



Our ref: CWB/KB  
Your Ref:

8<sup>th</sup> February 2019

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Dear Sir

**Re: In my professional opinion, what impact, if any, do I consider the setting up of a gypsy and traveller site within a new residential allocation will have on the viability of the development?**

The question as put forward above is, in our opinion, not only a very controversial issue in planning terms, but acting for Landowners, carries very high risk of significantly damaging land values and effectively, therefore, with the potential of making the site an unviable development.

Planning Authorities, in considering this proposal, must take into account that if it can be clearly demonstrated that sale rates are reduced and the impact that this will have on land values, then there is the potential to have to substantially reduce the Affordable Housing percentage that the site should deliver.

We act for a Landowner on a major development scheme (Phase 2) to the east of Exeter, where the proposed requirement from East Devon District Council is between 7-10 pitches. We believe that this will have a significant potential impact upon the scheme and will require the need for a realistic and accurate Viability Assessment to be produced with the potential of substantially reducing the Affordable Housing allocation that may be able to be offered.

We note that there is not consistency between the 5 Planning Authorities within the GESP, with Mid Devon and East Devon taking a policy requirement that gypsy and traveller sites should be incorporated into their major schemes, whereas Teignbridge, in Policy WE6 of the Teignbridge Local Plan (Homes for the Travelling Community), considers that gypsy and traveller pitches are appropriate in the countryside, rather than integrated within large strategic development. This Planning Authority is of the view that the provision of gypsy and traveller pitches

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could be on-site or could be through off-site delivered provision elsewhere. Of significance is this Council's interpretation that the off-site provision is required as a consequence of funding/financial constraints, not only on the developers but also potentially on mortgagees.

Any risk of reduction in sale rates and values in the current market place must be challenged since there is the potential to undermine viability, reduce Affordable Housing and put the whole scheme in jeopardy of not being deliverable due to failure to meet minimum land values.

In summary, therefore, for the reasons stated above we consider that Local Planning Authorities should take a very realistic approach to this controversial issue, especially when they are faced with the National Planning Policy challenges of providing a 5-year deliverable land supply in order to ensure integrity and workability of their adopted Local Plans.

Yours faithfully

Luscombe Maye LLP