



Directorate of
Environment, Tourism & Leisure
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Director

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Caravan Sites & Control Of Development Act 1960

***Licence Authorising Land To Be
Used As A Caravan Site***

Number: 1837

THE COUNCIL, in pursuance of the powers conferred upon them by Sections 3 and 5 of the Caravan Sites & Control of Development Act 1960, **HEREBY LICENSE**

MR & MRS V P KIRBY
of: **BROADVIEW
BROOK LANE
FERING
WEST SUSSEX
BN12 5JD**

to allow the land situate at

**BROOK LANE CARAVAN PARK
BROOK LANE
FERRING
BN12 5JD**

to be used as a caravan site subject to the attached Schedules of Conditions.

This licence is issued in substitution for licence No. ADC/FE/233/82, dated 30/01/85

Dated this 13 January 1998

Signed..... *Wendy OX*
for Director of Environment, Tourism & Leisure

NOTES

Attention is drawn to the following extracts from Part 1 of the Caravan Sites & Control of Development Act 1960. The Act may be obtained from H.M. Stationery Office and should be consulted if further information is required.

Appeal to Magistrates' Court Against Conditions Attached to the Site Licence

- 7-(1) Any person aggrieved by any condition (other than the condition requiring a copy of this Licence to be displayed on the land in some conspicuous place) subject to which a Site Licence has been issued to him in respect of any land may, within twenty-eight 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, and the Court, if satisfied (having regard amongst other things to any standards which may have been specified by the Minister under subsection (6) of the said Section (5) that the condition is unduly burdensome, may vary or cancel the condition.

Power of Local Authority to alter conditions attached to Site Licences

- 8-(1) The conditions attached to a Site Licence may be altered at any time (whether by the variation or cancellation of existing conditions, or by the addition of new conditions, or by a combination of any such methods) by the Local Authority, but before exercising their powers under this subsection, the Local Authority shall afford to the holder of the Licence an opportunity of making representations.
- (2) Where the holder of a Site Licence is aggrieved by any alteration of the conditions attached thereto or by the refusal of the Local Authority of an application by him for the alteration of those conditions, he may, within twenty-eight days of the date of which written notification of the alteration or refusal is received by him, appeal to a Magistrates' Court acting for the Petty Sessions area in which the land to which the Site Licence relates is situated; and the Court may, if they allow the appeal, give to the Local Authority such directions as may be necessary to give effect to their decision.
- (3) The alteration by a Local Authority of the conditions attached to any Licence shall not have effect until written notification thereof has been received by the holder of the Licence, and in so far as any such alteration imposes a requirement on the holder of the Licence to carry out on the land to which the Licence relates, any work which he would not otherwise be required to carry out, the alteration shall not have effect during the period within which the said holder is entitled by virtue of the last foregoing subsection to appeal against the alteration nor, thereafter, whilst an appeal against the alteration is pending.

Provisions as to Breaches of Condition

- 9-(1) If an occupier of land fails to comply with any condition for the time being attached to a Site Licence held by him in respect of the land, he shall be guilty of an offence and liable on summary conviction to a fine not exceeding Level 4 on the Standard Scale.
- (2) Where a person convicted under this Section for failing to comply with a condition attached to a Site Licence has on two or more previous occasions been convicted thereunder for failing to comply with a condition attached to that Licence, the Court before whom he is convicted may, if an application in that behalf is made at the Hearing by the Local Authority in whose area the land is situated, make an Order for the revocation of the said Site Licence to come into force (on such date as the Court may specify in the Order, being a date not earlier than the expiration of any period within which Notice of an appeal (whether by case stated or otherwise) may be given against the conviction); and if before the date so specified an appeal is so brought, the Order shall be no effect pending the final determination or withdrawal of the appeal. The person convicted or the Local Authority who issued the Site Licence may apply to the Magistrates' Court which has made such an Order revoking a Site Licence for an Order extending the period at the end of which the revocation is to come into force, and the Magistrates' Court may, if satisfied that adequate Notice of the application has been given to the Local Authority or, as the case may be, the person convicted, make an Order extending that period.
- (3) Where an occupier of land fails within the time specified in a condition attached to a Site Licence held by him to complete to the satisfaction of the Local Authority in whose area the land is situated any works required by the condition to be so completed, the Local Authority may carry out those works, and may recover as a simple Contract debt in any Court of competent jurisdiction from that person any expenses reasonable incurred by them in that behalf.

Transfer of Site Licence and Transmission on Death, etc.

- 10-(1) When the holder of a Site Licence in respect of any land ceases to be the occupier of the land, he may, with the consent of the Local Authority in whose area the land is situated, transfer the Licence to the person who then becomes the occupier of the land.
- (2) Where a Local Authority give their consent to the transfer of a Site Licence, they shall endorse on the Licence the name of the person to whom it is to be transferred and the date agreed between the parties to the transfer as the date on which that person is, for the purposes of this part of this Act, to be treated as having become the holder of the Licence.
- (4) Where any person becomes, by operation of law, entitled to an estate or interest in land in respect of which a Site Licence is in force and is, by virtue of his holding that estate or interest, the occupier of the land within the meaning of this part of this Act he shall, for the purposes of this part of this Act, be treated as having become the holder of the Licence on the day on which he became the occupier of the land, and the Local Authority in whose area the land is situated shall, if an application in behalf is made to them, endorse his name and the said date on the Licence.

Duty of Licence Holder to Surrender Licence for Alteration

- 11-(1) A Local Authority who have issued a Site Licence may, at any time, require the holder to deliver it up so as to enable them to enter in it any alteration of the conditions or other terms of the Licence in pursuance of the provisions of this part of this Act.
- (2) If the holder of a Site Licence fails without reasonable excuse to comply with a requirement duly made under this Section, he shall be liable, on summary conviction, to a fine not exceeding Level 1 on the Standard Scale.

Power of Entry of Officers of Local Authorities

- 26-(1) Subject to the provisions of this Section, any authorised Officer of a Local Authority shall, on producing, if so required, some duly authenticated document showing his authority, have a right at all reasonable hours to enter any land which is used as a caravan site or in respect of which an application for a Site Licence has been made:
- (a) for the purpose of enabling the Local Authority to determine what conditions should be attached to a Site Licence or whether conditions attached to a Site Licence should be altered;
- (b) for the purpose of ascertaining whether there is, or has been, on or in connection with the land any contravention of the provisions of this part of this Act;
- (c) for the purpose of ascertaining whether or not circumstances exist which would authorise the Local Authority to take any action, or execute any work, under this part of this Act;
- (d) for the purpose of taking any action, or executing any work, authorised by this part of this Act to be taken or executed by the Local Authority;
- provided that admission to any land shall not be demanded as of right unless twenty-four hours' notice of the intended entry has been given to the occupier.



new conditions as of
31/3/03.

BROOK LANE CARAVAN PARK

BROOK LANE, FERRING

SITE LICENCE CONDITIONS FOR HOLIDAY USE

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

1. Types of Caravan

No caravans other than caravans complying with Section 29 (1) Caravan Sites and Control of Development Act 1960, and Section 13, Caravan Sites Act 1968, and any other Acts or Regulations amending or extending the said Acts shall be stationed or kept on the site.

2. Additional structures are not permitted on this park.

3. Layout of Caravans

- a) No caravan shall be less than 5 metres from:
- (i) Any other caravan in a separate occupation; and
 - (ii) Any building other than a building required to be provided in accordance with Condition 15 hereof.
- b) Without prejudice to the above the number of caravans on the site shall not at any time exceed 82 holiday and 1 residential (Warden's).

No caravan shall be less than 3 metres from a carriageway or from the site boundary, unless approval in writing is obtained from the Council.

4. Hardstandings

Every caravan shall stand on a hardstanding of a suitable material (see Appendix B), which should extend over the whole area occupied by the caravan placed upon it, and should project no less than 1 meter outwards from the entrance or entrances of the caravan.

5. Roads and Footpaths

Roads of suitable material (see Appendix C) shall be provided so that no caravan standing or toilet block is more than 45 metres from a road.

Carriageways shall be not less than 4 metres wide, or if they form part of a one-way traffic system, 2.75 metres wide.

Each standing and toilet block shall be connected to a carriageway by a suitably surfaced footpath.

Footpaths should be not less than 0.75 metres wide.

6. Fire Fighting Appliances

Facilities shall be provided and maintained on the site for fire fighting purposes in accordance with Appendix A to these Conditions.

7. Electrical Installation

All electrical installations shall satisfy the requirements of Appendix A of these Conditions.

8. Water Supply

Each residential (Warden's) caravan shall be provided with an internal piped water supply, which shall be from a mains supply where reasonably practical.

Water standpipes with an adequate supply of water must be situated not more than 18 metres from any standing, except where the gross density is 30 to the hectare or less, when a distance of 55 metres will apply.

An adequate supply of water shall be maintained at all times.

The provision of these facilities shall comply with British Standard Code of Practice C.P. 310 (1965).

9. Drainage, Sanitation and Washing Facilities

Provision shall be made for foul drainage on the site and such drainage shall be connected to a public sewer where such is available and the connection is physically possible.

All drainage manholes, connections and inlets shall be so constructed and maintained as:

- (i) To prevent any extraneous matter gaining access to the drainage system or the Council's sewer;
- (ii) Not to admit subsoil water.

The standing for each residential (Warden's) caravan shall be provided with a connection to the foul drainage system, such connection being capable of being made airtight when not in use.

Each caravan without its own separate toilet and washing facilities shall be provided with the use of a communal toilet block which shall have adequate supplies of hot and cold water on the following minimum scale:

For males - 1 water closet and 1 urinal per 15 caravans.

For females - 2 water closets per 15 caravans.

Wash basins must be provided on a scale of not less than 1 for men and 1 for women per 15 caravans.

Laundry facilities must be provided on a scale of not less than 1 deep sink with running hot and cold water per 30 caravans.

Suitable and sufficient means of internal and external artificial lighting shall be provided and maintained for all communal facilities.

All fixtures and fittings provided for communal use shall at all times be maintained in proper working order and a clean condition.

Adequate surface water drainage to footpaths and other paved areas for the site generally shall be provided and properly maintained.

The use of chemical closets shall be permitted only where express approval in writing has been given by the Council. The design and positioning of chemical closet disposal points must be approved by the Council.

10. Refuse Disposal

Every caravan shall be provided with a refuse bin with a close fitting lid or other such facilities as the Council shall approve in writing. Suitable arrangements shall also be made for the siting and regular emptying of such refuse bins.

11. Vehicle Parking

Parking spaces properly surfaced to the satisfaction of the Council shall be provided on the site for at least one vehicle for every caravan standing.

The siting and layout of such parking spaces shall be approved by the Council in writing.

Vehicles shall not be parked on the site other than on approved parking places.

12. Maintenance

Each caravan, building, hut, shed, porch, veranda, or other structure, together with hardstandings, roads and footpaths, on the site shall be maintained in good repair and condition at all times.

13. General Layout and Amenity of Site

The site shall be so laid out, managed and maintained as to enhance and preserve the amenities hereof.

14. **Recreational Space**

Space equivalent to at least one tenth (or such smaller proportion as the Council may approve) of the total site area shall be provided and allocated for children's games and other recreational purposes.

15. **Storage Space**

There shall be provided for each residential (Warden's) caravan a store or suitable storage space, unless the Council waive this condition in writing. The design, construction and siting of each such store shall be approved in writing by the Council prior to its erection.

The provision of separate storage space for each holiday caravan is not necessary on this site.

16. **Display of Licence**

At all times when caravans are stationed or kept on the site for the purposes of human habitation, a copy of the Licence and of these Conditions shall be displayed in a conspicuous position.

NB. All applications for approval under the terms of this licence shall be made by the site licensee, and such approval by the Council is subject to any necessary consents under the Town and Country Planning Acts and the Building Regulations.

EXEMPTION

CONDITION 3 (a) : LAYOUT OF CARAVANS

Condition 4 of Licence No. ADC/4, dated 13th March 1975, shall remain in force as far as it relates to spacing between caravans. This states:-

"Every caravan shall be sited not less than 15 ft. from any other caravan in separate occupation."

This exemption will cease to be effective in respect of caravans positioned on new hardstandings or on hardstandings which are altered in any material respect after the date of issue of this Licence.