CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

BROOKSIDE CARAVAN SITE, LYMINTER ROAD, LYMINTER

Condition 1

Types of Caravan

No caravan 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.

Condition 2

Layout of Caravans

(a) No caravan shall be less than 6 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 16 (Regarding Storage Space) hereof.

(b) Without prejudice to the above the number of caravans on the site shall not at any time exceed 124 and storage for an additional eight caravans.

(c) (i) The reference to 6 metres in paragraph (a) of this condition shall not apply to any caravan ("exempt caravan") in position on the site on 1st July 1991 ("original position") where on that date there existed between such exempt caravan and any other caravan or building to which paragraph (a) of this condition applies or would apply but for the provisions of this paragraph a distance of less than 6 metres provided that:

this paragraph shall cease to apply to such exempt caravan upon its removal from the original position other than temporary removal where the exempt caravan is subsequently replaced in the original position.

(ii) In any case to which paragraph (c)(i) above applies the relevant distance for the purposes of paragraph (a) of this condition shall be the distance applicable to the site by reason of conditions in force immediately prior to the application of these conditions, i.e. 15 feet.
No caravan shall be less than 2 metres from a carriageway or 3 metres from the site boundary, unless approval in writing is obtained from the Council.

**Condition 3**

**Hardstanding**

Every caravan shall stand on a hardstanding of concrete (see Appendix B), which should extend over the whole area occupied by the caravan placed upon it, and should project not less than 1 metre outwards from the entrance or entrances of the caravan.

Caravans which are not placed upon hardstandings must be removed from the site during the winter.

**Condition 4**

**Site Buildings, Structures, etc.**

No huts, sheds, tents, porches, verandahs, fences, or other structures or buildings or vehicles (other than privately licensed vehicles which shall be parked within the parking places provided in accordance with these Conditions) shall be erected, placed or kept on the site unless prior approval in writing is obtained from the Council.

A garage, shed or a covered storage space may be permitted between units only if it is of non-combustible construction (including non-combustible roof). Windows in such structures should not face towards the units on either side.

Car ports and covered walkways are not permitted within the 6 metre space between units.

Approved porches may protrude 1 metre into the 6 metres and should be of the open type.

*Porches to exempt caravans constructed prior to the issue of this licence are exempt from the above conditions.*

Where awnings are used, the distance between any part of the awning and an adjacent caravan should 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.

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.

Where there are ramps for the disabled, verandahs and stairs extending from the unit, there should be 4.5 metres clear space between them and two such items should not face each other in any space. If they are enclosed, they may be considered as part of the unit and, as such, should not intrude into the 6 metre space.
Condition 5

Roads and Footpaths

Roads and footpaths should be designed to provide adequate access for fire appliances.

Emergency vehicle routes within the site shall be kept clear of obstruction at all times.

Roads of suitable material (see Appendix C) shall be provided so that no caravan standing is more than 50 metres from a road.

Carriageways shall be not less than 3.7 metres wide, or if they form part of a one-way traffic system, 3 metres wide.

Gateways should be a minimum 3.1 metres wide and have a minimum height of 3.7 metres.

Roads shall have no overhead cable less than 4.5 metres above the ground.

Each residential standing shall be connected to a carriageway by a suitably surfaced footpath.

Footpaths should be not less than 0.75 metres wide.

Roads and footpaths shall be suitably lit.

Condition 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.

Condition 7

Electrical Installations

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

Condition 8

Storage of Liquefied Petroleum Gas (LPG)

Storage of petroleum gas and supplies from the mains shall be in compliance with the provisions of Appendix E of these conditions.
**Condition 9**

**Water Supply**

Each caravan shall be provided with an internal piped water supply, which shall be from a mains supply where reasonably practical.

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

The provision of these facilities shall comply with appropriate water byelaws and statutory quality standards.

**Condition 10**

**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.

Each drainage manhole, connection and inlet shall be properly designed, constructed and maintained in good repair as:

(i) to prevent any extraneous matter gaining access to the drainage system or the Council's sewer;

(ii) not to admit subsoil water.

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

Each caravan shall have its own water closet where reasonably practical and the standing for each caravan shall be provided with a connection to the foul drainage system, the connection being capable of being made airtight when not in use.

Each caravan without its own water supply and 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

For each water closet or group of not more than 6 water closets - 1 wash-hand basin with hot and cold water.

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

For every 20 caravans - 1 shower or bath for each sex with hot and cold water.

Toilet blocks should be sited conveniently so that all site occupants may have reasonable access to one by means of a road or footpath.
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.

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.

**Condition 11**

**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 be made for the siting and regular emptying of such refuse bins.

Where communal refuse bins are also provided these should be of similar construction and housed within a properly constructed bin store.

**Condition 12**

**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 or a garage of adequate size constructed of non-combustible materials.

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 suitably surfaced to the Council's satisfaction.

One car only may be parked between adjacent caravans provided that the door to the caravan is not obstructed.

Plastic or wooden boats shall not be parked between units.

**Condition 13**

**Maintenance**

Each caravan, building, hut, shed, porch, verandah or any other structure, together with hardstandings, roads and footpaths, on the site shall be maintained in good repair and condition at all times.
Condition 14

General Layout and Amenity of Site

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

Condition 15

Recreational Space

Where children live on the site 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.

Condition 16

Storage Space

Each mobile home shall be provided either with a parking space or a garage. A storage shed shall be provided for each mobile home where a garage of adequate size for both vehicle and storage space is not provided and where a storage shed is required by the mobile home owner.

Condition 17

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.

Notices and a plan will be displayed on the site, setting out the action to be taken in the event of an emergency. The notice will display where the Police, Fire Brigade, Ambulance and local doctors can be contacted and the location of the nearest public telephones.

The notices will show the name and location/telephone number of the site licence holder and his/her accredited representative.

All notices shall be protected from the weather and, where possible, the direct rays of the sun, preferably in areas lit by artificial lighting.

N.B. 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 the necessary consents under the Town and Country Planning Acts and the Building Regulations.
BROOKSIDE CARAVAN SITE, LYMINGTON ROAD, LYMINGTON
- EXEMPTIONS & RELAXATIONS TO LICENCE CONDITIONS.

CONDITION 2.

Temporary replacement or relocation of Holiday Caravans while development of new Mobile Home Bases are constructed, will be permitted. In the event of new Holiday Caravan Bases becoming permanent, these must comply with a minimum space requirement of 5-m between Holiday Homes, or 6-m where Permanent Residential Homes and Holiday Homes are mixed.

Existing Caravans and replacement Caravans, in accordance with paragraph 4 below, closer than 3-m to the Site Boundary will be considered to meet the requirements of Condition 2.

Existing Caravans sited at 15' spacing will remain exempted from Condition 2 until new Hard-standings are constructed, or the existing hard-standing is altered in such a way that the exempted minimum spacing between the caravan and any adjacent caravans and/or boundaries is reduced.

New Caravans brought onto the site will only be permitted on an existing Hard-standing if that new caravan is a replacement for an old caravan, and the ownership of that particular caravan remains unchanged. New caravans in new-plot ownerships must be placed at the requisite 5 or 6-m spacing.

CONDITION 3

Temporary Bases to relocate existing Caravans to allow the development of the new Mobile Home Bases, may be constructed to a lower standard than Appendix B, to be agreed by the Council in writing.

In the event of new Holiday Caravan Bases becoming permanent, these bases must be constructed as per Appendix B.

Existing Bases proved to be adequate for the purpose, may remain until new Hard-standings are constructed.

CONDITION 8

Existing Caravans using bottled LPG will be considered as complying with the requirements of this Condition. Wherever practicably possible, bottles should be positioned at the ends of caravans, in preference to positions at the sides.

The Fire Brigade has recommended that Cylinder Housing be provided of non-combustible material and ventilated at the upper and lower levels, with due regard being given to the Guidance Note CS4 from the Health and Safety Executive.

CONDITION 12

Where the spacing between Permanent Residential Mobile Homes is not less than 9-m, two cars may be parked between adjacent Mobile Homes.

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APPENDIX A

FIRE FIGHTING APPLIANCES

Fire Points

(1) These shall be established so that no caravan or site building is more than 30 metres from a fire point. They shall be easily accessible and clearly and conspicuously marked "FIRE POINT".

Fire Fighting Equipment

(2) 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 together with a reel that complies with BS 5306 Part 1 with a hose of not less than 30 metres in length, having a means of connection to a water standpipe (preferably a screw thread connection) and terminating in a small hand control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".

(3) Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants should be installed within 100 metres of every caravan standing. Hydrants should conform to British Standard 750. Access to hydrants and other water supplies should not be obstructed or obscured.

(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

(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

(6) All alarm and fire fighting equipment should be installed, tested and shall be maintained in working order by a competent person and be available for inspection by or on behalf of the licensing authority. A log book should be kept to record all tests and any remedial action.

(7) All equipment susceptible to damage by frost shall be suitably protected.
Fire Notices

(8) 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 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."

Fire Hazards

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

(10) Provision shall be made for the storage of liquefied petroleum gas and regard shall be had to the Health and Safety Executive Code of Practice for the keeping of Liquefied Petroleum Gas in Cylinders and Similar Containers.

Telephone

(11) A telephone shall be available on the site for calling the police, fire brigade, ambulance or other services in an emergency. A notice by the telephone should include the address of the site.
APPENDIX B

HARDSTANDING CONSTRUCTION

(1) This Appendix specifies the standard for the construction of a strong durable hardstanding. Other forms of construction may be considered for approval by the Council in writing following the submission of a specification and calculation by a professional surveyor or architect.

(2) The site of the standing shall be cleared of any turf or vegetable growth and the top soil removed.

Lay 150mm of compacted limestone scalpings covered by 150mm of C30P (30 newtons 1:3:6 mix) concrete incorporating A194 reinforced mesh.

Hardcore or bricks broken small and compacted may be used in lieu of limestone scalpings.

(3) Each caravan standing which incorporates a connection to the foul drainage system shall comply with the following minimum standard:

Where the foul drainage connections are external to the caravan standing the drainage connection shall be provided with dishing and kerbing in accordance with good drainage practice.
APPENDIX C

ROAD CONSTRUCTION

(1) This Appendix specifies a minimum acceptable standard for the construction of roads. Other forms of construction to an equivalent or better standard may be used subject to approval by the Council in writing.

(2) The site of the road to be excavated below level of any turf or vegetation and a sub-base of 75 mm consolidated thickness of clinker should be laid thereon and thoroughly compacted. Where the natural soil provides a hard granular formation the clinker may be dispensed with but where the soil is soft or clay the clinker shall be laid to such greater thickness than 75 mm as is necessary.

(3) A base of 150 mm consolidated thickness of wall ballast shall be laid on the clinker, consolidated by a roller weighing at least 6 tonnes. The wall ballast should be surfaced with an approved hoggin on DoE type 2 filling material of 75 mm thickness. Surface dressing to be tar spray and pea shingle or chips. This surface dressing shall be repeated as necessary to maintain a well sealed impervious surface. As an alternative to tar, suitable bituminous emulsion may be used.

(4) Road to be cambered on the crossfall, depending on the terrain, to a gradient of 1 in 36, with longitudinal falls of at least 1 in 200. Adequate provision shall be made for surface water drainage by means of 460 mm diameter x 920 mm road gullies (one gully to every 160 sq. metres of road surface) discharging into surface water drains with all necessary manholes and made to connect to the Council's surface water sewer where practicable. If there is no suitable outfall, other means of disposal shall be provided. If soakaways are provided for road drainage they shall be of permanent construction, capable of being cleansed and wherever practicable should be of such capacity as to tore 12 mm of rain over the area discharging to each soakaway. The base of the soakaway should be carried down to a pervious stratum.
APPENDIX D

ELECTRICAL INSTALLATIONS

(1) Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated thereon.

(2) Such electrical installation other than Electricity Board works and circuits subject to regulations made by the Secretary of State for Energy, under Section 16 of the Energy Act 1983 and Section 64 of the Electricity Act 1947 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, and where appropriate to the standard which would be acceptable for the purposes of the Electricity Supply Regulations 1988, SI 1988 No. 1057.

(3) The installation shall be inspected periodically under IEE Wiring Regulations every 12 months (in the case of underground installations, 3 years) or such longer period not exceeding 3 years as may be recommended by a person who shall be one of the following:

The manufacturer's appointed agent;

The electricity supplier (Southern Electricity Board);

A professionally qualified electrical engineer;

A member of the Electrical Contractors' Association;

A member of the Électrical Contractors' Association;

A contractor approved by the National Inspection Council for Electrical Installation Contracting; or

A qualified person acting on behalf of one of these (in which case it should be stated for whom he is acting).

When an installation is inspected, it should be judged against the current regulations.

Such person shall, within 1 month of such 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.

Work on electrical installation and appliances shall be carried out only by competent persons such as those listed above.

Where there are overhead electric lines on the site, suitable warning notices should 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 or carbon fishing rods contacting the line.
APPENDIX E

STORAGE OF LIQUEFIED PETROLEUM GAS (LPG)

LPG storage supplied from tanks should 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 SC11 "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 Pipelines Act 1962 may also be applicable.

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

LPG installations should 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".

For mains gas supply, the 1984 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety Regulations 1972.

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.