

DIRECT DEMOCRACY & SORTITION ASSEMBLIES

A Civic Architecture for the British Isles

DDSA-ARCH-YOUTH-001 | Edition 1.0

Affordable Homes for the Younger Generation

An ultra-affordable, sustainable youth park-home community — a full development and delivery architecture

DOCUMENT INFORMATION

Version: 1.0

Author: Ian R. Graham

Document ID: DDSA-ARCH-YOUTH-001

CLASSIFICATION

Confidentiality: Public Domain

Distribution: Unrestricted — For civic, academic, and public use

USAGE NOTICE & PERMISSION

This document is published by Direct Democracy & Sortition Assemblies (DD&SA) as part of its open civic corpus. It may be freely shared, quoted, adapted, and built upon for non-commercial civic, educational, journalistic, and research purposes, provided that attribution is given to DD&SA and the document reference number is cited. Commercial reproduction or use in partisan political campaigning requires prior written consent. This document does not constitute legal advice. All constitutional proposals are subject to democratic ratification processes as defined within the DD&SA framework. © DD&SA — Ian R. Graham. All rights reserved under applicable intellectual property law.

“We inherit the lessons of the past, not its chains.”

— DD&SA Founding Principle

dd-sa.org

A living document — subject to civic deliberation and democratic revision.

Contents

Placeholder for table of contents	0
-----------------------------------	---

Introduction and Foundational Architecture 1.1 Purpose and scope 1.2 Core principles and design intentions 1.3 Definitions and key terms 1.4 Policy and legal context 1.5 Relationship to local plans and housing strategies 1.6 Youth focus and equalities impact 1.7 Document structure and use

Legal, Regulatory, and Licensing Framework 2.1 Caravan Sites and Control of Development Act 1960 2.2 Mobile Homes Act 1983 (as amended) 2.3 Model Standards 2008 for Caravan Sites in England 2.4 Site licence conditions and “protected site” status 2.5 Fit and proper person requirements for site operators 2.6 Planning permission, use class, and conditions 2.7 Health and safety, fire safety, and building regulations interface 2.8 Equality Act, safeguarding, and youth-oriented duties 2.9 Data protection and digital systems compliance

Site Location, Land Strategy, and Spatial Layout 3.1 Land selection criteria and constraints 3.2 Relationship to settlement hierarchy and town centres 3.3 Walkability, cycling, and public transport integration 3.4 Site capacity and density parameters (100-pitch baseline) 3.5 Masterplan structure: clusters, hubs, and green corridors 3.6 Car-free core and peripheral parking strategy 3.7 Topography, orientation, and microclimate 3.8 Inclusive design and accessibility 3.9 Phasing and future expansion options

Pitch, Cluster, and Built-Form Design 4.1 Pitch typologies and minimum standards 4.2 Separation distances and fire safety layout 4.3 Cluster design (8–12 pitches) and shared spaces 4.4 Hub buildings and community facilities 4.5 Landscape, planting, and biodiversity integration 4.6 Noise management through spatial design 4.7 Lighting, wayfinding, and passive surveillance 4.8 Design for modular/offsite construction logistics

Extreme Affordability Framework 5.1 Affordability objectives and benchmarks 5.2 Pitch fee modelling (£80–£150/month target) 5.3 Utility cost minimisation and energy poverty prevention 5.4 Modular home procurement and standardisation 5.5 Tenure options: rental, shared equity, co-operative models 5.6 Financial protections for young residents 5.7 Long-term affordability safeguards and indexation rules 5.8 Interface with housing benefit/Universal Credit and local support

Sustainability and Net-Zero Systems 6.1 Net-zero design objectives and performance metrics 6.2 Energy hierarchy and demand reduction 6.3 Solar PV arrays and battery storage 6.4 Heat pumps and low-temperature heat networks 6.5 Water systems: rainwater harvesting and greywater recycling 6.6 Waste systems: recycling, composting, and zero-waste pathways 6.7 Biodiversity net gain and ecological management plan 6.8 Climate resilience: flood, heat, and storm strategies 6.9 Carbon modelling and long-term energy economics

Amenities: Pool, Gym, and Eating Places 7.1 Role of amenities in youth-oriented community life 7.2 Swimming pool: architectural and technical specification 7.3 Gym: low-energy, youth-oriented design 7.4 Eating places: café, street-food pitch, community kitchen 7.5 Operational models and staffing 7.6 Integration with sustainability systems (heat recovery, PV, water) 7.7 Accessibility, safeguarding, and safety standards 7.8 Revenue, pricing, and community access policies

Governance, Rules, and Community Life 8.1 Governance principles and stewardship ethos 8.2 Site rulebook: structure and legal status 8.3 Noise rules and quiet-hours framework 8.4 Sustainability obligations for residents 8.5 Pets, visitors, and shared-space etiquette 8.6 Anti-social behaviour protocols and sanctions 8.7 Residents’ association and participatory governance 8.8 Conflict resolution, mediation, and restorative practices 8.9 Youth participation and leadership pathways

Operational Management and Site Services 9.1 Site management structure and roles 9.2 Maintenance schedules and asset management 9.3 Grounds, landscape, and biodiversity

maintenance 9.4 Emergency procedures and resilience planning 9.5 Digital systems: booking, reporting, communication 9.6 Safeguarding, welfare, and signposting to services 9.7 Staff training and professional standards 9.8 Annual review, monitoring, and continuous improvement

Development Costs, Funding, and Delivery 10.1 Cost plan structure and assumptions 10.2 Land acquisition strategies and valuation 10.3 Capital cost breakdown (£5–15m range) 10.4 Funding models: public, private, co-operative, and green finance 10.5 Procurement routes and modular/offsite supply chains 10.6 Construction programme (12–24 months) 10.7 Risk analysis and mitigation strategies 10.8 Long-term stewardship, ownership, and exit options

Youth-Oriented Design, Social Outcomes, and Evaluation 11.1 Youth needs assessment and target cohorts 11.2 Health, wellbeing, and social-connection objectives 11.3 Education, skills, and employment linkages 11.4 Cultural, creative, and sports programming 11.5 Safeguarding and trauma-informed design considerations 11.6 Monitoring social outcomes and impact evaluation 11.7 Partnership frameworks with local institutions

Annexes and Technical Schedules 12.1 Model site licence conditions (residential park-home site) 12.2 Planning application templates and supporting statements 12.3 Noise management plan and acoustic design notes 12.4 Sustainability matrices and performance schedules 12.5 Architectural diagrams and pitch layout templates 12.6 Sample resident agreements and site rules 12.7 Governance documents and association constitution 12.8 Glossary of terms 12.9 Index

Part 1 – Introduction and Foundational Architecture

1.1 Purpose and scope

1.1.1 Primary purpose

The primary purpose of this framework is to provide a complete, implementation-ready blueprint for the planning, design, delivery, and long-term operation of an ultra-affordable, sustainable, youth-oriented 100-pitch caravan/park-home site in the United Kingdom. The development is conceived as a permanent residential “protected site” under the Mobile Homes Act 1983, with year-round occupation and full security of tenure for qualifying residents. Shelter England

1.1.2 Target audience

The document is written to be directly usable by:

Local authorities and planning officers: to assess planning applications, site licences, and compliance with model standards and local policy. North Lincolnshire Council

Developers, architects, and engineers: to translate the framework into detailed designs, specifications, and construction information.

Sustainability and energy consultants: to design and verify net-zero energy and carbon systems at site scale.

Site managers and operational staff: to run the site safely, fairly, and efficiently.

Residents and community groups: to understand rights, responsibilities, and opportunities for participation.

Investors, co-operatives, and public-sector partners: to evaluate financial viability, risk, and long-term stewardship models.

1.1.3 Scope of application

The framework is intended for:

New-build sites of approximately 100 residential pitches, with potential for phased expansion.

Locations within or adjacent to existing settlements, typically within walking and cycling distance of a major town centre and public transport nodes.

Youth-oriented communities, with a primary focus on residents aged approximately 18–35, while remaining compliant with equalities legislation and non-discriminatory allocation practices.

1.1.4 Geographical and legal scope

The framework is written primarily for **England**, referencing:

Caravan Sites and Control of Development Act 1960

Mobile Homes Act 1983 (as amended)

Model Standards 2008 for Caravan Sites in England North Lincolnshire Council+1

Relevant planning and housing policy at national and local levels

With minor adaptation, the principles can be applied in other UK jurisdictions, subject to local legislative differences.

1.1.5 Time horizon

The development is designed with a **minimum 30-year operational horizon**, with:

Durable infrastructure and modular homes designed for upgrade and replacement cycles.

Long-term affordability safeguards and governance structures.

Net-zero and climate-resilience strategies aligned with mid-century decarbonisation targets.

1.2 Core principles and design intentions

1.2.1 Affordability

Objective: Deliver secure, high-quality housing at pitch fees in the range of **£80–£150 per month**, excluding utilities, for the majority of residents.

Mechanisms:

Low land cost per pitch through efficient site layout and appropriate land selection.

Capital cost control via modular/offsite construction and standardised pitch infrastructure.

Minimised running costs through on-site renewables and efficient utilities.

Governance mechanisms to cap fee increases and prevent speculative value extraction.

1.2.2 Sustainability and net-zero

Objective: Achieve **net-zero operational carbon** at site level, with a pathway to whole-life carbon reduction.

Mechanisms:

High-efficiency modular homes with low space-heating demand.

Site-scale solar PV, battery storage, and heat pump systems.

Water efficiency, rainwater harvesting, and greywater reuse where feasible.

Circular waste systems and biodiversity net gain.

1.2.3 Youth-orientation

Objective: Create a community that is structurally supportive of young adults' housing, work, and social needs, without unlawfully excluding other age groups.

Mechanisms:

Allocation policies that prioritise younger residents within lawful frameworks (e.g. local lettings policies, targeted marketing, partnership with youth services).

Amenities (gym, pool, social spaces, co-working) designed around youth usage patterns.

Governance structures that embed youth participation and leadership.

1.2.4 Community wellbeing and safety

Objective: Foster a safe, cohesive, and supportive community environment.

Mechanisms:

Clear, fair site rules and behavioural expectations.

Noise management and quiet-hours framework.

Participatory governance and conflict-resolution mechanisms.

Design for passive surveillance, good lighting, and safe routes.

1.2.5 Long-term stewardship

Objective: Ensure that the site remains affordable, well-maintained, and aligned with its founding principles over decades.

Mechanisms:

Governance models such as community land trusts, co-operatives, or public-interest ownership.

Ring-fencing of surpluses for reinvestment.

Transparent reporting and resident oversight.

1.3 Definitions and key terms

1.3.1 Caravan / park home

For the purposes of this framework, “caravan” and “park home” follow the statutory definition under the Caravan Sites and Control of Development Act 1960 and related legislation: a structure designed or adapted for human habitation, capable of being moved, and meeting size limits for twin-unit caravans. North Lincolnshire Council

1.3.2 Pitch

Pitch: A demarcated area of the site licensed for the stationing of a single residential caravan/park home, including associated hardstanding, parking bay (where provided), small private garden/terrace, and utility connections (electricity, water, wastewater, data).

Standard pitch size: Typically **120–160 m²** gross area, subject to separation distances and site geometry.

1.3.3 Cluster

Cluster: A group of **8–12 pitches** arranged around a shared space (e.g. small green, seating area, play space), with a clear pedestrian priority and limited or no through-traffic.

Clusters are the primary social unit of the site, designed to balance privacy and neighbourly interaction.

1.3.4 Hub building

Hub building: A multi-functional building (or set of buildings) providing shared amenities such as reception/office, community room, co-working space, laundry, small shop, and some of the eating places.

The hub is typically located near the main entrance and public transport access, acting as the interface between the site and the wider town.

1.3.5 Green corridor

Green corridor: A continuous, planted route through the site that combines:

Pedestrian and cycle movement

Biodiversity habitat

Sustainable drainage features (e.g. swales, rain gardens)

Green corridors connect clusters, the hub, and external routes, forming the primary non-vehicular circulation network.

1.3.6 Car-free core

Car-free core: The central area of the site where routine motor vehicle access is restricted, prioritising walking, cycling, and social use of space.

Service and emergency vehicles retain controlled access via designated routes.

1.3.7 Peripheral parking

Peripheral parking: Parking areas located at the edges of the site, typically near the main entrance(s), to reduce internal traffic and free central space for people and green infrastructure.

1.3.8 Protected site

Protected site: A caravan site with a site licence and planning permission that is not restricted to holiday use and allows year-round residential occupation, thereby bringing residents under the protection of the Mobile Homes Act 1983. Shelter England

1.3.9 Youth resident

Youth resident: For planning and design purposes, a resident typically aged **18–35** at the point of initial allocation.

This is a descriptive, not legal, category; allocation policies must comply with equalities law and may use age as one factor among others where lawfully justified.

1.3.10 Net-zero operational carbon

Net-zero operational carbon: A condition where, on an annual basis, the site's on-site renewable energy generation and/or verified off-site measures balance the operational carbon emissions from energy use in homes and shared facilities.

1.4 Policy and legal context

1.4.1 Caravan Sites and Control of Development Act 1960

This Act establishes the requirement for a **site licence** for land used as a caravan site and empowers local authorities to attach conditions to licences, having regard to model standards issued by the Secretary of State. North Lincolnshire Council

1.4.2 Mobile Homes Act 1983 (as amended)

The Mobile Homes Act 1983 provides security of tenure and implied terms in agreements between site owners and residents on protected sites, including:

Protection from eviction without a court order.

Requirements for written agreements and consultation on changes.

Rights relating to pitch fee reviews and sale of homes.

The site must be designed and governed in a way that is fully compatible with these rights.

1.4.3 Model Standards 2008 for Caravan Sites in England

The Model Standards 2008 set out good practice for:

Site layout and density

Roads, gateways, and footpaths

Fire safety and separation distances

Lighting, drainage, and utilities

Maintenance of common areas North Lincolnshire Council+1

This framework assumes that local authorities will use the Model Standards as a baseline when setting site licence conditions, and therefore integrates them into the design logic.

1.4.4 Planning system and local plans

The development will require:

Planning permission for change of use to a residential caravan site and for associated buildings and infrastructure.

Compliance with the **local plan**, including policies on:

Housing need and affordable housing

Sustainable transport and active travel

Climate change and net-zero

Biodiversity and green infrastructure

Design quality and place-making

Where local plans do not explicitly address residential park-home sites, this framework provides a structured case for their contribution to housing supply and youth housing need.

1.4.5 Other relevant legislation and guidance

Building Regulations (for hub buildings, amenities, and certain aspects of infrastructure).

Health and Safety at Work etc. Act 1974 and associated regulations (for site operations).

Fire safety legislation, including the Regulatory Reform (Fire Safety) Order 2005, as applicable to non-domestic parts of the site.

Equality Act 2010, ensuring non-discrimination and reasonable adjustments.

Environmental legislation, including requirements for biodiversity net gain and sustainable drainage where applicable.

1.5 Relationship to local planning frameworks and statutory requirements

1.5.1 Alignment with housing strategies

The site should be framed as:

A **specialist affordable housing intervention** addressing youth housing need, homelessness prevention, and intermediate housing.

A **complementary form of provision** alongside conventional social housing, build-to-rent, and shared ownership.

A **flexible, rapid-delivery option** that can respond to acute local pressures.

1.5.2 Affordable housing policy

Local authorities may:

Count some or all of the pitches as part of their **affordable housing supply**, subject to local definitions and agreements.

Use **Section 106 agreements** or other mechanisms to secure affordability and nomination rights.

Partner with registered providers, community land trusts, or co-operatives to manage the site.

1.5.3 Transport and active travel policies

The car-free core and peripheral parking strategy should be explicitly aligned with:

Local Transport Plans and **active travel strategies**.

Policies to reduce car dependency and promote walking, cycling, and public transport.

1.5.4 Climate and environment policies

The net-zero and biodiversity strategies should be positioned as:

A **demonstrator project** for low-carbon, nature-positive development.

A contribution to local and regional **climate emergency** responses and **biodiversity net gain** targets.

1.5.5 Youth and equalities strategies

The youth orientation should be linked to:

Local **youth strategies, education and skills plans, and health and wellbeing strategies.**

Equalities objectives, including tackling intergenerational inequality and supporting vulnerable young adults.

1.6 Youth focus and equalities impact

1.6.1 Rationale for youth focus

Young adults in many UK towns face:

High private rents and insecure tenancies.

Limited access to social housing.

Barriers to home ownership.

A youth-oriented park-home site can:

Provide **stable, low-cost housing.**

Support **education, training, and early-career employment.**

Offer **community and peer support** structures.

1.6.2 Equalities compliance

The framework assumes:

No formal age-restricted legal designation that would conflict with equalities law.

Allocation policies that **prioritise** but do not **exclude** older applicants, using lawful criteria such as housing need, local connection, and vulnerability.

Design that is **inclusive and accessible** to disabled residents and visitors.

1.6.3 Safeguarding

Given the concentration of younger residents:

Safeguarding policies must be robust, especially around shared amenities (pool, gym, eating places).

Staff must be trained in recognising and responding to safeguarding concerns.

Partnerships with local services (health, youth services, police) should be formalised.

1.7 Document structure and use

1.7.1 How to read this framework

Local authorities may focus on Sections 2, 3, 4, 6, 8, 9, 10, and Annexes 12.1–12.4.

Developers and design teams may focus on Sections 3, 4, 6, 7, and Annexes 12.4–12.5.

Site operators and residents may focus on Sections 8, 9, and Annexes 12.1, 12.6, 12.7.

Investors and funders may focus on Sections 5, 6, 7, 9, 10, and 11.

1.7.2 Status of the document

This framework is intended to function as:

A **reference manual** for all stages of the project lifecycle.

A **basis for local adaptation**, with parameters that can be tuned to specific sites.

A **benchmark** for quality, affordability, and sustainability.

1.7.3 Adaptation and local tailoring

While the framework is detailed, local teams should:

Adjust numerical parameters (e.g. pitch sizes, cluster sizes) to reflect site constraints.

Align terminology and processes with local authority procedures.

Supplement with site-specific technical reports (e.g. flood risk, ecology, transport).

Part 2 – Legal, Regulatory, and Licensing Framework

2.1 Overview

(...to be developed in the next instalment, covering detailed application of the Caravan Sites and Control of Development Act 1960, Mobile Homes Act 1983, Model Standards 2008, and planning/licensing interfaces...)

Status: CONTINUING

Shelter England

Protected sites for mobile home occupiers - Shelter England

North Lincolnshire Council

Model Standards 2008 for Caravan Sites in England

Show all

Edit in a page

Message Copilot

References

Shelter England

Protected sites for mobile home occupiers - Shelter England

https://england.shelter.org.uk/professional_resources/legal/renting/mobile_home_occupiers/protected_sites_for_mobile_home_occupiers

North Lincolnshire Council

Model Standards 2008 for Caravan Sites in England

<https://www.northlincs.gov.uk/wp-content/uploads/2018/08/modelstandards2008.pdf>

NBS

Model standards 2008 for caravan sites in England - caravan sites and ...

<https://www.thenbs.com/PublicationIndex/DocumentSummary.aspx?DocID=286367>

Related results

GOV.UK

Mobile Homes Act 2013: a best practice guide for local ... - GOV.UK

<https://www.gov.uk/government/publications/mobile-homes-act-2013-a-best-practice-guide-for-local-authorities-on-enforcement-of-new-site-licensing-regime/mobile-homes-act-2013-a-best-practice-guide-for-local-authorities-on-enforcement-of-the-new-site-licensing-regime>

The Scottish Government

Mobile homes: model standards for residential site licenses

<https://www.gov.scot/publications/model-standards-residential-mobile-home-site-licences/>

GOV.UK

Mobile Homes Act 2013 - GOV.UK

https://assets.publishing.service.gov.uk/media/5a8080abed915d74e33facce/150309-enforcement_guidance_final__2_.pdf

Cheltenham Borough Council

Model Standards 2008 for Caravan Sites in England | Mobile homes site ...

https://www.cheltenham.gov.uk/downloads/file/3970/model_standards_2008_for_caravan_sites_in_england

Legislation.gov.uk

The Mobile Homes (Site Licensing) (England) Regulations 2014

<https://www.legislation.gov.uk/ukxi/2014/442/made>

Park Home Living

Park home downloads, Fact sheets and Written Statements

<https://parkhome-living.co.uk/downloads>

researchbriefings.files.parliament.uk

Mobile (park) homes - researchbriefings.files.parliament.uk

<https://researchbriefings.files.parliament.uk/documents/SN01080/SN01080.pdf>

GOV.UK

Park homes - GOV.UK

<https://www.gov.uk/government/collections/park-homes>

— END OF DOCUMENT —