



our reference JDL/21.1006

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date 5th November 2008

Planning Statement incorporating Design and Access Statement in connection with planning application to vary / remove the planning conditions restricting the occupancy of caravans on Oxcliffe New Farm Park (including "The Pastures") to Gypsies / Travellers.

Applicant / Client: Hanley Caravans. The Bungalow Caravan Park, 272 Oxcliffe Road, Heysham, Morecambe. Lancashire. LA3 3EH.

1.00 Oxcliffe New Farm Park (including "The Pastures") is a fully residential Caravan Park with a complex planning history. Planning consent 99/01002/FUL states under Condition number 5 "The use hereby permitted shall be for the benefit of genuine gypsies only who shall be from a genuine gypsy family who are able to demonstrate a connection to the area by way of family, employment or seeking employment, and the use shall not be exercised by any other persons or groups". Planning consent 05/00382/CU states under Condition number 4 "The caravans on the site shall be occupied by bona fide gypsies or travellers and not by any other persons".

1.01 The applicant (Hanley Caravans) has owned and operated Oxcliffe New Farm Park since 1999. The Site Licence has always been displayed in the facility building window which states that the site is for the benefit of genuine gypsies only. There have been a proportion of gypsies / travellers who have resided on the Park. Over the years, these gypsies / travellers have 'moved on' or in some case settled down and become 'settled travellers'.

1.02 Detailed discussions, correspondence and a meeting took place in December 2006 with Lancaster City Council - Mrs Angela Parkinson (Senior solicitor) Miss Debbie Threlfall (senior planning officer Development Control) and Mr Peter Rivet (senior planning officer). This was to try and resolve the issues on Oxcliffe New Farm Park / The Pastures regarding a number of caravans that did not appear to be occupied by genuine gypsies / travellers.

1.03 As there were no guidelines regarding how to establish if someone was a genuine gypsy or traveller, following the meeting in December 2006, the applicant agreed to ensure that a declaration was drawn up. Both the Park owner and the purchaser of any unit in the future would sign the declaration which would state that: The purchaser was aware that the site is a residential site for genuine gypsies / travellers only, who shall be from a genuine gypsy family,

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who are able to demonstrate a connection to the area by way of family, employment or seeking employment, and that the purchaser can confirm that they meet this criteria.

1.04 This declaration would not however resolve the issue of anyone residing on the Park already, who may not be a genuine gypsy or traveller.

1.05 On 20th August 2008, a Planning Contravention Notice was served on each of the individual occupiers of caravans on "Oxcliffe New Farm Park" / "The Pastures" regarding the occupancy restriction relating to gypsies / travellers. This was followed up with a meeting for residents at Palatine Hall on 27th August 2008, which established that a number of owners of caravans at Oxcliffe New Farm Park / The Pastures were not genuine gypsies or travellers. A number of residents on the Park are elderly and some do not have their own transport. The occupancy restriction is unfortunately creating problems / distress for a number of elderly residents who are finding it difficult to sell / market their units due to the gypsy / traveller references in the consents and Site Licence.

1.06 Discussions took place between Jeremy Lambe (Agent for the applicant) and the Development Control Department (Miss Debbie Threlfall) in September and October 2008 to try and find a satisfactory solution and resolve the issues for residents on the Park. It was agreed with the DC Department that the most sensible solution would be to submit one overall planning application (by Hanley Caravans) covering the whole of Oxcliffe New Farm Park including "The Pastures" to remove / vary the conditions which referred to occupancy and use of the site by genuine gypsies and travellers.

1.07 A planning application is therefore submitted to vary / remove the conditions attached to the planning consents restricting the use of the site to genuine gypsies or travellers.

Jeremy D Lambe

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5th November 2008