



Holiday Caravan Park Closures

Further Information and Frequently Asked Questions February 2021

What does this mean?

We are aware that the regulatory framework – including planning conditions, and licensing requirements - may be complex or misunderstood. In addition we are aware that various correspondence and statements associated with the LDO and Covid-19 guidance may have resulted in a confusing situation for site owners and individuals that utilise them. For this reason, the Council wishes to formally set out our position on this matter below:

1. Many holiday caravan sites are subject to an operating season which is regulated by planning conditions and also site license requirements. Where this is the case, those sites should close at the end of those condition periods - commonly these are 31st October, 30th November or 5th January but vary from site to site. **Outside of those periods, no-one should be on site.** This position is irrespective of whether a submission has been made to extend these requirements (e.g. through the LDO or a variation of condition).
2. In all cases, holiday caravan sites should only being used for **holiday occupancy only**. Individuals should not be resident on these sites, or occupy any unit on them as a main or permanent residence. This would be in breach of both planning conditions and site license requirements. This is the case even where Council Tax is paid. All individuals staying on a holiday site are required to provide an alternative address (known as a primary residence) to the owner of the site in line with the licence conditions and planning permissions associated with the sites.
3. The reason for enforcing such closures relate to flood risk considerations; where there is an increased risk over winter months. **Operation in breach of these restrictions is likely to result in enforcement action being taken. This could include formal action under planning, and/or site licensing legislation.**
4. The Council does not in any way endorse or condone sites which operate beyond their identified restrictions; similarly, the Council does not support individuals remaining on sites in breach of those restrictions which are summarised above – in particular the use as a main or permanent residence.
5. Please note that even if the site operator asks you to pay a fee to remain on the site on the basis of financing keeping electricity, site lighting and sewage systems operating outside of their permitted season, this still does not give you permission to remain on site. The site should not be asking you to do this.
6. Sites must operate in accordance with the current Coronavirus Regulations and guidance, and only be open for business when permitted to do so under any amendments to the regulations.
7. After the seasonal planning and licence restrictions end, sites may re-open but only when Covid regulations permit for the 2021/22 season, again on the basis that they are operating within their planning conditions and site license requirements, and in particular on the basis that **they are occupied for holiday purposes only**. As set out earlier in this letter the Council will continue to work with site owners and other agencies in an attempt to secure initiatives to operate a longer season for 2021/22.

How might I be affected by this?

For Site Owners: We appreciate that this may mean your site has to close and that this may be challenging economically, particularly in light of the impact of Covid-19 on the main season. We are appreciative of the circumstances, however, this is a position we do not take lightly. We encourage site owners to ensure that they and their sites are compliant with the regulatory framework of planning conditions and site license requirements – including taking provisions to secure it against unauthorised use. **Failure to do so may result in formal enforcement action.** We appreciate that this message may be counter to those which have been issued previously by the Council, however, this statement takes precedence over any previous correspondence you may have received.

For individuals seeking to remain on sites on a holiday basis beyond the existing seasonal limitations: **This is not acceptable**, and you are encouraged to return to your main or permanent place of residence on or before the existing seasonal limits of the site are reached. You are not permitted to remain on site.

For individuals seeking to remain on sites as if it was their main or permanent place of residence: **This is not acceptable.** This is in breach of the restrictions regarding holiday occupancy. You should seek to find alternative accommodation immediately.

If you are affected by this situation and do not have anywhere else to go, please contact our Housing Hub on 01507 613135 or at housing.hub@e-lindsey.gov.uk. We strongly advise that you check the details of your license agreement and that you have this to hand when you call us. The team will discuss your individual circumstances with you and will advise and assist you to make alternative accommodation arrangements for your household. Depending on your circumstances this may include:

- Supporting you to identify alternative housing options in the local area
- Completing a homelessness application with you and where appropriate, to identify interim accommodation arrangements with family or friends or in temporary homelessness accommodation
- Supporting you to make a homeless application to the local authority area in which you have a local connection

Please note that you will be expected to contribute towards the costs associated with such accommodation arrangements.

Please be aware that we are receiving a large volume of calls. We will respond to your query as soon as we possibly can. Finally, we wish to reiterate that our teams are doing their best to provide advice and assistance during very challenging circumstances. Unfortunately, our teams have experienced challenging and unacceptable behaviour from some customers in relation this matter and we must stress that such behaviour will not be tolerated. Our teams are ready to assist any residents who find that they do not have anywhere to go upon closure of their holiday caravan site.