

# Caravan/Chalet occupation update

## Tendring District Caravan, Chalet and Camping Forum

9<sup>th</sup> July 2014

# Background

- Occupation of caravans and chalets around district
- Variety of controls and limitations on occupation
- Breaches evident and enforcement action started
- Commenced district-wide review
- Report to Cabinet 13<sup>th</sup> December 2013

# 13<sup>th</sup> December 2013 Cabinet:

- (a) **Liaison with Environment Agency to understand flood risk issues on site by site basis**



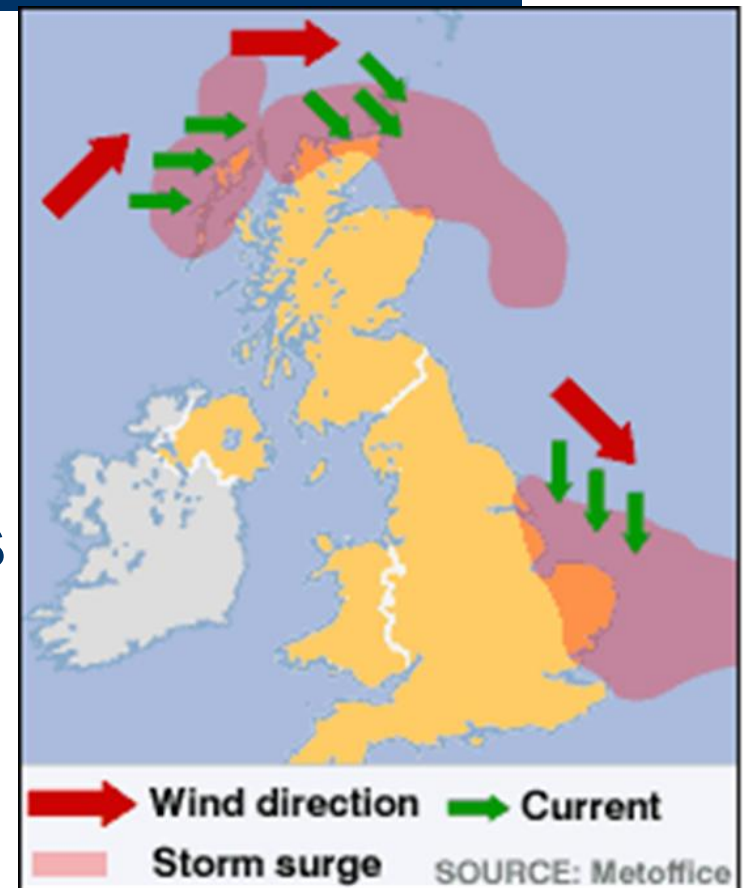
# Storm surge

## Depression + High tide

rise in sea levels and north to north-easterly winds produces hump of water plus high tide

can lead to

**overtopping of defences**



# Great Bentley Country Park

## December 2013



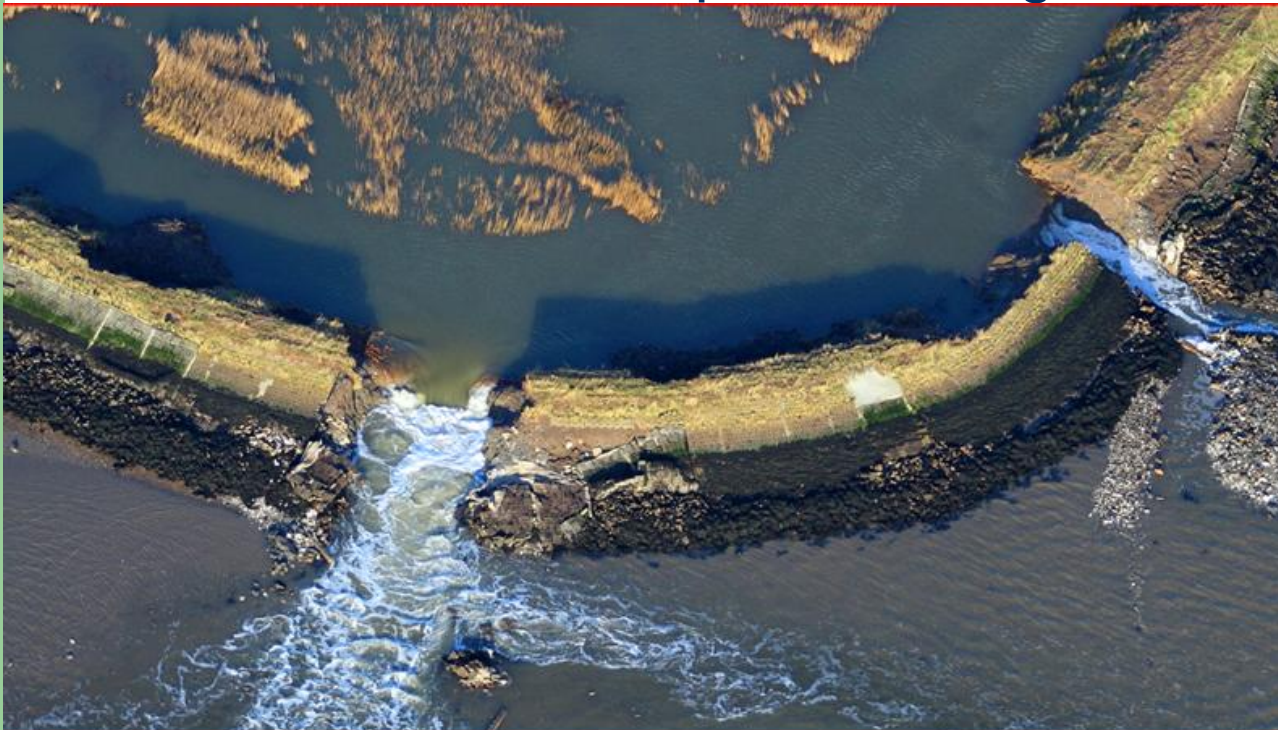
# Great Bentley Country Park

## December 2013



# Breach of defences

Warnings unlikely - evacuation may not happen  
Could result in catastrophic flooding



# Flood Risk classification

Risk = function of **speed & depth** of floodwater

25 caravan parks in district in flood zones 2 & 3

14 suffer significant/extreme flood risk

**Point Clear Bay** 1-3m depth in 15 minutes

**Fletchers** 2-3m depth in 30 minutes

**Orchards** 2-3m depth in 15-30 minutes

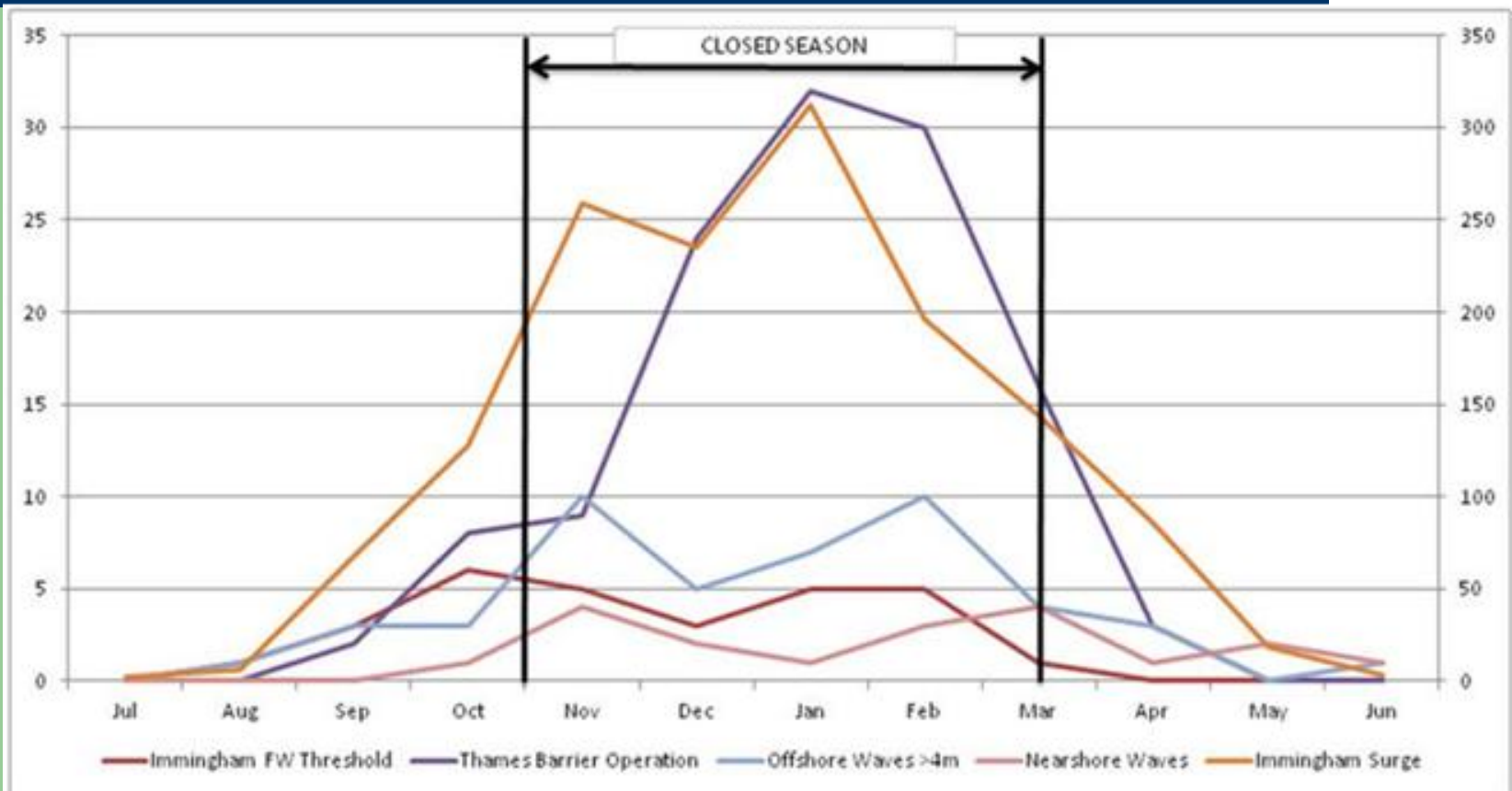
**Pretoria** 2-3m depth in 30 minutes



# Breach of defences - inundation



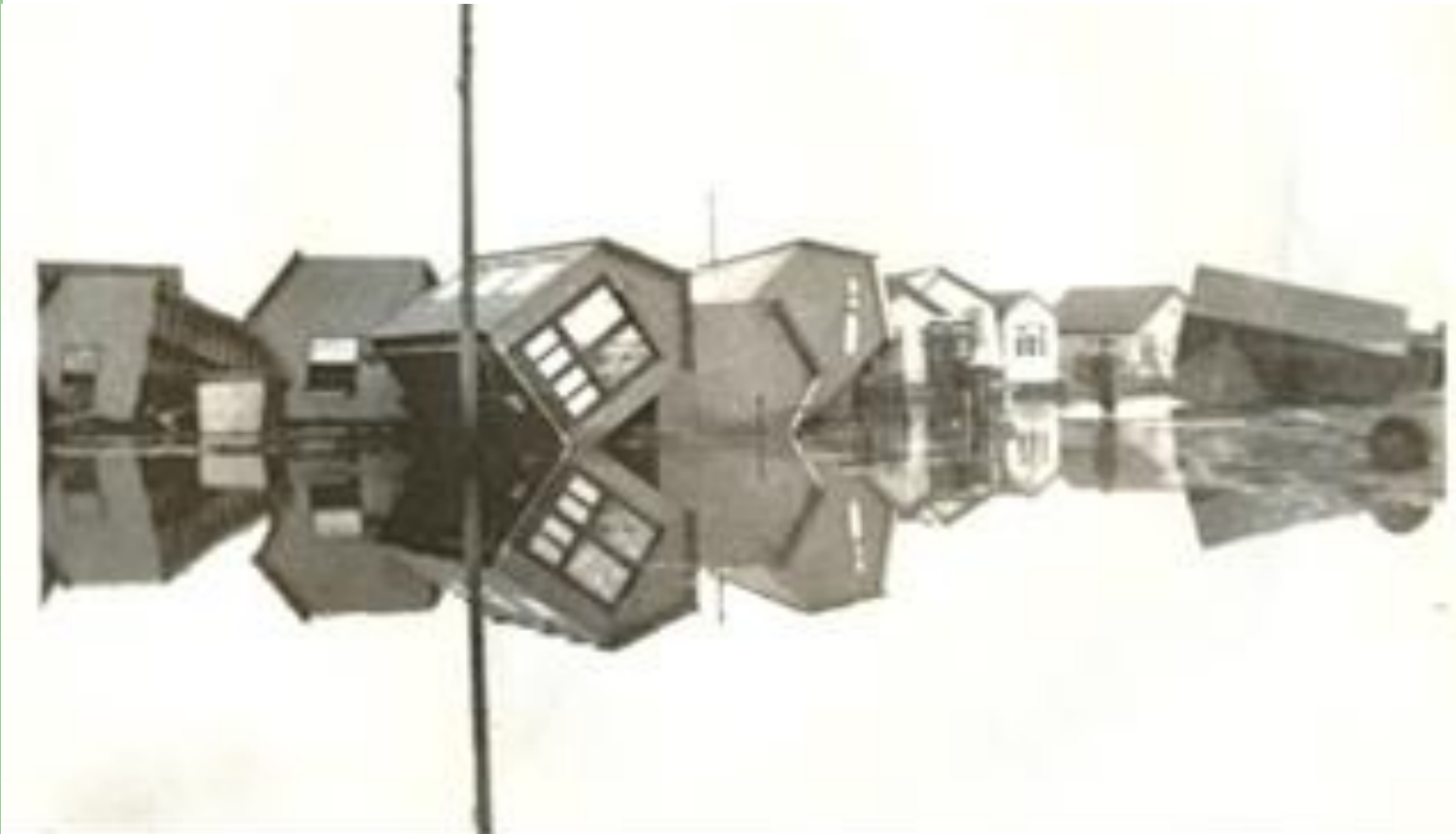
# The winter months



# Structure and refuge



# Structure and refuge



## Environment Agency view:

EA does not support the location of **permanent residential use** in Flood Zones 2 and 3



EA may not object to **all year round holiday accommodation** in Flood Zones 2 and 3



# European Nature Conservation Sites

European protected sites along coast

Increasing season = increasing disturbance

Mitigation often possible



# 13<sup>th</sup> December 2013 Cabinet:

(c) Work with sites and individuals to  
**improve their emergency planning**

Tendring District Caravan, Chalet and Camping  
Forum formed February 2014



# 13<sup>th</sup> December 2013 Cabinet:

## (d) National policies and appeal decisions

**NPPF** – direct development away from areas at highest risk

### **Appeal decisions –**

‘Closed season’ in Lincolnshire maintained  
Highfield, Clacton and New Hall Lodge Park,  
Dovercourt – all year round holiday occupancy



# 13<sup>th</sup> December 2013 Cabinet:

## (e) Monitoring of winter occupancy



# Breaches of occupancy conditions

## Likely breaches:

Bel Air Chalet Park	24
Brightlingsea Haven	3
Great Bentley Country park	1
Orchards Holiday park	11
Point Clear Bay	46
Seawick Holiday Village	9
St Osyth Beach	3

# 13<sup>th</sup> June 2014 Cabinet:

Next steps.....

Local Plan Committee – policy in Local Plan

Planning Committee –breaches of control

Caravan, Chalet and Camping Forum

Technical guidance on website

Share monitoring information with C.Tax team