

SG SHN2: Residential caravans

We will not approve the siting of a single residential caravan, unless:

- 1) the applicant demonstrates that there is an economic or social need for the temporary use of a caravan; AND**
- 2) the siting respects the character and amenity of the surrounding area; AND**
- 3) it can satisfactorily be serviced.**

We will not normally approve a residential caravan park or residential caravan park extension.

Reasoned Justification

The aim of this policy is to protect the environment from the unnecessary and inappropriate siting of individual residential caravans and residential caravan sites, except in those circumstances where there may be an urgent need.

Caravans are temporary structures, and often do not provide satisfactory living environments. Static caravans or mobile homes are often visually intrusive. It is preferable to have people living in permanent structures.

There are certain situations where the siting of a residential caravan is acceptable to provide temporary accommodation. Examples include occupation during the construction of a house, and special urgent social circumstances (for instance, to house someone who needs to be close to a relative because of personal circumstances). The impact on the environment must be reduced to a minimum through careful placement on the site. Conditions will always be imposed to limit the period of permission and to ensure the caravan is removed and the site made good after the permission lapses.

In purely environmental terms there are modern caravans and mobile homes which offer standards of accommodation similar to conventional houses. However, in terms of the social and economic aspects of sustainability, it is generally not desirable for residential caravans to be used as permanent housing. Considering their unsustainable nature, (e.g. lack of infrastructure provision and access to public services), caravan park extensions do not make sustainable settlement extensions.

Holiday caravans, whether fixed or mobile are considered under tourist facilities and accommodation, where the policy is more welcoming. This type of accommodation is suitable for temporary accommodation such as holiday lets.