



Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Consultation: Summary of Representations Received

Solihull Local Development Framework

November 2012

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

Contents

	Page
Introduction	i
Challenges, Vision and Objectives	1
The Preferred Strategy	4
The Approach to Preferred Sites	6
Site Assessment Results	7
The Preferred Sites	11
Site Capacity and Phasing	21
Other Matters	24
General Comments	25

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

Introduction

This document provides a summary of all representations received to the Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper consultation. Each respondent is individually coded for ease of reference. This document follows the order and addresses the questions posed in the Preferred Options paper.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

Challenges, Vision and Objectives

1. Challenges: Are the Challenges the right ones?
 Are there any Challenges that you think have been missed?
 Are there any Challenges that you would like us to consider?

Respondent No:	Organisation	Response
10	Hampton-in-Arden Parish Council	Agree with Challenges.
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • Doubtful that the challenges are the right ones. • Definitely challenges that have been missed. • Other challenges to consider are those posed by the electorate.
15	Rooftop Housing Group	<p>Yes, the challenges are the right ones. No challenges have been missed. No other challenges to consider.</p>
18	Heine Planning Consultancy	<p>Right challenges - Yes. Other challenges - Yes. Need to address the poor quality, overcrowded conditions on some existing authorised sites. It is not acceptable to rely on this just to make up numbers. The recent application for three plots on Shadowbrook Lane shows that not all families are willing or prepared to tolerate these conditions.</p>
22	West Midlands Police	WMP supportive of challenges and are in accordance with Government aims.
25	SMBC Landscape Architecture, Ecology and Urban Design	<p>Yes. Should also consider the on-site / internal community and beware of potential tensions between different families and sectors of the Gypsy and Traveller community.</p>
30	Derbyshire Gypsy Liaison Group	<p>Challenges are all appropriate but are set out in a confusing manner. Some being problems to be addressed, others aspirations to be pursued. The challenge relating to the tension between Travellers and the settled community does not only relate to unauthorised developments; it also applies to the identification and consideration of proposed sites. The challenge relating to the Green Belt is inappropriately drafted. It would be better expressed as two separate challenges.</p>
38	Warwickshire Wildlife Trust	Need to take account of the challenge to balance new Gypsy and Traveller developments with the protection of the natural environment. Suggested amendment:

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		"Ensuring that natural environmental assets and residential amenity are protected for both the Gypsy and Traveller community and the settled population." or new challenge: "Meeting the needs of Gypsy / Traveller site allocations without adversely impacting on important natural environmental assets."
88	C & C Housing Trust	Yes, the right challenges are the right ones. Employment issues should be addressed. The Travellers already residing in the Borough struggle to find work. If more travellers are brought into the area it will increase the problem greatly.

2. Vision: Do you agree with the Vision?
If not, how would you like the vision to be changed?

Respondent No:	Organisation	Response
10	Hampton-in-Arden Parish Council	Agree with Vision.
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • Do not agree with the Vision. • Vision should be changed to give more consideration to the electorate's wishes.
15	Rooftop Housing Group	Agree with Vision.
16	English Heritage	Support the Vision to ensure that sites are well located and sustainable.
18	Heine Planning Consultancy	Agree - Yes.
22	West Midlands Police	As currently worded the vision envisages the number of unauthorised developments to be significantly reduced only. This implies that some will remain, with resulting community tensions. Current wording also appears contrary to the Governments requirement to maintain 5 years supply of deliverable sites. The current wording of the vision implies that there will be a failure to meet this requirement. Suggests the wording of the vision be amended to: "... unauthorised developments and encampments have moved to authorised permanent or transitory residential pitches and there are harmonious relationships between the Gypsy and Traveller community and the settled community." This would provide a more positive and ambitious vision.
25	Landscape Architecture,	Yes. See previous comment about harmony within the Gypsy and Traveller community.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

	Ecology and Urban Design	
30	Derbyshire Gypsy Liaison Group	In the first element the introduction of the word “local” is unnecessary and incorrect.
88	C & C Housing Trust	Yes.

3. Objectives: Do you agree with these objectives?

Should alternative or additional objectives be used?

Respondent No:	Organisation	Response
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • Do not agree with the objectives. • No alternative or additional objectives should be used (and no alternative or additional objectives suggested).
15	Rooftop Housing Group	Agree with objectives None missed
16	English Heritage	Support the sub-objective of requiring sites to be suitable and achievable.
18	Heine Planning Consultancy	Agree - Yes.
22	West Midlands Police	<p>WMP supportive of identified objectives but they do not go far enough to address the issue of community cohesion. Community cohesion refers to two facets:</p> <ol style="list-style-type: none"> 1. relations between the Gypsy and Traveller community and the settled community; 2. Relations within the Gypsy and Traveller community. <p>The following sub-objective is suggested: "- Identify and allocate sites in a way which ensures community cohesion."</p>
25	Landscape Architecture, Ecology and Urban Design	Yes.
30	Derbyshire Gypsy Liaison Group	<p>In the first sub-objective the word “allocate” should be followed by “and grant planning permission for”. The introduction of the word local is unnecessary and incorrect.</p> <p>The words after “other services” in the third sub-objective are unnecessary. No such objective is applied for traditional housing and this sub-objective is a potential basis for opposing sites which would otherwise be acceptable.</p>

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		The word “promote” in the fourth objective is inappropriate and should be replaced with “allocate and grant permission for”.
38	Warwickshire Wildlife Trust	Broadly agree with objectives. To align the second objective with the challenges and vision of the DPD, together with the principles of the NPPF, recommend using the term 'sustainable' instead of suitable.
88	C & C Housing Trust	Yes.

The Preferred Strategy:

4. Do you think our preferred strategy is the right one?

If not, why not?

Respondent No:	Organisation	Response
10	Hampton-in-Arden Parish Council	Agree with the Strategy.
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • The Preferred Strategy is not the right one. • There is not enough spare land in Solihull.
15	Rooftop Housing Group	The strategy is the correct approach. There are not enough residential sites within the borough and well maintained and well managed sites reduce unauthorised development.
18	Heine Planning Consultancy	<p>Agree - Yes. It is good to see a variety of options being considered but increasing capacity at existing authorised sites should not be at the expense of site amenities and must not lead to overcrowding, cramped conditions.</p> <p>However, allocation of new sites needs to be expanded upon to explain what kind of new sites are planned e.g. small family sites, socially provided sites for those who cannot afford to self provide and do not have security on private rented plots.</p> <p>There is a need for some transit provision.</p>
22	West Midlands Police	<p>WMP concerned about the preferred strategy. There may be issues locating transit pitches alongside permanent ones. The Gypsy and Traveller community is not a homogenous one and there may be unintended consequences. WMP aware of interfamily disputes which could potentially be exacerbated under the preferred strategy.</p> <p>Where existing sites are proposed for extension it is unclear how the allocation policy will prevent conflicting</p>

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012

Summary of Representations Received

		family groups coming onto the same site. WMP of the view that the preferred strategy will not achieve sustainable development from a social perspective.
25	Landscape Architecture, Ecology and Urban Design	Need to be cautious of a blanket rule to expand / increase capacity on existing sites and suggest that this be assessed on a site by site basis. In addition to other issues around sustainability (such as access to local facilities, transport etc) some of the existing sites are adjacent to Sites of Special Scientific Interest, Local Wildlife Sites and other statutory designated sites of nature conservation value. It may not therefore be feasible to expand due to potential adverse direct / indirect impacts on these sites. Assessment should also consider the protection of designated and non-designated heritage assets, landscape quality / local distinctiveness, tranquillity and openness of the Countryside.
29	Birmingham Airport	The preferred strategy is supported.
30	Derbyshire Gypsy Liaison Group	The approach is supported.
38	Warwickshire Wildlife Trust	Yes, combined approach is the best option and ensures all available options can be assessed on a relative balance of their constraints and benefits.
79	Individual	Yes but there is no need for a new site. There are enough traveller sites in the area that are smaller private and manageable. These are the types to be encouraged, not large sites.
80	Individual	The family are quite happy with their site. There are enough sites in the area and the new site proposed (Old Damson Lane) is too big. It will create too much traffic and congestion in the area. There needs to be smaller sites that are easier to manage.
81	Individual	The strategy is possibly the right way, but it has been addressed unfairly. I believe the Council should take into consideration the length of time the sites have been occupied by residents / families.
86	Individual	It is the right one, but the main problem is that the Travellers that have been here a long time without permission will be forced of their land and onto a Council site. We do not want that, we would like our site to get full planning permission.
87	Individual	There is no need for new sites. There are enough sites already in Solihull.
88	C & C Housing Trust	Points 2, 3 and 4 are correct. Point 1 - allocation of new site of a lot of plots is too big. I would have preferred to have seen 3 smaller sites of between 6-8 plots. Would be more manageable and would have less impact on the community.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

The Approach to Preferred Sites:

5. Having considered the content in Appendix B (of the Preferred Options document), do you think these are the right detailed issues that need to be considered for each criterion?

Are there any detailed issues that need to be added or removed?

Respondent No:	Organisation	Response
10	Hampton-in-Arden Parish Council	Agree with the approach to Preferred Sites selection.
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • No idea if these are the right detailed issues for each criterion. • No idea if there are any detailed issues that need to be added or removed.
15	Rooftop Housing Group	Yes, the right detailed issues. No detailed issues that need to be added or removed.
16	English Heritage	The criteria should include make reference to the historic environment. The methodology should include an explicit reference to the need to ensure proposals protect and where appropriate enhance heritage assets and their setting. The site assessment process needs to go further than considering designated assets, but also consider local assets, the likelihood for unknown assets, particularly archaeology, to be discovered in the future, and the historic character of the historic landscape.
18	Heine Planning Consultancy	Criteria in Appendix B - This is a useful checklist, however I think the policy should made clear: <ul style="list-style-type: none"> - for the purposes of policy, what is a settled community? - for the purposes of policy, what is considered an appropriate walking / cycling distance now that PPG13 is no longer saved. - Given that sites are realistically going to be found in the Green Belt, outside settlements, is it realistic to expect sites to be served by public transport?
20	Tidbury Green Parish Council	Yes.
22	West Midlands Police	WMP no objection to the detailed issues for each criterion. However they do not adequately address the need to ensure sustainable development from a social perspective. Recommend that the following is added to site assessment criteria and detailed considerations: <i>"Issues to consider: - community relations, mitigation of potential issues from a social perspective, public order"</i>

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		There needs to be partnership work between the Council and the police.
25	Landscape Architecture, Ecology and Urban Design	Yes. Assess to green space is not discussed in the 'Accessibility to local facilities' section.
27	Natural England	Welcome the inclusion of criterion iv, around impacts on the landscape, nature conservation designations, ecology and biodiversity.
29	Birmingham Airport	Detailed site selection criteria are supported.
30	Derbyshire Gypsy Liaison Group	The organisation has previously raised concerns about Policy P6 of the pre-submission Draft Local Plan. These objections are maintained for the purposes of the preferred options DPD.
38	Warwickshire Wildlife Trust	Broadly supportive of the criteria. However, a reference to the presence of local conservation designations, ecology, biodiversity is essential to align the criteria with the ambitions of Policy P10 of the draft Local Plan. The criteria are currently worded to suggest it is only applied where there is an impact on a nature conservation feature that cannot be mitigated. This is not in accordance with the hierarchy in the NPPF, where adverse impacts should be avoided, then mitigated. The criteria should be revised to ensure full consideration is given to avoiding adverse impacts on biodiversity. Support reference to key biodiversity assets but useful to clarify 'biodiversity resources' which should include Local Biodiversity Action Plan priority habitats and species, river corridors, canals and disused railways. These should be considered in the criteria assessment.

Site Assessment Results:

6. Do you agree with the results of the site assessment?

If not, why not?

Respondent No:	Organisation	Response
2	Individual	Agrees that the site The Uplands, Dickens Heath Road is unobtrusive.
4	SMBC Councillor	No objection but concerns about expanding the site at Old Damson Lane and the impact it will have.
10	Hampton-in-Arden Parish Council	Conclusions that have been made appear to have been sensitively and carefully assessed using objective and appropriate criteria.
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • Do not agree with the site assessment results. • Do not agree because not enough consideration has been given to the needs and wishes of the taxpaying

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		public.
14	Canal and Rivers Trust	Land at School Road, Land off Salter Street and Canal View Salter Street are in close proximity to the North Stratford Canal. The visual impact of the developments on the canal has been assessed.
15	Rooftop Housing Group	Yes, agree with the results of the site assessments.
16	English Heritage	The 4 preferred sites appear not to raise issues of contention in relation to the historic environment.
18	Heine Planning Consultancy	<p>I do not agree with the following assessment:</p> <p>School Road - should not be ruled out due to size as there is no need to develop all of the site.</p> <p>Eaves Green Lane - Unclear what was being considered for this site when it was rejected. As for School Road, it may be possible to use only part of a site. These claims are not accepted. Visual impact no greater than Old Damson Lane. There would be no need to develop the whole site unless the Council intend to meet all their need on this one field. The SW corner of the field is well screened and a small site could be located here with little impact on visual amenities. The site has continued to be occupied without highway incidents and now Showell Lane has reopened, no need to use Eaves Green Lane. The site should not be rejected due to the activities of the unauthorised protest camp which has nothing to report. No evidence to support the view that this site could not coexist peacefully with the local community. The Council has not helped by tolerating the protest camp. Council has approved a similarly sized site at Old Damson Lane for 7 plots next to a dwelling. The Council is recommending that the Warren be extended by another 5 plots on land behind housing.</p> <p>Unacceptable for the Council to reject this site in the belief the site could no coexist peacefully with the local community. The site and the local community are no different to others in Solihull. The 2011 appeal decision was not informed by the updated GTAA. The 2011 appeal process was not informed by the difficulties the Council has had in finding suitable sites to meet the existing need. Been material changes in circumstance since that decision which would enable another decision maker to come to a different conclusion without appearing inconsistent if the case were to be judged on its planning merits.</p> <p>Land at Old Damson Lane - Question if this site is available and deliverable. It is understood to be subject to an agricultural lease. CLG guidance does not recommend sites in excess of 15/16 pitches. Unclear to what extent the site is affected by aircraft noise.</p> <p>The Haven - The credibility of the Council is seriously challenged when it suggests extending a site directly under the flight path to Birmingham Airport. The site is noisy, cramped and overcrowded. Facilities are poor and extension should be to provide better facilities for those living on the site, not for more families. Fail to see how 12 pitches could be accommodated on the land shown.</p>
19	Bickenhill Parish Council	<p>Most of the reasons offered for rejection of the sites can also be applied to those highlighted for extension.</p> <p>The following issues are applicable to the sites in Bickenhill Parish / Ward: Out of scale with the environment,</p>

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		<p>lack of services and access to fresh food, impact on residency from various means, sites do not perform well in terms of highway and accessibility issues, impact on openness to the Green Belt, unlikely to be peaceful co-existence between communities, cumulative impact of sites in close proximity to each other will exacerbate harm.</p> <p>The following points have been overlooked in the assessment:</p> <ul style="list-style-type: none"> • The Haven being in close proximity to the boundary of the airport runway extension and the noise and health issues arising; • The impact of the Warren on residents in close proximity; • Extension to the Warren and Haven will increase the number of pitches on these sites by almost 100% • Have vacant pitches on sites been considered? • The parish Council dispute the results of the site assessment of the Warren. • Too small an allocation at the Uplands. • The reasons for the rejection of the Earlswood sites are not strong and the site assessment should be reconsidered. • The pitches are disproportionately distributed across the Borough with the majority in or near to Bickenhill and is restricting choice for Gypsies and Travellers.
20	Tidbury Green Parish Council	Yes.
22	West Midlands Police	<p>WMP has concerns with the proposal to take forward the site 'Land at Old Damson Lane' through expansion and extension. This is because WMP has recorded recent problems at the site.</p> <p>WMP would require further details regarding the proposed allocation policy for families coming to live at the site. Careful management will be required to ensure that tensions are not created and/or raised either within the existing community there or the nearby settled community through the delivery of the proposals. If mitigation measures are not put in place, the site and proposed extension could create additional demands on policing services. Further dialogue with the Council is sought.</p> <p>WMP do not have any concerns with the other sites the Council propose to reject or take forward.</p>
25	SMBC Landscape Architecture, Ecology and Urban Design	<p>The preferred site selection methodology should take into account the guidelines for Landscape and Visual Impact Assessment (second edition) (2002). Large, complex schemes may require separate detailed assessment of each component of the project in addition to an assessment of the overall effects of the development.</p> <p>The methodology outlined in the consultation document does not refer to the recognised guidelines and the assessments are not comprehensive or able to justify its stated impacts and conclusions.</p>

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

27	Natural England	<p>Land off Old Damon Lane - Site is in close proximity to Castle Hill Farm Meadows, a Local Wildlife Site. This has not been picked up in the site assessment. Advise that the LPA satisfies itself that this allocation would not result in impacts on the local site.</p> <p>The Warren, Bickenhill Lane - Site is in close proximity to Bickenhill Plantation, a Local Wildlife Site. This has not been picked up in the site assessment. Advise that the LPA satisfies itself that this allocation would not result in impacts on the local site.</p> <p>The Haven, Catherine-de-Barnes Lane - Site is in close proximity to Castle Hill Farm Meadows, a Local Wildlife Site. This has not been picked up in the site assessment. Advise that the LPA satisfies itself that this allocation would not result in impacts on the local site.</p> <p>The Uplands, Dickens Heath Road - Site does not appear to be marked on the map at Appendix A. Note that there are several designated sites in the Dickens Heath, which do not seem to have been picked up in the site assessment. Advise that the LPA satisfies itself that this allocation would not result in impacts on the local site.</p>
29	Birmingham Airport	<p>Serious concerns about expansion of the Haven, due to its proximity to the airport. The planned growth of the airport will over time, potentially increase the noise impact on this site. It does not seem sensible or consistent with national or local planning policy to increase the number of pitches available at this location.</p> <p>The Old Civil service sports club site has been rejected but this is significantly less affected by aircraft noise. A revised assessment of this site against the criteria has been undertaken which suggests that this site should be included as a preferred site.</p>
38	Warwickshire Wildlife Trust	<p>Broadly satisfied with the results of the site assessments so far. The Warren site is immediately adjacent to Bickenhill Plantation, a Local Wildlife Site. Any extension to the site may therefore impact on this. Suggest the impacts could be avoided through appropriate design and layout of the site and adjacent landscaping along the woodland boundary. This should still be acknowledged in the site assessment stage.</p>
81	Individual	<p>Do not agree. The assessment did not take into account individual cases. In my circumstances, an increase in capacity was requested. I believe the assessment tied my in with the site next door and that is unfair. Cannot see why an increase in capacity is unsuitable at the site. There is no overlooking, it is a very private site and for many years 3 caravans were present in any event</p>
85	Individual	<p>Do not agree with the site assessment results. Nobody from the Council came and spoke to us personally to tell us whether we have been rejected and the reasons why so that we could object.</p>
86	Individual	<p>No. One of the reasons for rejection was because of plane noise and yet the Haven has been put forward. We can access services and facilities as well as our neighbours and I do not think the reasons for rejection are right.</p>

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

The Preferred Sites:

7. Do you agree with the Preferred Sites?

If not, why not?

Do you agree with the rejected sites?

If not, why not?

Respondent No:	Organisation	Response
5	SMBC Councillor	Support that The Uplands should remain, but not extended. (One resident objects to The Uplands - sent via Councillor).
8	Smiths Wood Parish Council	Agree
10	Hampton-in-Arden Parish Council	Agree that Shadowbrook Lane sites are rejected.
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • Do not agree with the preferred sites. • Do not agree because sites should be in areas not suitable for public use. • Agree with the rejected sites.
14	Canal and Rivers Trust	<ul style="list-style-type: none"> • None of the preferred sites are in close proximity to either the Grand Union Canal or North Stratford Canal, therefore no comment to make. • Only three of the rejected sites, Land at School Road, land off Salter Street and Canal View Salter Street are in close proximity to the North Stratford Canal, therefore no comments to make.
15	Rooftop Housing Group	Yes, although I have a vested interest in the development of Old Damson Lane. Its positioning is excellent for a Gypsy and Traveller site and will provide much needed, affordable and quality accommodation.
18	Heine Planning Consultancy	<p>Do not support plans for the Haven. Questions how the site will meet the detailed planning considerations. Consider the shortlist inadequate to meet the identified needs in Solihull.</p> <p>Plans for Damson Lane are too large. No evidence to suggest a demand for such a site. Need for small, private family run sites.</p> <p>Need for more choice and variety of provision.</p> <p>Insufficient provision to meet demand for small private sites.</p> <p>Need to reconsider shortlist and reasons given for rejecting Eaves Green Lane in particular. Need to add to the</p>

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		shortlist the proposed site at the Builders Yard, Eaves Green Lane association with the existing site.
19	Bickenhill Parish Council	Do not agree with the sites in Bickenhill Ward / Parish.
20	Tidbury Green Parish Council	Yes, agree with preferred sites. Yes, agree with rejected sites.
21	Individual	Does not agree with the site at Old Damson Lane
22	West Midlands Police	See previous comments.
23	Dickens Heath Parish Council	Does not agree with the site at The Uplands, Dickens Heath. <ul style="list-style-type: none"> - The site was not suggested as suitable in the LDF July / August 2011 and only suggested not to reduce the number of unauthorised sites in the Borough. - The area already has its fair share of traveller sites nearby. - The site is currently only for 3 pitches, but could easily accommodate more caravans in the future if the site was designated. Even if the Council restrict the number to the existing two units, at appeal a strong case could be made and upheld by an inspector. - The site is in the Green Belt and Government policy is to protect the Green Belt from inappropriate development. In this case, the Green Belt area is very narrow in this locality which could adversely affect the openness of the area and contribute to coalescence of the settlement of Dickens Heath with the outskirts of Shirley. - Just because this pitch has been unauthorised for many years does not mean that it should stay.
25	SMBC Landscape Architecture, Ecology and Urban Design	Land adjacent to the Pleck should be rejected due to its proximity to a SSSI and LWS and also its visual impact. Agree with all the rejected sites. Also note that Old Civil Service Sports Club, off Old Damson Lane has been identified as a compensation area to offset Birmingham Airport's runway extension. This has been agreed through a S106 agreement and conditions.
26	Individual	Objects to development of The Uplands, Dickens Heath Road. <ul style="list-style-type: none"> - The site is Green Belt and this should be protected wherever possible. - The number of pitches proposed across the Council exceeds the 38 pitches required. This means that we should be able to prevent this Green Belt development whilst still meeting our obligations. - Granting planning permission retrospectively makes a mockery of the planning process. - Concern that the site may grow in the future through further illegal pitches at this site, which will be given planning permission retrospectively. - Concern about inadequate consultation with the residents of Dickens Heath and that this proposal was added

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		<p>as a last minute change without proper consideration of its suitability.</p> <ul style="list-style-type: none"> - No attempt to make the planning application known to local residents. - Concern that the Council is taking an easy short-term option. There should be a less rushed review of the site, including publicising the development and gaining local residents' views.
27	Natural England	No additional comments. See previous comments.
28	NEC	Recent experience of unauthorised encampment at NEC car park (1 night only) proves that there are insufficient pitches nearby at the Warren. Expansion of the Warren would not be sufficient for travellers in the future.
29	Birmingham Airport	See previous comments.
30	Derbyshire Gypsy Liaison Group	The Pleck Shadowbrook Lane - The reasons for rejecting the site are misconceived and inappropriate. It should be carried forward.
31	Jaguar Land Rover	The area of land identified as 'Land off Old Damson Lane' falls within the M42 Economic Gateway area and its potential for future commercial uses should not be prejudiced by the expansion of the existing authorised Gypsy and Traveller site. JLR also concerned about the potential impact of the site on the surrounding highways network with two of the main access points for the Lode Lane plant located on Damson Parkway. Concern that the inclusion of the site could create problems for the highway network that could impact on Jaguar Land Rover's operations. If the site comes forward, it is requested that a suitable, secure boundary treatment is put in place.
33	Environment Agency	<p>The Haven Catherine-de-Barnes – According the EA information, the site is located above a historic landfill site. It is noted that the adjacent existing site is also located on this landfill. Should the site be developed, similar precautions to those taken at the existing site may be required. These precautions are likely to relate to the protection of human health and should therefore be determined by the Local Authority.</p> <p>The site is also located on low permeability strata which is likely to limit the potential to discharge foul drainage to ground. Therefore alternative drainage arrangements (e.g. discharge to a surface watercourse or cess pit) may be required.</p> <p>The Uplands, Dickens Heath Road – No concerns with development at the site.</p> <p>Land off Old Damson Lane – Development should be steered away from the floodplain and any proposals for the land within the floodplain will need further assessment prior to allocation. The assessment should more accurately identify how far the floodplain extends across the site and should reassure that there is sufficient land within the site to accommodate the proposed number of pitches. If the boundary line of the allocated land was moved to avoid the floodplain, no assessment would be required. Surface water map also indicates</p>

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		the eastern lower part of the site may be at risk. The Warren, Bickenhill Lane – The site shows no major environmental constraints.
36	Solihull Rate Payers Association	Objects to the inclusion of The Uplands, Dickens Heath Road, as a preferred site. - It introduces an additional site in a vulnerable Green Belt location. - The site has been operating illegally and is not necessary to meet the established projected provision. - The site has not been considered in the earlier stages of consultation. - It introduces a formal second Traveller site in relatively close proximity to existing sites into a Green Belt location one of which is already owned / occupied by this family. - The circumstances of the family owned site at Salter Street has changed. The Uplands site should be deleted.
38	Warwickshire Wildlife Trust	No objection to the preferred sites in the strategy. See previous comments about providing more detail regarding the Warren and impact on the adjacent LWS.
39	Individual	Objects to the Uplands being included as a preferred site. Traffic issues, Green Belt site.
40	Individual	Objects to the Uplands being included as a preferred site. Green Belt site; Occupants would not adhere to any restrictions placed on it. Blot on the landscape. Location unsuitable. Tax payers' money should not be spent on things they would have no benefit from.
41	Individual	Objects to the Uplands being included as a preferred site. Location is unsuitable. Highway and traffic issues, Council are giving the Countryside away. Tanworth Lane already being converted into unsuitable businesses and property and the Council are not listening to local residents.
42	Individual	Object to the Uplands being included as a preferred site. Site included as a last minute change. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a sensitive Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
43	Individual	Object to the Uplands being included as a preferred site. Site added at the last minute. Development will be out of character with the area (showcase village of Dickens Heath). It will downgrade Shirley. No confidence that the family living there will comply with permissions. Request removal from the preferred list.
44	Individual	Object to the Uplands being included as a preferred site. Site included as a last minute change. It was not included in the earlier public consultation process and residents not given the chance to make representations.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012

Summary of Representations Received

		It is a sensitive Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
45	Individual	Object to the Uplands being included as a preferred site. Site included as a last minute change. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a sensitive Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
46	Individual	Object to the Uplands being included as a preferred site. Site included as a last minute change. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a sensitive Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
47	Individual	Objects the Uplands being included as a preferred site. The site is a late addition. It does not currently have planning permission and sends out the wrong message that if you flout planning rules, you will get your own way in the end. Danger that if planning permission is obtained, then more caravans and development will take place without planning permission (like Salter Street, owned by members of the same family). Are these 3 additional pitches really needed and is provision by the current occupiers the safest route for ensuring compliance.
48	Individual	Objects to the Uplands. Concern that the proper planning process has not been followed by certain sections of the community. Questions the need for more rag and bone men, scrap metal merchants etc in the area. Rules and regulations should apply to all areas residents.
49	Individual	Object to the Uplands being included as a preferred site. It is a Green Belt site. Unnecessary as the number of pitches proposed exceeds the 38 identified in the assessment. Not included in an earlier public consultation process.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

50	Individual	Object to the Uplands being included as a preferred site. Site included as a last minute change. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a sensitive Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
51	Individual	Object to the Uplands being included as a preferred site. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a sensitive Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system. The family cause issues in the area, within and outside the pub. There are residential properties close by and a children's nursery that will suffer if this is allowed to take place. The owners have been forced to stop their business on many occasions but just change name and carry on. Refers to link with a property on Tanworth Lane claims that this property has been extended with the intention of carrying out demolition of the bungalow to create the Gypsy and Traveller site.
52	Individual	Objects to the Uplands. Would be at the entrance to a busy estate. Concern that the site will jeopardise the reputation, safety or business investment in the new village. The family have ignored all notices from the Council regarding unauthorised works and this is no reason to grant planning permission.
53	Individual	Objects to the Uplands. Will ruin the reputation of Dickens Heath and jeopardise future business and residential life in the village. The site is a Green Belt location, the character of which could be ruined by the development. Given the history of the current occupiers it is unlikely that they will abide by any future consent and more caravans will be added in the future. They seem to be getting rewarded for past misdemeanours and the Council is taking a weak approach.
54	Individual	Object to the Uplands being included as a preferred site. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a sensitive Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012

Summary of Representations Received

		can be seen to reward those who operate outside the system. There is a significant amount of land around the site and concern that it will turn into a large site. The site is on the entrance to Dickens Heath and is likely to tarnish the area.
55	Individual	Object to the Uplands being included as a preferred site. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a sensitive Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
56	Individual	Object to The Uplands being included as a preferred site. No prior public consultation. Concern that the existing family has consistently undertaken development without planning consent. Solihull will have its own 'Dale Farm' situation.
57	Individual	Object to the Uplands. Comments on previous personal experiences of Gypsies and Travellers.
58	Individual	Object to The Uplands being included as a preferred site. The Council already has the required number pitches without the inclusion of the site.
59	Individual	Object to the Uplands being included as a preferred site. Concern about the current family's history of non-compliance with planning. The area has more than its fair share of building and taking of Green Belt land. Reference made to the Gypsy and Traveller site at Houndsfield Lane where it is claimed that rubbish is dumped on the opposite side of the road. Concern about the current family's reputation for not complying with planning rules.
61	Individual	Object the Uplands being included as a preferred site. Concern about the current family's history of not complying with planning rules. Concern about the impact on Dickens Heath as a "flagship village".
62	Individual	Object to the Uplands being included as a preferred site. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a vulnerable Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
63	Individual	Objects to the Uplands being included as a preferred site. The site has been built without planning permission.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		Residential developments are not allowed to do this. Given the planning history of the site it is unlikely that the site would comply with planning conditions imposed. If permission is given for 3 caravans, more will be sure to follow. The site has not been included in the earlier public consultation process and residents have not been given adequate opportunity to make representations. The site is unnecessary as the requirement is for 38 and this site exceeds that number. To allow this makes a nonsense of the planning process and the earlier extended consultation and can be seen to reward those who operate outside the system.
64	Individual	Object to the Uplands as a preferred site. There has been no consultation and a disregard to people's feelings. Requests removal from the list.
65	Individual	Object to the Uplands as a preferred site. Other comments relate to the business / trading of the current occupiers and the links with a site at Salter Street. Remaining comments have been removed by moderator as inappropriate.
66	Individual	Object to the Uplands being included as a preferred site. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a sensitive Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of pitches proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
67	Individual	Object to the Uplands being included as a preferred site. Site added to the allocation with no time for residents of the area to make appropriate representation. Concern about the family's history of non-compliance with planning rules and reference to the link with a site in Salter Street. Concern about taxpayers' money having to fight illegal developments. To allow the site, given the history and circumstances, makes a nonsense of the planning system and earlier public consultation.
68	Individual	Object to the Uplands being included as a preferred site. Due process has not been followed and the addition of this site was not part of the public consultation. No reasons why it was necessary to exceed the 38 sites identified in the assessment.
69	Individual	Object to the Uplands being included as a preferred site. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of pitches proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
70	Individual	Object to the Uplands being included as a preferred site. It has been added to the allocations as a last minute change without any prior public consultation with Dickens Heath residents.
71	Individual	Object to the Uplands being included as a preferred site. The allocations exceed the 38 pitches identified in the Council's assessment so it is strange that the decision was made to include this site. Questions why it was a last minute change brought up at the end of the meeting.
72	Individual	Object to the Uplands being included as a preferred site. It is a Green Belt site and will cause traffic issues, including overweight vehicles using Blackford Road.
73	Individual	Object to the Uplands being included as a preferred site. It was not included in the earlier public consultation process and residents not given the chance to make representations. It is a vulnerable Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning agreements imposed upon them. There will be constant pressure to increase the number of caravans. To allow this makes a nonsense of the planning process and the earlier extended consultations and can be seen to reward those who operate outside the system.
74	Individual	Object to the Council providing facilities for Gypsies and Travellers. Particularly object to the Uplands being included as a preferred site. The decision should be put a referendum of all Solihull's residents.
75	Individual	Object to expansion of the site at Bickenhill Lane. The site is not well integrated in the area as stated in the Preferred Options DPD. The site causes trouble and is well known to the police.
76	Individual	Object to the inclusion of the Uplands site in the Preferred Options. Travellers do not pay tax or council tax, thus no contribution to services and facilities. The site will reduce house prices in the locality. Comments about traveller children been removed by moderator as unacceptable and irrelevant. Comments about Travellers disrespect for the law and planning law. The site will cause harm to the Green Belt.
77	Individual	Object to Old Damson Lane
78	Individual	Object to Old Damson Lane
79	Individual	Yes agree with the preferred sites, except for the large site proposed. Do not agree with the rejected sites. The rejected sites should be given planning consent and then a new site would not have to be built.
80	Individual	Support the allocation of the Warren as a preferred site. Do not agree with the preferred sites. They (Old Damson Lane) are going to be too big and this will cause a lot of problems in the area with traffic, noise and

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		people. No not agree with the rejected sites. The people in the area have been there a long time. Their needs have not been considered.
81	Individual	The sites that have been preferred have no impact on my site. But the Council has made a bad judgement in having a site for 16 - 18 at Old Damson Lane and a possible transit. There will be big problems. I do not agree with my site being rejected. I have lived here for 26 years amongst the community.
82	Individual	Object to Old Damson Lane
83	Individual	Object to Old Damson Lane
84	Individual	Object to Old Damson Lane
85	Individual	Yes, except for the big one that is being built at Old Damson Lane. Do not agree with the rejected sites. Length of time and loyalty to the area should have been considered.
86	Individual	I agree with the preferred sites, except for the new proposed one at Old Damson Lane. It will be too large and will create traffic problems and noise and possibly an increase in crime which will reflect on the settled travellers in the area. I do not agree with the rejected sites.
87	Individual	I agree with the preferred sites and disagree with the rejected sites. I think the Travellers that are already settled on their sites should be given the chance to have their extensions and then there would be no need to build a new site at all.
88	C & C Housing Trust	Yes, except for the large site at old Damson Lane. This will bring a large amount of people onto a relatively small piece of land. It will create huge transport issues on an already busy dual carriageway. I do not agree with all the rejected sites. Time should have been taken to consider these more thoroughly.
89	Individual	Very concerned about the size of the site at Old Damson Lane as it will cause trouble. Small sites are preferred by the travelling community. Very strongly opposed to a transit site. Will lead to mess, bad press and trouble. It is a very bad idea and people will not want to live there.
90	Individual	Supports the fact that the Uplands has been selected as one of the preferred sites.
91	Individual	Object to the Uplands being included as a preferred site. Request it to be removed from the list. It was not included in the earlier public consultation process and residents and the Parish Council has not been given the chance to make representations. It is a vulnerable Green Belt site with a difficult planning history that has not been fully considered. Unnecessary as the number of sites proposed exceeds the 38 identified in the assessment. The site is in the wrong location, the family is unlikely to comply with any planning conditions imposed upon them. Once permanent consent is given, there will be pressure to increase the number of

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		caravans. To allow this makes a nonsense of the planning process and earlier public consultations and can be seen to reward those who operate outside the system.
93	Individual	Object to the Uplands site being granted planning permission. The site was not included in recent public consultation and the Parish Council has not had adequate opportunity to evaluate it. Records show that the owner's family have behaved unprofessionally at the Salter Street site. The site is in a vulnerable Green Belt location. Allowing this site to become a legal travellers site makes a mockery of the planning process that other people have to go through. History indicates that if permission is granted for 3 caravans, additional caravans will be parked. 38 sites have been identified which meets SMBC's statutory obligations.
94	Individual	Objects to the Uplands being included as a preferred site.
95	Individual	Objects to the Uplands being included as a preferred site. Bias against Blythe Ward which seems to be being targeted. Also the south of the Borough is being targeted which is devaluing the south and is a bias to the north. The residents in the south pay more council tax than the north. All areas of the Borough and all wards should be given equal consideration and any sites should be distributed evenly across the Borough i.e. 50% in the north and 50% in the south, rather than 90% in the south and 10% in the north.
97	Individual	Object to the Uplands. Of the opinion that sites result in an increase in anti-social behaviour and existing occupiers have not previously adhered to planning laws. Concern that quality of life and house prices will be impacted in the area.

Site Capacity and Phasing:

8. Do you think that the number of pitches proposed for each preferred site is acceptable?

If not, why not?

Respondent No:	Organisation	Response
4	SMBC Councillor	Concerns that expanding the site at Old Damson Lane as much as proposed will impact on how well it currently runs and fits in with the neighbouring community.
8	Smiths Wood Parish Council	Agree
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> The number of pitches proposed for each of the preferred sites is not acceptable. There are too many.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

15	Rooftop Housing Group	Yes.
18	Heine Planning Consultancy	Old Damson Lane site is too large.
20	Tidbury Green Parish Council	Yes, but the total number of pitches proposed (43) should not exceed the identified need (38).
21	Individual	Site at Old Damson Lane is too large and will have an impact on the business operating from the adjacent site. Will cause stress to the occupiers of the property living adjacent to the proposed site. Will impact on the saleability of the adjacent property and business.
25	SMBC Landscape Architecture, Ecology and Urban Design	Yes.
36	Solihull Rate Payers Association	Reservations about exceeding the number of pitches required and would prefer to see this reduced to meet the assessed need of 38. Additional pitches should be considered at review stage. Needs to be consistent with the approach for housing provision. Over provision would result in substantial additional allocation of land.
79	Individual	No comment about the smaller sites but 16 - 18 pitches, plus transit is too big for a new site. It will create problems.
80	Individual	Acceptable number of pitches on each site. Except the proposed one at Old Damson Lane which is just too big.
85	Individual	No. Old Damson Lane will be too big.
86	Individual	Old Damson Lane. This site will be too large. The others I have no problem with.
87	Individual	Yes for the private sites. But I think the new Council site is too big and it will create problems. 16 pitches will probably be about 80 - 100 people plus dogs and visitors. The council do not realise what problems this will cause.
88	C & C Housing Trust	Old Damson Lane site - this proposed site is too large for the Borough and will cause problems, especially if there is a mix of nationalities. There should not be a transit site here where there are residents.
89	Individual	Reservations about a very large site such as the one at Old Damson Lane.

9. Do you think that Gypsy and Traveller Sites should be phased?

If not, why not?

Do you have any other comments to make about the preferred approach to the phasing of sites?

Respondent	Organisation	Response
------------	--------------	----------

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

No:		
10	Hampton-in-Arden Parish Council	Agree in principle with the phasing suggested which appears appropriate to need.
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • Comment on phasing removed by moderator as inappropriate. • Sites should be in areas of applicants' origins.
15	Rooftop Housing Group	Yes. There could be more sites (1 proposed) added after 2015 as further funding shall be available.
18	Heine Planning Consultancy	<p>Do not agree with phasing. What matters is that the immediate need is met and choices made available.</p> <p>Phase 1 - offers no choice for new small family sites which are needed. Extension of existing sites will not meet the need of others.</p> <p>Phase 2 - too limited. Restricted to the extension of an existing site that few want to live on.</p> <p>The Council is not providing enough choice to meet identified need. The plan is storing up problems for the future.</p>
20	Tidbury Green Parish Council	Yes. The identified need for 2012 - 2017 is 26 pitches and yet the proposed number of pitches for Phase 1 up to 2017 is 31 plus 5 transit pitches. This contradicts the reason for phasing given in para 2 (page 19) of the preferred options document.
25	Landscape Architecture, Ecology and Urban Design	No preference.
30	Derbyshire Gypsy Liaison Group	Phasing is supported but the identification of sites in future phases should only be undertaken when the need arises.
79	Individual	All permission should be given at the same time.
80	Individual	No, Gypsy and Traveller sites should not be phased. Grant permission at the same time. If not then it will cause a lot of problems with some people having permission and some people not.
85	Individual	No everyone should get permission at the same time.
86	Individual	No. Permission should be granted at the same time.
87	Individual	No. All sites should be passed for authorisation at the same time.
88	C & C Housing Trust	No. Problems will occur if one person received permission before someone else.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

Other Matters:

10. Do you have any comments to make on the detailed policy considerations?

Do you have any comments to make about the inclusion of a safeguarding policy?

Respondent No:	Organisation	Response
9	Guide Dogs	Consider the needs of blind and partially sighted people when accessing Gypsy and Traveller sites
10	Hampton-in-Arden Parish Council	<ul style="list-style-type: none"> • Would wish to see strict control of commercial or business activity on any approved site and a requirement that such activity should be subject to formal planning criteria and a change of use application. • No logic in setting time limits (safeguarding) site approvals. Suggest a 20 - 25 year time-limit.
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • No comments on detailed policy considerations. • With regard to safeguarding, the wishes of the taxpaying public should be safeguarded.
18	Heine Planning Consultancy	Fails to see why occupants denied close board fencing for private between plots. Families do want and need privacy and unclear how the Council plan pitch separation to ensure privacy and security. Support safeguarding.
22	West Midlands Police	Final paragraph of the draft policy direction be expanded as follows: "...It is recommended that pre-application advice from Solihull MBC and West Midlands police is sought on proposals for Gypsy and Traveller related development." This is due to the unfortunate controversial nature of Gypsy and Traveller sites and the well documented implications for policing.
27	Natural England	Welcome the inclusion of a requirement for proposals to demonstrate that key elements of landscape character have been identified, retained and incorporated into site design. Would advise the inclusion of a similar requirement with respect to biodiversity. This seems especially important considering proximity of the sites selected to Local Wildlife Sites. Would welcome the policy to promote a green infrastructure led approach to site design. We consider that this could incorporate landscape and biodiversity considerations, as well as the policy point about pedestrian access. No comments about safeguarding.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

38	Warwickshire Wildlife Trust	Broadly satisfied with the policy considerations. Welcome the inclusion of a reference to landscaping and recommendation for pre-application advice. Main concern is that policy aligns with and supports the delivery of sustainable development outlined in the Core Strategy (now Local Plan) policies. All new sites should be able to demonstrate how they both protect and enhance bio-diversity within their proposals. Consideration should be given to ensuring biodiversity and Green Infrastructure are optimised through high quality design, landscaping etc. Flood risk minimised through SUDS systems and general site management can ensure sites are making a contribution towards the resilient ecological network that the entire Borough is working towards. Would welcome a reference that supports this approach within the policy considerations.
----	-----------------------------	--

General Comments:

11. Are there any other general comments that you wish to make?

Respondent No:	Organisation	Response
1	Individual	Questions whether the truck stop on the A452 known as Lincoln Farm café has been considered as a potential site.
2	Individual	Questions how the Council would ensure that the number of pitches at the Uplands would be restricted to 3.
3	Solihull Community Fire Station	Need to ensure communities are safe from fire and Fire Safety are consulted and involved from a planning perspective. WMFS complete home safety checks to ensure smoke detection devices are available and fire safety advice is given.
4	SMBC Councillor	Would like to be kept informed of issues as they arise. Elmdon Councillors concerns are that the Old Damson Lane site is currently small is well managed with little impact upon the neighbouring community and that this could change if the site is expanded.
10	Hampton-in-Arden Parish Council	Agree in principle with the DPD.
11	Individual	Meriden dispute still needs to be resolved. Need (and should've had by now) a fair and common sense way of dealing with this and all planning disputes. The law should apply in equal measure. Planning laws are a shambles; too many cases of planning laws being ignored or over-ruled.
12	Individual	<ul style="list-style-type: none"> • Issue of the cost to the Council in building Gypsy and Traveller sites. • Impact on the Countryside. • The proposals are inoperable.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012

Summary of Representations Received

		<ul style="list-style-type: none"> • Other comments removed by moderator as unwarranted.
13	Solihull Friends of the Earth	<ul style="list-style-type: none"> • Comments removed by moderator as inappropriate.
14	Canal and Rivers Trust	<ul style="list-style-type: none"> • Priorities relate to the canal corridor and land and development within and immediately adjacent to the corridor. • The Canal and River Trust would require development to protect and safeguard waterway infrastructure, improve water quality, reduce and manage flood risk and enhance waterways.
15	Rooftop Housing Group	Solihull MBC are to be applauded for taking a positive and proactive approach to the delivery of Gypsy and Traveller accommodation, and in taking steps to meet the housing needs of all residents of Solihull.
21	Individual	Respondent has been told by travellers that they would not wish to be sited at Old Damson Lane. Concerns about potential tensions between different groups of traveller. Stress caused to elderly occupiers of neighbouring property as a result of the proposals. Impact on the business run from neighbouring property. Impact on saleability of the business.
24	Individual	Comments removed by moderator as inappropriate and irrelevant.
28	NEC	Generally no objections to the proposals.
34	Fisher German	Fisher German clients, ESSO petroleum, do not have any apparatus situated in the vicinity of proposed works. However, in the zone of interest for GEO networks and relevant information has been forwarded to them.
35	Castle Bromwich Parish Council	Issues considered at Parish Council meeting on 25/7/12 and noted there was no direct impact on the parish of Castle Bromwich. However, the Parish Council strongly disagreed with the use of Green Belt land but if such developments did proceed they should be better utilised by the traveller community.
36	Solihull Rate Payers Association	Supported the general approach and conclusions made by the Council on this issue as being robust and pragmatic in meeting its obligations and in the attempt to minimise any adverse planning impact on the local communities affected by providing additional traveller sites to meet local needs.
37	GEO Network Limited (Fisher German)	The Warren and the Haven potentially affected by GEO apparatus. [Council is unaware of what the implications are at this stage, a further enquiry has been made].
77	Individual	The family have finally settled at Old Damson Lane. The family's four children are able to attend school and do so, and a relationship has been built with teachers and the local community. Concern that other families moving onto an extended Old Damson Lane site will lead to trouble, particularly if a mix of families and groups move on. The relationships that have taken time to build will be broken down. There will be an increase in traffic at the site and concern for the safety of small children on the site. Plans for a bigger site at Old Damson

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

		Lane will not work.
78	Individual	Strongly object to more pitches at Old Damson Lane. Sites often create violence (personal experience). Over the years a good relationship has been built with the local community which will be broken down if additional families move on and cause trouble. Experience is that travellers cause conflict. Request reconsideration of plans for a site to be built at Old Damson Lane.
79	Individual	Moved from the Haven site because it was dirty and dangerous. Very happy at Shadowbrook Lane, depression is better and it is clean and safe for the family. Family get on well with the local community and do not disturb anyone. If a new site is built it will be occupied by strangers who have no loyalty to the area and they will not care who they upset. All the hard work to integrate will be for nothing. Please take notice of what the travelling community are saying.
80	Individual	Our site has planning permission and we have been in the area for many years and have formed good relationships with the local community. We feel that a bigger site would attract new people to the area and this many lead to trouble with new people coming into the area and not respecting the needs of travellers in the are or the local community. We feel a bigger site will lead to all types of nationalities living together in sites. This will lead to arguments on the sites. With a larger site, it would put more pressure on local resources such as roads and schools.
81	Individual	The Council should not build a new big site, they should just make the existing sites authorised. The council may have between 80 - 100 people, may be more on the new site, plus dogs and cats. There will be lots of problems with the community and the travellers and this will make it very hard for the travellers that have been in the area for a long time. A "can of worms" will be opened.
82	Individual	Object to more pitches at Old Damson Lane. Putting Gypsies and Travellers in such big numbers in one area will cause trouble for the travelling community and the locals. Any future trouble will ruin the relationships that have been built up between the existing residents of Old Damson Lane and the local community. Residents will be painted with the same brush. A site of this size is not practical. There will be a significant number of vehicles, people and animals. Object to transit pitches as it will be difficult to manage and get people to abide by the rules. The plan needs a lot more consideration.
83	Individual	Object to new pitches being built at Old Damson Lane. New families likely to cause trouble for existing site occupants and neighbouring properties. Experience of living on other sites with many families and sites do not work because people do not agree. The existing family get on well with the local community which has taken time to establish. If the proposed site gets built, all hell will break out and we will be painted with the same brush.

Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012
Summary of Representations Received

84	Individual	Object to the site at Old Damson Lane being built as it is too big and will bring at least 80 - 100 people on to the land. There will be numerous animals and this will create noise and problems for surrounding neighbours. I have a small child and there will be lots more transport going in and out. I am accepted by the local community and have built good relationships with them. The thought of strangers who have no loyalty to the area moving on fills me and my family with dread. I am an Irish Traveller married to an English Gypsy and at times it is very difficult to get on. I dread to think that if the Council go ahead and make this site a mixture of cultures, it will create problems that cannot be dealt with. I do not think that a transit site is a good idea; it has been done in other places and does not work. People will pull on and do not pull off when they are supposed to. They leave rubbish and filth behind them and then we all get tarred with the same brush. Who is going to police all this?
85	Individual	I have raised my children in Solihull and have a good relationship with shops, doctors etc. If you build a new site, you do not know who you will be bringing on. It will cause huge problems, especially if they try and mix English Gypsies and Irish Travellers. There will be lots of issues, dogs, cars, wagons. Problems will arise because it is on a dual carriageway. Please consider making the sites that are already here authorised and forget about a new site, and especially a transit site. That is madness.
86	Individual	I have lived at Shadowbrook for 4-5 years. My health has improved and I finally feel that I have my own home and garden which I love. I think the Council should reconsider all the options and basically just extend the existing sites and forget about creating a new site which will be nothing but a headache for them. Please listen to the community.
87	Individual	I have been on this site for 50 years and I think that I should be granted my extra pitches now and not in 5 years time. I do not think that a transit site at Damson Lane is a good idea and I believe that I could accommodate a transit site on my property.
88	C & C Housing Trust	I have worked with the Gypsy and Traveller community for the last 6 years. They do not want another site being built especially one this big. They know from experience the problems that a site like this can have i.e. jealousy, family disputes. The Travelling community already in Solihull have built a good relationship with the local community and they are fearful that this could be jeopardised by outsiders who do not have the same regard for this area. They know that if the site is made, it will put pressure on local resources i.e. doctors, hospitals, schools. I believe that somebody from the Council who is responsible for making the final decision needs to address the local travelling community in a one to one basis.
91	Individual	Please take into account community views and concerns.
92	Individual	I and many of my friends from Cheswick Green were happy, not overjoyed with the travellers site on Salter

**Solihull Local Development Framework
Gypsy and Traveller Site Allocations Development Plan Document Preferred Options Paper Consultation – July 2012**

Summary of Representations Received

		Street. But enough is enough we say no more sites in our area. You people were voted in for all the people not just a few. Try to get a balance and concentrate on more important matters. Some comments removed by moderator.
94	Individual	Concerned about decisions being taken without public consultation or public consent.
96	Meriden RAID	Support the need for more pitches in line with robust evidence gathered via the GTAA process. The actual implementation of more pitches should be assessed using a sensible mixture of overall policy, site specific data and local consultation. It is clear that the only way to protect the Borough from inappropriate development and unlawful development gaining success on appeal is to embrace a full plan led strategy. Believe that some sites will always be inappropriate irrespective of need and the planning and appeal process has judged the Eaves Green Lane suggested sites(s) to fall into this category.

