

**CONDITIONS FOR
HOLIDAY CARAVAN
SITES

(TOURING)**

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SOUTH HAMS DISTRICT COUNCIL

CARAVAN SITES & CONTROL OF DEVELOPMENT ACT 1960

LICENCE CONDITIONS

HOLIDAY CARAVAN SITES (TOURING)

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1.0 SITE OCCUPATION

- 1.1 Only genuine touring caravan(s) and self-propelled caravan(s) in full mechanical order specially designed for the purpose shall be allowed on the site.

2.0 DENSITY AND SPACE BETWEEN CARAVANS

- 2.1 No caravan shall be nearer than 6 metres to any other caravan in separate family occupation and not less than 3 metres clear space shall be permitted between units in any circumstances. Where awnings are used, the distance between any part of the awning and an adjoining caravan shall not be less than 3 metres. Awnings shall not face each other or touch.
- 2.2 Without prejudice to separation distances and other prescribed distances, the gross density shall not exceed 75 caravans to a hectare (30 per acre).

3.0 ROADS AND FOOTPATHS

- 3.1 Roads of suitable material not less than 3.7 metres wide or, if they form part of a clearly marked one ways traffic system, 3 metres wide, shall be provided.
- 3.2 Footpaths of suitable material not less than 0.75 metres wide shall be provided.
- 3.3 A speed limit of 10 m.p.h. shall be enforced by the Site Operator on all carriageways.
- 3.4 Emergency vehicles shall be able to secure access at all times to within 90 metres of any unit on the site.

4.0 FIRE PRECAUTIONS

Requirement to comply with the Regulatory Reform (Fire Safety) Order 2005.

The site owner shall make available the latest version of the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection and, when demanded, a copy of the risk assessment shall be made available to the local authority. Fire precautions necessary to safeguard persons identified by the assessment shall be provided and maintained.

Fire safety measures required where the Regulatory Reform (Fire Safety) Order 2005 does not apply (such as single unit sites and those sites solely occupied by family groups)

- 4.1 Fire points shall be established so that no caravan or site building is more than 90 metres from a fire point. They shall be housed in a weather-proof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".
- 4.2 Where water standpipes are provided within 30m of caravan or site buildings 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 British Standard 5306 Part 1, with a hose not less than 30 metres long, permanently connected to a water standpipe with a water supply of sufficient pressure and terminating in a small hand control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".

- 4.3 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 British Standard 750. Access to hydrants and other water supplies shall not be obstructed or obscured.
- 4.4 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 a hinged cover, 2 buckets and 1 hand pump or bucket pump.

FIRE WARNING

- 4.5 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, e.g. metal triangle with a striker, gong or hand operated siren. The advice of the fire authority should be sought on an appropriate system.

MAINTENANCE

- 4.6 All alarms and fire fighting equipment shall be installed, tested and maintained in working order by a competent person. A log book shall be kept to record all tests and any remedial action and be available for inspection by, or on behalf of, the licensing authority.
- 4.7 All equipment susceptible to damage by frost shall be suitably protected.
- 4.8 Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters, of the type used by the Forestry Commission, shall also be provided at each fire point.

FIRE NOTICES

- 4.9 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
.....)
- iv. Attack the fire using the fire fighting equipment provided, if safe to do so.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment".

FIRE HAZARDS

- 4.10 Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Any such cuttings shall be removed from the vicinity of caravans. The space beneath and between caravans shall not be used for the storage of combustible materials.

TELEPHONES

- 4.11 An immediately accessible telephone shall be available on the site for calling the emergency services. A clearly written and legible notice shall be displayed by the telephone stating the name and address of the site.

5.0 STORAGE OF LIQUIFIED PETROLEUM GAS (LPG)

- 5.1 LPG storage supplied from tanks shall comply with the LPG Code of Practice No. 1 'Bulk Storage at Fixed Installations'.
- 5.2 LPG supplied from cylinders, shall comply with the LPG Code of Practice No. 7 'Storage of full and empty LPG Cylinders and Cartridges' applies.
- 5.3 Metered supplies from a common LPG storage tank, shall comply with the LPG Code of Practice No 1 described in Condition 5.1 above. In this case and where a mains supply is available, the Gas Safety (Installation and Use) Regulations 1998 may apply.
- 5.4 Exposed gas bottles, bulk storage tanks or cylinders shall not be within the separation boundary of an adjoining unit.
- 5.5 LPG installations shall conform to BSEN 1949: 2011 – 'Specification for the installation of liquefied petroleum gas systems for habitation purposes in leisure accommodation vehicles and accommodation in other vehicles'.

6.0 ELECTRICAL INSTALLATIONS

- 6.1 Where sites are provided with an electricity supply, the supply shall be sufficient in all respects to meet all reasonable demands of the caravans situated on them.
- 6.2 All electrical installations, other than the Electricity Supplier works and circuits subject to regulations made by the Secretary of State under any Electricity Act, shall be installed, tested and maintained in accordance with the provisions of the current Institution of Electrical Engineers (IEE) Regulations for electrical installations.
- 6.3 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 Contractors' 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.

- 6.4 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.
- 6.5 If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies shall be rectified. Any major alterations and extension to an installation and all parts of the existing installation affected by them shall comply with the latest version of the IEE wiring Regulations.
- 6.6 If there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on supports for the line. Where appropriate, particular attention shall be drawn to the danger of masts of yachts or dinghies contacting the line.

7.0 WATER SUPPLY

- 7.1 The sites shall be provided with a water supply in accordance with appropriate Water Byelaws and statutory quality standards.
- 7.2 Readily accessible water standpipes with an adequate supply of water shall be provided and sited so that that no caravan standing is more than 50 metres from a water standpipe. Alternatively each caravan standing shall be provided with an individual piped water supply.
- 7.3 The water standpipe(s) shall be provided over concrete base of sufficient size and to a design approved by the Licensing Authority together with a trapped gully drained to a proper outfall.

8.0 DRAINAGE, SANITATION AND WASHING FACILITIES

- 8.1 Adequate provision shall be made for drainage from the site generally, including roads, footpaths and paved areas, to the satisfaction of the Licensing Authority.
- 8.2 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 and maintained to the satisfaction of the local authority.
- 8.3 Properly designed disposal points for the contents of the chemical closets shall be provided, with an adequate supply of water for cleaning the containers. This supply shall be clearly marked 'Not Suitable for Drinking'.
- 8.4 Waste water disposal points shall be provided so that each pitch is no further than 50 metres from a waste water disposal point. The appropriate Water Authority shall be consulted about the arrangements for disposal of water likely to be contaminated.
- 8.5 Waste water shall not be discharged or thrown into any ditch, stream or watercourse or be allowed to spill on to any land.

LAUNDRY

- 8.6 Laundry facilities shall be provided in a separate room in accordance with the following standard:-

Deep sinks with running hot and cold water, or mechanical washing machines shall be provided. These are to be based on a standard of 1 deep sink, or mechanical washing machine, per 25 caravans or part thereof;

TOILETS

- 8.7 Toilet blocks with adequate supplies of water shall be provided in accordance with the following standards: -

Men: 1 WC and 1 Urinal per 25 caravans or part thereof;

Women: 2 WC's per 25 caravans or part thereof;

2 wash basin (with hot and cold water) for each sex per 25 caravans or part thereof;

1 shower or bath (with hot and cold water) for each sex per 25 caravans or part thereof;

- 8.7 Toilet blocks shall be provided with artificial lighting to the satisfaction of the Licensing Authority.
- 8.8 Toilet blocks shall be sited so that they are not nearer than 10 metres and not more than 90 metres from any standing.
- 8.9 On sites licensed for more than 70 caravans, a suitably sited and designed toilet, wash basin, shower or bath and water point shall be provided for the use of disabled persons.

9.0 REFUSE DISPOSAL

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

10.0 PARKING

- 10.1 Subject to a minimum 3 metre clear space as described in 2.1 above, 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 to meet the additional requirements of the occupants and their visitors. Plastic or wooden boats shall not be parked between units.

11.0 RECREATION SPACE

- 11.1 Where children occupy the site, space equivalent to about one-tenth of the total area shall be allocated for children's games and/or other recreational

purposes. This provision is necessary because of the limited space available round the caravans. Where there are suitable alternative publicly provided recreational facilities which are readily accessible, the Licensing Authority will consider omitting this condition.

12.0 NOTICES

- 12.1 A suitable sign shall be prominently displayed at the site entrance indicating the name of the site. All such advertisements shall be within the size limits allowed by Class 2 of the Town and Country Planning (Control of Advertisements) Regulations 1989. (SI. 1989/670).
- 12.2 A copy of the site licence with its conditions shall be displayed prominently on the site.
- 12.3 A clearly defined plan of action shall be displayed on the site setting out the measures to be taken in the event of an emergency. The plan shall show where the police, fire brigade, ambulance, and local doctors can be contacted, and the location of the nearest public telephone. The plan 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.
- 12.4 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. See also 4.9, 4.11, 5.6, 6.4 and 6.6.

13.0 MANAGEMENT

- 13.1 All buildings, roads and carriageways shall be maintained in good order and repair and in a clean and wholesome condition to the satisfaction of the Licensing Authority.
- 13.2 The Site Operator shall be responsible for maintaining the site in a tidy and orderly condition, free from litter, rubbish and rank growth. He shall also use his best endeavours to ensure that no rubbish or litter is thrown or deposited on the site or onto or into land or natural watercourses adjoining the land.
- 13.3 The site operator shall be responsible for ensuring that the grass is kept reasonably short during the whole of the period that any of the caravans on the site are occupied.
- 13.4 The Site Operator shall ensure that farm animals are not allowed on the site during the whole of the period that any of the caravans are occupied.
- 13.5 The Licensing Authority may require a caretaker/manager to be resident on site.
- 13.6 The conditions attached to the site licence may be subject to alteration by the Council from time to time in accordance with Section 8 of the Act.

NOTE *Any person aggrieved by any condition subject to which a site licence has been issued to him in respect of any land may, within 28 days of the date on*

which the licence was so issued, appeal to a magistrates' court acting for the petty sessions area in which the land is situated. (Section 7).