

From Simon O'Keeffe & Alexandra Phillips

Gypsy Site Planning Application

Dear resident,

A planning application has been submitted for a new gypsy site to be built off Cliff Hall Lane.

The site is proposed to include 5 pitches, day rooms, a treatment plant and a stable block.

The Borough Council is only consulting people over August - the holiday season!

So we wanted to let you know that you can respond to the consultation on the application direct to the council by visiting northwarks.gov.uk and quoting the reference, PAP/2018/0435.

We oppose the plans for this site but we do so on planning grounds and to help with your response, we've included a guide on the back of this leaflet.

Please don't hesitate to get in touch if you have any questions. We'll try our best to help with your response and we'll keep you updated on the application, including about the decision making meeting!

Best wishes,

Simon O'Keeffe & Alexandra Phillips



Simon O'Keeffe



Alexandra Phillips

Get in Touch

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Taken from northwarks.gov.uk

What will be considered and what you can comment on

The Council considers a number of different matters. The most important will be how the proposal fairs against planning policy, however, the Council will want to know your views about other matters.

The most significant include, and are known as material considerations:

The Development Plan (The Core Strategy, Local Plans, Supplementary Planning

Documents, etc.)

Government Guidance (The National Planning Policy Framework, Statements and

Circulars)

Planning Legislation (including case law and previous decisions)

Highway Issues (safety, noise, capacity)

Design, Appearance and Layout

Residential Amenity

Impacts on the Environment and Character of a Neighbourhood

What will not be considered?

The Government makes it very clear that there are some things that are not "planning considerations". These will have little weight in the Council's decision or the Board's discussions, and include the following:

Matters covered by and enforced by other legislation

Property rights: boundary and access dispute, covenants

Peoples Morals or Motives

Speculation

Loss of View

Property Value

Any form of prejudice