green, Solihull, West Midlands B90 4ET	4	0	4
Chelmunds Court	Runwood Homes plc	2 Pomeroy Way, Solihull, Birmingham, West Midlands	0	73	73
Elizabeth House	Shirley Old People's Welfare Committee	Elizabeth Grove, Union Road, Shirley, Solihull B90 3BX	19	0	19

**Appendix 3: Vision Document for Rumbush
Village, December 2020**



Land off Rumbush Lane

A blueprint for sustainable living

December 2020



Node

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Prepared on behalf of IM Land by Node
Project Ref: IML0264
Document Ref: IML0264 VISION.indd

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DATE	COMMENT	CREATED BY	CHECKED BY	VERSION
30.03.2020	Draft for review	KK	NW	1
03.04.2020	Draft for review	KK	SM	2
07.04.2020	Submission to SMBC	KK	SM/FLM	3
03.12.2020	Update to team	KK	NW	4
10.12.2020	Updated draft	KK	SM/FLM	5



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4. Appreciating the context	8
5. The site	12
6. Design principles	14
7. Design	18
8. Delivery	22



1. Introduction

Land off Rumbush Lane offers a sustainable development location by an existing railway station.

This site vision has been prepared by Node on behalf of IM Land, an experienced land promoter and developer, with a track record of delivering excellence in residential, employment and mixed-use schemes. It has been prepared with technical input from a skilled and experienced design team, comprising:

Turley: planning

Stantec: transportation and engineering

EDP: ecology and archaeology

Barton Willmore: landscape and visual impact

A vision of healthy, happy sustainable living

The site has the chance to deliver something truly special. The development could deliver the following benefits:

Homes

A range of homes of diverse tenure, size and type, including the potential for specific housing for older people, creating a truly mixed community.

Landscape

A key component of the development, providing 5.88ha of open space.

Supporting uses

Opportunity for a community use.

Sustainable transport

The site is adjacent to Earlswood station, 25 minutes from Birmingham and Stratford, every 30 minutes.

The context for development Solihull urgently needs new homes.

The adopted Solihull Local Plan covers the period 2011-2028. Solihull MBC are in the process of reviewing their Local Plan to enable longer term needs to be addressed and to keep the Plan up to date as required by the National Planning Policy Framework (NPPF). In Solihull MBC's case, there is a greater urgency to prepare the Local Plan Review for the following reasons:

- Firstly, the successful legal challenge to the Solihull Local Plan post adoption means that the current Local Plan has no overall housing requirement for the plan period. The Local Plan Review will allocate sites for residential development to meet the Local Housing Need of SMBC.
- Secondly, there is a shortfall arising from the Greater Birmingham Housing Market Area (GBHMA) and the shortfall will have to be met elsewhere within the HMA or other nearby areas. The adopted Local Plan acknowledges that when the shortfall has been identified a review of the Plan will be bought forward. The Local Plan Review will allocate sites for residential development to meet the additional housing need arising from the GBHMA.
- Finally, SMBC need to review the Green Plan and Local Plan Policy to enable their ambitions of the UK Central Hub Area to come forward.

2. Approach

Land off Rumbush Lane provides an opportunity for Solihull MBC to provide much needed homes in a sustainable location during the early stages of the Local Plan Review period. Smaller sites, in sustainable locations, which can be delivered in the early stages of the Plan Period will ensure that the Borough has a sufficient supply of housing.”

Our approach

We put people first. Putting people at the heart of everything we do means designing places that are practical and a joy to be in.

The site provides an opportunity to create new homes that will deliver beneficial rather than detrimental consequences for the existing setting.

To achieve this requires a strong, clear philosophy and vision from the outset, supported by holistic, contextual understanding of place and articulated through well-defined design principles.

We believe in involving the local community and wider parties into playing a part in a success story that has the potential to benefit all.

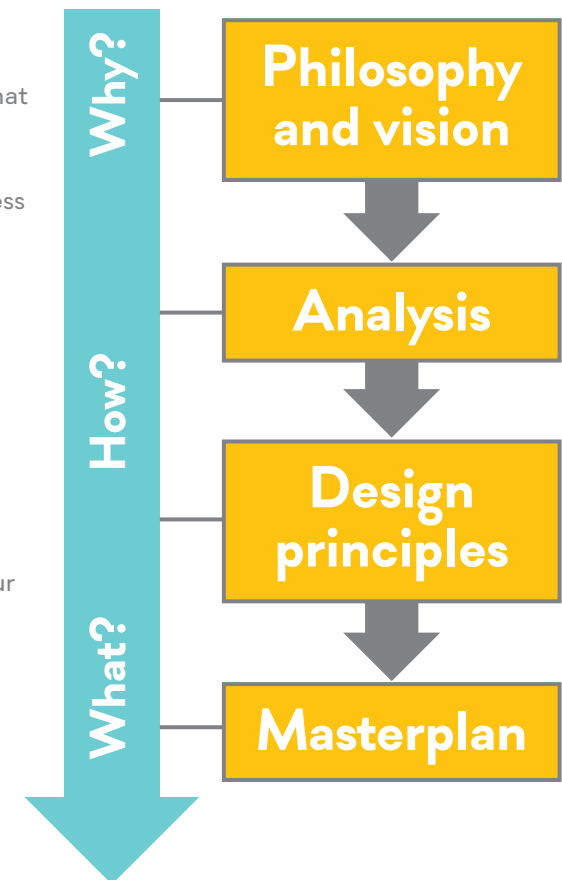
As such, we have followed a process that defines:

why we are doing it.

how we plan to do it.

what it will entail.

This process has ensured that a people-led, place-specific vision has guided the development of our proposals at every step.



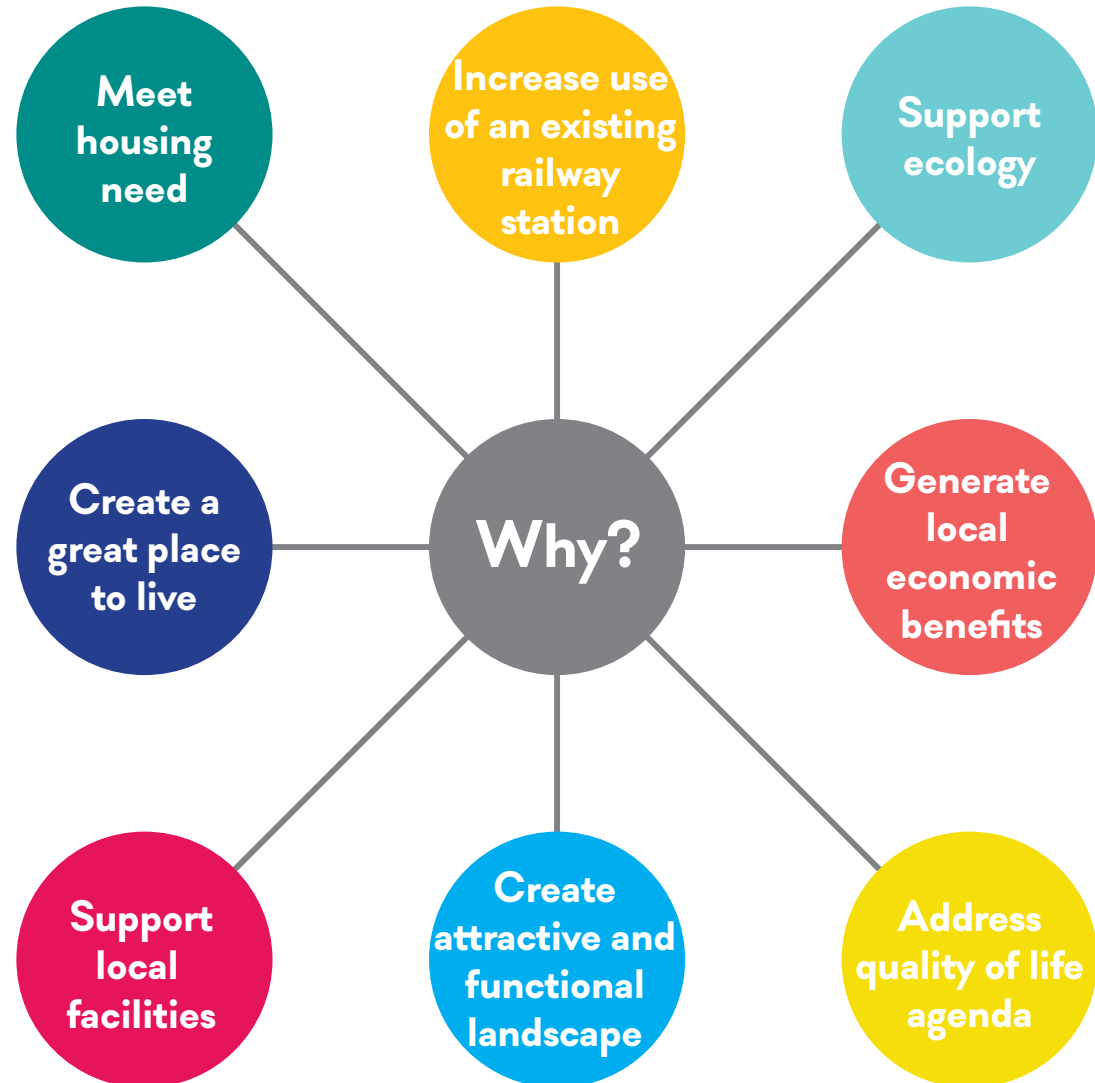
3. Our philosophy

Why develop?

Our starting point for the design process is to holistically define a core rationale for developing the site.

This spans factors from providing much needed homes and economic benefits to ensuring that the scheme has a positive impact on its landscape and ecological environment.

Fundamentally our principal reason *why* is to create new homes that support the existing local character and community and provide homes that cater for a broad range of people, including the elderly.

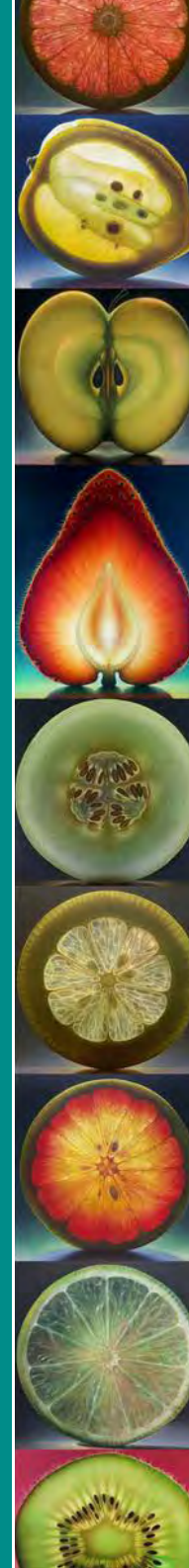


Vision

The development of the site will harness its sustainable location around an existing railway station and enhance its natural environment to create new homes whose diverse range of residents, both young and old, will live happy, healthy and fulfilled lives, within a context of high quality landscape and buildings.

Every resident will have easily walkable access to Earlswood Station, allowing them to live sustainable and stress free lives that minimise their environmental impact and maximise their quality of life.

Residents' lives will be full and characterised by choice: be that spent at home with friends and family, growing food within their gardens or on their allotments, meeting new friends at a community event or exercising at a range of recreational facilities.





4. Appreciating the context

Contextual analysis

We established a broad study area of land around Earlswood station to fully understand the context of the site.

The surrounding context is comprised of a series of villages set within the Arden landscape that characterises this part of the West Midlands and Warwickshire.

In order to create a new development that relates sensitively to this context, a range of factors from land use, access and movement, landscape, topography, drainage and heritage have been analysed, together with an understanding gained of the current and future planned development pipeline for the local area. A brief summary is set out adjacent:

Land use

The immediate surrounding context is comprised of a series of modest scale village settlements set in the wider Arden agricultural landscape that characterises this part of the West Midlands and Warwickshire. Larger settlements with a range of mixed-use functions are located in Dickens Heath and Shirley.

Public transport

The site is located immediately adjacent to Earlswood Station, on the Birmingham to Stratford upon Avon railway line: a key benefit to the scheme and a core reason for locating development here. This provides easy and sustainable access to Birmingham and Stratford upon Avon within 25 minutes, every half an hour.

Movement

The site is bounded to the north by Rumbush Lane, with key routes at Forshaw Heath Lane and Tanners Green Lane providing local connections to nearby destinations. The site is located within close proximity of the M42 and the A435, providing easy access to the strategic highway movement network by vehicle.

Heritage

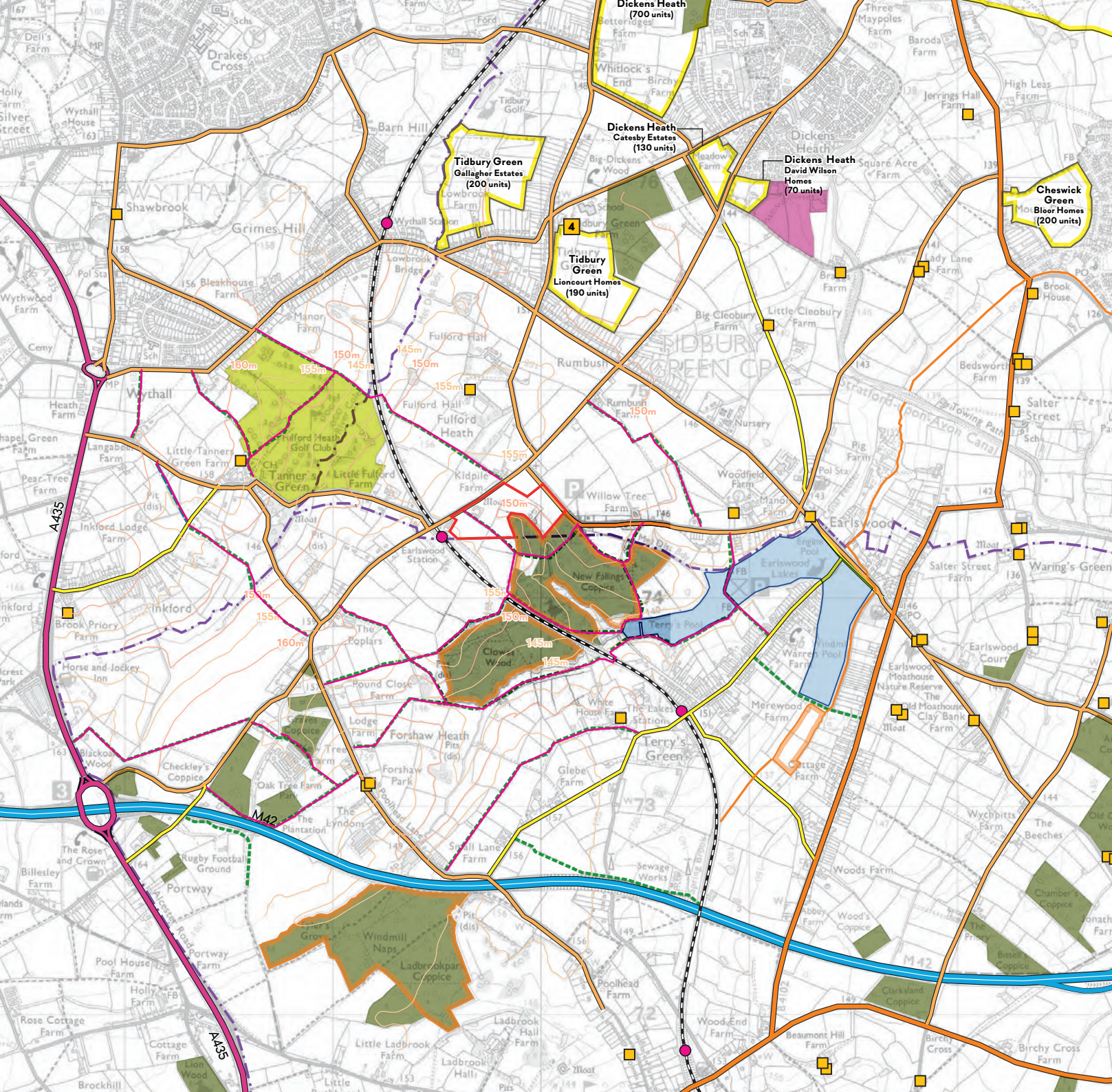
Although the wider Warwickshire context has a rich and significant history, there are relatively few heritage assets in the immediate setting of the site. Fulford Hall, a grade II listed hall house is located some distance to the north of the site. Its setting has been taken into account as part of the proposals.

Landscape and topography

The landscape context of the site is varied. In addition to the gently rolling agricultural landscape typified by the site and its neighbouring context to the north, east and south-west, there is an area of SSSI woodland associated with New Fallings and Clowes Wood together with Earlswood Lakes, a group of man made reservoirs that provide a key local recreational asset.

Climate change emergency

In October 2019, Solihull MBC declared a 'Climate Emergency' with councillors pledging to take local action to contribute to national carbon neutral targets through the development of practices and policies, with an aim to being carbon neutral by 2030.



LEGEND

- Site boundary
- District boundary
- Motorway
- A road
- Railway line/station
- SSSI
- Local Nature Reserve
- Planning Application (approved or awaiting decision)
- Woodland
- Fulford Heath Golf Club
- Built up area

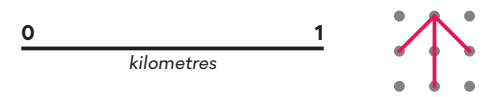





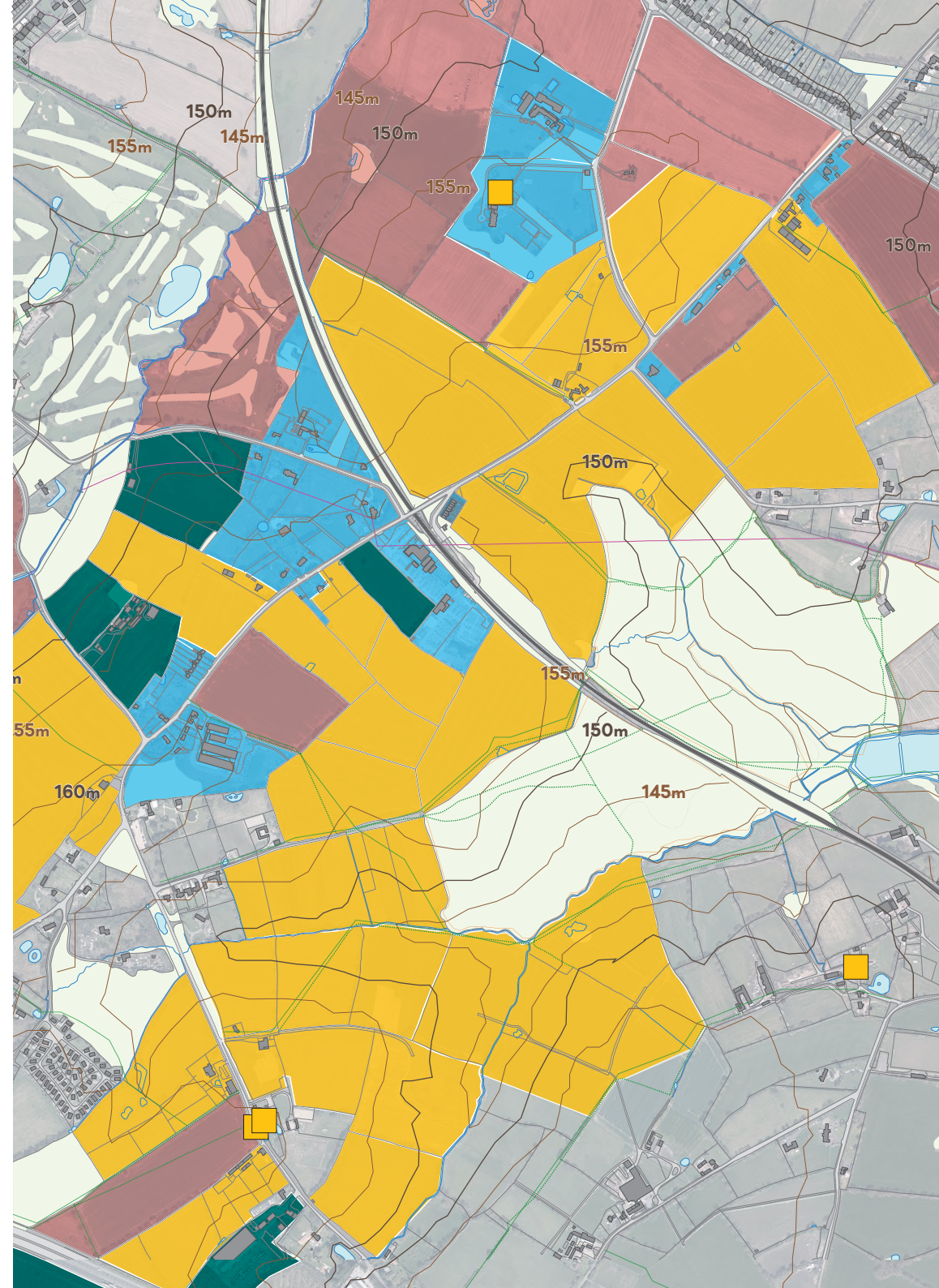


FIGURE 4.1 | LOCAL CONTEXT | 1:25000

LEGEND

-  Development could have high impact: requires mitigation
-  Development could be acceptable with mitigation
-  Development can be easily accommodated
-  Area of existing building or landscape sensitivity
-  Listed building



Sensitivity analysis

We undertook a structured and objective sensitivity analysis of the following key issues, the results of which are set out adjacent:

- Topography
- Boundaries
- Landscape scale and quality
- Landscape pattern and complexity
- Settlement or human influences
- Perceptual aspects
- Coalescence
- Recreational value
- Accessibility
- Heritage

Each criterion was assessed as one of the following:

High (red):

Development could have high impact and would require significant mitigation to be acceptable (Red)

Medium (amber):

Development will have a medium impact but through careful design and mitigation would be acceptable (Amber)

Low (green):

Development will have a low impact and can be accommodated easily (Green)

Existing development (blue):

Land occupied by existing residential development or sensitive landscape uses (recreation space etc) has also been identified.

FIGURE 4.2 | SENSITIVITY | 1:12500

The context





5. The site

Site overview

The site is formed of land to the south of Rumbush Lane. The site is predominantly within the administrative boundary of Solihull MBC, with a small area to the south falling within Stratford DC's administration.

The site is formed of undeveloped agricultural land, largely flat, with dense boundary trees and a number of mature individual trees located within the boundary of the site. An historic moat feature is located to the south of Rumbush Lane, the setting of which will need to be preserved.

The western boundary is formed by the Birmingham to Stratford railway line, with Earlswood Station located just off Rumbush Lane. A row of terraced cottages overlook the station's access route and back onto the site.

To the north is agricultural land, beyond which is the listed building of Fulford Hall. To the south is a woodland SSSI associated with New Fallings Coppice and Clowes Wood.

Consideration has been given to the following matters, with specialist technical input sought where needed:

- Access, movement and public transport
- Topography, landscape features and ecology
- Landscape and visual impact
- Boundaries and neighbouring uses
- Heritage assets and archaeology

Opportunities

- Opportunity to create a high quality, desirable place to live that provides for local housing need and will appeal to people of all ages and backgrounds.
- Maximise the opportunity presented by the railway station at Earlswood, promoting sustainable movement.
- Maximise the opportunity of connecting to the existing wider landscape environment including assets such as Clowes Wood and Earlswood Lakes.
- Landscape and ecological resources such as trees and hedgerows within the site form a characterful feature of the land that will be retained wherever possible.
- The site is readily accessible by vehicle to J3 of the M42 and the wider strategic movement network.
- Importance of establishing optimal points of access into the development and opportunities for through movement within the site to promote movement on foot and by bicycle, particularly into Earlswood station.
- Opportunity to enhance existing public rights of way through the site, allowing the potential to connect to surrounding assets.
- Two existing pedestrian crossing points over the railway line are located in relatively close proximity, allowing ease of access on foot into the wider environment.



FIGURE 5.1 | THE SITE | 1:5,000



6. Design principles

Key principles

Our guiding vision and analysis has enabled the definition of the following six principles that will shape the development of the masterplan:

Sustainability: delivers sustainable new homes around an existing mainline railway station

Local identity: possesses a strong and clear identity that relates to its context

Nature: led by landscape and ecology

Happiness: promotes happiness amongst residents

Water: incorporate access to water

Health: promotes health and wellbeing through design



Sustainability

The development will respond to the climate change emergency, creating a sustainable place to live, allowing residents to make green transport choices from walking and cycling to local facilities to using the railway to access employment opportunities. Design features could include:

- Creating a development focussed around Earlswood train station, with lower density development to the site's edges and an extensive landscape and public realm context beyond.
- Sustainable transport, including Earlswood station, together with cycle lanes and facilities.
- Sustainable drainage as a key feature of the masterplan.



Local identity

We consider that it is essential to create a distinctive identity for the development, which is simultaneously unique and reflective of its context.

We have responded to development forms seen within local villages in the Solihull and Warwickshire context, including Tanworth in Arden.

The delivery of new homes will visually reinforce this bespoke identity through materials, details and the creation of a cohesive landscape through signage and wayfinding materials.



Nature

The site's rich natural setting is a key opportunity. Development will:

- Create a green infrastructure framework that allows development to be viewed as buildings within landscape.
- Utilise existing features to form its 'skeleton', respecting field boundaries, hedgerows, public rights of way, water bodies and considering impact on key views.
- Link into existing nature walks, cycle paths and bridleways, connecting into assets such as New Fallings Coppice, Clowes Wood and Earlswood Lakes.
- Demonstrate a net gain in biodiversity.
- Plant tree species of local distinctiveness.



Happiness

The masterplan will provide an environment that enhances the happiness and wellbeing of its inhabitants and the existing local population, whilst simultaneously creating an economically viable development proposal. The development will learn from best practice precedents from the UK and abroad and will respond directly through design to the challenges of 21st century life. This could include:

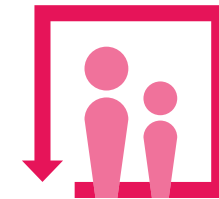
- Providing access for all, including older people.
- Providing specialist accommodation for older people.
- Providing overlooked, safe, attractive social spaces within the public realm to promote interaction, prevent social isolation and positive mental health.



Water

Access to water has powerful and multi-faceted benefits to residential development, from practical benefits such as reducing flood risk to demonstrable enhanced wellbeing, visual amenity, and increased property values. We would seek to:

- Retain existing water features.
- Provide new drainage ponds that will mitigate the potential flood risk created by the development.



Health

The site will enhance the health of its residents and the existing population though promoting exercise and assisting with making healthy food choices. This could include:

- Improvements to existing sustainable movement routes: nature walks, cycle paths and new bridleways.
- Location of new uses at easily reached locations, maximising available facilities within a 10 minute walk (800m) of housing.
- Accessible to Earlswood Station to support healthy movement choice.
- Providing a range of recreation spaces for people of all ages.



7. Design

Design overview

Use

The development provides the opportunity to deliver a range of new homes to provide for housing need, in a sustainable and attractive location.

This is anticipated to include specialist older people's accommodation, which could incorporate a mix of independent living and care based housing.

It could also include a community use, which will be located on and near to the existing thoroughfare of Rumbush Lane to enable passing traffic to generate patronage, together with providing for the needs of the community.

Amount

The masterplan provides the potential for the following:

Homes: a range of house types and size, including the potential for specialist older people's accommodation. This could provide:

- 2.06ha housing: 62 homes @30dph
- 1.37ha older people's housing

Mixed use: potential community use, supporting functions within older people's housing such as cafe, retailer and hairdresser.

Landscape: c.5.88ha

Layout

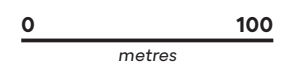
The layout has been inspired by traditional development forms seen in Warwickshire villages, such as Tanworth-in-Arden, with a central landscape space, allowing the creation of a 'village green' space, surrounded by development off Rumbush Lane.

Development is designed in perimeter blocks to ensure that public spaces including streets and landscape are activated by development frontages and private spaces are secure to the rear. Generous block sizes allow for the creation of family gardens together with providing the capacity to retain existing trees within rear gardens or on street and provide on plot parking.



LEGEND

- Site boundary
- Additional land under control
- Residential
- Older people's accommodation
- ✦ Potential community shop
- Public open space
- Attenuation
- Swales
- ✦ Existing trees / vegetation
- ✦ Proposed trees / vegetation
- Play areas (local/local equipped)
- District boundary
- Higher density frontages
- ✦ Earlswood train station
- ➔ Primary vehicle access
- ➔ Secondary vehicle access
- Public right of way
- Primary vehicle route
- Secondary vehicle route
- Tertiary route / private drive



Solihull MBC
 Site area: c.9.31ha
 2.06ha residential
 = 62 homes @30dph
 1.37ha older people's housing
 5.88ha POS

FIGURE 7.1 | MASTERPLAN | 1:3,000

Scale and massing

The scale of proposed development is anticipated to be between one and three storeys, allowing the creation of taller focal elements within the core of the village.

The massing of buildings will also vary relative to dwelling type, from terraces in the denser urban core, to semi-detached houses in the residential areas and detached properties on the landscape edges, creating a softer edge to the wider landscape, characteristic of traditional villages, minimising the potential for urbanising effect on the surrounding context.

The scale and massing of the older people's housing would range to reflect the respective typology, but is anticipated to include a larger central hub (c3 storeys) with care facility and lower scale independent living options.

Landscape

Recreation will be a fundamental feature of the landscape, which will actively promote health and wellbeing, and seek to tackle issues of social isolation and loneliness through creating inclusive environments that encourage people of all ages and abilities to use them. This is particularly significant given the proposal to incorporate older people's accommodation within the site.

Water is to play a significant role, with appropriate attenuation measures providing both essential drainage features and an important ecological contributor.

New woodland will ensure that the scheme maximises its ecological potential.

Strategic green connections will be provided with enhanced rights of way allowing cycling and horse-riding through the scheme. These have been located to create buffers to landscape assets such as the nature reserve and SSSI, and also as connections through the development itself.

Access and movement

The site is proposed to be accessed from the existing highway network of Rumbush Lane.

Within the site a structured movement hierarchy will create variety and interest within the streetscene and ensure that movement is safe and legible via a network of connected primary and secondary streets, together with shared surface residential routes.

Appearance and materials

The masterplan is proposed to utilise the best of contemporary design influences drawn from the materiality and elements of detail found within the wider setting.



Residential character

Residential character areas will create interest and variety.

Density

Potential for higher density, taller buildings provided along principal connections to define streets and provide variety. Lower density edges will be provided at the periphery, with a looser structure to the block and building layouts.

Access and movement hierarchy

Multiple points of access and a stratified movement hierarchy will provide principal routes, secondary routes and shared surfaces, ensuring connectivity, safety and variety.

Community use

Opportunity for a community use close to Earlswood station.

Station access

Pedestrian and cycle access on foot into Earlswood station.

Public open space

Attractive and varied area of public open space, providing recreation and drainage features.

Older people's housing

Potential for accommodation for older people adjacent to Earlswood Station. Could include a mix of specialist independent living and care (C2 and C3 uses) with supporting uses.

Village green

Creation of village green at the heart of the development, retaining existing landform and trees and reflecting the character of Warwickshire villages.

Public rights of way

Enhancements to public rights of way to improve legibility and quality of surface.

Landscape buffer

A planted buffer will provide a physical and visual break in development, ensuring that a sensitive edge is created to neighbouring land and preventing the potential for coalescence.



FIGURE 7.2 | MASTERPLAN FEATURES | 1:3,000

Comprehensive development

There is potential to expand the scale of the site beyond the identified boundary in the future, with the inclusion of further land holdings to the south of the site within Stratford District Council's administrative boundary.

We have considered options for how this land could interact with and complement the core proposal for residential development adjacent to Earlswood train station.

The plan shown overleaf highlights how additional residential development could work with the existing proposal. This additional site area could provide up to an additional 74 homes (or 54 homes and an additional 0.57ha older people's accommodation) and 1.66ha of public open space.



FIGURE 7.3 | CONCEPT VISUAL:
OPEN SPACE | NTS



Solihull MBC
 Site area: c.9.31ha

2.06ha residential
 = 62 homes @30dph

1.37ha older people's housing

5.88ha POS

LEGEND

- Site boundary
- Additional land under control
- Residential
- Older people's accommodation
- ✳ Potential community shop
- Public open space
- Attenuation
- Swales
- ✳ Existing trees / vegetation
- ✳ Proposed trees / vegetation
- Play areas (local/local equipped)
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- Higher density frontages
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- Tertiary route / private drive

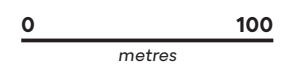


FIGURE 7.4 | WIDER OPPORTUNITY | 1:3,000



8. Delivery

Summary

Land off Rumbush Lane is available, sustainable and deliverable.

The site can meet local housing needs through the provision of a range of homes, including older people's living, in a sustainable and desirable location next to the existing Earlswood railway station.





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**Appendix 4: Solihull Borough Housing Need
Report (December 2020)**

SOLIHULL BOROUGH HOUSING NEED REPORT

Prepared on behalf of:

Barratt David Wilson Homes

Spitfire Bespoke Homes

IM Land

Heyford Developments

Generator Strategic Land

December 2020

SOLIHULL BOROUGH HOUSING NEED REPORT

December 2020

Project Ref:	29413/29068/28908
Status:	Draft
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Date:	December 2020
Prepared by:	DU
Checked by:	JD/KV
Authorised by:	KV

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Ref: 29413/29068/28908/A5/DU
Date: December 2020

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1.0 INTRODUCTION

- 1.1 This Report has been prepared by Barton Willmore's National Development Economics Team on behalf of Barratt David Wilson Homes, Spitfire Bespoke Homes, IM Land, Heyford Developments, and Generator Strategic Land, in response to Solihull Borough Council's (SBC) consultation on its Local Plan – Draft Submission Plan (October 2020).
- 1.2 Specifically, this Report focuses on the calculation of housing need in the Draft Plan, and whether this aligns with the National Planning Policy Framework (NPPF, 2019), the Planning Practice Guidance (PPG, 2019), and the aims, objectives, and policies of the Draft Plan.
- 1.3 In undertaking this analysis, the Report reviews recent housing and employment evidence base documents published by SBC, alongside other publicly available data.
- 1.4 The Report provides the national and local planning policy context for determining housing need in Solihull, before reviewing the Council's housing need evidence base. We then present sensitivity testing of the Council's conclusions on what should constitute economic-led housing need, and what should inform the housing requirement of the Draft Plan.
- 1.5 We also consider the unmet housing need in the wider Greater Birmingham and Black Country Housing Market Area (GBBC HMA) following the publication of the 'Housing Need and Housing Land Supply Position Statement' (Position Statement, July 2020).

2.0 NATIONAL PLANNING POLICY CONTEXT

i) Introduction

- 2.1 The National Planning Policy Framework (NPPF) was revised initially in July 2018 and again in February 2019. In respect of housing need, and how this is calculated for each local authority, the revised NPPF introduced the 'Standard Method' (SM) for calculating local housing need. This replaced the previous 'Objective Assessment of Overall Housing Need' (OAN) immediately in respect of planning applications and appeals.
- 2.2 However, in respect of the examination of Local Plans, a transition period applied for 6 months, during which time all Plans submitted to the Secretary of State for examination on or before 24 January 2019 were to be subject to the OAN method.
- 2.3 Notwithstanding the introduction of the SM however, there remains uncertainty over the method as of December 2020. This is because the Government's recent 'Changes to the current planning system' proposes a revised Standard Method.

ii) National Planning Policy Framework (NPPF, 2019)

- 2.4 The revised NPPF replaces the 2012 NPPF and its requirement for an OAN, replacing it with the SM from the 24 July 2019 (except for Local Plans submitted on or before 24 January 2019).
- 2.5 Paragraph 8 of the NPPF lists the three overarching objectives of the NPPF; **economic, social, and environmental**. The social objective states that planning will *"support strong, vibrant and healthy communities, by ensuring that a **sufficient number** and range of homes can be provided to meet the needs of present and future generations."*
- 2.6 Paragraph 11 moves on to state how *"Plans and decisions should apply a **presumption** in favour of sustainable development"* and how in respect of Plan-making this means that *"plans should **positively seek** opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change" and "strategic policies should, as a **minimum**, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas."*

- 2.7 Under section 3. 'Plan-making', the revised NPPF states that local authorities *"are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries"* (paragraph 24) and in doing so *"should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these"* (paragraph 27).
- 2.8 When examining Plans and determining whether they are 'sound', the Planning Inspectorate will test whether the Plan is *"**positively prepared** – providing a strategy which, as a **minimum**, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that **unmet need** from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development"* (paragraph 35a).
- 2.9 The NPPF moves on to discuss 'Delivering a sufficient supply of homes' in section 5 and states how the delivery should *"support the Government's objective of **significantly boosting** the supply of homes."* Paragraph 60 moves on to state how *"To determine the **minimum** number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, **any needs that cannot be met within neighbouring areas** should also be taken into account in establishing the amount of housing to be planned for.* This identifies how the SM should be used to establish the **minimum** number of homes to be planned for.
- 2.10 Section 6 of the revised NPPF refers to 'Building a strong, competitive economy' and Paragraph 80 states how *"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. **Significant weight** should be placed on the need to **support economic growth** and productivity, taking into account both local business needs and wider opportunities for development."* As part of this the NPPF (paragraph 81c) states how planning policies should *"seek to address potential **barriers** to investment, such as inadequate infrastructure, services or **housing**, or a poor environment."*
- 2.11 In this context, although the NPPF confirms that the SM should be used when calculating housing need, it also confirms how the SM represents **minimum** housing need. The NPPF is also clear that inadequate housing should not create a barrier to investment and that significant weight should be placed on the need to support economic growth.

iii) Planning Practice Guidance – Housing and Economic Needs Assessment (PPG, 2019)

- 2.12 The 'Housing and Economic Development Needs Assessment' (HEDNA) section of the PPG which supported the 2012 NPPF was initially replaced by the 'Housing Needs Assessment' (HNA) PPG on 13 September 2018 and updated on 20 February 2019. The HNA PPG provides more detailed guidance on the SM introduced in the revised NPPF.
- 2.13 At the outset, it is important to emphasise how the standard method calculation represents **minimum** housing need for an area. The revised HNA PPG is very clear in this respect, paragraph ID2a-002 stating that *"The standard method set out below identifies a **minimum** annual housing need figure. It **does not** produce a housing requirement."*
- 2.14 In this context paragraph ID2a-010 states *"The government is committed to ensuring that more homes are built and **supports ambitious authorities** who want to plan for growth. The standard method for assessing local housing need provides a **minimum starting point** in determining the number of homes needed in an area. It does not attempt to predict the impact that future government policies, changing economic circumstances or other factors might have on demographic behaviour. Therefore, there will be circumstances where it is appropriate to consider whether **actual housing need** is higher than the standard method indicates."*
- 2.15 Paragraph ID2a-010 moves on to consider the circumstances where housing *need* in excess of the minimum standard method *need* might be appropriate. Paragraph ID2a-010 states that *"Circumstances where this may be appropriate include, but are not limited to situations where increases in housing need are likely to exceed past trends because of:*
- *growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g. Housing Deals);*
 - *strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or*
 - *an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;*

There may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. Authorities will

need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests.

2.16 In summary, in the context of paragraphs ID2a-002 and ID2a-010, it is imperative to understand that the standard method calculation is specifically a **minimum starting point** in determining the number of homes needed, actual need has the potential to be higher in order to support the policies of the NPPF and the clear objectives of Government to 'significantly boost' housing supply and 'support economic growth'.

iv) Status of the Standard Method (December 2020)

2.17 As of December 2020 the Standard Method set out in the 2019 NPPF/PPG remains the method by which local authorities must determine their minimum housing need.

2.18 However the Government's 'Planning for the Future' and 'Change to the current planning system' consultation, published in August 2020, proposes a change to how the Standard Method calculation is undertaken.

2.19 At the time of writing these changes have been consulted on, and the results of that consultation are not yet known. However, nationally it would result in a starting position of 337,000 dwellings per annum. This is a significant increase to the existing Standard Method (circa 270,000 dwellings per annum).

2.20 Adoption of the proposed changes to the Standard method will have significant consequences for Solihull and the wider Greater Birmingham and Black Country Housing Market Area (GBBCHMA) as we discuss later in this Report.

v) Summary

2.21 The current national policy and guidance with respect to housing need has been summarised in this section. The key points to note are:

- the 2019 NPPF introduced the 'Standard Method' for calculating local housing need;
- the Standard Method replaced the OAN method immediately from 24 July 2018 for applications, and for all Local Plans submitted after 24 January 2019;

- Government have reiterated that the SM represents 'minimum' housing need, and it should represent the 'starting point' for planning;
- PPG confirms that 'actual housing need may be higher' than the SM minimum;
- Revised NPPF states how inadequate housing should not form a barrier to investment;
- Proposed revisions to the Standard Method would increase housing need in the GBBCHMA and across the country significantly.

3.0 LOCAL PLANNING POLICY

i) Introduction

3.1 Having identified the existing national policy and supporting guidance in which housing need should be calculated, in this section we consider policy and evidence at the local level in Solihull. This incorporates a summary and review of the Council's October 2020 *'Draft Submission Plan'* (Draft Plan) and existing policies.

3.2 This will enable the determination of a background from which to establish whether the standard method calculation – minimum housing need – will support policies in the Draft Plan, and whether the Council's own evidence points to 'actual' housing need being higher than the standard method.

ii) Adopted Solihull District Plan (03 December 2013)

3.3 Before we consider the Draft Plan consultation document, the key policies of the adopted Plan should be summarised.

3.4 Policy P5: 'Provision of Land for Housing' of the adopted Plan targeted the provision of 11,000 dwellings between 2006 and 2028 (500 dwellings per annum). This reflected the requirement recommended by the West Midlands Regional Spatial Strategy Phase II Revision Panel Report which objectively assessed housing need.¹

3.5 However a successful High Court Challenge was subsequently made in 2014 against Policy P5 and the supporting text set out above in respect of housing numbers. The Judgment against the Council was subsequently upheld at appeal although it was confirmed that all other parts of the Plan remained adopted.

3.6 Notwithstanding the challenge in respect of housing need, the Local Plan is very clear in respect of its responsibilities in respect of economic growth. Challenge D of the Plan is entitled 'Securing Sustainable Economic Growth' and lists the following 'key economic assets' of the Borough:

i. Maintaining Solihull's important **regional and sub-regional role**;

¹ Paragraph 8.4.1, page 73, Solihull Local Plan – Shaping a Sustainable Future, December 2013

- ii. Meeting aspirations of key businesses to enable them to **maintain competitiveness** (Birmingham Airport, National Exhibition Centre, Birmingham Business Park, Blythe Valley Park, Jaguar Land Rover) whilst contributing to sustainable development;
- iii. Retaining a **high skilled workforce**;
- iv. Impact of congestion on motorways, the strategic highway network and rail from additional growth/housing;
- v. Impact of pressure for development on the quality of the environment;
- vi. Need to provide opportunities around workplaces for healthy and active lifestyles;
- vii. Need for high speed digital connectivity to enhance competitiveness. ²

3.7 The 'Vision' for the Borough also states the following:

"It will be a Borough that continues to be economically successful and a driver for sustainable growth within the West Midlands; where the potential for managed growth within the M42 Economic Gateway is unlocked and the ambitions for the economic assets contained within it are fully realised." ³

3.8 The Plan also identifies its place within the Greater Birmingham and Solihull Enterprise Partnership (LEP) stating how *"the Borough is the principal gateway to the Greater Birmingham and Solihull Local Enterprise Partnership area and the wider West Midlands Region"* ⁴ and how the M42 Economic Gateway sits within the LEP area.

3.9 The Plan goes on to identify how the Borough is home to several economic assets within the M42 Gateway including Birmingham Airport, the National Exhibition Centre, Birmingham and Blythe Valley Business Parks, Jaguar Land Rover and Solihull Town Centre and how *"It is estimated that realising the full potential of the Gateway could create over 36,000 additional jobs by 2026 and add £5.9bn to the West Midlands economy."* ⁵

² Key Challenge D – Securing Sustainable Economic Growth, page 20, Solihull Local Plan – Shaping a Sustainable Future, December 2013

³ Paragraph , page 20, Solihull Local Plan – Shaping a Sustainable Future, December 2013

⁴ Paragraph 2.2.1, page 9, Solihull Local Plan – Shaping a Sustainable Future, December 2013

⁵ Paragraph 2.7.1, page 14, Solihull Local Plan – Shaping a Sustainable Future, December 2013

iii) Solihull Local Plan – Draft Submission Plan (October 2020)

3.10 The Draft Plan outlines at the outset why a review of the adopted Solihull Local Plan is required. The Draft Plan states the following:

“The current local plan, the “Solihull Local Plan” (SLP), was adopted in December 2013 and covers the period 2011 to 2028. Although it is a recently adopted plan, and is up-to-date in many respects, there are three reasons that have triggered the need for an early review of it. The first is to deal with the legal challenge to the 2013 plan; secondly to accommodate Solihull’s own housing needs, as well as helping to address the housing shortfall occurring in the wider Housing Market Area (HMA); and finally to provide a proper planning framework that recognises the arrival of HS2 in the Borough – in particular the first station outside of London which is to be constructed on land opposite the NEC.”⁶

3.11 The Draft Plan lists several ‘Challenges’ that the Borough faces. From these challenges several objectives have been formulated. Those challenges relevant to this Housing Need Technical Report are as follows:

- **Challenge B: Meeting housing needs across the Borough, including the Borough’s own needs and, where possible, assisting with accommodating the HMA (Housing Market Area) wide shortfall.**
- **Challenge D: Securing sustainable economic growth;**
- **Challenge M: Maximising the economic and social benefits of the High Speed 2 rail link and Interchange.⁷**

3.12 All three of these challenges affect housing need in Solihull.

3.13 The subsequent ‘objectives’ set out in the context of Challenge B include the following:

“To ensure that the full objectively assessed housing need for the Borough is met for the plan period consistent with the achievement of sustainable development and the other objectives of the Plan.

To ensure that provision is made for an appropriate proportion of the HMA shortfall in new housing land consistent with the

⁶ Paragraph 9, page 5, Solihull Local Plan – Draft Submission Plan, October 2020

⁷ Paragraph 38, page 12, Solihull Local Plan – Draft Submission Plan, October 2020

achievement of sustainable development and the other objectives of the Plan.

Maximise the provision of affordable housing; ensuring the provision of an appropriate mix, type and tenure of housing on sites in a range of locations which meet the needs of Solihull residents, particularly needs for affordable housing, including social rented, low cost home ownership and supported housing, on a Borough wide basis.

Widen the range of options for older people and for people with learning, physical and sensory disabilities and mental health needs through the provision of accommodation which is designed to meet these diverse needs.”⁸

3.14 Challenge D includes the following objectives:

- **Meeting aspirations of key businesses to enable them to maintain competitiveness (Birmingham Airport, National Exhibition Centre, Birmingham Business Park, Blythe Valley Park, Jaguar Land Rover) whilst contributing to sustainable development;**
- **Retaining and developing a high skilled workforce;**
- **Provide a range of housing to attract inward investment.⁹**
(our emphasis)

3.15 The Council acknowledge the link between housing and labour in this objective.

3.16 Policy P5 of the Draft Plan – Provision of Land for Housing – allocates land for **15,017 dwellings** in Solihull over the 2020-2036 Plan period. This equates to **938 dwellings per annum (dpa)**.¹⁰

3.17 The justification for this level of housing is set out in the explanatory text for Policy P5. In summary, the text states that housing need in excess of the Standard Method minimum (807 dpa) is required to meet economic growth generated by the ‘UK Central Hub’ scenario set out in the Council’s October 2020 ‘Housing and Economic Development Needs Assessment’ (HEDNA).

3.18 The HEDNA concludes that 816 dpa is required to achieve the objective of supporting the UK Central Hub scenario. Growth of 816 dpa is therefore reported in the Draft Plan as representing housing need for Solihull Borough.¹¹

⁸ Challenge B, pages 13-14, Solihull Local Plan – Draft Submission Plan, October 2020

⁹ Challenge D, pages 15-16, Solihull Local Plan – Draft Submission Plan, October 2020

¹⁰ Page 67, Solihull Local Plan – Draft Submission Plan, October 2020

¹¹ Paragraph 221, page 68, Solihull Local Plan – Draft Submission Plan, October 2020

3.19 However the Council also determines there to be total capacity for 15,017 dwellings 2020-2036 (938 dpa). On this basis the Draft Plan states that 2,105 dwellings will be provided for Birmingham City's unmet need. This is the difference between the Standard Method baseline (12,912 dwellings 2020-2036) and the capacity of 15,017 dwellings. The capacity of 15,017 dwellings is therefore set as the housing requirement.¹²

UK Central Solihull Hub Area

3.20 As explained above there is a link between the housing need determined by the Council's HEDNA, and the job growth expected to be created by the UK Central Hub. It is therefore of assistance to summarise how the Hub area is expected to grow, and its status both regionally and nationally.

3.21 The Draft Plan describes the Hub as follows:

"The UK Central Solihull proposals present a unique opportunity on a nationally significant scale to bring forward major growth. This will contribute to wider strategic ambitions and in doing so make a substantial contribution to the economic growth aims of not just the Council, but also both the WMCA and the GBSLEP. The UK Central Solihull area, including The Hub, where key economic assets are located, also encompasses the proposed High Speed 2 Interchange railway station within the triangle of land bounded by the A45, A452 and the M42, known as Arden Cross."¹³ (our emphasis)

3.22 The status of the Hub emphasises its importance nationally. It is therefore imperative that enough homes are built to support the economic growth envisaged.

Summary

3.23 In summary, the following key points can be drawn from the Adopted Plan and the Supplementary Consultation document:

- A clear commitment to provide some of the wider HMA's unmet need;
- Housing delivery for Solihull Borough based on achieving growth in the UK central Hub;
- Acknowledgement that Solihull is in a unique geographical location which can support significant levels of new employment.

¹² Paragraphs 227-228, page 73, Solihull Local Plan – Draft Submission Plan, October 2020

¹³ Paragraph 72, page 31, Solihull Local Plan – Draft Submission Plan, October 2020

3.24 Having established the policy context for Solihull, the following section considers recent evidence in respect of housing need and employment growth.

4.0 EVIDENCE BASE REVIEW

i) Introduction

4.1 This section of our Report builds on the policy context summarised in section 3, by considering the most recent evidence published by the Council in respect of housing need and employment growth. This is predominantly set out in the recent 'Housing and Economic Development Needs Assessment' (HEDNA) published in October 2020 which includes several possible scenarios for employment and housing growth. In this section of the Report, we consider these scenarios and how they were generated.

ii) Solihull HEDNA (October 2020)

Economic-led housing need assumptions

4.2 The Solihull HEDNA includes several sections relating to housing and the economy. This Report is concerned primarily with the sections of the HEDNA which determine the overall housing need for the Borough, and how this is calculated.

4.3 As discussed in the policy section of this Note, the final level of housing need (816 dpa) is linked to the economic growth expected in the UK Central Hub growth.

4.4 The HEDNA determines that growth will total 22,998 jobs in Solihull over the 16-year Plan period (1,437 jobs per annum – jpa). This is made up of a baseline job growth forecast from Experian (10,000 jobs 2020-2036), plus growth above the baseline generated by the UK Central Hub including expansion at Jaguar Land Rover, Birmingham Airport, the National Exhibition Centre and the HS2 interchange development Arden Cross (equating to an additional 12,998 jobs 2020-2036).¹⁴

4.5 The HEDNA determines the amount of housing required to support this level of job growth, by calculating the growth in the economically active population that will need to occur.

¹⁴ Paragraph 21, page 6, Solihull Borough HEDNA, October 2020

- 4.6 This is done by using a demographic forecasting model and applying a variety of assumptions alongside demographic assumptions (fertility, mortality, migration). These assumptions are listed as follows:
- Economic Activity Rates (EARs);
 - Unemployment rates;
 - Double jobbing (those with more than one job);
 - Commuting.
- 4.7 In respect of **EARs**, the HEDNA states that *“the future rates of change for economic activity are based on data provided by the Office of Budget Responsibility (OBR) produced in the summer of 2018. These are national rates and have been rebased and applied to Solihull based on 2011 census data.”*¹⁵ This is the same approach that Barton Willmore would take in applying EARs and we agree with its application. The demographic forecasting we present in the following section of this report is underpinned by the same approach to EARs.
- 4.8 In respect of **unemployment** rates the HEDNA states that *“The methodology assumes that the number of people that are unemployed in Solihull remains the same moving forward to 2036.”* The number of people unemployed is presented in figure 32 of the HEDNA and is approximately 4,000 people in 2019. Based on the HEDNA data on economically active population in 2020 (Table 29) this equates to approximately 3.6% unemployed.
- 4.9 Barton Willmore’s approach differs, as we have consulted the Annual Population Survey (APS) to determine the most recent calculation of unemployment. The APS is a continuous household survey, covering the UK. The topics covered include employment and unemployment, as well as housing, ethnicity, religion, health and education. The purpose of the APS is to provide information on important social and socio-economic variables at local levels.
- 4.10 The most recent data available is for the year up to June 2020 and therefore considers the initial effects of COVID-19. The unemployment rate in the most recent data is 4.2%. We have therefore assumed 4.2% unemployment in 2020, falling back to pre-COVID levels of 3.8% by mid-2022 and remaining at that level thereafter.

¹⁵ Paragraph 6.12, page 82, Solihull Metropolitan Borough Council HEDNA, October 2020

- 4.11 The HEDNA also applies an adjustment for **double jobbing**, i.e. people who have more than one job. The HEDNA applies an adjustment of 3.1% for this factor¹⁶, and Barton Willmore agree.
- 4.12 The **commuting ratio** is an important assumption. The HEDNA states *"In an area such as Solihull where more people in-commute for work than out-commute it may be the case that a lower increase in the economically active/working population would be required to provide enough workforce for a given number of jobs than if the reverse is true (and vice versa where there is net out-commuting)."*¹⁷ As the HEDNA quite rightly confirms, the 2011 Census showed a commuting ratio of 0.98 for Solihull. This means that for every 98 new economically active residents, 100 jobs could be supported.
- 4.13 The HEDNA also comments *"there are likely to have been changes to commuting patterns since 2011 and there are likely to be further changes as a result of the anticipated level of growth set out herein."*¹⁸ Barton Willmore agree with this in part, i.e. that commuting patterns are likely to have changed. We have therefore utilised the Annual Population Survey (APS) as well, which confirms the evidence of the HEDNA in Figure 34, i.e. there has been a fluctuation in the commuting ratio since the 2011 Census.
- 4.14 However, as our analysis shows in Table 4.1, the APS data suggests there has remained a net in-commute to Solihull over the most recent 5-year period available.

Table 4.1: Annual Population Survey (APS) Resident and Workplace Population

	APS		APS commuting ratio
	Resident	Workplace	
Jan 2015-Dec 2015	95,000	97,700	0.97
Jan 2016-Dec 2016	98,800	112,400	0.88
Jan 2017-Dec 2017	104,000	108,800	0.96
Jan 2018-Dec 2018	100,300	112,600	0.89
Jan 2019-Dec 2019	102,100	105,900	0.96
Average	100,040	107,480	0.93

Source: APS, December 2020

- 4.15 The average over the most recent five-year period available is 0.93 as Table 4.1 shows. In our demographic modelling we have therefore sensitivity tested our scenarios based on two approaches to commuting, 0.93 (APS average), and 0.98 (2011 Census). The HEDNA uses the

¹⁶ Paragraph 6.16, page 84, Solihull Metropolitan Borough Council HEDNA, October 2020

¹⁷ Paragraph 6.17, page 84, Solihull Metropolitan Borough Council HEDNA, October 2020

¹⁸ Paragraph 6.20, page 85, Solihull Metropolitan Borough Council HEDNA, October 2020

2011 Census ratio throughout but as we explain below, assumes that some of the job growth in some scenarios will be taken up by residents of other Boroughs/Districts. This approach has a prominent impact on the resulting calculation of housing need.

Economic-led housing need scenarios

4.16 The HEDNA uses the assumptions discussed above to test a range of job growth numbers based on several scenarios. These scenarios can be summarised as follows:

- **Baseline Growth (10,000 jobs 2020-2036)** – this is the baseline job growth forecast obtained from Experian Economics.
- **Growth A (15,680 jobs 2020-2036)** – this is an increase from the baseline growth, which the HEDNA states as *“allowing for a greater influence of recent trends”*¹⁹ and explains as follows; *“The ‘growth’ scenario does not rely on specific interventions but reflects modelled growth where locally high performing sectors of manufacturing, transport & storage, accommodation & food service, information & communication, real estate activities, and professional scientific & technical outperform the baseline forecast.”*²⁰
- **Growth B (15,680 jobs 2020-2036)** – as above but 10,000 jobs at 2011 Ratios plus only 38.5% (2,187 jobs) of the additional 5,680 jobs are taken up by local residents. The HEDNA states this scenario is intended to *“inform duty to cooperate discussions with neighbouring authority.”*²¹
- **Growth C (UKC) (22,998 jobs 2020-2036)** – 10,000 jobs baseline growth plus 12,998 jobs created through the Hub. However, only 25.3% (3,250 jobs) of the additional 12,998 jobs will be taken up by Solihull residents. This is again said by the HEDNA to inform duty to cooperate discussions.

4.17 The preferred UK Central Hub scenario (Scenario C above) is based on a significant proportion of the economic-led housing need being met by surrounding local authorities, and states that this scenario (and scenario B before it) is to *“aid duty to cooperate discussion with neighbouring authorities.”*²²

¹⁹ Paragraph 12.18, page 198, Solihull Metropolitan Borough Council HEDNA, October 2020

²⁰ Paragraph 22, page 6, Solihull Metropolitan Borough Council HEDNA, October 2020

²¹ Paragraph 6.31, page 87, Solihull Metropolitan Borough Council HEDNA, October 2020

²² Paragraph 6.34, page 90, Solihull Metropolitan Borough Council HEDNA, October 2020

- 4.18 The HEDNA therefore runs just a single scenario for the UK Central Hub job growth, based on growth of only 13,250 jobs in Solihull (of the 22,998-total generated by the UK Central Hub). Table 36 of the HEDNA shows how this would result in the 816 dpa being required in Solihull.
- 4.19 However, this means that the housing need generated by the remaining 9,750 jobs in the Growth C scenario would be generated in neighbouring authorities. This is simply an assumption as no evidence is presented to support this position and its purpose is simply stated within the HEDNA to be to 'aid' duty to cooperate discussions. There is no guarantee that neighbouring authorities will be agreeable to this approach. Furthermore, it is important to understand how many homes would be required in Solihull Borough if all jobs are taken up by Solihull residents so that the full quantum of housing need is understood.
- 4.20 Table 36 also shows how 'Growth A' would require **908 dpa** in Solihull based on the 2011 Census commuting ratio; a significant increase to the 817 dpa put forward as the recommended level of need to inform the housing requirement of the Plan.
- 4.21 However, the HEDNA does not test the outcome of the UK Central Hub scenario in the same way as 'Growth A'. This is an omission. All the scenarios should be tested in a similar manner to provide a full understanding of the potential housing need requirements for Solihull. We therefore provide the relevant consideration of the Growth C scenario in the following section of this Report.

Affordable Housing

- 4.22 BW do not advocate that affordable need has to be met in full when determining OAN, given the judgment of Mr Justice Dove in the Kings Lynn case (High Court Judgment)²³. This concluded neither the NPPF nor the PPG suggest affordable housing need must be met in full.
- 4.23 However, in a Borough where housing affordability is a significant issue, the impact of affordable housing should be considered and *"An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.."*²⁴ (our emphasis)

²³ Paragraphs 32-25, pages 10-11, High Court Judgment, Borough Council of Kings Lynn and West Norfolk v Secretary of State for Communities and Local Government, ELM Park Holdings Ltd, 09 July 2015

²⁴ PPG, ID2a-024, 20 February 2019

4.24 The 2020 HEDNA states that the shortage of affordable housing is “clearly acute”²⁵ and determines ‘net’ affordable need of 578 dpa for Solihull. In this context the HEDNA concludes as follows:

“The provision of new affordable housing is an important and pressing issue in the Borough.”²⁶ (our emphasis)

“The analysis identifies a need for 578 affordable homes to rent per annum. This scale of need the Council is justified in seeking to secure as much affordable housing as viability allows.”²⁷ (our emphasis)

4.25 Based on the Plan’s requirement for 40% of homes to be affordable, OAN of 1,445 dpa would be required to deliver affordable need in full. The HEDNA’s conclusion of need (817 dpa) and the proposed housing requirement (938 dpa) would deliver only 57% and 65% of this figure respectively.

4.26 Affordable housing delivery in is another factor. The Council’s 2018/19 Annual Monitoring Report (AMR) (March 2020) records 1,105 net affordable completions in the past five years (221 per annum). Against the need determined by the 2020 HEDNA (578 affordable dwellings per annum) this would account for only 38% of need, while the delivery of affordable housing over the 2014-2019 period represents 32% of total housing completions during this time.

4.27 This is an important indicator of the Council’s failure to deliver affordable housing at the levels which the 2020 HEDNA considers are required moving forward. This is to be noted in the context of an affordable need position regarded as ‘clearly acute’ by the HEDNA. The Plan should therefore consider an increase in the total number of homes planned for to achieve as much affordable housing delivery as possible.

iii) Summary

4.28 In summary, Barton Willmore agree with most assumptions used in determining economic-led housing need set out in the 2020 HEDNA.

4.29 However, an additional scenario to test the UK Central Hub growth scenario (22,998 jobs) is required to determine how many homes might be required to support this job growth in Solihull

²⁵ Paragraph 7.69, page 114, Solihull Metropolitan Borough Council HEDNA, October 2020

²⁶ Page 126, Solihull Metropolitan Borough Council HEDNA, October 2020

²⁷ Paragraph 35, page 7, Solihull Metropolitan Borough Council HEDNA, October 2020

where all jobs are filled by residents of Solihull. We provide this in the following section of this report, alongside testing an alternative commuting ratio based on the past 5 years data from the APS.

- 4.30 In addition, the HEDNA identifies an 'acute' situation in respect of affordable housing need. To date the council has struggled to deliver its affordable housing need. Since affordable homes will be delivered through private sector developments it is imperative that sufficient housing is provided to ensure that the maximum amount of the overall affordable housing requirement is met, subject to environmental constraints. Based on the past record of delivery the HEDNA's conclusion on overall need (816 dpa) should be increased to supply as much affordable housing need as possible.

5.0 DEMOGRAPHIC FORECASTING AND ECONOMIC GROWTH

i) Introduction

- 5.1 This section of our Report provides a range of demographic forecasting scenarios which sensitivity test the results of the Council's HEDNA. Specifically we have sensitivity tested the number of jobs supported by the Standard Method (SM, 807 dwellings per annum), alongside the number of homes that would be required to support the level of job growth supported by the HEDNA (22,998 jobs 2020-2036).
- 5.2 This exercise is intended to test whether robust alternative assumptions to those used in the HEDNA provide different results in respect of future housing need. This is an important exercise due to the various assumptions used to underpin the demographic forecasting scenarios that have resulted in the HEDNA's conclusions.

ii) Demographic forecasting scenario and results

Methodology and Assumptions

- 5.3 To undertake the demographic modelling, we have used the PopGroup model, managed by Edge Analytics and widely used for forecasting of this nature by a variety of groups and organisations, including local authorities and planning consultancies.
- 5.4 The model requires several different demographic and economic assumptions, and these have the potential to result in significant differences to the results and therefore the number of homes considered to be required through the Plan process.
- 5.5 For the purposes of this report we have used the most recent 2018-based ONS SNPP data for mortality, migration, and fertility rates. This is the most recent data module available from Edge Analytics, the company who manage the PopGroup model and its data.
- 5.6 However, ONS have stated how internal migration in the latest 2018-based ONS Sub National Population Projections (SNPP) is underpinned by a very short 2-year trend. This is due to the ONS changing the method by which internal migration is recorded. A 2-year trend is not as robust as the 5-year period used historically in ONS SNPPs. We have therefore sensitivity tested our

scenarios with the previous 2016-based ONS SNPP mortality, migration, and fertility rates to provide a more rounded picture.

5.7 In respect of Household Formation Rates (HFRs), we have used the 2014-based MHCLG household projections, thereby discounting the more recent 2016 and 2018 projections published by ONS. This is because of the criticism of the methodology employed by ONS in the 2016 and 2018 projections²⁸, and the decision of Government to underpin the Standard Method with the 2014 projections.

5.8 We have also used two approaches to commuting. The first is the 2011 Census, a widely accepted approach. However, given the age of that data, we have also used the Annual Population Survey (APS), and the average commuting ratio recorded over the past five years (0.93). Again, this approach provides a more encompassing approach.

5.9 In this context the assumptions used in the modelling are summarised below:

- 2016/2018-based ONS Mortality, Migration, and Fertility Rates;
- 2019 ONS Mid-Year Population Estimates;
- 2014-based Ministry for Housing, Communities and Local Government (MHCLG) household formation rates;
- 2014-based MHCLG institutional population;
- July 2018 Office for Budget Responsibility (OBR) economic activity projections;
- 2011 Census commuting ratio (0.98)/Annual Population Survey (APS) commuting ratio average 2014-2019 (0.93);
- Unemployment recorded by the APS in the year up to June 2020 (4.2%) falling to 3.8% (pre-Covid) by 2022 and remaining at 3.8% thereafter;
- Double Jobbing (those with more than one job) assumption in the 2020 HEDNA (3.1%).

²⁸ 2016/2018 household projections are underpinned by trends drawn from 2001 to the present. This differs from the 2014 projections and all household projections which came before, which were underpinned by trends since 1971. The 2016/2018 projections are therefore underpinned by a period in which housing became rapidly more unaffordable at a national and local level. This has manifested itself in the significant increase since 2001 of 'concealed families', those who cannot afford to form their own independent households and instead are forced to live with friends or relatives. The use of the 2016/2018 household projections for Planning purposes would therefore be a self-fulfilling prophecy. Furthermore the 2018-based household projections are underpinned by the 2018-based ONS Sub National Population Projections (SNPP). These SNPP are based on a 2-year net internal migration trend, rather than the more representative 5-year period used in previous SNPPs.

Standard Method for calculating minimum housing need (October 2020)

5.10 Below we set out the results of our demographic modelling scenario which constrains the model to the number of homes calculated by the Standard Method, i.e. **807 dpa**. As PPG identifies this should be the **minimum** level of housing need considered for the purposes of the Plan. PPG also recognises how 'actual' housing need may need to be higher than the Standard Method minimum to meet other growth aspirations. As we have summarised in previous sections of this report, Solihull Borough Council (SBC) have clear growth aspirations for the Plan period and it is therefore imperative that the housing requirement seeks to achieve these aims and objectives over the 16 year Plan period.

Table 5.1: Standard Method dwelling-led scenario (807 dpa) – 2016-based ONS SNPP rates

	2020	2036	2020-2036 (per annum)
Population	217,020	242,297	25,277 (1,580)
Economically Active Population	110,875	122,996	12,121 (758)
Jobs Supported ¹	108,361	120,709	12,349 (772)
Jobs Supported ²	114,213	127,228	13,015 (813)

Source: Barton Willmore modelling

¹2011 Census commuting ratio (0.98) continuing from 2020-2036;

²Change in commuting ratio between 2011 and 2020 from 0.98 to 0.93. Commuting ratio of 0.93 continuing 2020-2036.

5.11 Table 5.1 shows how the minimum level of housing need for Solihull (807 dpa) would only support **between 772 and 813 jobs per annum** over the Plan period. This range is based on two assumptions of commuting being applied to the change in the economically active population, as we have explained above.

5.12 The difference in the number of jobs at the start of the Plan period (2020) in the two results set out above is due to 1) an assumption that the 2011 Census commuting ratio has remained unchanged since 2011, and 2) that the ratio has changed over the nine years from 0.98 to 0.93 and remains at 0.93 thereafter.

5.13 We have sensitivity tested the same scenarios set out in Table 5.1, with the 2018-based ONS SNPP assumptions in respect of mortality, migration, and fertility rates. The results are set out in Table 5.2.

Table 5.2: Standard Method dwelling-led scenario (807 dpa) – 2018-based ONS SNPP rates

	2020	2036	2020-2036 (per annum)
Population	217,311	246,349	29,038 (1,815)
Economically Active Population ¹	111,243	127,307	16,064 (1,004)
Jobs Supported ¹	108,721	124,941	16,220 (1,014)
Jobs Supported ²	114,592	131,688	17,096 (1,068)

Source: Barton Willmore modelling

¹2011 Census commuting ratio (0.98) continuing from 2020-2036;

²Change in commuting ratio between 2011 and 2020 from 0.98 to 0.93. Commuting ratio of 0.93 continuing 2020-2036.

- 5.14 The results set out in Table 5.2 show how the different fertility, mortality, and migration rates of the 2018-based ONS SNPP would affect the number of jobs which could be supported by 807 dpa 2020-2036. This increases from a range of 772 to 813 dpa under the 2016 ONS SNPP rates, to between 1,014 and 1,068 jobs per annum.
- 5.15 This increase in the 2018 rates scenario is largely driven by an assumption of higher internal (UK-wide) and external (overseas) in-migration to Solihull. However, given the concerns over the methodology used to determine internal migration, the 2018-based ONS SNPP should be treated with some caution.
- 5.16 However, taken together, a reasonable mid-point would suggest that 807 dpa would support approximately 900 jobs per annum, or between 14,500 and 15,000 jobs over the Plan period.
- 5.17 This would fall well short of the 22,998 jobs which the HEDNA recommends as the growth which should underpin the level of housing need.

Economic Growth

- 5.18 The HEDNA states that growth of 816 dpa 2020-2036 is required to achieve the baseline job growth plus the UK Central Hub growth scenario presented in the HEDNA. This equates to 22,998 jobs 2020-2036 (1,437 jobs per annum).
- 5.19 Having established that the Standard Method (807 dpa) would fail to support this level of job growth, we have sensitivity tested the HEDNA's conclusions based on the assumptions set out at the start of this section. Our results are set out in Tables 5.3 and 5.4 below.

Table 5.3: Economic-led scenario (22,998 jobs 2020-2036) – 2016-based ONS SNPP rates

	2020	2036	2020-2036 (per annum)
Population ¹	217,020	260,607	43,587 (2,724)
Population ²	217,020	258,423	41,253 (2,595)
<hr/>			
Economically Active Population ¹	110,875	131,017	22,624 (1,414)
Economically Active Population ²	110,875	132,316	21,441 (1,340)
<hr/>			
Dwellings ¹	92,128	112,104	19,975 (1,248)
Dwellings ²	92,128	111,308	19,180 (1,199)

Source: Barton Willmore modelling

¹2011 Census commuting ratio (0.98) continuing from 2020-2036;

²Change in commuting ratio between 2011 and 2020 from 0.98 to 0.93. Commuting ratio of 0.93 continuing 2020-2036.

Table 5.4: Economic-led scenario (22,998 jobs 2020-2036) – 2018-based ONS SNPP rates

	2020	2036	2020-2036 (per annum)
Population ¹	217,311	257,588	40,247 (2,515)
Population ²	217,311	255,525	38,214 (2,388)
Economically Active Population	111,243	133,866	22,623 (1,414)
Economically Active Population	111,243	132,683	21,440 (1,340)
Dwellings ¹	92,117	109,480	17,363 (1,085)
Dwellings ²	92,117	108,687	16,570 (1,036)

Source: Barton Willmore modelling

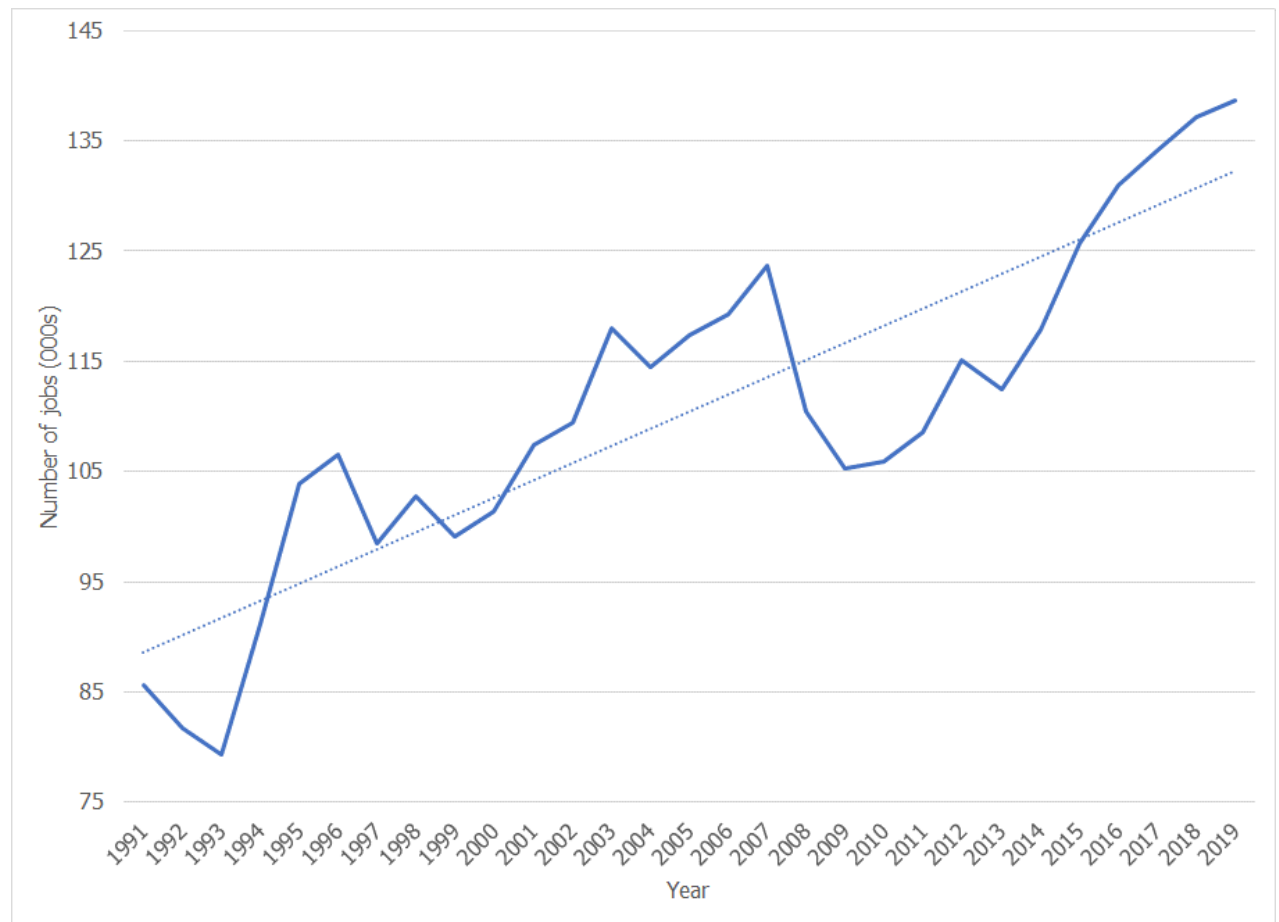
¹2011 Census commuting ratio (0.98) continuing from 2020-2036;

²Change in commuting ratio between 2011 and 2020 from 0.98 to 0.93. Commuting ratio of 0.93 continuing 2020-2036.

- 5.20 The above tables show how need in Solihull would range **between 1,199 and 1,248 dpa** based on the 2016-based ONS SNPP demographic rates. This reduces to **between 1,036 and 1,085 dpa** based on the more recent 2018-based ONS SNPP rates.
- 5.21 For reasons already explained, we would consider that the 2016-based ONS SNPP rates are more robust. However, a mid-point housing need figure of a **minimum 1,150 dpa** to meet growth of 22,998 jobs 2020-2036 would be a reasonable conclusion.

Historic job growth and housing need

- 5.22 Alongside the UK Central Hub scenario we have considered above, historic levels of job growth should also be considered. We have obtained this data from Oxford Economics dating back to 1991, and have therefore set out historic levels of job growth for Solihull in Figure 5.1 below:

Figure 5.1: Historic levels of employment in Solihull, 1991-2019

Source: Oxford Economics, October 2020

- 5.23 Figure 5.1 illustrates how the historic levels of job growth have fluctuated significantly in Solihull. In deciding on a reasonable calculation of past job growth to use for modelling purposes, an arbitrary period cannot be used. For example, using the most recent 10-year period (2009-2019) shows that there was growth of 34,000 jobs (3,400 jobs per annum). Similarly, using the inter-censal period between 2001 and 2011 would show a much less pronounced increase (1,200 jobs). Both figures illustrate the need to analyse historic levels of job growth more closely.
- 5.24 Barton Willmore's approach is therefore to identify 'peaks' and 'troughs' in the number of jobs, which provides a more realistic calculation of average job growth in the past. For Solihull there are clear peaks above the trend line (dotted line in Figure 5.1) in 1996 and 2016. Over this 20-year period there was growth of 24,500 jobs (1,225 jobs per annum). In contrast there are clear troughs below the trend line in 1993 and 2009; this results in growth of 26,400 jobs (1,650 jobs per annum).

5.25 In this context Barton Willmore consider that the UK Central Hub scenario (1,434 jobs per annum) favoured by the HEDNA and used to underpin economic-led housing need calculations is a realistic and reasonable level of job growth to expect in Solihull over the Plan period.

iii) Summary

5.26 In summary, the key points from this section are as follows:

- The Government's existing Standard Method calculates a minimum need of 807 dwellings per annum in Solihull, 2020-2036. Our demographic modelling shows how this will serve to support between 12,349 and 17,096 jobs 2020-2036;
- A mid-point of this suggests approximately 14,500 – 15,000 jobs over the Plan period. The Standard Method will therefore only support a maximum 65% of the job growth supported by the Council in their 2020 HEDNA (22,998 jobs 2020-2036);
- Economic-led demographic forecasting scenarios show a need for between 16,570 and 19,975 dwellings 2020-2036 (between 1,036 and 1,248 dpa);
- A mid-point therefore suggests a need for 18,500 homes over the Plan period to support the UK Central Hub scenario supported by the Council.

6.0 GREATER BIRMINGHAM AND BLACK COUNTRY UNMET HOUSING NEED

i) Introduction

- 6.1 Solihull Borough Council (SBC) is located within the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) and is therefore responsible for delivering a proportion of any unmet need from authorities within the HMA, alongside the other 13 local authorities within the HMA.
- 6.2 This issue has been identified by SBC throughout the Plan process and has been updated in the Draft Submission Plan following the July 2020 GBBCHMA Position Statement.
- 6.3 The Position Statement concludes that capacity in Birmingham City has now increased to 65,400 dwellings²⁹ 2011-2031. The shortfall from the OAN determined by the adopted plan (89,000 dwellings 2011-2031) has therefore reduced to 23,600 dwellings.
- 6.4 Once commitments by HMA Local Plans to delivering unmet need have been considered, the Position Statement concludes that the shortfall is reduced from 23,600 to only 2,597 dwellings up to 2031. This represents a fall in the amount of shortfall still to be delivered of 13,728 dwellings since the baseline Strategic Growth Study (SDS) was produced.³⁰
- 6.5 However, the July 2020 Position Statement concedes that there will be a HMA shortfall *post* 2031 in the wider HMA, with the Black Country alone estimating a shortfall of 29,620 dwellings.³¹ However notwithstanding this comment the Position Statement makes no estimate of what the unmet need might be post 2031.
- 6.6 Solihull's Draft Plan makes an allowance for an additional 2,105 dwellings 2020-2036 to meet some of the unmet need recognised by the Birmingham City Development Plan. As set out in paragraph 3.19 above, this allowance is based on the difference between the capacity for housing identified by SBC (15,017 dwellings) and the Standard Method for calculating minimum housing need (12,912 dwellings).

²⁹ Table 6, Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing Need and Housing Land Supply Position Statement (July 2020)

³⁰ Paragraph 6.2, Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing Need and Housing Land Supply Position Statement (July 2020)

³¹ Paragraph 6.2, Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing Need and Housing Land Supply Position Statement (July 2020)

6.7 The housing requirement for the Draft Submission Plan is therefore set at 15,017 dwellings 2020-2036 (938 dpa). On a pro rata basis this suggests 1,447 dwellings will be delivered by SBC towards Birmingham's unmet need up to 2031.

6.8 In this section we consider the conclusions of the July 2020 position statement on unmet need up to 2031, alongside possible unmet need beyond 2031.

ii) Adopted Birmingham City Plan Unmet Need 2011-2031

6.9 As we have outlined above, the July 2020 GBBC HMA Position Statement concludes there to be a shortfall of 2,597 dwellings against Birmingham City's unmet need up to 2031.

6.10 However, Barton Willmore consider this figure to be far higher at **between 11,294 and 13,101 dwellings** up to 2031 (see Table 6.1).

Table 6.1: Adopted Birmingham City Plan Unmet Housing Need 2011-2031

Local Authority	Existing/ Proposed Plan period	Total Provision for GBBC HMA Unmet Need	Average annual contribution	Pro rata contribution to BCC unmet need 2011-2031	Shortfall against BCC Local Plan	
Birmingham City	2011-31	n/a	n/a	n/a	23,600 ¹	Birmingham City Deficit to 2031
Bromsgrove	2023-40	0	0	0	n/a	
Cannock Chase	2018-36	0 – 2,500	0 – 139	0 – 1,807	n/a	
Lichfield	2018-40	4,500	205	2,659	n/a	
Redditch	2011-30	0	0	0	n/a	
Solihull	2020-36	2,105	132	1,447	n/a	
Tamworth	2006-31	0	0	0	n/a	
North Warwickshire	2014-33	3,790	199	3,391	n/a	
Stratford-on-Avon	2011-31	265	13	265	n/a	
Black Country²	2019-38	3,000*	158*	1,895*	n/a	
South Staffordshire	2018-37	4,000	200	2,737	n/a	
Total		14,660 – 17,160	n/a	10,499 – 12,306	23,600	11,294 – 13,101

¹ Table 6, page 12, Greater Birmingham and Black Country Housing Market Area (GBBC HMA) Housing Need and Housing Land Supply Position Statement (July 2020), OAN (89,000 dwellings) – Capacity (65,400 dwellings);

² The Black Country authorities are unable to meet their own need. We have therefore excluded the contribution of 3,000 dwellings to BCC's unmet need from the table and associated calculations;

- 6.11 Barton Willmore's position is based on the latest Local Plan position in each of the authorities and the amount of HMA unmet need they are proposing to deliver. However it should be noted that the unmet need figures proposed in the Plan are not exclusively for BCC and instead look to address unmet need across the HMA.
- 6.12 Furthermore, several of the proposed plan periods exceed 2031. It cannot therefore be assumed that the individual Local Plans will deliver their unmet need proportions by 2031, where their plan periods extend beyond 2031.
- 6.13 We have therefore made a pro-rata calculation of the proposed contribution based on the number of years in the proposed Plan period up to 2031, i.e. Lichfield propose 4,500 dwellings over their plan period (2018-2040); therefore $4,500/22$ years (205 dwellings per annum) x 13 years (2018-2031) = 2,659 dwelling contribution up to 2031.
- 6.14 It should be noted that we consider this to be a 'best case' scenario as it assumes all delivery will be towards BCC's unmet need, whereas the Black Country will also have unmet need up to 2031.
- 6.15 Alongside BCC, the Black Country should also be considered, in the context of the July 2020 GBBC HMA Position Statement's admission that the Black Country has evidenced a significant shortfall through its 2019 Urban Capacity Review Update (UCRU) of **up to 29,260 dwellings between 2019 and 2038**, against the 2019 NPPF's Standard Method (SM).³²
- 6.16 From this overall figure the UCRU states there will be a shortfall of 7,485 dwellings up to 2031. However, if we were to look at the overall shortfall as an average, it would suggest a much higher shortfall totalling 18,480 dwellings up to 2031 ($29,260/19$ years = 1,540 dpa x 12 years (2019-2031) = 18,480 dwellings shortfall).

³² Paragraph 2.13, Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing Need and Housing Land Supply Position Statement (July 2020)

iii) GBBCHMA Unmet Housing Need 2011-2031

- 6.17 The analysis set out above relates solely to Birmingham City Council's adopted Plan, which was assessed under the provisions of the 2012 NPPF and the Objective Assessment of Housing Need (OAHN).
- 6.18 However, as of October 2020 Local Plans must now be prepared by using the Standard Method, introduced by the 2019 NPPF. It is important to emphasise how the Standard Method determines minimum housing need for each local authority.
- 6.19 The PPG is very clear that 'actual' housing need may be higher, and this is most notably emphasised in the case of Birmingham City.
- 6.20 In Birmingham City, minimum housing need under the Standard Method is 'capped' at **3,577 dpa**. This is despite step 1 of the Standard Method calculation – the 2014-based MHCLG household projections – showing need of nearly 1,000 dpa higher (4,538 dpa).
- 6.21 Furthermore, step 2 of the Standard Method leads to a **12% uplift** to the 2014-based MHCLG household projection. This results in a Standard Method calculation of 5,069 dpa, a **42% increase** to the 'capped' figure that would apply at the present time.
- 6.22 Birmingham City benefit from the 'capped' figure of 3,577 dpa due to the status of the Local Plan, which has been adopted within the past 5 years. Where a Plan has been adopted within the past 5 years, the final Standard Method figure is capped at 40% above the average annual housing requirement figure set out in the existing policies i.e. $2,555 \times 40\% = 3,577$ dpa.
- 6.23 The Birmingham City Plan was adopted on 10 January 2017. This means that on the 11 January 2022 (14 months at the time of writing), the Standard Method will be capped at 40% above **whichever is the higher of** a) the projected household growth for the area over the 10 year period identified in step 1; or b) the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).
- 6.24 For Birmingham City, a) applies and the Standard Method calculation will exceed 5,000 dpa as of early 2022.

6.25 It is therefore considered appropriate to consider what the Standard Method would mean for Birmingham and the HMA.

6.26 We have considered this in Table 6.2. Additionally, we have included other authorities in the GBBC HMA where the Standard Method would lead to unmet need.

Table 6.2: GBBC HMA Standard Method Minimum Unmet Housing Need 2011-2031

Local Authority	Existing/ Proposed Plan period	Standard Method (uncapped)	Current/ Emerging Plan Requirement	Unmet Need Total 2011-2031	Total Provision for Unmet Need 2011-2031	
Birmingham City	2011-31	3,577 (5,069)	2,555	20,440 (50,280)	n/a	
Bromsgrove	2023-40	379	379	0	0	
Cannock Chase	2018-36	276	284/312/ 367/423	0	0/360/1,083/ 1,806	
Lichfield	2018-40	321	536	0	2,659	
Redditch	2011-30	174	337	0	0	
Solihull	2020-36	807	938	0	1,447	
Tamworth	2006-31	149	177	0	0	
North Warwickshire	2014-33	171	436	0	3,391	
Stratford-on-Avon	2011-31	603	730	0	265	
Black Country	2019-38	3,756	2,220	18,432	1,895*	
South Staffordshire	2018-37	254	466	0	2,737	
Telford & Wrekin	2011-31	n/a	0	2011-31	0	
Shropshire	2016-38			2016-38	1,023	
Total		10,467	9,058 – 9,197	38,872	11,522 – 13,329	25,543 – 27,350

*Black Country cannot meet its own need. Contribution to BCC unmet need excluded

6.27 As Table 6.2 summarises, the Standard Method would result in **minimum** unmet need across the GBBC HMA of **25,543 dwellings up to 2031**. This is based on the 'capped' figure which currently applies in Birmingham City. This is made up of unmet need from Birmingham City and the Black Country authorities only and is based on the Birmingham City Plan figure of 51,100 dwellings 2011-2031. If we were to assume the increased capacity (65,400 dwellings 2011-2031) set out in the

Position Statement the unmet need would still be **between 11,243 and 13,050** dwellings up to 2031, very similar to the conclusion we have made in Table 6.1.

- 6.28 However, as we have identified above, the 'actual' uncapped housing need calculation for Birmingham City would increase this dramatically to **approximately 55,000 dwellings up to 2031** based on the Birmingham Local Plan figure, falling to between 41,083 and 42,890 dwellings based on the increased capacity for Birmingham suggested by the Position Statement. This higher figure will represent unmet need in the HMA when the existing Birmingham Plan becomes more than five years old in January 2022.

Unmet Need Beyond 2031

- 6.29 Several emerging Local Plans in the HMA cover a period exceeding 2031, and it is therefore appropriate to consider what the level of unmet need may be beyond 2031 and up to 2040.
- 6.30 The 2020 Position Statement recognises there will be unmet need after 2031, but does not provide an estimate of what this might be, only stating the following:

"It is, however, now apparent that there will be a HMA shortfall post 2031, with the Black Country alone estimating a shortfall of 29,260, which it will consider through the Black Country Plan review. The scale of the post 2031 shortfall for Birmingham, and potentially other authorities, is not yet known, therefore the post 2031 shortfall for the whole HMA cannot yet be calculated." ³³

- 6.31 Following the same method that we have applied to the tables above (i.e. pro rata delivery of unmet need in emerging plans) we have identified how the existing Standard Method would create unmet need of between **17,000 and 18,400 dwellings 2031-2040**.
- 6.32 However, the Government's recent 'Planning for the Future' proposals in respect of how the Standard Method minimum is calculated should also be considered.
- 6.33 If the proposed changes to the Standard Method are adopted by Government, there will be unmet need in all but one authority of the GBBC HMA. This will mean unmet need of **between 29,400 and 30,100 dwellings 2031-2040**.

³³ Paragraph 6.3, Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing Need and Housing Land Supply Position Statement (July 2020)

iv) Summary

- 6.34 In summary, this section has identified the extent of unmet housing need in Birmingham City against the Adopted Birmingham City Plan, following the publication of the July 2020 Position Statement.
- 6.35 Barton Willmore have considered the content of the Position Statement and conclude that the deficit in BCC's unmet need to be delivered by Local Plans up to 2031 is **between 11,294 and 13,101 dwellings up to 2031**, as opposed to the 2,597 dwellings suggested in the Position Statement.
- 6.36 Furthermore, we have considered the unmet need that is likely to result from the 2019 NPPF's Standard Method across all authorities in the GBBCHMA. Based on the existing Standard Method we have concluded this unmet need to be **between 25,543 and 27,350 dwellings up to 2031**. If we were to assume the increased capacity (65,400 dwellings 2011-2031) set out in the Position Statement the unmet need would still be **between 11,243 and 13,050 dwellings up to 2031**.
- 6.37 The existing Standard Method will lead to an additional unmet need of **between 17,700 to 18,400 dwellings 2031-2040**.
- 6.38 If proposed changes to the Standard Method are adopted, this would increase to **between 29,400 and 30,100 dwellings 2031-2040**.

7.0 SUMMARY AND CONCLUSIONS

7.1 This Technical Report responds to the consultation of the Solihull Local Plan – Draft Submission and specifically whether the housing need figure of 816 dpa 2020-2036 will support the economic growth aspirations of the Draft Plan. The key points to note from our analysis are as follows:

- Planning Practice Guidance (PPG) states the Standard Method (SM) figure represents the **minimum** housing need;
- The Draft Plan identifies the clear economic growth aspirations for the Borough, including the nationally significant growth planned for at the UK Central Hub. This is a circumstance where housing need may exceed the minimum need. If it does, housing delivery must be of a quantum to support these aspirations;
- The Council's 2020 HEDNA confirms that the calculation of housing need is underpinned by the growth at the UK Central Hub. The Hub is projected to generate an additional 13,000 jobs to the baseline Experian job growth forecast (10,000 jobs) included in the HEDNA;
- The HEDNA tests several economic-led housing need scenarios. However, the UK Hub Scenario assumes **only 25%** of the additional 13,000 jobs created by the Hub are to be taken up by Solihull residents. This results in the housing need (**816 dpa**) underpinning the Plan;
- However, this ignores the 'Growth A' scenario which concludes that **908 dpa** would be required based on the 'Adjusted Local Growth' scenario. This scenario assumes that strong industries in Solihull will outperform the baseline Experian forecast, resulting in an additional 5,680 jobs to the baseline (10,000 jobs) over the Plan period, with Solihull residents taking up these jobs;
- However, no scenario is presented to show what the housing need would be based on the UK Central Hub scenario being fulfilled in full by Solihull residents. It is important to understand this so that the duty to cooperate discussions referred to in the HEDNA are well informed;

- Barton Willmore provide these sensitivity scenarios based on two approaches to commuting, and two approaches to underlying demographic rates (mortality, fertility, and migration);
- The results of our testing are summarised in Table 7.1:

Table 7.1: Solihull Borough – Barton Willmore Demographic Forecasting 2020-2036

Scenario	Demographic rates	Jobs per annum 2020-2036	Dwellings per annum 2020-2036
Dwelling-constrained: Standard Method	2016 ONS rates	772 ¹ – 813 ²	807
	2018 ONS rates	1,014 ¹ – 1,068 ²	
Employment-constrained: UK Central Hub	2016 ONS rates	1,437	1,199 ¹ – 1,248 ²
	2018 ONS rates		1,036 ¹ – 1,085 ²

Source: Barton Willmore Development Economics

¹ Commuting Ratio 0.98

² Commuting Ratio 0.93

- Growth of **between 1,036 and 1,248 dpa** would be required to support the UK Central Hub scenario (between 16,576 and 19,968 dwellings in total);
- This represents an increase of between 220 dpa and 432 dpa on the housing need calculated by the HEDNA (816 dpa), or **an additional 3,520 to 6,912 dwellings** over the Plan period;
- Our analysis of historic levels of job growth in Solihull 1991-2019 shows a range of 1,225 and 1,650 jobs per annum (jpa). This highlights that the UK Central Hub scenario (1,437 jpa) is a realistic assumption;
- The HEDNA identifies an ‘acute’ situation in respect of affordable housing need. Our analysis suggests that the HEDNA’s conclusion on overall need (816 dpa) should be increased to meet as much affordable need as possible.
- Furthermore, our analysis of unmet need in the wider GBBCHMA suggests that the 2020 Position Statement’s conclusions under-estimate the remaining unmet housing need from Birmingham up to 2031, and for Birmingham alone the deficit in unmet need is **between 11,294 and 13,101 dwellings up to 2031**;

- In addition, there is significant unmet need up to 2031 based on the existing Standard Method coming from Birmingham City and the Black Country. This amounts to unmet need of between **25,543 and 27,350 dwellings up to 2031**. If we were to assume the increased capacity for Birmingham City (65,400 dwellings 2011-2031) set out in the 2020 Position Statement the unmet need would still be **between 11,243 and 13,050 dwellings up to 2031**. This increases significantly based on the uncapped Standard Method figure for Birmingham City which would come into effect once Birmingham's Local Plan becomes older than 5 years in 14 months time;
- Adoption of the proposed changes to Standard Method consulted on by Government in summer 2020 would lead to there being unmet need against emerging/existing housing requirements in **all but one** of the GBBCHMA authorities;
- Furthermore, the unmet need **post 2031** should be considered, as referenced to in the 2020 Position Statement. Based on data available at the present time and the most recent Local Plan figures, Barton Willmore calculate this to be a minimum **17,700 dwellings 2031-2040**.

7.2 In summary, the analysis in this report results in the following broad conclusions:

1. **The SM's minimum need for Solihull (807 dpa) will need to be increased to account for expected job growth from the UK Central Hub and the 'acute' need for affordable housing in the Borough;**
2. **Barton Willmore's demographic modelling shows that between 1,036 and 1,248 dpa are required to support the UK Central Hub scenario;**
3. **Barton Willmore's calculations suggest that the deficit in unmet housing need from Birmingham City being delivered by HMA Local Plans amounts to a minimum of between 11,294 and 13,101 dwellings up to 2031, a significant increase from the 2,597 dwellings concluded on by the 2020 Position Statement. This increases when the unmet need**

from the Black Country is considered. Additional unmet need will be created post 2031.

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