



Mr M Seaman
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4th February 2019

Via email

Dear Mr Seaman

In your professional opinion what impact if any, do you consider the setting of a gypsy and traveller site within a new residential allocation will have on the viability of a the development?

I am writing in response to the question detailed above as in my opinion the inclusion of a gypsy or traveller site within a residential allocation could render the completed units unsaleable from an open market perspective. I also believe that a Registered Provider would be reluctant or potentially unwilling to acquire affordable housing where these were located adjacent, or in close proximity to a gypsy or traveller site.

I have not come across a residential allocation which includes a gypsy or traveller site within it in Devon, and in my experience such sites where they do exist tend to be located on the periphery of existing settlements or in more remote locations. I understand that this question has been posed in the context of a potential gypsy and traveller site at Cranbrook and I enclose some notes from a meeting of Cranbrook Town Council which reflects all the concerns one would expect when considering this use.

It would also be interesting to understand what further work has been undertaken by East Devon District Council to identify alternative sites in other locations.

Yours sincerely



Tim Smith BSc (Hons) MRICS
Mill Green Estates

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