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STATEMENT ON BEHALF OF THE RESIDENTS OF OXCLIFFE

NEW FARM AND THE PASTURES

Would you please take into consideration our views when you look at the Application to remove the "Gypsy Status" from our Site Licence.

The amount of time we have all lived here is varied, one resident has lived here for around 10 years, the rest of us started to move in around 6/7 years ago. Originally the first residents to buy new homes here were told (by the Site owner), that this was an ex gypsy site which was being upgraded to an ordinary residential caravan/mobile home park. Residents who bought their homes later were, however, not told anything at all about it ever being a Gypsy site. Some residents found out that this was a Gypsy site after seeing the Site Licence, but when the owner was asked, again they were simply told that the park was being upgraded from a Gypsy Site.

Most of us, at the time of purchase rang the council to ask about Council Tax, and to confirm that this was a 12 months residential site, and none of us were ever told by any council officer that this was still a Gypsy Site.

In the years since we all moved here, none of us, "to our knowledge" have ever seen a gypsy looking for a pitch here!

Our site is now occupied mostly by the elderly, retired, sick or disabled, who have sold their homes to move here. We have spent a lot of money making our site a lovely, quiet place to live in, with a good, close community, and with people helping one another if needed. There is no trouble, we are all settled and would be very happy if we weren't so worried about this. In the main, most of us have put all or most of our money into our homes and gardens here and cannot afford to move.

We feel we have been greatly let down, both by the owner and the Council. We are told that we can only sell our caravans to Gypsies, and so, at a stroke, our homes are worthless, as we doubt that any of our caravans would be bought at market value by a Gypsy, and if that did happen, the reversion of this site to a mixed site would, frankly, be a nightmare for its elderly, sick, etc residents. We have

heard stories that this site had a terrible reputation in earlier years – that there was often fighting-a “ blood bath”, someone described it, with no-one willing to come here unescorted, and that even the Police would only come “in force”. Surely no-one wants a return to that.

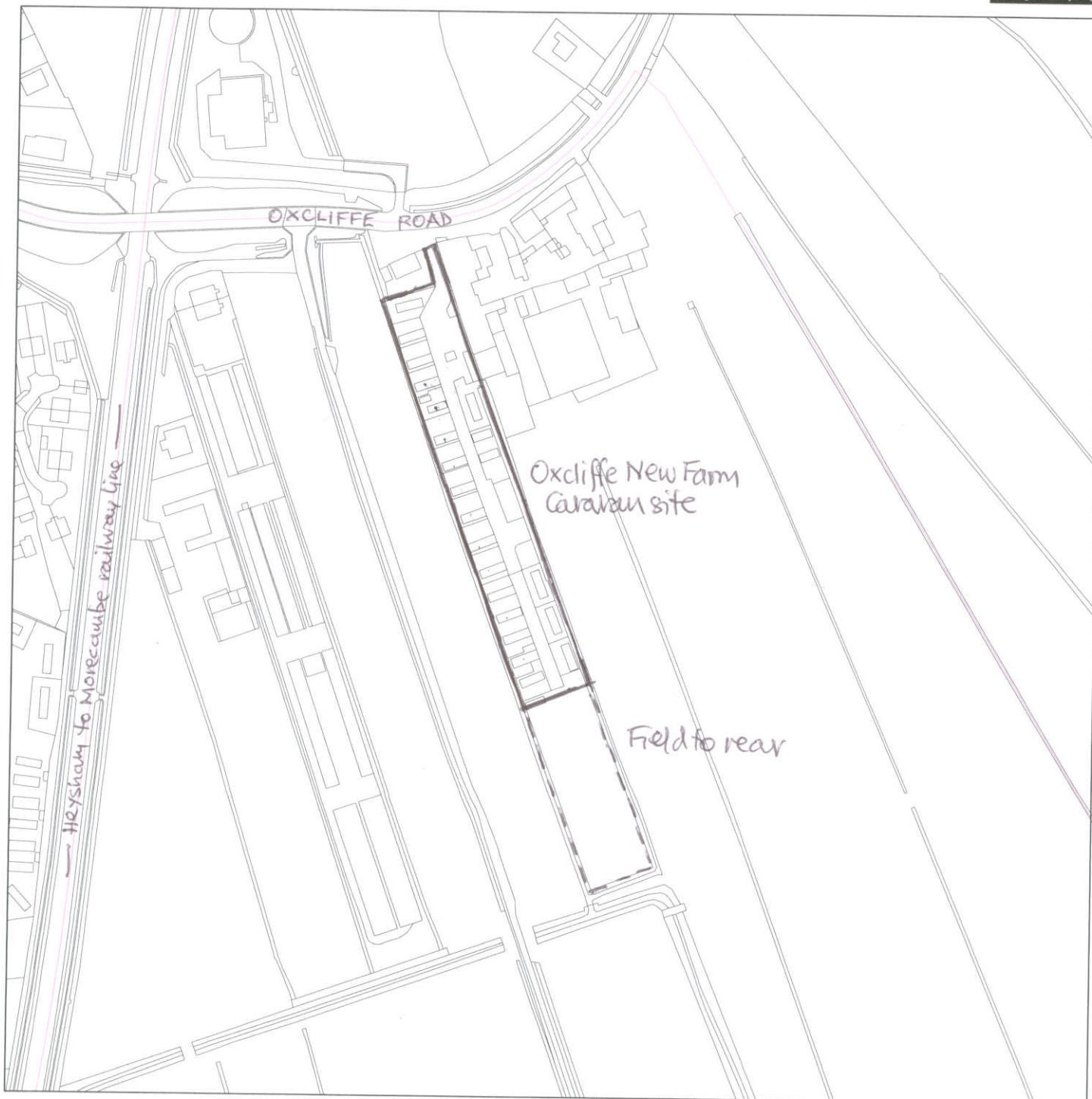
This is now a lovely place , we pay our Council Tax, and are no problem to anyone. We do not want our lives ruined now through no fault of our own.

We would be very grateful if you would look favourably on the matter of the Application

<u>Signed</u>	<u>Name</u>	<u>Caravan No</u>	
MRS. A LAVELLE	LAVELLE	12.	
M.R. A. Lavell	A. LAVELLE	12.	
Castle Holmes	C HOLMES	5A	
Person J. Holmes	PJ HOLMES	5A	
K. Thompson	K. THOMPSON	9	
J Booth	J Booth	6A	
B. Booth	B H BOOTH	6 A.	
J M deylbourne	J. deylbourne	No 8	
S. Holmes	P. HOLMES	NO. 13A	
G. Miller	C. HARRIS	NO. 13A	
	G. MITCHELL	No. 2	
J. Corbey	J CORBEY	No 1	
J. Lord	J. LORD	No 3	
P. Scott	P Scott	No 4A	
G. Hayes	G. J. Hayes	No 7	<u>PASTURES</u>
S. Hadden	S. Hadden	NO 2	
P. Winstone	P Winstone	NO 4	
C. T. Dubble	C. T. DUBBLE	NO 5	<u>PASTURES</u>
E. Nunn	E. NUNN		<u>PASTURES</u>



GIS by ESRI (UK)



Scale : 1:2500

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Organisation	Lancaster City Council
Department	Planning
Comments	
Date	28 November 2008
SLA Number	078379 2003

Mr J Corbay,
1 Oxcliffe New Farm,
Oxcliffe Rd
Heaton-with-Oxcliffe
Morecambe, Lancs.
LA3 3EF
9th December 2008

Mr P Rivet,
PO BOX 4
Town Hall,
Lancaster LA1 1QR

Dear Mr Rivet,

Re-Application Ref-08/01287/RCN

Re-Oxcliffe New Farm

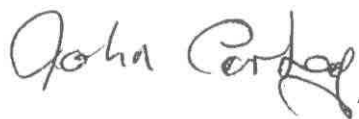
Following on from the meeting you had with Mrs Holmes and me, the residents of Oxcliffe New farm (including The Pastures) have submitted this letter and attachments in support of our Application, for your attention and consideration.

As there are quite a few points that we wish to make we have listed these on a separate sheet. A photo of the Site sign is also attached as is a copy of the Notes taken at the last residents meeting.

If there is any other information you need please do not hesitate to contact me

Yours faithfully

John Corbay



(Signed on behalf of the residents of Oxcliffe New Farm)

ENC - POINTS TO CONSIDER

PHOTOGRAPH

NOTES of MEETING of RESIDENTS

POINTS IN SUPPORT OF APPLICATION NO-08/01287/RCN

- (1) Despite what the site owner might say now, none of us were told when we moved on here that this site was for gypsies-in fact the site owner put up a sign saying that this site was " Oxcliffe New Farm-Residential Caravan Site (see photo attached).
- (2) At present we have no contract with the site owner-no security-no rights, we could be evicted at any time by the site owner. Granting our Application would give us security of tenure, as under The Mobile Homes Acts the site owner would have to give each home owner here a Contract, and we would have rights -at the moment he can charge what he wants for site fees, water rates, electricity prices-and we can do nothing.
- (3) When each of us moved onto this site we had to buy a brand new caravan (costing between £30, 00 to £80,000), and each resident has spent money since improving their pitch. If we moved on to another residential site, with caravans or mobile homes, we would not be able to take our existing caravans with us.-Each site owner wants anyone moving onto their site to either buy a second hand home from them, if there are any, or buy a brand new home. All our money is sunk into our homes here on this site, so there is no way any of us could afford to buy a second hand home, let alone a new home. Even if, by some miracle, a new site was found for us, the cost of re-siting would be more than most of us could afford (the removal vehicle alone can cost £1000, and then the caravan has to be fixed on site, piped up, etc).
- (4) When the first residents moved onto this site there were no gypsies living here-all had left long before, according to neighbours, and no gypsies or travellers have been here since looking for pitches. There are gypsy sites at Mellishaw Lane (council), Hale Carr and Green Lane (private owners), are these in full use?.
- (5) We think granting our application would **ONLY** be of benefit to the residents, and definitely **NOT** the site owner. At present we cannot get proper insurance for our homes, work on pitches/lights/roads wants doing (the site owner should do maintenance but doesn't), but granting our application would give us rights in law to make him do work that wants doing, etc. **ONLY WE WOULD BENEFIT**-the site owner, in truth, wants to keep the site as it was-he doesn't want us to have any rights-the status quo suits him down to the ground, he receives our site fees (2008-£1600, including water rates), and spends nothing maintaining/improving the site-why would he want the situation here changing?
- (6) We are all law abiding citizens, mainly pensioners, and disabled. We registered for council tax, and cause no trouble. As you can understand this matter has been very distressing to all of us, and causing people a great deal of stress, We are all just living in limbo.