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*Licence Authorising Land to Be Used As a  
Caravan Site*

Number: 5791

**Caravan Sites & Control of Development ACT 1960**

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**

Of **Rickwood Estates Ltd**  
**Rickwood Park**  
**Beare Green**  
**Dorking**  
**Surrey**  
**RH5 4PP**

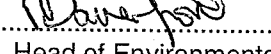
to allow the land situate at

**Climping Park**  
**Bognor Road**  
**Climping**  
**Littlehampton**  
**BN17 5DW**

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

Dated this 19<sup>th</sup> January 2005

With effect from 1<sup>st</sup> September 1998

Signed  ..... Dated 19 January 2005  
Head of Environmental Health

ARUN DISTRICT COUNCIL  
CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

LICENCE AUTHORISING LAND TO BE USED AS A  
CARAVAN SITE

No. of licence. .... CM/359/89 .....

The Council, in pursuance of the powers conferred upon them by Sections 3 and 5 of the Caravan Sites and Control of Development Act, 1960,

hereby Licence<sup>1</sup>

Rickwood Estates Ltd

~~Moses Cooper & Julie Olive Cooper~~

(1/09/98 WC)

of ~~1 Wheatfield Park, Callow End, Worcester~~ Beare Green, Dorking, Surrey RH5 4PP

to allow the land situate at<sup>2</sup> Climping Park, Bognor Road, Littlehampton

to be used as a caravan site subject to the following conditions, that is to say,<sup>3</sup>

See attached Schedule

Dated this 1st day of November

one thousand nine hundred and 89

(Signed).....  .....

Director of Environment & Leisure

For notes as to penalties, appeals, transfers of licence etc., see overleaf.

1. Insert full name and address of licensee., 2. Describe the land. 3. Insert conditions attached to the licence.

# **ARUN DISTRICT COUNCIL**

**CLIMPING PARK, BOGNOR ROAD, LITTLEHAMPTON**

**RESIDENTIAL SITE LICENCE CONDITIONS**

**CARAVAN SITES & CONTROL OF DEVELOPMENT ACT 1960**

## **1. Types of Caravans**

No Caravans other than caravans complying with Section 29 (1) of the Caravan Sites & Control of Development Act 1960 and Section 13 of the Caravan Sites Act 1968 and any other acts or regulations amending or extending the said acts shall be stationed or kept on site and any caravans newly sited after the transfer of this licence to Rickwood Estates Ltd (1 September 1998) must comply with the British Standard 3632 current at the date of first delivery to the site and with any other acts or regulations amending or extending the said standard.

## **2. Outbuildings & Other Structures**

No huts, sheds, "other than sheds of non combustible construction", tents, porches, verandas or other structures or buildings or vehicles (other than privately licensed vehicles which shall be parked within the parking spaces provided in accordance with these conditions) shall be erected, placed or kept on the site unless prior approval in writing is obtained from the Environmental Health Department of Arun District Council.

### **3. Layout of Caravans**

No caravan shall be less than

- A. 6m from
  - (i) any other caravan in separate occupation (the spacing between existing caravans on plots 77/78 and 78/79 shall be approved at 5.8m. On the placement of any of these 3 homes, the separation distance shall revert to 6m)
  - (ii) Any building other than a building required to be provided in accordance with Condition 15 herein or such other building as the Council may specifically exempt in writing from this Condition. Please also refer to Condition No. 2 above.
  
- B. Without prejudice to the above the number of caravans on site shall not exceed 105.
  
- C. No caravan shall, unless approval in writing is obtained from the Environmental Health Department of Arun District Council, be less than:
  - (i) 2m from a carriageway
  - (ii) 3m from the site boundary.

### **4. Hardstandings**

Every caravan shall stand on a hardstanding of suitable material (See Appendix B) which should extend over the whole area occupied by the caravan placed upon it. All entrance steps are to be stable, secure and maintained in good condition at all times.

Where entrance steps are not permanent in nature, the hardstanding shall project not less than 1m outward from the entrance of the caravan.

Where hardstandings are associated with permanent entrance steps, the hardstanding does not need to protrude at least 1m from the entrance of the caravan.

## **5. Roads and Footpaths**

Roads of suitable material (see Appendix C) shall be provided so that no caravan standing is more than 45m from a road. Each standing shall be connected to a carriageway or a suitably surfaced footpath. Carriageways shall not be less than 3.7m wide, or if they form part of a one-way system, 3m wide. Footpaths shall not be less than 0.6m wide.

## **6. Fire Fighting Appliances**

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

## **7. Electrical Installations**

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

## **8. Water Supply**

- A. Each caravan shall be provided with an internal piped water supply, which shall be from a mains supply, where reasonably practicable.
- B. An adequate supply of water shall be maintained at all times, subject only to temporary interruption for the purpose of repairs to the distribution system by either the site owners or the water supply company. The water supplied is to be in accordance with bylaws and statutory quality standards.

## **9. Drainage, Sanitation & Washing Facilities**

- A. 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; or by discharge to a properly constructed septic tank or

cesspool approved by Arun District Council. All drainage manholes, connections and inlets should be so constructed and maintained so as:

- (i) To prevent any extraneous matter gaining access to the drainage system.
- (ii) Not to admit subsoil water.

- B. The standing for each caravan shall be provided with a connection to the foul drainage system. The connection to the foul drainage system shall be capable of being made airtight when not in use. Each caravan shall contain a water closet, bath or shower, wash hand basin and sink (each with a continuous supply of hot and cold water).
- C. Adequate surface drainage for footpaths and other paved areas for the site generally shall be provided and properly maintained.

## **10. Refuse Disposal**

Every caravan shall be provided with a refuse bin with a close fitting lid or other such facilities as the Environmental Health Department of Arun District Council shall approve in writing. Suitable arrangements must 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 Environmental Health Department of Arun District Council shall be provided on site for at least 1 vehicle for every caravan standing. A maximum of one vehicle may be parked in the separation spacing between homes in separate occupation and then only on a properly surfaced and designated parking area, providing that the door to each caravan is not obstructed by a vehicle.

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

Plastic or wooden boats must not be parked between homes.

## **12. Maintenance**

Roads, footpaths and hard standings on site shall be maintained in good repair and condition at all times. The site licensee will utilise contractual arrangements with site residents to ensure that the homes are 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 thereof.

## **14. Recreational Space**

Where children are resident on the site, space equivalent to approximately 1/10th of the total site area shall be provided and allocated for children's games and recreation.

## **15. Storage Space**

There shall be provided for each residential caravan a store or suitable storage space unless the Environmental Health Department of Arun District Council waive this condition in writing. Unless the store is already of non-combustible construction, or at least 5m away from an adjacent caravan, it shall, on the replacement of the caravan, be replaced with a store of non-combustible construction (including its roof). All timber sheds are to be removed or replaced with a store of non-combustible construction (including its roof) by 1 January 2005. At all times, all such stores shall be positioned so as to maintain sufficient space around the caravan so as not to prejudice means of escape in case of fire and not to permit the spread of fire. Also please refer to Site Licence Condition No. 2.

## **16. Identification of Caravans and Maintenance of Records**

Each caravan standing shall be identified by a number which shall be easily legible and displayed in such a manner as to be readily seen from the adjacent road or footpath.

The site licensee shall maintain at their offices, a suitable and comprehensive record for each standing and such shall be available at all reasonable times, and given reasonable notice for inspection by any duly authorised officer of Arun District Council.

## **17. Display of Licence**

At all times when caravans are stationed or kept on site for human habitation, a copy of the site licence and of these conditions shall be displayed in a conspicuous position. Alternatively, a copy of the site licence and conditions must be available in the site office and a copy of the licence and attached conditions provided to each caravan for the attention of its occupiers.

## **18. Approvals**

All applications for approval and the terms of this licence shall be made by the site licensee, and such approval by Arun District Council is subject to any necessary consents under the Town and Country Planning Act and any other Acts and Regulations that may apply.