

## **Questions of Viability - Proposals re Location of Gypsy/Traveller Site(s) – P**

At every stage of the Cranbrook Plan process I have raised objection to ANY form of development of the Treasbeare Green Wedge. EDDC indicate proposals for:-

**Treasbeare** - 5 pitches (site T) - a parcel 1.06ha of land .

**Cobden** - 10 pitches (site K) a take up of 2.50ha of a parcel 4.4ha of land.

The total construction cost of both sites estimated at £1.47 -1.9 million depending upon EDDC/Consortium assessment.

EDDC has developed its Gypsy & Traveller Design & Layout document from a 2008 Government advisory document. The policy recommends family pitch sizes of 500m<sup>2</sup>, and a land parcel of 0.25ha to comfortably accommodate 5 pitches, and correspondingly 15 pitches within 0.75 ha.

<https://eastdevon.gov.uk/media/2016282/final-doc-gypsy-and-traveller-site-design-and-layout.pdf>

The Government advisory document indicates that ‘both residents and site managers alike consider sites accommodating 15 pitches to be the maximum conducive to providing a comfortable environment which is easy to manage.’

The **Cobden** site meets all of the criteria to accommodate a 15 pitch development. The land parcel is flat, minimalizing excessive ground work during construction, and ease of installation and maintenance of mains services. Its location will offer access to various retail outlets, at Cobden, Grange and nearby Whimple, and educational facility. Connectivity is served via the B3174 London Rd, to which it is adjacent, offering ease of access for residents & emergency service vehicle, most importantly fire. As a larger site it would have benefits of economy of scale with option for enhanced onsite amenity provision

**Treasbeare.** Page 35 paragraph ‘e’ of the EDDC SA document indicates a larger than SDP minimum size (0.25ha), to accommodate greater space requirement for vehicle maneuvering, due to the topography of the Green Wedge and also allowing space for landscaping to help mitigate landscape and visual impacts’. Major groundwork preparation would be required in the creation/servicing of this proposed site. Vehicular access, whether resident or emergency service, would be more challenging due to the minor status/width of Parsons Lane. The options for economy of size for on-site amenity provision clearly depleted.

The provision of a 2<sup>nd</sup> site at Treasbeare would involve unjustifiable green field loss, with associated inordinate financial outlay, to accommodate the provision of a smaller facility, which could be adequately and acceptably incorporated within the Cobden Site, at a fraction of the cost, with funding saved for other infrastructure requirements.