Representor: Cathmal Ltd (852)
Response to Inspectors’ Matters, Issues and Questions

Matter One: Legal Compliance and General Plan-making

Response to Questions 1.1 and 1.6

Please refer to written submission to 2019 six-week consultation.

The Council has not engaged with Cathmal Ltd the leading provider of Caravan Park Homes in the Borough in regard to its needs for land to meet the needs of people – principally people who live inside the Borough – who aspire to live in a caravan Park Home. Cathmal Ltd needs land specifically designated for caravan Park Home use because it is out-competed by traditional house-builders in the market for general purpose housing land.

Under Section 124 of the Housing/Planning Act 2016 the Council is under a duty to consider the needs of people residing in or resorting to their district with respect to the provision of sites on which caravans can be stationed. Paragraphs 59,60 and 61 of the NPPF require the Council to provide land to meet the needs of all people including people with particular housing aspirations.

The Council’s failure to engage and the failure to provide land constitute a failure to comply with legal duties and this makes the Local Plan unsound.

Solution: The most obvious solution would be for the Council to designate Housing Site 32 as a caravan Park Home site since that site is adjacent Cathmal Ltd.’s Riverdale Park.