

## Background Information on Landpods at Haytons Bent

The Council has been made aware of a proposal for up to 5 Landpods to be sited at Haytons Bent SY8 2AT.



The site will be certified by Landpods for 12 months during which time members of the public can contact them regarding any concerns and breaches of the Code of Conduct. After the 12 months the landowner can either apply for planning permission or renew the certificate with Landpods.

The following is some information to inform the councillors of the legislation involved in the certification. As this is not a planning application Shropshire Council do not seek the comments of the Parish Council.

### **Caravan Sites and Control of Development Act 1960**

Sites approved by exempted organisations

#### Section 5

(1) Subject to the provisions of paragraph 13 of this Schedule, a site licence shall not be required for the use as a caravan site of land as respects which there is in force a certificate issued under this paragraph by an exempted organisation if not more than five caravans are at the time stationed for the purposes of human habitation on the land to which the certificate relates.

(2) For the purposes of this paragraph an exempted organisation may issue as respects any land a certificate stating that the land has been approved by the exempted organisation for use by its members for the purposes of recreation.

(3)The certificate shall be issued to the occupier of the land to which it relates, and the organisation shall send particulars to the Minister of all certificates issued by the organisation under this paragraph.

(4)A certificate issued by an exempted organisation under this paragraph shall specify the date on which it is to come into force and the period for which it is to continue in force, being a period not exceeding one year.

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### **From Landpods Website**

‘The Landpod Camping Club has been set up to provide our customers with the necessary certification to enable them to operate an exclusive Landpod camping experience on their land. Landpod Camping Club can certify your site with Natural England.’

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From: NATURAL ENGLAND ‘CAMPING AND TOURING CARAVAN EXEMPTION CERTIFICATES: A GUIDE FOR APPLICANTS’

A camping or touring caravan exemption certificate is a certificate which, in certain circumstances, allows a recreational organisation to camp or caravan on land without a site licence or the need to apply for planning permission. Organisations holding this type of exemption have considerable freedoms in arranging and supervising site facilities. They are therefore expected to acknowledge that the freedoms they enjoy implicitly carry certain responsibilities.

Paragraph 5: Sites Approved by Exempted Organisations: Organisations exempted under paragraph 5 may issue certificates (valid for up to one year) for particular sites, stating that the land has been approved by the organisation for the use of its members for the purposes of recreation. These sites are known as “certificated locations” or “certificated sites”. Additionally:

- No more than 5 caravans can be stationed on a paragraph 5 site at any one time.
- Before issuing a certificate an exempted organisation is expected to have a system for consulting neighbours and the relevant local licensing authority
- Organisations which issue certificates are also expected to have systems in place to inspect their sites to check that the terms of the certificate are being observed; and for dealing with any inquiries or complaints from the public about their sites.
- Certificates are to be issued to the occupiers of the land
- Each organisation must send details of certificates it has issued to the relevant

exemption certificate issuing body.

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Shropshire Council Planning Department have been informed by Landpod and have not raised an objection.

The Parish Council have asked for confirmation from Shropshire Council that no further permissions are required especially as the site is in an AONB, but has not had a response so far.

The following images are examples of the units that Landpod use.



Accommodation Pod Height: 3m Depth: 3m Width: 3m

By night the Woodland Lodge can sleep up to 5 adults in 2 double beds and 1 single, and by day it can be converted in minutes into a spacious living area capable of seating 9 adults with 2 Oak tables



Wetroom Pod

Height: 3m X Depth: 1.5m X Width: 3m



Dining Pod 1.5m (W) x 3m (L) x 2.5m (H)

