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Subject to Contract

12th February 2019

CSG/kjg

Dear Barry,

Re: - Gypsy & Travellers

In response to your recent correspondence regarding residential development sites that are imposed with the restriction of providing Gypsy and Travellers pitches on-site I comment as follows.

House builders and developers throughout the region and nationally are in the market to build housing for both private occupations as well as meeting targets to fulfil the affordable housing demands. It is obviously a key issue that the properties developed are saleable and are not imposed with too many restrictions that sales are thus affected.

In our experience in selling residential development land, one of the key issues is ascertaining prior to the point of marketing that there will be a market for the property and in advising our client ie the seller, having imposed a significant restriction of Gypsy and Travellers pitches to be provided within the development area would be a huge difficulty. We have experienced this issue on a site recently and the client, a Property Promoter, had to renegotiate with the Local Planning Authority for the restriction on-site for Gypsy and Travellers pitches to be relocated off site to establish the site was saleable. We could not dispose of the property to house builders and developers with the proximity of the Gypsy and Travellers pitches being in such close proximity to the main residential areas of the site.

Having now negotiated and established an appropriate off site location for them, the site is now progressing through the legal process without delay. During this process of the marketing of the property, it was very interesting that the local Gypsy and Travellers were not at all comfortable being in close proximity to private residential properties due to the nature of the way their communities live. They wanted to be located far enough away to not cause any local difficulties and wanted to live their lifestyle in the manor we all know they are accustomed to.

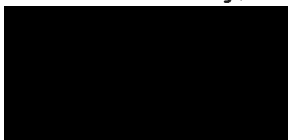
There is no question in my professional opinion that having Gypsy and Travellers pitches located on-site and/or adjoining a residential consented scheme would significantly impose such a restriction on the development site, that it would most probably be un-saleable and would also have a huge detrimental impact on value if there was any interest in the property.

To conclude, my opinion is that to deliver the massive shortfall in housing numbers both nationally and regionally, the government and Local Planning Authorities will only delay this process if they stick to the approach of providing Gypsy and Travellers pitches on new emerging consented residential schemes. This will inevitably delay production, significantly impact on sales and landowners will not be able to dispose of their site or property at a fair market value with this restriction being imposed.

I hope this clarifies my professional views and opinion on the matter. If you need to discuss any further please feel free to either give me a call or drop me an email.

Regards.

Yours sincerely,



C S Glover
DIRECTOR