

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 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 sites that 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 local authorities should consider whether it is appropriate for these standards to be applied to existing sites.
- 2.7 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.
- 2.8 Following a Cabinet report in October 2008, the Model Standards were adopted for new and substantially redeveloped sites and a consultation exercise took place with all site owners regarding the adoption of the new model standards for existing sites.

3. OPTIONS FOR CONSIDERATION

- 3.1 Option 1 – Continue to apply the old Model Standards for existing sites only.
- 3.2 Option 2 – Apply the Model Standards were 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 – This would lead to the application of different standards for the same type of site.
- 4.2 Option 2 - The second of the options is the most appropriate as the current Model Standards are obviously seen as the most up-to-date good practice available and to continue to use the old Model Standards could result in inconsistencies between sites.

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 by applying the new standards on a site-by-site basis.

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. OUTCOMES OF CONSULTATION

7.1 All site owners were written to and asked for their comments on applying the new Model Standards to existing sites. They were also asked to make a copy of the new Model Standards available to their residents. They had until the end of March to make their comments; no comments were received.

8. RECOMMENDATIONS

8.1 That the Cabinet Member approves Option 2 – the adoption of the new Model Standards for existing sites were appropriate and relevant on a site-by-site basis taking into account the interests of all parties.

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Background Papers used in the preparation of this report: None