

## Report on Gypsy & Travellers pitches March 2017

Please find below an update regarding the lending issues at PostHill, Tiverton in regards to the G & T pitches and lending issues.

I contacted [redacted] National Housing Development Manager at [redacted] Banking Group in order to obtain first hand feedback from the [redacted] lending institution in regards to new build homes.

[redacted] was fully aware of G & T pitches within the Mid Devon planning policy and had been involved in a large-scale meeting which included 14 surveying firms; themselves as the [redacted] lender; local council and Barratt Homes. At the meeting 13 or the 14 surveying firms consulted would not recommend approving applications and as such would mean that [redacted] were highly unlikely to lend on developments with this policy in place.

He acknowledged that this is politically a hot potato and reiterated that they are not anti G & T but have to make risk based decisions which concerns the current and future saleability of the homes this included questioning if people would buy but at a reduced figure. He also stated that the transit pitches compared to the permanent pitches were likely to be deemed as less favourable.

When asked at what distance would be acceptable he said it was not as simple as this as they could be some distance away but still use the same access or could affect the outlook of units for example. He was aware of an historic site in Exeter where pitches were some 1-2 miles from a new homes development but because they had been situated on a hill were visible from the site and duly affected new homes sales and the developer struggled to sell.

He stated that just because they were the [redacted] lender is not an end to it as if other lenders refused to lend but they had given consent to some applications they would then be likely to stop lending as this would present another risk factor of over exposure for them.

Another point made that to date this has only been an issue with Mid Devon as after consulting with colleagues nationally no other authority had adopted this policy.

As a lender they do not have a policy in place regarding G & T pitches including in they were on a new homes development but his recommendation was that the pitches be off site to avoid any issues for developers and lenders alike and concluded that lending where they are in situ is currently highly unlikely.