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# **Report to Solihull Metropolitan Borough Council**

**by Claire Sherratt DipURP**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Date 17 October 2014**

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PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

## **REPORT ON THE EXAMINATION INTO SOLIHULL METROPOLITAN BOROUGH COUNCIL GYPSY & TRAVELLER SITE ALLOCATION**

**DEVELOPMENT PLAN DOCUMENT**

**(LOCAL PLAN)**

Document submitted for examination on 26 July 2013

Examination hearing held on 17 December 2013

File Ref: PINS/Q4625/429/2

## **Abbreviations Used in this Report**

AA	Appropriate Assessment
LDS	Local Development Scheme
LP	Local Plan
MM	Main Modification
SA	Sustainability Appraisal
SADPD	Gypsy and Traveller Site Allocations Development Plan Document
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SAP	Gypsy and Traveller Site Allocations Plan

## **Non-Technical Summary**

This report concludes that the Solihull Metropolitan Borough Council Gypsy & Traveller Site Allocations Development Plan Document is sound and provides an appropriate basis for the planning of the Borough over the next 15 years providing a number of modifications are made to the Plan. The Council has specifically requested that I recommend any modifications necessary to enable them to adopt the Plan.

The modifications can be summarised as follows:

- The inclusion of the sites as Green Belt Insets;
- A requirement for the design of temporary stopping places and sites to include measures to promote community safety and social cohesion;
- A reduction in the number of pitches to be provided at The Haven from 12 to 6;
- Identification of an existing authorised site at Canal View as an allocated site to incorporate two additional pitches (three in total);
- Provision of one additional pitch at The Warren (in accordance with a planning permission);
- Provision of one additional pitch at The Uplands (in accordance with a planning permission); and
- Provision of two additional pitches at Old Damson Lane on an area upon which planning permission has already been secured as a gypsy and traveller site.

## Introduction

1. This report contains my assessment of the Solihull Metropolitan Borough Council Gypsy & Traveller Site Allocations Development Plan Document (SADPD) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the **SADPD**'s preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the SADPD is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes clear that to be sound a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the Submission Draft (April 2013) (DPD004) which was published for consultation in April 2013.
3. My report deals with the main modifications that are needed to make the SADPD sound and legally compliant and they are identified in bold in the report (**MM**). In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the SADPD unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix and include modifications made between the Submission Draft and Submission Document (July 2014) (DPD001). Some of the main modifications entail consequential changes to the Policies Map. For convenience these are set out in the Appendix. Provided that the Policies Map is changed accordingly the SADPD will be effective and therefore sound.
4. The main modifications that go to soundness have been subject to public consultation and, where necessary, Sustainability Appraisal (SA) and I have taken the consultation responses into account in writing this report.

## Assessment of Duty to Co-operate

5. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the SADPD's preparation.
6. The Council has consulted and actively engaged with neighbouring authorities and other duty to co-operate bodies in the preparation of the SADPD. The 2008 Gypsy and Traveller Accommodation Assessment (GTAA) was undertaken jointly with Birmingham and Coventry City Councils so there was an awareness of cross boundary issues during the early preparation of the Plan.
7. In 2011 the Council commissioned an update of its GTAA to ensure that the SADPD and policy decisions were based on robust and up to date evidence. In the spirit of co-operation, the Council explored joint working with neighbouring authorities to update the GTAA. However, a number of authorities had already commenced independent updates of their gypsy and traveller evidence base.

The Council considered collaboration with those authorities that had not commenced updates (Birmingham, Warwick and Coventry). However those authorities were not in a position to undertake this work at the same time as Solihull. Rather than delay progress on the Local Plan and subsequent SADPD, the most appropriate way forward was for Solihull to update its evidence base independently.

8. The Council has focused on meeting its own needs and is not relying on neighbouring authorities to assist. It has not been asked to assist in meeting the gypsy and traveller accommodation needs of any neighbouring authorities. Whilst some initial concern was expressed by Warwick District Council that they would not be able to provide a five year supply of accommodation within the District, this has not been pursued any further. The quantum of pitches required in Solihull is specified in the adopted Local Plan. There is therefore no expectation that Solihull should provide additional pitches to meet the requirements of neighbouring authorities. The purpose of the SADPD is to meet the requirement for 38 pitches required in the Borough. Indeed, to meet the identified need, the Council has only been able to identify sites in the Green Belt in any event.
9. To conclude, the Council has complied with the duty imposed on them by section 33A of the 2004 Act in relation to the SADPD's preparation.

## **Assessment of Soundness**

### **Main Issues**

10. Taking account of all the representations, written evidence and the discussions that took place at the examination hearing I have identified three main issues upon which the soundness of the SADPD depends.

#### **Issue 1 –Whether the Council's strategy for meeting the needs of the gypsy and travelling community in Solihull is sound.**

11. The adopted Solihull Local Plan sets out a need for 38 pitches between 2012 and 2027 for gypsies and travellers. No requirement for sites in Solihull to accommodate travelling showpeople is identified. **It is the Council's intention to update the GTAA in due course (circa 5 years) to ensure the Borough's evidence of need remains up to date.** A main modification is proposed to **indicate the Council's intent** and the need for an earlier review should the SADPD fail to deliver the required number of pitches to address the identified need within the timescales anticipated (**MM19**). This is necessary to ensure the SADPD is positively prepared and effective.
12. Planning permission had already been secured for 7 pitches, prior to the preparation of the SADPD, leaving a requirement for 31 pitches. Four sites are identified in the submitted SADPD to make provision for 31 pitches. The Uplands (Policy GTS4) indicates the number of pitches proposed as 3. However, planning permission has since been secured for 4 pitches. Similarly, The Warren (Policy GTS3) indicates the anticipated number of pitches to be provided as 5 but planning permission has actually been secured for 6 pitches since the examination hearing. On this basis provision could be made for 33 pitches.

13. All of the proposed allocated sites are situated within the Green Belt. Policy E of the Planning Policy for Traveller Sites (PPTS) enables local authorities to **allocate sites in the Green Belt 'in exceptional circumstances'**. Only sites located in the Green Belt were put forward in response to the Council's 'call for sites' and no sites were identified on land outside the Green Belt. The Borough is significantly constrained given that all of the non-urban area is Green Belt. All existing authorised sites are also in the Green Belt. Their continued use as gypsy and traveller sites is to be safeguarded through Policy GTS7 of the SADPD (Corrections to Appendix 2 are required to clarify the correct extent of the land to be safeguarded to ensure the SADPD is effective (**MM21 and MM22**)). Land values in the urban area tend to prohibit gypsy and traveller sites being viable and deliverable options. Crucially, the sites put forward are available and considered to be deliverable. The identification of sites in the Green Belt is therefore the most appropriate strategy, in principle, when considered against the lack of any reasonable alternatives.
14. No changes are proposed to the Green Belt boundary to accommodate the sites. I have carefully considered how Policy E should be interpreted in light of the responses advanced on behalf of the Council on this matter. Paragraph 15 must be read in the context of paragraph 14 that confirms that traveller sites are inappropriate development and should not be approved except in very special circumstances. Merely identifying a site will not therefore remove the need to demonstrate very special circumstances.
15. Paragraph 15 starts with the premise that Green Belt boundaries should be altered only in exceptional circumstances. The subsequent sentence reads as '*If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application.*' The use of the word 'If' does not offer a choice of whether or not to make an exceptional limited alteration to the defined Green Belt boundary if identifying sites as suggested on behalf of the Council. Instead, the choice for the local planning authority to make is whether or not it wishes to identify sites in the Green Belt at all. To do so, exceptional circumstances must exist. If it is satisfied that exceptional circumstances exist and the Council therefore wishes to identify sites in the Green Belt, then it is necessary to make an exceptional limited alteration to the Green Belt boundary to do so. As none of the proposed sites are adjacent to the existing Green Belt boundary, then it would be necessary to identify the sites as insets within the Green Belt in this instance.
16. This must be so. If it were not, any subsequent development of the site as a traveller site would remain inappropriate development. There would be no certainty that the very special circumstances necessary to approve inappropriate development could be demonstrated and so the SADPD would neither be positively prepared or effective in the delivery of accommodation to meet the assessed needs of the **gypsy and traveller community**. The Council's initial approach is not justified or consistent with the PPTS. In order to ensure that the plan is positively prepared, effective and consistent with national policy, the Council proposes modifications to identify proposed sites as insets within the Green Belt together with existing safeguarded sites that are

attached and integral to those allocations (**MM1, MM2 and MM23**). To conclude, the Council's overall strategy of identifying sites in the Green Belt is justified subject to the inclusion of the main modifications set out above to include them as insets.

### **Issue 2 – Whether the site allocations are appropriate to meet the identified need for additional pitches.**

17. Notwithstanding the various planning permissions that have been secured, the SADPD itself seeks to meet only the exact numerical requirement for pitches through the site allocations. It is therefore imperative that the sites identified are not only suitable and available but can accommodate the number of pitches anticipated to ensure the SADPD is sufficiently flexible to address the accommodation needs of gypsies and travellers and ensure delivery.
18. Four sites are allocated in the submission document. Policy GTS6 clarifies that proposals will be expected to have regard to the guidance set out in the Government publication 'Designing Gypsy and Traveller Sites – Good Practice Guide' ('the Good Practice Guide') (COP10). To ensure some flexibility in site design a modification is proposed to ensure that the guidance is adhered to '**where appropriate**' (**MM16**). The Good Practice Guide offers some advice on the size and layout of sites. At paragraph 4.7 it confirms that there is no one ideal size of site or number of pitches although experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. Paragraph 4.8 suggests sites should ideally consist of up to 15 pitches in capacity unless there is clear evidence to suggest that a larger site is preferred by the local Gypsy and Traveller community.
19. The Preferred Options Document (July 2012) (DPD009) indicates that in assessing site capacity an average pitch size of between 200 metres square and 300 metres square will be used.

#### ***Policy GTS 2 – Old Damson Lane***

20. Since the preparation of the SADPD, planning permission has been secured for 11 pitches on this allocated site (Area 3). A Registered Social Landlord has received funding for the provision of social rented pitches. The 11 pitches will be adjacent to an existing site (Area 2) with planning permission for 7 pitches (now implemented). This is a private site (although details regarding the terms of disposal were not known at the time of the hearing). Areas 2 and 3 have a shared access. There is also a private site accommodating an extended family (Area 1) with 7 pitches which has a shared access to areas 2 and 3.
21. Cumulatively, this would be a large site accommodating a total of 25 pitches; substantially more than the recommended size of 15 pitches set out in the Good Practice Guide. However, each of the areas will provide a differing tenure of accommodation and subject to an appropriate layout scheme can be kept as distinct areas. It would not be necessary to drive through Area 1 to gain access to Areas 2 and 3. Areas 2 and 3 (as permitted) each comprise a cul-de-sac off the shared access. Accordingly each area could retain a sense of community within a defensible space, consistent with the Good Practice Guide.

No transit pitches are now proposed on this site (**MM3**). The GTAA did not identify a need for transit provision. Instead a criteria based policy (GTS1) to encourage temporary stopping places is appropriate for clarity and effectiveness.

22. Notwithstanding the proximity of the site to Castle Hill Farm Meadows Local Wildlife Site and flood risk considerations, the proposed allocated site can deliver and accommodate the number of pitches proposed. The site has good accessibility, no significant highway issues and performs well against the criteria set out in Policy P6 of the Solihull Local Plan. It will be sustainable economically, socially and environmentally, consistent with national policy. Whilst noting concerns about the proximity to the M42 Economic Gateway area and the potential for growth of this area in the future, the site allocation does not seek to extend the site beyond the boundaries for which planning permission has already been secured. Any proposals affecting the Old Damson Lane allocation would need to be determined in accordance to the duty under Section 38(6) of the Act.

#### Policy GTS 3 – The Warren

23. The Warren is a small existing family owned and occupied site. It was anticipated that the proposed allocation would provide an additional 5 pitches to accommodate the future growth of the local family. However, since the examination hearing, planning permission has been secured for 6 additional pitches.
24. It is immediately adjacent to residential development and performs well against the criteria in Policy P6 of the Solihull Local Plan. There are no significant highway issues, all essential services and facilities are accessible by walking and cycling and there is a good range and frequency of public transport. The site is accessible and already integrates well with the existing settled community, consistent with National Policy.
25. There are trees that are subject to Tree Preservation Orders in and around the site which may have some impact on the layout of the site. However, I recognise that it is a family owned and occupied site and that it is intended that it will continue to operate as such. Accordingly, there is more scope for pitch size to be determined by specific family needs. The site is clearly of sufficient size to accommodate the 6 pitches for which planning permission has been secured and is deliverable.

#### Policy GTS 4 – The Uplands

26. The Uplands is a long standing unauthorised family owned and occupied private site. Planning permission has now been secured for four pitches, which is one more than anticipated during the plan preparation. It is thus an available and deliverable site. The Council proposed a modification to the relevant plan to include the access to the site in the allocation to ensure certainty that the site can be delivered (**MM11**).

#### Policy GTS 5 – The Haven

27. The Haven site allocation is an extension to an existing site. The existing site

has planning permission for 25 pitches. The site allocation is for a further 12 pitches which, if achieved, would result in a large site accommodating 37 pitches. Whilst recognising there is no one ideal size of site, the existing site is **already well above the 15 pitch threshold considered to provide a 'comfortable environment which is easy to manage'**. The addition of a further 12 would increase the size of this already large site by almost 50%, resulting in a site of a substantial overall size.

28. The final Sustainability Appraisal Report (March 2013) (SA) recognises, in **relation to SA Objective 18 'Health inequalities'**, that expansion and increasing capacity at existing sites can allow families to live together on existing sites which has the potential for significant positive effects. However, the SA also recognises that where sites are expanded with a view to encouraging more families to live on the same site, there may be significant negative effects in terms of community and individual well-being. The overall size of The Haven will inevitably encourage more families to live on the same site. No reference is made to this in the site appraisal in relation to SA Objective 18.
29. The existing site layout is cramped, with many pitches only being sufficient in size to accommodate one touring caravan and being less than 200 m sq. Not all of the 25 pitches are currently marked out. Little, if any, privacy is afforded between most pitches. The sub-standard size of the existing pitches should not provide the template for any future pitches on the site. Notwithstanding the **indicative layout submitted by the Council and the owner's aspirations**, the provision of 12 additional pitches on the site is unlikely. The indicative layout indicates small relatively narrow pitches of less than even the lower average size of 200 m sq. referred to in the Preferred Options Document. Whilst the detail of any layout would be a matter for any future planning permission, it is not considered feasible that the proposed site could accommodate 12 pitches that would be of a size to provide a reasonable standard of living accommodation for future occupiers and that could accommodate two caravans, adequate turning facilities and any amenity buildings, in accordance with the Good Practice Guide and to meet the necessary fire and licensing requirements. The provision of 12 permanent pitches of a reasonable size on The Haven is not deliverable.
30. Furthermore, the Council has not had sufficient regard to the resultant size of this site in their site selection process, particularly in respect of SA Objective 18. The layout of the existing site would require the extension to be served from the access that runs through the existing site. The current layout does not afford the same opportunity to provide individual cul-de-sacs or distinct areas in a similar manner to Old Damson Lane where 3 individual areas can be created without the need to drive through one to reach another. A comprehensive re-development of the whole site would be necessary to achieve this. Even then, for the reasons already set out, 12 pitches could not be accommodated; 6 seems a more reasonable number to achieve pitches of between 200 and 300 metres square.
31. A requirement for a comprehensive re-development of the site to accommodate a total of approximately 31 (25 + 6) pitches would secure an opportunity to provide a well-designed layout and improved standard of pitch on the existing site, whilst increasing the number of pitches by a modest

amount. This would accord with the SA objective to reduce health inequalities and promote healthy lifestyles through good site design.

32. In response to these concerns the Council propose modifications to reduce the site allocation to 6 pitches and require the extension to be developed as part of a comprehensive redevelopment of the existing site to provide an improved layout conducive to community cohesion and individual well-being, through good design (**MM13**).
33. To conclude, the number of pitches to be provided on the Haven extension should be reduced to 6 to ensure deliverability and, as part of a comprehensive scheme to provide an improved layout overall, conducive to community and individual well-being, through good design. This would justify the extension of a site already accommodating a large number of pitches and within an area where future occupiers will undoubtedly be affected to some extent by noise disturbance as a result of its proximity to Birmingham Airport.

#### Additional Provision

34. The reduction in the number of pitches on The Haven would leave a shortfall of pitch provision during the Plan period of 4 pitches, taking account of the extra pitches for which planning permission has been secured at The Warren and The Uplands. The Council has explored the suitability of alternative deliverable sites to accommodate the resultant shortfall having regard to the SA of the Preferred Options DPD (July 2012) which examined 12 potential sites as a baseline starting point. The Council was unable to identify a viable new candidate site additional to those already put forward as part of the plan process.
35. Further SA has been carried out. Of the 12 sites, **the Council's preferred options** are:
  - Provision of 2 extra pitches at Old Damson Lane (Policy GTS2)
  - Provision of 1 extra pitch at The Warren (Policy GTS3) in accordance with the planning permission;
  - Provision of 1 extra pitch at The Uplands (Policy GTS4) in accordance with the planning permission;
  - Allocation of 2 additional pitches at Canal View (Policy GTS6)
36. The original site put forward and considered in the SA of the Preferred Options DPD at Canal View included a relatively large greenfield extension as did a site to the south of the site that currently accommodates 3 pitches. A proposed extension to this latter site has been found to be unacceptable on appeal.
37. The suggested preferred option relates to the intensification of the existing '**brownfield**' site only without any extension. This has the effect of changing some SA indicators from negative to neutral or positive. There is sufficient room within the existing site to accommodate a further two pitches. Concerns about the intensification of this site are noted, particularly having regard to the proximity of the site to another gypsy site, distances to services and

facilities and highway safety. However, any increase in traffic would not be significant and the junction is able to accommodate such a limited increase in movements in highway safety terms. Having regard to the revised SA, I am satisfied that the inclusion of two additional pitches within the limitations of the existing site would be appropriate when considered against the reasonable alternative options.

38. The addition of two pitches at Old Damson Lane allocation can be accommodated with an additional access to maintain the identity of the individual areas. The inclusion of additional pitches at Old Damson Lane and Canal View would be the most appropriate way to address the shortfall of pitches in Solihull over the plan period when considered against all the reasonable alternatives. The Council suggests Main Modifications to incorporate these additional pitches within the allocations included in the SADPD together with consequential changes to the policies maps (**MM5, MM6, MM7, MM8, MM9, MM10, MM12, MM14, MM15, MM18, MM20 and MM23**).
39. Subject to these modifications, the SADPD is sufficiently flexible to ensure the accommodation needs of gypsies and travellers will be met over the plan period. These allocations would ensure a mix of private family sites, private rented pitches and socially rented pitches will be available. The submitted SADPD would therefore be effective in addressing the accommodation needs of gypsies and travellers as required by national policy.

**Issue 3 – Whether the policies in the SADPD would ensure a safe and accessible environment, promote community safety and social cohesion.**

40. Paragraph 58 of the NPPF states that planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. PPTS requires gypsy and traveller sites to be sustainable economically, environmentally and socially. The design of the sites should promote community safety and social cohesion. The Council suggests additional wording to Policies GTS 1 (Temporary Stopping Places) and GTS 6 (Detailed Planning Considerations and Safeguarding) to require the design of sites to promote community safety and social cohesion through measures such as natural surveillance (**MM4, MM17**). This is necessary to ensure consistency with national policy and Policy P15 of the Solihull Local Plan which requires development proposals to create safe and attractive streets and public spaces, which reduce crime and the fear of crime. Furthermore it would accord with the Council's objective to ensure sites are of high quality design, safe and pleasant places to live.

## **Assessment of Legal Compliance**

41. My examination of the compliance of the Gypsy and Traveller Site Allocation Development Plan Document with the legal requirements is summarised in the table below. I conclude that the Plan meets them all subject to the necessary modifications to ensure it complies with national policy.

## LEGAL REQUIREMENTS

Local Development Scheme (LDS)	The Gypsy and Traveller Site Allocation Development Plan Document is identified within the approved LDS (September 2012) which sets out an expected submission date of July 2013. The Gypsy and Traveller Site Allocation Plan's content and timing are compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in February 2007 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM)
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (February 2013) sets out why AA is not necessary.
National Policy	The Gypsy and Traveller Site Allocation Development Plan Document complies with national policy except where indicated and modifications are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
2004 Act (as amended) and 2012 Regulations.	The Gypsy and Traveller Site Allocation Development Plan Document complies with the Act and the Regulations.

## Overall Conclusion and Recommendation

- 42. The Plan has a number of deficiencies in relation to soundness and legal compliance for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the Act. These deficiencies have been explored in the main issues set out above.**
- 43. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Solihull Metropolitan Borough Council Gypsy & Traveller Site Allocations DPD (since renamed the Gypsy and Traveller Site Allocations Plan by the Council) satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.**

*Claire Sherratt*

Inspector

This report is accompanied by the Appendix containing the Main Modifications

## Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	10	Para 3.1.2	<p>Insert new bullet point after the 6<sup>th</sup> bullet point to read:</p> <p><u>'Clarifying that the Green Belt boundary should be altered only in exceptional circumstances. If a Local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary, to meet a specific identified need for a Gypsy and Traveller site, it should do so only through the plan making process.'</u></p>
MM2	16	Strategy	<p>Insert new paragraphs after Para. 6.1.5 to read:</p> <p><u>6.1.6 As a consequence, adjustments to Green Belt boundaries have been made where land is allocated for use as Gypsy and Traveller sites, in accordance with national policy: the Planning Policy for Travellers Sites. Where an allocation forms an extension to an existing Gypsy and Traveller site, for consistency and to ensure delivery of the allocation, an adjustment to the Green Belt boundary around the existing site has also been made.</u></p> <p><u>6.1.7 The site allocations set out in the plan and the existing sites adjoining the allocations are insets within the Green Belt and are specifically allocated as Gypsy and Traveller sites only.</u></p> <p><u>6.1.8 Policy P17 - Countryside and Green Belt of the adopted Solihull Local Plan refers to specific settlements inset within the Green Belt which are not subject to Green Belt policy. The policy also states that immediately beyond the inset boundary, strict Green Belt policy applies. The area covered by Green Belt and subject to Green Belt policy is identified on the Solihull Local Plan Proposals Map. Similarly, the Gypsy and Traveller site allocations and the existing sites adjoining the allocations now removed from the Green Belt are shown as insets within the Green Belt on the Gypsy and Traveller Site Allocations Plan Proposals Map and in the area immediately beyond the inset boundaries, strict Green</u></p>

<b>Ref</b>	<b>Page</b>	<b>Policy/ Paragraph</b>	<b>Main Modification</b>
			<u>Belt policy will apply.</u>
MM3	16/17	6.2.2 - 6.2.3	Delete paragraphs 6.2.2 and 6.2.3 relating to the provision of transit pitches at Old Damson Lane
MM4	17	Policy GTS1 Temporary Stopping Places	Insert a new bullet point after the second bullet point which reads: <ul style="list-style-type: none"> <li><u>The design includes measures to promote community safety and social cohesion through measures such as natural surveillance on site;</u></li> </ul>
MM5	19	7-Site Allocations Para 7.2.3	Amend the second sentence so that it reads: <b>'Having considered the results of the assessment process as a whole, <u>five</u> sites have been considered suitable as allocations for Gypsy and Traveller use to meet the identified need for pitches in Solihull.'</b>
MM6	19	Para 7.2.4	Insert a new bullet point after GTS 5 - The Haven which reads: <u>'GTS 6 - Canal View'</u>
MM7	20	7-Site Allocations Para 7.3.1	Amend the last paragraph and insert additional text so that it reads: <b>'The sites in Phase 2 will help to meet more long term needs for Gypsy and Traveller Accommodation. As <u>The Haven</u> is less accessible and has more constraints than sites in Phase 1, it has been phased slightly later in <u>the plan period</u>.  <u>The additional pitches to be provided at Canal View and Old Damson Lane (Area 3) are also Phase 2 sites as they are more appropriate to accommodate future, longer term needs.</u></b>
MM8	21	Policy GTS2 - Old Damson Lane	<b>In No. of pitches proposed, delete '11' and replace with '<u>13</u>'.</b> Insert footnote which reads: <u>'<sup>2</sup>In November 2013, permission was granted on part of Area 3 for 11 pitches. Policy GTS 2 recognises that an additional 2 pitches can be provided within the boundary of the allocated site (Area 3).'</u> <b>In Development Phase, delete 'Phase 1 (up to 2017)' and replace with '<u>Phases 1 and 2</u>'.</b> <b>In the fourth bullet point, replace 'Policy GTS 6' with '<u>Policy GTS 7</u>'.</b> (Map for Policy GTS2 – Old Damson Lane is attached)

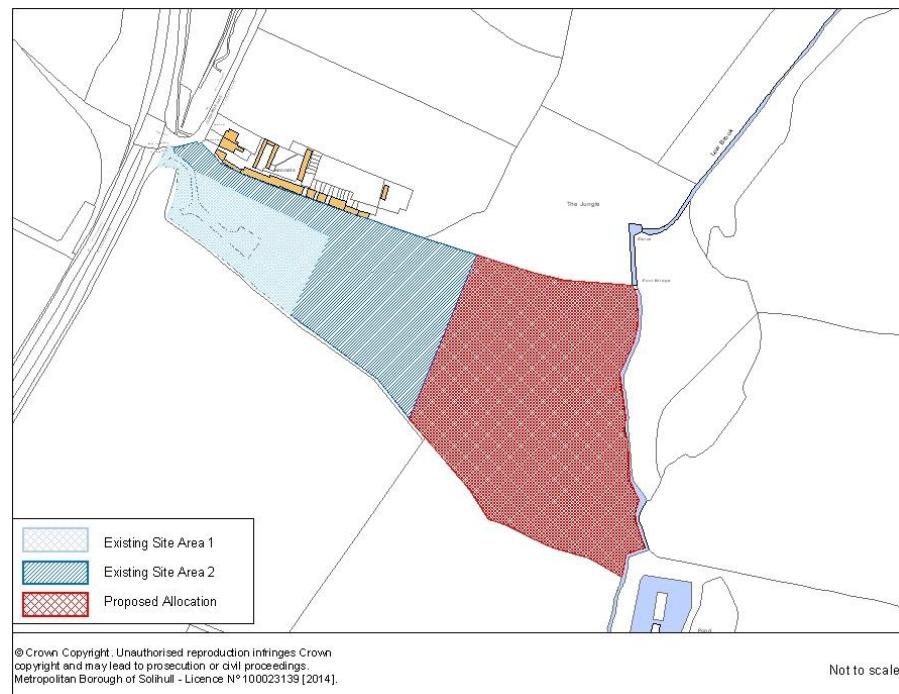
<b>Ref</b>	<b>Page</b>	<b>Policy/ Paragraph</b>	<b>Main Modification</b>
			below)
MM9	22	7-Site Allocations Para 7.5.4	<p><b>In the second sentence, delete '11' and replace with '13'.</b></p> <p>After last sentence, insert a new sentence which reads:</p> <p><u>The site allocation (Area 3) is included within Phases 1 and 2 of the Plan to provide flexibility in the delivery of pitches on the site.</u></p>
MM10	23	Policy GTS4 – The Uplands	<p>In No. of pitches proposed, delete '5' and replace with '<u>6</u>'.</p> <p>In the fourth bullet point, replace 'Policy GTS 6' with '<u>Policy GTS 7</u>'.</p>
MM11	24	7-Site Allocations	Amend map to include access to the site (see below).
MM12	24	7-Site Allocations Policy GTS4 – The Uplands	<p>In No. of pitches proposed, delete '3' and replace with '<u>4</u>'.</p> <p>In the bullet point, replace 'Policy GTS 6' with '<u>Policy GTS 7</u>'.</p>
MM13	25	Policy GTS5 – The Haven	<p><b>In No. of pitches proposed, delete '12' and replace with '<u>6</u>'.</b></p> <p>In the second bullet point, replace 'Policy GTS 6' with '<u>Policy GTS 7</u>'.</p> <p>After the second bullet point, insert a new bullet point which reads:</p> <ul style="list-style-type: none"><li><u>The six additional pitches at The Haven should be developed as part of a comprehensive redevelopment of the existing site to provide an improved layout conducive to community and individual well-being, through good design.'</u></li></ul>
MM14	25	New Policy GTS6 – Canal View	<p>Insert new policy for additional allocated site which reads:</p> <p><b><u>Policy GTS 6 – Canal View</u></b></p> <p>(Map for new Policy GTS 6 – Canal View is attached below)</p> <p><u>Site type – Private (family owned)</u></p> <p><u>No. of pitches - 2</u></p> <p><u>Development Phase – Phase 2 (post 2017) Proposals for development at this site should:</u></p> <ul style="list-style-type: none"><li><u>Demonstrate that there would be no potential impact on the potential Local Wildlife Site / Site of Interest for</u></li></ul>

<b>Ref</b>	<b>Page</b>	<b>Policy/ Paragraph</b>	<b>Main Modification</b>						
			<p><u>Nature Conservation; and</u></p> <ul style="list-style-type: none"> <li>• <u>Have due regard to the provisions of Policy GTS 7 'Detailed Planning Considerations'.</u></li> </ul> <p><u>In addition, the site shall only be occupied by those persons who meet the definition of Gypsies and Travellers.</u></p>						
MM15	25	New Policy GTS6	<p>Insert new paragraphs which read:</p> <p><u>7.9 Justification</u></p> <p><u>7.9.1 The site allocation allows for intensification of the existing authorised family owned site for an additional 2 pitches, to accommodate the future growth of this local family. This will provide a total of 3 pitches on the site.</u></p> <p><u>7.9.2 The site performs relatively well against most of the criteria in Policy P6 of the Solihull Local Plan. There are no significant highway issues and, whilst public transport is not readily available within the immediate vicinity of the site, most facilities and services are located within a realistic walking distance. Although there are no public views of the site, it is located within a sensitive Green Belt location. An extension of the site would have an urbanising effect on the attractive rural landscape, particularly when considered cumulatively with the neighbouring authorised Gypsy and Traveller site at Salter Street. For this reason, it is considered that only a modest intensification of the existing authorised site is suitable for allocation.</u></p> <p><u>7.9.3 The site is available and achievable, however, as the pitches are required to accommodate the family's future growth, the site has been phased back to the latter part of the plan period i.e. post 2017.</u></p>						
MM16	26	Policy GTS6 (to become GTS7)	<u>In the first sentence of the policy, after "Designing Gypsy and Traveller Sites add 'where appropriate'</u>						
MM17	26	Policy GTS6 (to become GTS7)	<p>Add fifth bullet point to read:</p> <ul style="list-style-type: none"> <li>• <u>Promote community safety and social cohesion through measures such as natural surveillance on site.</u></li> </ul>						
MM18	28	Policy GTS7 (to become GTS8)	<p>Amend the table of allocated sites so that it reads:</p> <table border="1"> <thead> <tr> <th>Site Ref:</th> <th>Location</th> <th>Pitches</th> </tr> </thead> <tbody> <tr> <td>GTS 2</td> <td>Land at Old</td> <td><u>13</u></td> </tr> </tbody> </table>	Site Ref:	Location	Pitches	GTS 2	Land at Old	<u>13</u>
Site Ref:	Location	Pitches							
GTS 2	Land at Old	<u>13</u>							

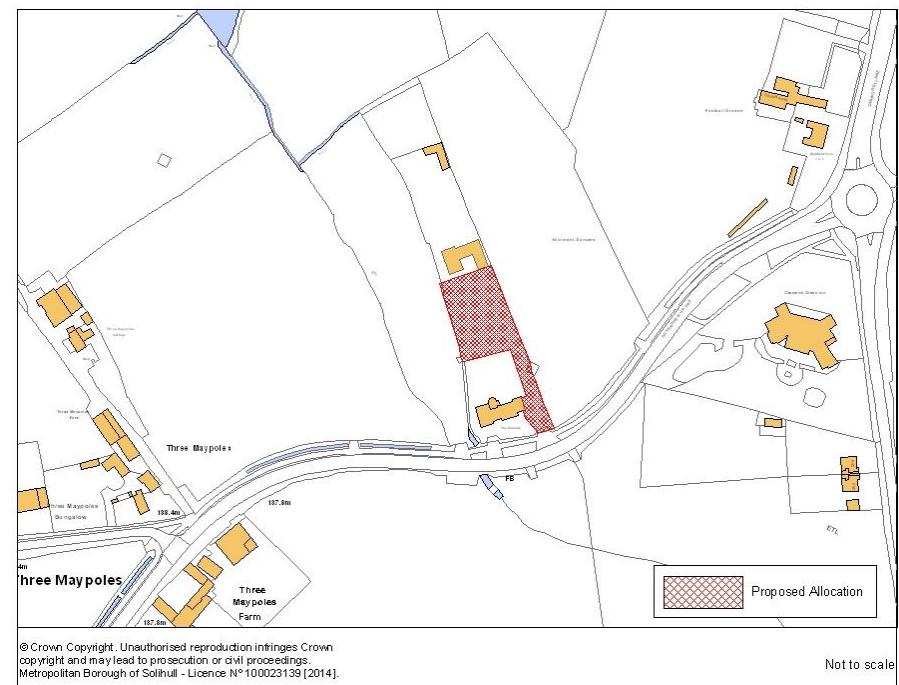
<b>Ref</b>	<b>Page</b>	<b>Policy/ Paragraph</b>	<b>Main Modification</b>			
				Damson Lane		
		GTS 3	The Warren extension, Marston Green		<u>6</u>	
		GTS 4	The Uplands, Dickens Heath Road		<u>4</u>	
		GTS 5	The Haven extension, Bickenhill		<u>6</u>	
		GTS 6	<u>Canal View, Salter Street, Earlswood</u>		<u>2</u>	
MM19	29	9-Delivering & Monitoring Para 9.1.2	<p>Replace paragraph 9.1.2 with the following text:</p> <p><b>'In the event that any allocated site should fail to deliver the number of pitches, the Council's approach to phasing site allocations will provide a mechanism for pitches to be bought forward early. Policy P6 of the Local Plan also makes provision for any unmet need to be met through the planning application process. Therefore, alternative approaches can be pursued if this situation arises. In addition, the Council will update the GTAA in due course (circa 5 years) to ensure the Borough's evidence of need for Gypsy and Traveller accommodation remains up to date. This may then trigger a review of the Plan.'</b></p>			
MM20	32	Appendix 2. GTS 7/2 – Canal View (to become GTS8/2)	<p>Insert footnote which reads:</p> <p><b>'<sup>3</sup>Policy GTS 6 allocates the site for 2 additional pitches to be provided within the existing boundary (intensification of the site). This will provide a total of 3 pitches on the site.'</b></p>			
MM21	33	Appendix 2. GTS7/4 – The Warren (to become GTS8/4)	<p>Replace map to show safeguarded land covering full curtilage of the site (see below).</p>			
MM22	34	Appendix 2. GTS7/5 – Windmill Lane, Balsall Common (to become GTS8/5)	<p>Amend title of the policy so that it reads:</p> <p><b>GTS 7/5 – Windmill Lane, Balsall Common (<b>2 pitches</b>)</b></p> <p>Replace map to show full extent of safeguarded land for 2 pitches (see below).</p>			
MM23	36/37	Appendix 3 – Proposals Map: Safeguarded	<p>Replace map to reflect the modifications (see below).</p>			

<b>Ref</b>	<b>Page</b>	<b>Policy/ Paragraph</b>	<b>Main Modification</b>
		Sites and Proposed Allocations	

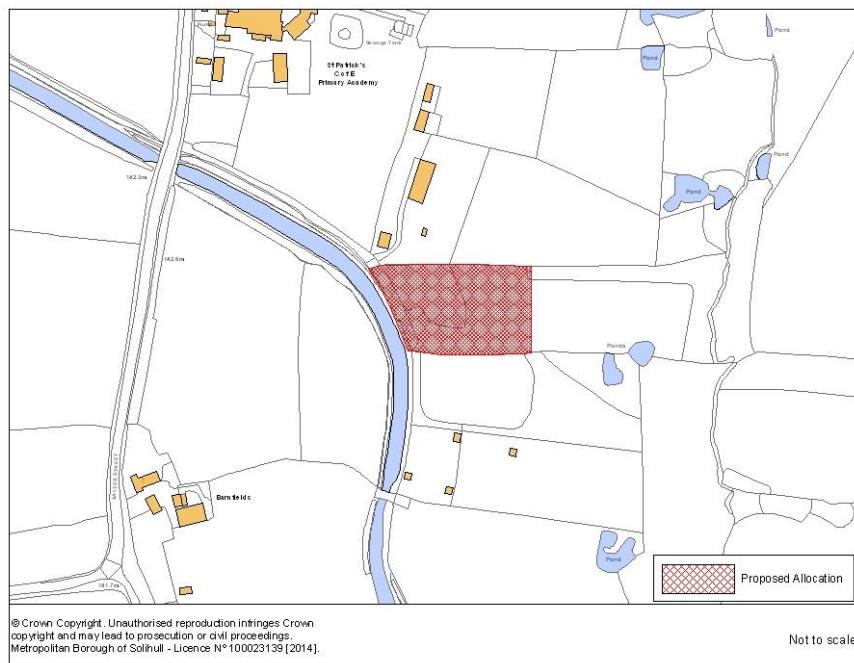
## MM8 - Map for Policy GTS 2 – Old Damson Lane



## MM11 - Revised Map for Policy GTS 4 - The Uplands



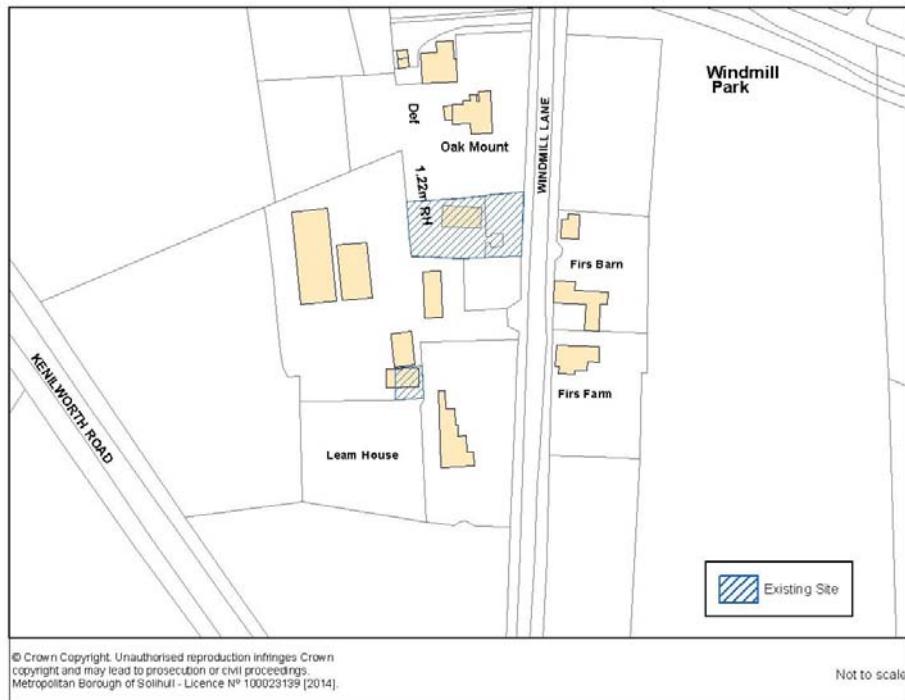
## MM15 - Map for new Policy GTS 6 – Canal View



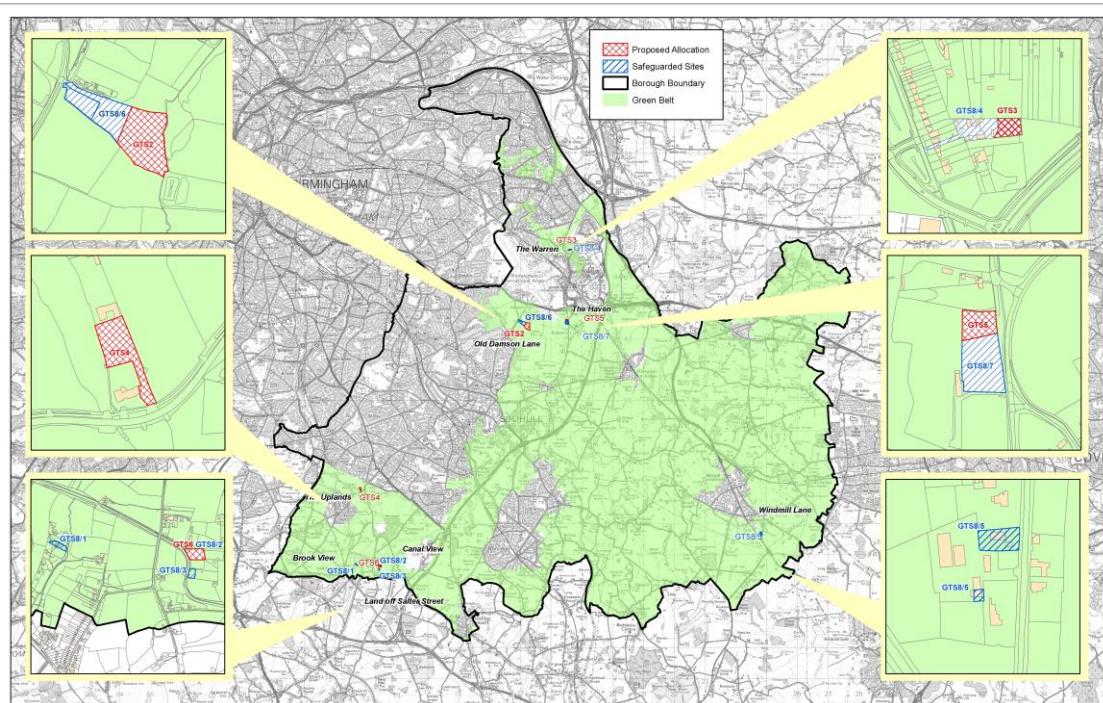
## MM21 - Corrected Map for Appendix 2, Policy GTS 7/4 - The Warren, Marston Green (6 pitches)



## MM22 - Corrected Map for Appendix 2, Policy GTS 7/5 – Windmill Lane, Balsall Common (2 pitches)



## MM23 - Revised Proposals Map: Safeguarded Sites and Proposed Allocations



Appendix 6 - Revised Proposals Map: Safeguarded Sites & Proposed Allocations