

**REPRESENTATION IN RELATION G41 (GAYTON)
BY MR SCOTT BROWN ON BEHALF OF THE JOINT
LAND OWNERS OF SITE 66**

THE PREFERRED OPTION SITE FOR GAYTON CURRENTLY BEING TABLED IS SITE G41.1, WHICH LIES OFF BACK STREET IN GAYTON. THIS ROAD IS A SUB-STANDARD ROAD ON THE OUTER EDGE OF THE VILLAGE AWAY FROM THE CENTRAL SERVICES SERVING THE VILLAGE. SITE 66 OFFERED TO THE LDF BY MY CLIENTS HOWEVER IS LOCATED AT THE HEART OF THE VILLAGE ON THE MAIN VILLAGE ACCESS ROUTE OF LYNN ROAD AND LOCATED CENTRALLY WITHIN THE VILLAGE AND ITS CORE SERVICES, WITH SOME OF THESE SERVICE BEING NO MORE THAN FEW METERS AWAY FROM THE SITE.

THE FRONT PART OF THE SITE IS CURRENTLY OCCUPIED BY THE REDUNDANT PUBLIC HOUSE WHICH HAS BEEN EMPTY NOW FOR SOME YEARS WITH THE BREWERY HAVING SOLD THE SITE TO ONE OF MY CLIENTS. THE REAR PART OF THE SITE OPENS UP TO A LAND LOCKED FIELD WITH FURTHER PARISH COUNCIL OWNED LAND BEHIND

WHEN THE LDF EXAMINED SITE 66 AS PART OF THE OPTIONS ELEMENTS FOR GAYTON IT FAILED TO CORRECTLY SCORE THE SITE VIEWING IT AS A LOSS OF EXISTING EMPLOYMENT, HOWEVER THERE WAS NO EMPLOYMENT AT THE SITE DURING THE TIME OF THE SUBMISSION & EXAMINATION BY THE LDF. ALSO THE LOSS OF THE PUBLIC HOUSE DOES NOT HAVE TO OCCUR FOR THE NEW HIGHWAYS APPROVED ACCESS TO BE INSTALLED AND THE RELOCATION OF THE PARKING AND BEER GARDEN WOULD SIMPLY TAKE PLACE WITHIN THE REAR PART OF SITE 66 SHOULD THE PUB BE FOUND TO BE A VIABLE OPTION AGAIN. HAD THE SITE BEEN VIEWED WITH THIS IN MIND THE SCORES CURRENTLY TABLED TO SITE 66 WOULD HAVE BEEN IMPROVED.

SITE 66 ALSO HAS FURTHER LAND LOCKED SITES BEHIND IT, ONE OF WHICH IS PARISH OWNED AND NO EXAMINATION OF THIS POTENTIAL HAS OCCURED NOR HAS IT BEEN REFLECTED IN SITE 66 SCORES.

THE NEW ACCESS ONTO SITE 66 HAS ALREADY BEEN AGREED WITH HIGHWAYS FOLLOWING A SPEED SURVEY TO ESTABLISH SUITABLE VISION SPLAYS RELATIVE TO EXISTING ADJOINING LIMITS, ALL OF WHICH HAS BEEN FOUND TO PROVIDE A SUITABLE ACCESS FOR THE SIZE AND INTENDED DEVELOPMENT OF THE SITE.

THE SIZE AND LOCATION OF 66 REAR ELEMENT OF SITE 66 IS SUCH THAT THE LAND COULD NOT BE FARMED WITH THE SPACE REQUIREMENTS NEEDED FOR MODERN FARMING VEHICLES

THE SCORING OF SITE 66 AND THE LACK OF EXAMINATION OF OPTIONS FOR THE SITE DEMONSTRATES A NEGATIVE ATTITUDE TOWARDS THE SITE BY THE LDF TEAM AND WE WOULD REQUEST THAT THE SITE IS RE-EXAMINED AND SCORED WITH A MORE POSITIVE ATTITUDE TOWARDS IT & THE OPTIONS AVAILABLE TO THE SITE AND BEYOND ALLOWING FOR A CORRECT SCORE COMPARISON TO THE PREFERRED OPTIONS SITE

THE CHANCE TO PROVIDE THE MOST SUITABLE LOCATION FOR THE GROWTH OF THE VILLAGE NEEDS TO BE CONSIDERED FURTHER TO ENSURE THAT THE BEST OPTION IS ACHIEVED. TO DATE THIS DOES NOT APPEAR TO HAVE BEEN THE CASE. **IT IS THE BELIEF OF THIS REPRESENTATION THAT THE DESIRE TO PROVIDE HOUSING NUMBERS HAS BEEN GIVEN MORE WEIGHT THAN THE JUSTIFIED, EFFECTIVE & POSITIVLY PREPARED REVIEW OF THE POSSIBLE OPTIONS FOR SITES OFFERED IN GAYTON**