

MALDON DISTRICT COUNCIL

ENVIRONMENT SERVICES

HOLIDAY CARAVAN SITE LICENCE CONDITIONS

Reference document : Caravan Sites and Control of Development Act 1960.
Section 5.
Model Standards 1989: Holiday Caravan Sites

Conditions to be attached to site licence in respect of
, shown edged in red on the attached plan.

1. DEFINITION

- 1 "Caravan" shall have the meaning attributed to it in Part 1 of the Caravan Sites and Control of Development Act 1960.

2. SITE BOUNDARIES

- a) The boundaries of the site will be clearly marked, with a suitable fence or hedge line and a clear area within that boundary be kept. The size of this area should be agreed with this Department. (See note 1).
- b) A plan of the site layout will be provided for the local authority.

3. SPACE BETWEEN CARAVANS

Subject to the following variations, the minimum spacing distance between caravans made of aluminium or other materials with similar fire performance properties will be not less than 5 metres between units, 3.5 metres at the corners. For those with a plywood or similar skin, it will be not less than 6 metres. Where there is a mixture of holiday caravans of aluminium and plywood, the separation distance will be 6 metres; and where there is a mixture of permanent residential homes and holiday caravans, the separation distance will again be 6 metres. The point of measurement for porches, awnings etc. is the exterior cladding of the caravan.

- a) Porches may protrude 1 metre into the above spacing and shall be of the open type.
- b) Where awnings are used, the distance between any part of the awning and an adjoining caravan will not be less than 3 metres. They will not be of the

type which incorporates sleeping accommodation and they shall not face each other, or touch.

- c) Eaves, drainpipes and bay windows may extend into the space provided between caravans, and total distance between the extremities of two adjacent units is not less than 4.5 metres.
- d) Where there are ramps for the disabled, verandahs and stairs extending from the unit, there shall be 3.5 metres clear space between them (4.5 metres if mixture of caravans) and such items will not face each other in any space. If they are enclosed they will need to be considered as part of the unit and, as such, will not intrude into the 5-metre (or 6-metre) space.
- e) A garage, a shed, or a covered storage space, will be permitted between units only if it is of 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 will not face towards the unit on either side. Car ports and covered walkways will, in no circumstances, be allowed within a 5-metre or 6 metre space.

4. DENSITY

The gross density shall not exceed 60 caravans to the hectare of useable area.

5. ROADS, GATEWAYS AND FOOTPATHS

- a) Roads and footpaths will be designed to provide adequate access for fire appliances.
- b) No caravan shall be more than 50 metres from a road.
- c) Each caravan shall be connected by a footpath with a hard surface if it is located across ground which may become difficult or dangerous to negotiate in wet weather.
- d) Roads shall not be less than 3.7 metres wide, or if they form part of a clearly marked one-way traffic system, 3 metres wide.
- e) Footpaths shall not be less than 0.75 metres wide.
- f) Gateways shall be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.
- g) Roads shall have no overhead cable less than 4.5 metres above the ground.
- h) Roads, gateways and footpaths shall be suitably lit.
- i) Emergency vehicle routes within the site will be kept clear of obstruction at all times.

6. HARDSTANDINGS

Where possible, every caravan shall be on a hardstanding of suitable material.

FIRE FIGHTING APPLIANCES

7. FIRE POINTS

- a) These will be established so that no caravan or site building is more than 30 metres from a fire point. They will be housed in a weatherproof structure easily accessible and clearly and conspicuously marked "**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 will be situated at each fire point. There shall also be a reel that complies with British Standard 5306 Part I, 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 hand-controlled 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 should conform to British Standard 750. Access to hydrants and other water supplies will 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 litres) or a water tank of at least 500 litres capacity fitted with a hinged cover, two buckets and one hand pump or bucket pump.

8. FIRE WARNING

A means of raising the alarm in the event of a fire will 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.**

9. MAINTENANCE

- a) All alarms and fire fighting equipment will 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 will be kept to record all tests and any remedial action.
- b) All equipment susceptible to damage by frost will be suitably protected.
- c) A clearly written and conspicuous notice will 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 will include the following:

"ON DISCOVERING A FIRE"

- i) Ensure the caravan or site involved is evacuated.
- ii) Raise the alarm.
- iii) Call the fire service (the nearest telephone is sited.....)
- iv) Attack the fire, using the fire fighting equipment provided, if safe to do so.

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 fire fighting equipment.

10. FIRE HAZARDS

Long grass and vegetation will 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.

11. TELEPHONES

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.

12. STORAGE OF LIQUEFIED PETROLEUM GAS (LPG)

- a) LPG storage in tanks shall comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations".
- b) LPG stored in cylinders shall comply with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers".
- c) Exposed gas bottles or cylinders shall not be within the separation boundary of an adjoining unit.
- d) Any other gas installation or supply must comply with the relevant legislation and current codes of practice or guidance.

13. ELECTRICAL INSTALLATION

- 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) Such electrical installations shall be installed, tested and maintained in accordance with the provisions of the Institution of Electrical Engineers (IEE) Regulations for Electrical Installations for the time being in force.
- c) Work on electrical installations and appliances shall only be carried out by a competent person. Installation shall be inspected periodically under IEE Regulations every year or such longer period (not exceeding three years) as is considered appropriate in each case. Any deficiency in the installation shall be rectified to the current IEE Regulations.

- d) The Inspector 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.
- e) If there are overhead electric lines on the site, suitable warning signs shall be displayed at the entrance to the site and on supports for the line.

14. WATER SUPPLY

All sites will be provided with a water supply in accordance with appropriate standard.

15. DRAINAGE, SANITATION AND WASHING FACILITIES

- a) Satisfactory provision shall be made for foul drainage.
- b) Properly designated disposal points for the contents of chemical closets shall be provided, with an adequate supply of water for cleaning containers.
- c) For caravans without their own water supply and water closets, communal amenity blocks shall be provided, with adequate supplies of water. The minimum number of facilities provided shall be at the following level:

Men - 1 WC and 1 urinal per 15 caravans.

Women - 2 WC's per 15 caravans.

1 wash hand basin for each WC or group of WC's.

1 shower or bath (with hot and cold water) for each sex per 20 caravans.

- d) Amenity blocks shall be sited conveniently so that all site occupants may have reasonable access to one by means of a road or footpath.

16. REFUSE DISPOSAL

Satisfactory arrangements shall be made for the disposal of refuse. Where communal bins are provided they shall be housed in a properly constructed bin store which shall be kept clean and tidy.

17. PARKING

Suitably surfaced parking spaces shall be provided to meet the parking requirements of occupants and visitors.

Plastic or wooden boats shall not be parked between units.

18. RECREATION SPACE

Recreation space shall be provided (where children stay on the site) equivalent to 1/10th of the total area of the site. This area will be allocated for children's games and/or other recreational purposes.

19. NOTICES

- a) A suitable sign will be prominently displayed at the site entrance, indicating the name of the site.
- b) A copy of the Site Licence, with its conditions, will be displayed prominently on the site.
- c) Notices, and a plan, shall be displayed on the site, setting out the action to be taken in the event of an emergency and will include details of the local police, fire brigade, ambulance and doctor, also 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.

- d) All notices shall be suitably protected from the weather and displayed in such a way that they do not deteriorate.

Signed:

Dated:

Notes;

- 1. The Model Standards recommend a that a 3 metre wide area should be kept clear within the inside of all boundaries. Prior agreement with this Department to vary this width will need to be made before a licence is issued.