

James, Barry

From: Graham Ford [REDACTED]
Sent: 13 February 2019 13:35
To: Seaman, Matthew
Subject: Gypsy and Travellers

Dear Matthew

Thank you for your email. I don't have any direct evidence of development sites in this area where there has been a requirement to accommodate a Gypsy/Traveller site within new residential allocations. However, more than happy to comment upon the effect of such a policy. As I think you know I have been selling residential development land for over 30 years throughout the South West region. If an allocation were required to provide an element of traveller accommodation I believe this would very significantly affect the land value, viability of any development, saleability of the land and thereby definition saleability of the completed houses whether in close proximity or indeed as part of an actual planning consent of a larger development.

The effect of such an allocation would be extremely significant. I believe most developers would simply not wish to develop land with such an allocation. Certainly from all of my years dealing with new home developments, such a proposal would meet serious resistance from purchasers of houses both in terms of value of the completed units and their saleability in the second hand market.

I have experience of trying to sell development sites "close to traveller sites" which certainly have a negative effect on achievable values of the completed units and land values.

Regards

Graham

Graham Ford
Partner / Chairman



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