

NORTH LINCOLNSHIRE COUNCIL

**HOUSING AND STRATEGIC PLANNING
CABINET MEMBER**

UPDATED MODEL STANDARDS FOR CARAVAN SITES

1. OBJECT AND KEY POINTS IN THIS REPORT

1.1 This report seeks approval to adopt revised Model Standards for caravan sites in England published in 2008 for existing and new park home sites within North Lincolnshire.

1.2 The key points in this report are:

- The Secretary of State has powers to specify Model Standards for the layout and the provision of facilities, services and equipment of particular types of caravan site.
- The model standards 2008 only apply to those sites that contain caravans that are used as permanent residences.
- The new standards should be considered when applying licence conditions to new sites and sites which have been substantially redeveloped.

2. BACKGROUND INFORMATION

2.1 The Caravan Sites and Control of Development Act 1960 gave local authorities a duty to licence caravan sites where planning permission has been granted. The local authority can choose to attach conditions to the licence.

2.2 Under section 5(6) of The Caravan Sites and The Control of Development Act 1960 the Secretary of State may specify model standards with respect to the layout and the provision of facilities, services and equipment for particular types of caravan site.

2.3 The Government has chosen to issue updated standards to replace those issued in 1998.

2.4 These standards only apply to those sites where there are permanent residential caravans.

2.5 The model standards represent those standards normally to be expected as a matter of good practice on caravan sites and they

should be applied with due regard to the particular circumstances of each site.

- 2.6 The guidance given with the Model Standards 2008 indicates that the new conditions should be considered when applying licence conditions to new sites and sites that have been substantially redeveloped. In relation to variations to existing site licences or applications for new site licences for existing sites, local authorities should consider whether it is appropriate for these standards to be applied.
- 2.7 Should the council choose to vary the site licences in light of the new Model Standards, then consultation with both the site licence holders and the residents is appropriate.
- 2.8 The council needs to consider whether it will apply the new Model Standards to applications for new site licences and to those sites that have been substantially redeveloped.
- 2.9 The council must also consider whether it is appropriate to apply the standards to existing park home sites across North Lincolnshire.
- 2.10 There are currently eight residential sites across North Lincolnshire with approximately 600 homes stationed on them. Only a small number of formal residents associations exist.
- 2.11 In the past the council has held a caravan site forum for North Lincolnshire caravan site owners. As part of any decision to vary site licences in accordance with the Model Standards, consultation with both site owners and residents would be required and the caravan site forum would give an opportunity to undertake some of that consultation.

3. OPTIONS FOR CONSIDERATION

- 3.1 Option 1 - Adopt the Model Standards for new sites and sites that have been substantially redeveloped only.
- 3.2 Option 2 - Adopt the Model Standards for new sites, sites that have been substantially redeveloped and also make variations to the existing site licences for the existing park home sites.
- 3.3 Option 3 – Adopt the Model Standards for new sites and sites that have been substantially redeveloped. Consult with residents and existing site owners with regards to the benefits of applying the new standards where appropriate and relevant on a site-by-site basis taking into account the interests of all parties.

4. ANALYSIS OF OPTIONS

- 4.1 Option 1 - Adopt the Model Standards for new sites and sites that have been substantially redeveloped only. To take this course of action would mean that the good practise available in the new standards would not be applied to existing sites, which might disadvantage some site owners and residents. It would also lead to different standards applied across the same service sector.
- 4.2 Option 2 - Adopt the Model Standards for new sites, sites that have been substantially redeveloped and also make variations to the existing site licences for the existing park home sites. The guidance recommends that where a new standard is applied to an existing condition – the Local Authority should be able to justify the reason for doing so and as part of that justification, have regard to both the benefits that the new standard will give and the interests of the owner and residents.
- 4.3 Option 3 - The third of the options would seem the most appropriate as the current Model Standards are obviously seen as the most up-to-date good practice available.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 Financial

All park home sites are inspected on an annual basis. There are therefore no additional financial implications except in relation to the additional consultation and correspondence required to publicise the new standards.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 – CRIME AND DISORDER, RISK AND OTHER)

6.1 Environmental

One of the new amendments within the Model Standards relates to the requirement to take into account potential flooding issues on sites and this may be appropriate to a number of the park home sites currently located within North Lincolnshire.

- 6.2 There are no other explicit environmental or other resource implications resulting from the proposed changes.

7. RECOMMENDATIONS

- 7.1 That the Cabinet Member approves Option 3 - the adoption of the Model Standards 2008 for all new sites and those substantially redeveloped and a consultation exercise with residents and site owners in relation to existing sites.

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Background Papers used in the preparation of this report : Nil