

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

STANDARD LICENCE CONDITIONS FOR TOURING CARAVAN SITES

Definitions:

“Touring Caravan” - For the purpose of these conditions, touring caravan shall mean a caravan which is being used for the purpose of travelling from place to place.

DENSITY

1. Site density shall not exceed 62 units (caravans or motor caravans) per hectare (25 units per acre) calculated on the basis of the useable area not the total site area (ie excluding crags, lakes, roads, communal services etc) provided that, where tent camping is also permitted, the maximum number of units stationed on the site at any one time shall be reduced by the number of pitches occupied by main tents stationed for human habitation. Any site for more than 10 caravans shall have a recreational area equal to at least 10% of the site area.
2. No caravan shall remain on the site for a period exceeding 21 days. The licensee shall maintain a record showing the registration number of the towing vehicle and the date of arrival and departure and these records shall be available for inspection by the Council’s Officers at all reasonable times.

SPACING

3. Every unit shall be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres shall be permitted between units in any circumstances.
4. Vehicles and other ancillary equipment shall be permitted within the 6 metres space between units in separate family occupation but, in order to restrict the spread of fire, there shall always be 3 metres clear space within the 6 metres separation.
5. Emergency vehicles shall be able to secure access at all times to within 90 metres of any unit on the site.

DRINKING WATER SUPPLY AND WASTE WATER DISPOSAL

6. There shall be an adequate supply of drinking water which shall comply with British Code of Practice CP310 (1965). Each pitch on a site shall be no further than 90 metres from a water tap. Each standpipe shall be placed in the centre of a concreted area of at least one square metre with properly constructed fall to a trapped gully which shall be connected to a soakaway or drain.
7. Waste water disposal points shall be provided so that each pitch is no further than 90 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.

TOILETS, WCs AND CHEMICAL CLOSETS

8. The scale of provision shall be one WC and one urinal for men and two WCs for women per 30 pitches and their location shall be to the satisfaction of the licensing authority.
9. Where the provision of WCs is not feasible or justified, ie where the site is licensed for 10 caravans or less, entry shall be confined to units with their own toilets or chemical closets shall be provided.

DISPOSAL POINT FOR CHEMICAL CLOSETS

10. Whether or not WCs are provided, a properly designed disposal point for the contents of chemical closets shall be provided together with an adjacent adequate supply of water for cleansing containers. The method of disposal will need to be considered in the light of the particular circumstances and shall be to the satisfaction of the Local Authority and the appropriate Water Authority. Where appropriate, the water supply shall be clearly labelled as non-potable.

WASHING POINTS - PERSONAL AND CLOTHING

11. There shall be a minimum of four wash basins supplied with water per 30 units, two each for men and women. They shall be adjacent to the toilets.
12. Laundry facilities shall be provided on a scale of not less than one deep sink with hot and cold water or a suitable washing machine per 35 caravans.

HOT WATER SHOWERS

13. Showers shall not be obligatory on sites with less than 70 pitches. Where showers are required, provision shall be on the basis of one shower per 25 pitches and hot water shall be available.

DISABLED PERSONS

14. Particular consideration shall be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

ELECTRICAL INSTALLATIONS

15. Where there is an electrical installation other than Electricity Board works and circuits subject to Regulations under Section 60 of the Electricity Act 1947, it shall be installed to the requirements of the Institution of Electrical Engineers' Regulations for Electrical Installations (the IEE Wiring Regulations) for the time being in force, and where appropriate, to the standard acceptable for the Electricity (Overhead Lines) Regulations 1970, SI 1970 No 1355. Any installation shall be maintained in such a way as to prevent danger as far as reasonably practicable and shall be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations.

16. The installation shall be inspected not less than once in every 12 months (in the case of underground installations three years) or in such longer period as may be recommended by a person who shall be one of the following:

A professionally qualified electrical engineer;
A member of the Electrical Contractors' Association;
A member of the Electrical Contractors' Association of Scotland;
A certificate holder of the National Inspection Council for Electrical Installation Contracting; or
A qualified person acting on behalf of one of these (in which case it shall be stated for whom he is acting).

17. Such person shall within one 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 with the site licence. The cost of the inspection and report shall be met by the site operator.

REFUSE DISPOSAL

18. Sufficient refuse bins with close fitting lids shall be provided and arrangements shall be made for the bins to be emptied regularly.

FIRE PRECAUTIONS

19. No unit shall be further than 90 metres (30 metres in the case of a mixed residential and touring site) from a fire point. At each fire point there shall be two water (gas expelled) extinguishers each of 10 litres capacity and complying with British Standard 5423:1980, together with a means of raising the alarm in the event of fire (eg a manually operated sounder, gong or hand operated siren). All fire fighting equipment susceptible to damage by frost shall be suitably protected.
20. 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.
21. The fire points shall be clearly marked and easily accessible. All fire fighting equipment shall be maintained in working order and kept available for use and for inspection by the licensing authority.
22. Each fire point shall exhibit a conspicuous notice indicating the action to be taken in case of fire and the location of the nearest telephone. The notice shall include the following:

"On discovering fire -

- (i) Raise the alarm
- (ii) Ensure the affected unit is evacuated
- (iii) Call the Fire Brigade (the nearest telephone is sited at
.....) and inform the Fire Brigade of the location of the site,
which is.....

(iv) If practicable, attack the fire using the fire fighting equipment provided.”

LIQUEFIED PETROLEUM GAS

23. Arrangements for the storage of Liquefied Petroleum Gas (LPG) on the site shall be in accordance with the current national Code of Practice and regulations.

SITE NOTICES

24. A sign indicating the name of the site shall be displayed at the site entrance.

25. Notices shall be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the police, fire brigade, ambulance and all local doctors can be contacted and the location of the nearest public telephone. Where practicable, a telephone shall be provided on the site and the full address of the site shall be displayed near the telephone.

26. At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.

27. At sites with overhead electric lines, warning notices shall be displayed on the supports for the lines and at the site entrance. Where appropriate, these shall warn against the danger of contact between the lines and the masts of yachts or dinghies.

28. A copy of the site licence with its conditions shall be displayed. A statement of the period when the site is open shall also be displayed.