

Solihull MBC

Schedule of Main Modifications

To the Gypsy and Traveller Site Allocations DPD – Submission Document (July 2013)

Independent Examination of:

The Solihull Gypsy and Traveller Site Allocations Plan

July 2014



Schedule of Main Modifications - July 2014

NB. * The Chapter, Page, Policy and Para. references relate to the Gypsy and Traveller Site Allocations DPD - Submission Document (July 2013), unless stated otherwise.

Changes made to the plan between the Submission Draft plan and the Submitted plan are highlighted in grey in the table.

Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?
MM 1	3 - Planning Policy Context	Page 10, Para 3.1.2	<p>Insert new bullet point after the 6th bullet point to read:</p> <p>‘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.’</p>	To reflect national policy; Planning Policy for Traveller Sites (PPTS)	Main Modification	No
MM 2	6 - Strategy	Page 16	<p>Insert new paragraphs after Para. 6.1.5 to read:</p> <p>‘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</p>	To address the Inspector’s concern with the soundness of the plan; that the Council’s approach to retaining the proposed site allocations within the Green Belt is inconsistent with the Policy E (Para. 14 and 15)	Main modification	Yes

Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?
			<p>ensure delivery of the allocation, an adjustment to the Green Belt boundary around the existing site has also been made.</p> <p>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.</p> <p>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 Belt policy will apply.'</p>	of the PPTS.		
MM	6 - Strategy	6.2.2 - 6.2.3 of the Submission	Delete paragraphs 6.2.2 and 6.2.3 relating to the	To accord with the proposed site allocation	Main	No - already

Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?
3		Draft	provision of transit pitches at Old Damson Lane	(GTS 2).	modification	appraised
MM 4	6 - Strategy	Policy GTS 1 - Temporary Stopping Places of the Submission Draft	Insert a new bullet point after the second bullet point which reads: 'The design includes measures to promote community safety and social cohesion through measures such as natural surveillance on site;'	In response to representations received on the Submission Draft Document and to ensure that matters of safety and security are incorporated into the policy.	Main modification	No - already appraised
MM 5	7 - Site Allocations	Page 19, Para 7.2.3	Amend the second sentence so that it reads: 'Having considered the results of the assessment process as a whole, five sites have been considered suitable as allocations for Gypsy and Traveller use to meet the identified need for pitches in Solihull.'	To address the Inspector's concern with the soundness of the plan and reflect the proposed new site allocation.	Main modification	Yes
MM 6	7 - Site Allocations	Page 19, Para 7.2.4	Insert a new bullet point after GTS 5 - The Haven which reads: 'GTS 6 - Canal View'	To address the Inspector's concern with the soundness of the plan and reflect the proposed new site allocation.	Main modification	Yes
MM 7	7 - Site Allocations	Page 20, Para, 7.3.1	Amend the last paragraph and insert additional text so that it reads: 'The sites in Phase 2 will help to meet more long term needs for Gypsy and Traveller	To address the Inspector's concern with the soundness of the plan and reflect the proposed	Main modification	Yes

Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?
			Accommodation. As The Haven is less accessible and has more constraints than sites in Phase 1, it has been phased slightly later in the plan period. 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.'	new site allocations.		
MM 8	7 - Site Allocations	Page 21, Policy GTS 2 - Old Damson Lane	In No. of pitches proposed, delete '11' and replace with ' 13 ² '. Insert footnote which reads: ²In 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).' ¹ In Development Phase, delete 'Phase 1 (up to 2017)' and replace with ' Phases 1 and 2. ' In the fourth bullet point, replace 'Policy GTS 6' with ' Policy GTS 7 '.	To address the Inspector's concern with the soundness of the plan and reflect the proposed new site allocations.	Main modification	Yes
MM 9	7 - Site Allocations	Page 22, Para 7.5.4	In the second sentence, delete '11' and replace with ' 13 '. After last sentence, insert a new sentence which	Updating to reflect the new site allocations.	Main modification	Yes

¹ Map for Policy GTS2 – Old Damson Lane is attached at Appendix 1.

Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?
			reads: '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.'			
MM 10	7 - Site Allocations	Page 23, Policy GTS 3 - The Warren	In No. of pitches proposed, delete '5' and replace with '6' . In the fourth bullet point, replace 'Policy GTS 6' with 'Policy GTS 7' .	To address the Inspector's concern with the soundness of the plan and reflect the proposed new site allocations.	Main modification	Yes
MM 11	7 - Site Allocations	Page 24, Policy GTS 4 - The Uplands	Amend map to include access to the site, as per Appendix 2.	Updating to show the access to the site.	Main modification	Yes
MM 12	7 - Site Allocations	Page 24, Policy GTS 4 - The Uplands	In No. of pitches proposed, delete '3' and replace with '4' . In the bullet point, replace 'Policy GTS 6' with 'Policy GTS 7' .	To address the Inspector's concern with the soundness of the plan and reflect the proposed new site allocations.	Main modification	Yes
MM 13	7 - Site Allocations	Page 25, Policy GTS 5 - The Haven	In No. of pitches proposed, delete '12' and replace with '6' . In the second bullet point, replace 'Policy GTS 6' with 'Policy GTS 7' . After the second bullet point, insert a new bullet	To address the Inspector's concern with the soundness of the plan and reflect the proposed new site allocations.	Main modification	Yes

Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?
			point which reads: '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.'			
MM 14	7 - Site Allocations	Page 25, New Policy for additional allocated site - Canal View	Insert new policy for additional allocated site which reads: <u>Policy GTS 6 – Canal View</u>² Site type – Private (family owned) No. of pitches proposed - 2 Development Phase – Phase 2 (post 2017) Proposals for development at this site should: <ul style="list-style-type: none"> • Demonstrate that there would be no potential impact on the potential Local Wildlife Site / Site of Interest for Nature Conservation; and • Have due regard to the provisions of Policy GTS 7 'Detailed Planning Considerations'. In addition, the site shall only be occupied by	To address the Inspector's concern with the soundness of the plan and reflect the proposed new site allocations.	Main modification	Yes

² Map for new Policy GTS 6 – Canal View is attached at Appendix 3.

Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?
			those persons who meet the definition of Gypsies and Travellers.			
MM 15	7 - Site Allocations	Page 25, New paragraphs to provide Justification for additional allocated site - Canal view	<p>Insert new paragraphs which read:</p> <p>7.9 Justification</p> <p>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.</p> <p>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</p>	To provide justification for the proposed new site allocation.	Main modification	Yes

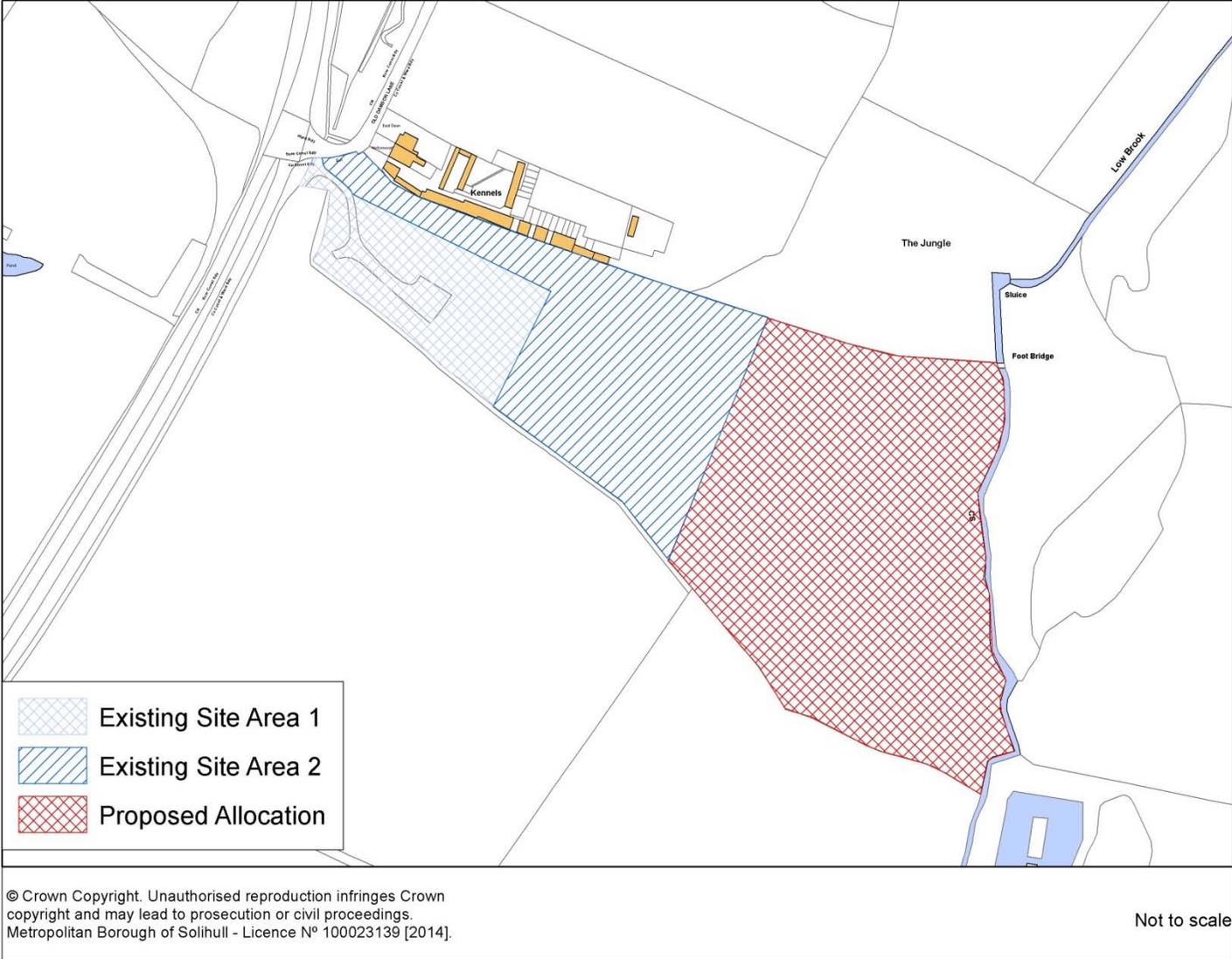
Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?
			<p>of the existing authorised site is suitable for allocation.</p> <p>7.9.3 The site is available and achievable, however, as the pitches are required to accommodate the family’s future growth, the site has been phased back to the latter part of the plan period i.e. post 2017.</p>			
MM 16	8 - Detailed Planning Considerations and Safeguarding	Policy GTS 6 - Detailed Planning Considerations of the Submission Draft	In the first sentence of the policy, after “Designing Gypsy and Traveller Sites’ add ‘where appropriate’ .	In response to representations received on the Submission Draft Document and to reflect local circumstances on family owned sites.	Main modification	No - already appraised
MM 17	8 - Detailed Planning Considerations and Safeguarding	Policy GTS6 - Detailed Planning Considerations of the Submission Draft	After fourth bullet point, insert another bullet point which reads: ‘Promote community safety and social cohesion through measures such as natural surveillance on site;’	In response to representations received on the Submission Draft Document and to ensure that matters of safety and security are incorporated into the policy.	Main modification	No - already appraised
MM 18	8 - Detailed Planning	Page 28, Policy GTS7 -	Amend the table of allocated sites so that it reads:	To address the Inspector’s concern with	Main modification	Yes

Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?																		
	Considerations and Safeguarding	Safeguarding	<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 Damson Lane</td> <td>13</td> </tr> <tr> <td>GTS 3</td> <td>The Warren extension, Marston Green</td> <td>6</td> </tr> <tr> <td>GTS 4</td> <td>The Uplands, Dickens Heath Road</td> <td>4</td> </tr> <tr> <td>GTS 5</td> <td>The Haven extension, Bickenhill</td> <td>6</td> </tr> <tr> <td>GTS 6</td> <td>Canal View, Salter Street, Earlswood</td> <td>2</td> </tr> </tbody> </table>	Site Ref:	Location	Pitches	GTS 2	Land at Old Damson Lane	13	GTS 3	The Warren extension, Marston Green	6	GTS 4	The Uplands, Dickens Heath Road	4	GTS 5	The Haven extension, Bickenhill	6	GTS 6	Canal View, Salter Street, Earlswood	2	the soundness of the plan and reflect the proposed new site allocation and relocation of pitches.		
Site Ref:	Location	Pitches																						
GTS 2	Land at Old Damson Lane	13																						
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MM 19	9 - Delivery and Monitoring	Para 9.1.2 of the Submission Draft	<p>Replace paragraph 9.1.2 with the following text:</p> <p>‘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</p>	In response to representations received on the Submission Draft Document and to further emphasise the flexibility of the DPD and demonstrate the Council’s commitment to keeping the Gypsy and Traveller Accommodation Assessment up to date.	Main modification	No - already appraised																		

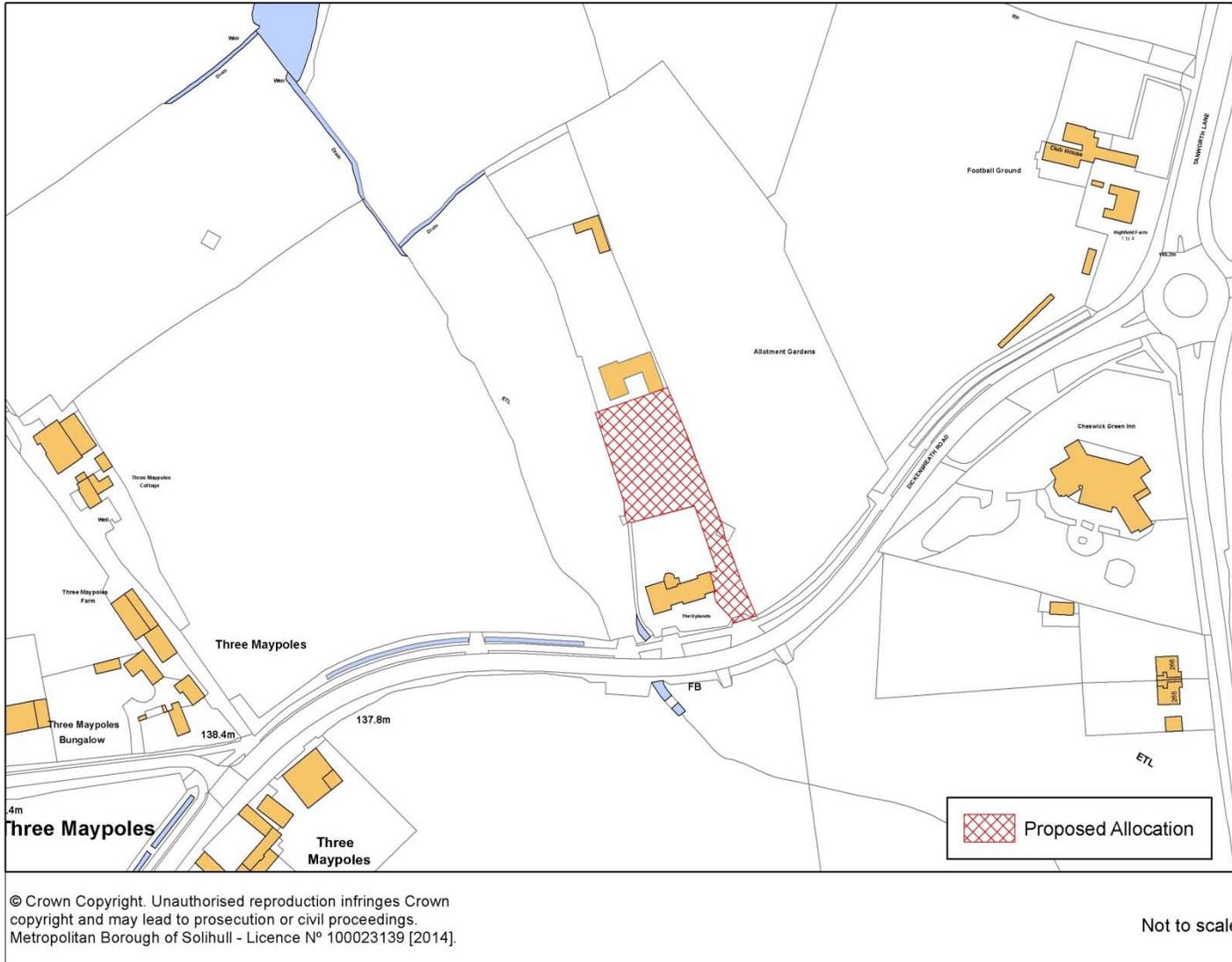
Ref. no.	Chapter*	Page /Policy / Para.*	Changes to the Plan (all new text in bold)	Reason for Change	Type of Modification	SA Required?
			Gypsy and Traveller accommodation remains up to date. This may then trigger a review of the Plan.'			
MM 20	Appendix 2 - Existing Authorised Sites to be Safeguarded	Page 32, GTS 7/2 - Canal View	Insert footnote which reads: '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.'	To provide further clarification of the additional site allocation.	Main modification	Yes
MM 21	Appendix 2 - Existing Authorised Sites to be Safeguarded	Page 33, GTS 7/4 - The Warren	Replace map with Appendix 4 to show safeguarded land covering full curtilage of the site.	To reflect the extant planning permission for the site.	Main modification	Yes
MM 22	Appendix 2 - Existing Authorised Sites to be Safeguarded	Page 34, GTS 7/5 - The Warren	Amend title of the policy so that it reads: GTS 7/5 – Windmill Lane, Balsall Common (2 pitches) Replace map with Appendix 5 to show full extent of safeguarded land for 2 pitches.	To correct an error, reflecting the planning history for the site.	Main modification	No
MM	Appendix 3 - Proposals	Page 36/37,	Replace map with Appendix 6 to reflect the	To address the Inspector's concerns with	Main	Yes

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23	Map: Safeguarded Sites and Proposed Allocations	Proposals Map	modifications.	the soundness of the plan and reflect the proposed new site allocations.	modification	

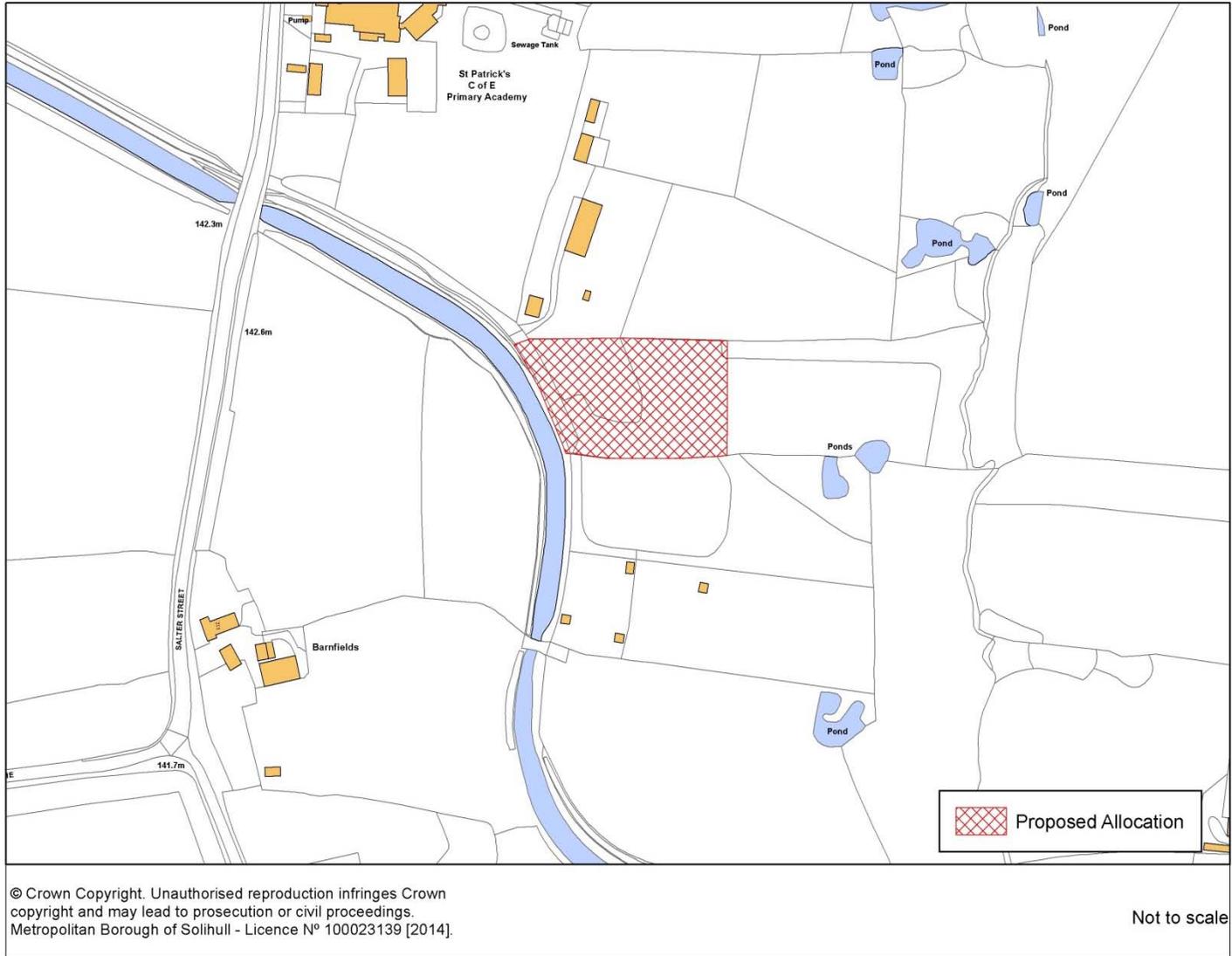
Appendix 1 - Map for Policy GTS 2 – Old Damson Lane



Appendix 2 - Revised Map for Policy GTS 4 - The Uplands



Appendix 3 - Map for new Policy GTS 6 – Canal View



Appendix 4 - Revised Map for Policy GTS 7/4 - The Warren, Marston Green (6 pitches)



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



