



Caravan Residential Conditions

1. Number and type of caravans permitted

- a) The number of caravans to be stationed on the site shall not exceed that permitted under the terms of the current planning consent. Notwithstanding this condition, the gross density shall not exceed 50 caravans to the hectare calculated on the basis of useable area (ie. excluding lakes, roads, communal areas, other areas unsuitable for the siting of caravans).
- b) Subject to the following variations, every caravan shall be not less than 6 metres from any other caravan which is occupied separately and not less than 2 metres from a road. The point of measurement for porches, awnings etc is the exterior cladding of the caravan.
 - (i) Porches may protrude 1 metre into the 6 metres and shall be of the open type.
 - (ii) Where awnings are used, the distance between any part of the awning and an adjoining caravan shall not be less than 3 metres. They shall not be of the type which incorporates sleeping accommodation and they shall not face each other or touch.
 - (iii) Eaves, drainpipes and bay windows may extend into the 6 metre space provided the total distance between the extremities of 2 adjacent units is not less than 5.25 metres.
 - (iv) Where there are ramps for the disabled, verandas and stairs extending from the unit, there shall be 4.5 metres clear space between them and two such items shall not face each other in any space.

If they are enclosed, they may need to be considered as part of the unit and, as such, shall not intrude into the 6 metre space.
 - (v) A garage, a shed or a covered storage space shall be permitted between units only if it is a non-combustible construction (including non-combustible roof) and sufficient space is maintained around each unit so as not to prejudice means of escape in case of fire. Windows in such structures shall not face towards the units on either side. Car ports and covered walk ways shall in no circumstances be allowed within the 6 metre space. For cars and boats between units, see standard 10.
 - (vi) Every caravan shall at all times be kept in good repair, both internally and externally, and in a readily movable state.

- (vii) Every caravan shall be provided with thermal insulation to a maximum thermal coefficient as laid down in paragraph 6.2. of British Standard BS 3632:1981 making them suitable in thermal insulation terms for all year round occupation.

2. Hard standings

Every caravan shall stand on a hard standing of suitable material which shall extend over the whole area occupied by the caravan placed upon it and shall project not less than one metre outwards from the entrance or entrances of the caravan.

3. Roads and footpaths

- a) Roadways, suitably surfaced, shall be provided so that no caravan standing or toilet block is at a greater distance than 50 metres from a road.
- b) Where access to a caravan is across ground which may be difficult or dangerous in certain weather conditions each standing shall be connected to a carriageway by a footpath with a hard surface.
- c) Carriageways shall not be less than 3.70 metres wide or, if they form part of a one way traffic system, 3.0 metres wide. Footpaths shall be not less than 0.75 metres wide. Gateways should be a minimum of 3.10 metres wide and have a minimum height clearance of 3.70 metres.

4. Facilities for firefighting and means to minimise risk of fire

- a) Sufficient fire points, easily accessible, housed in a weather-proofed structure and clearly marked "FIRE POINT", shall be provided so that no caravan or site building is at a greater distance than 30 metres from a fire point.
- b) Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, such water standpipes shall be situated at each fire point. There shall also be a reel that complies with BS 5306 Part 1 with a hose not less than 30 metres long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hard control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".
- c) Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants shall be installed within 100 metres of every caravan standing. Hydrants shall conform to BS 750. Access to hydrants and other water supplies shall not be obstructed or obscured.

- d) Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with hinged cover, 2 buckets and 1 hand pump or bucket pump.
- e) Firefighting facilities for sites licensed for one caravan shall be to the satisfaction of the licensing authority.
- f) A means of raising the alarm in the event of a fire shall be provided at each fire point. This could be by means of a manually operated sounder, eg. metal triangle with a striker, gong or hand operating siren.
- g) A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice shall include the following:
 - “On discovering a fire –
 - (i) ensure the caravan or site building involved is evacuated,
 - (ii) raise the alarm
 - (iii) call the Fire Brigade (the nearest telephone is sited at.....),
 - (iv) attack the fire using the fighting equipment provided

It is in the interests of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and firefighting equipment.
- h) Long grass and vegetation shall be cut at frequent and regular intervals to prevent it becoming a fire hazard. Any such cuttings shall be removed from the vicinity of the caravans.
- i) An immediately accessible telephone shall be available on the site for calling the emergency services. A notice by the telephone shall include the address of the site.
- j) All alarm and firefighting equipment shall be installed, tested and maintained in working order by a competent person and be available for inspection by, or on behalf of, the licensing authority. A log book shall be kept to record all tests and any remedial action.
- k) All equipment susceptible to damage by frost shall be suitably protected.

5. The storage of liquefied petroleum gas (LPG)

LPG storage supplied from tanks shall comply with Guidance Booklet HSG 34 “The Storage of LPG at Fixed Installations” or, where LPG is supplied from cylinders, with Guidance Note CS4 “The Keeping of LPG in Cylinders and Similar Containers” as appropriate.

Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 “The Storage and Use of LPG at Metered Estates” provides further

guidance. In this case and where a British Gas mains supply is available, then the Gas Safety (Installation and Use) Regulations 1984 and the Pipe-lines Act 1962 may also be applicable.

Exposed gas bottles or cylinders shall not be within the separation boundary of an adjoining unit.

LPG installations shall conform to British Standard 5482, "Code of Practice for domestic butane and propane gas burning installations, Part 2: 1977 Installations in Caravans and non-permanent dwellings".

6. Electrical installations

- a) Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
- b) Any electricity supply serving the facilities on the site shall be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force, and where appropriate to the standard which would be acceptable for the purposes of the Electricity Supply Regulations 1988 S11988 No.1057.
- c) Work on electrical installations and appliances shall be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractor's Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above. The installations shall be inspected periodically: under IEE Wiring Regulations, every year or such longer period (not exceeding 3 years) as is considered appropriate in each case. When an installation is inspected, it shall be judged against the current regulations.
- d) The inspector shall, within 1 month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which shall be retained by the site operator and displayed, supplemented or replaced by subsequent certificates, with the site licence. The cost of the inspection and report shall be met by the site operator or licence holder.
- e) If an inspection reveals that an installation no longer complies with the regulations existing at the time it was first installed, any deficiencies shall be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by them shall comply with the last version of the IEE Wiring Regulations.

7. Water supply

- a) A sufficient and wholesome supply of water shall be available, from a source to be approved by the Council.
- b) All water pipes shall be adequately protected to prevent frost damage and freezing up of supply.

8. Drainage, sanitation and washing facilities

- a) Satisfactory provision shall be made for foul drainage either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the Council.
- b) Each caravan shall have its own water supply and water closet. Each caravan standing shall be provided with a connection to a foul drainage system.
- c) Every site and every hard standing shall be provided with an approved drainage system for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, caravans, roads and footpaths.

9. Refuse disposal arrangements

Every caravan standing should have an adequate number of suitable non-combustible refuse bins with close-fitting lids or plastic bags, Arrangements should be made for the bins to be emptied regularly. Where communal refuse bins are also provided these should be of similar construction and housed within a properly constructed bin store.

10. Car parking facilities

One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed. Suitably surfaced parking spaces shall be provided where necessary to meet the additional requirements of the occupants and their visitors. Plastic or wooden boats shall not be parked between units.

11. Maintenance of site facilities

All facilities required by these conditions to be provided on or in connection with the site shall be maintained in a proper state of repair and available for immediate use at all times when the site is operating within the terms of the planning consent.

12. Recreation space

Space equivalent to approximately one tenth of the total area shall be allocated for children's games and other recreational purposes.

13. Periods of time allowed for execution of works

Any requirements specified in this licence in connection with facilities additional to any which may have been required under the terms of a previous licence, shall be complied with before the expiration of a period of twelve months from the date of issue of this licence.

14. Notices

- a) A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
- b) A copy of the site licence with its conditions shall be displayed prominently on the site, unless the site is licensed for three caravans or less.
- c) Notices and a plan shall be displayed on the site setting out the action to be taken in the event of an emergency. They shall show where the police, fire brigade, ambulance, and local doctors can be contacted, and the location of the nearest public telephone. The notices shall also give the name and location/telephone number of the site licence holder or his/her accredited representative. At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.
- d) All notices shall be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

15. Right of inspection

An officer, duly authorised by the Council, shall be allowed to enter on to the caravan site at any reasonable time, for the purpose of ascertaining compliance with any or all of the foregoing conditions.