

ROYDON PARISH COUNCIL

JANET BALLARD
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The Members of the Overview and Scrutiny Committee
Epping Forest District Council
Civic Offices
High Street
Epping
Essex, CM16 4BZ

Dear Members

COMMITTEE MEETING MONDAY 12th JULY

(ITEM 6) CALL IN - CABINET DECISION ON ADOPTION OF STANDARD CARAVAN SITE LICENCE CONDITIONS

We are writing to express our concern that EFDC proposes to adopt the 2008 Modal Standards for Caravan Sites in England without considering how this would affect individual sites across the District.

In Roydon, we are particularly concerned about how these regulations will impact on the residential part of the Roydon Mill Caravan Park which is well established and well run.

The Model Standards state:-

- These standards should be considered when applying licence conditions to *new* sites and sites that have been substantially redeveloped
- In relation to variation of a licence the local authority *must consult* the site licence holder on its proposed variations and may wish to consult with residents or a Residents Association, where appropriate.
- In deciding whether to apply a new standard the Local Authority must have regard to the benefit that the standard will achieve and the interests of both residents and site owners.
- They (the Standards) should be applied with due regard to the particular circumstances of the relevant site.

However we cannot see that the above points are being taken into account with the proposals that EFDC now wish to put in place. The individual nature of Roydon Mill and the fact that these conditions would need to be applied retrospectively makes the site a special case. The regulations limiting the height of fences and hedges and the distance they need to be from caravans (which would mean the removal of many) would severely impact on the look and feel of a site which has been created by the residents over many years. The screening provides a degree of privacy which should not be under-estimated and removal of hedging would also increase the risk of flooding.

We feel that the fire risk has been over-stated - what evidence is there that this type of property has suffered an increased incidence of fire particularly in relation to other wooden residential buildings?

Finally, the costs to carry out the required work could be quite significant for many elderly residents even with an interest free loan.

We should be grateful if you could consider these points at your meeting and arrange further consultation on a site by site basis before implementing any new conditions. We feel sure that the residents of Roydon Mill would welcome the opportunity to show you around the site if you would like to visit.

Yours faithfully

Mrs Janet Ballard
Clerk to the Council

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