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Environmental Health

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
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Caravan Sites & Control Of Development Act 1960

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

Number: 2949

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: **MR J AYRE
ECCLESDEN FARM
WATER LANE
ANGMERING
BN16 4ER**

to allow the land situate at

**TOURING CARAVAN/TENT SITE
ECCLESDEN FARM
WATER LANE
ANGMERING
BN16 4ER**

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

Dated this 01 May 1999

Signed.....*W. J. Ayre*.....
for Head of Environmental Health

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 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 of 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.



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Licence No 2949
Valid From 01/05/99
Valid Until
Type Caravans

Schedule of Specific Licence Conditions

This licence issued by Arun District Council is subject to the following specific conditions. These are in addition to any general conditions applied to this type of licence.

MAXIMUM NUMBER OF UNITS PERMITTED - TOURING CARAVANS AND/OR TENTS: 205.

PLEASE REFER TO ATTACHED SITE LICENCE CONDITIONS.

ARUN DISTRICT COUNCIL
ECCLESDEN FARM, WATER LANE, ANGMERING
TOURING SITE LICENCE CONDITIONS FOR THE STATIONING OF TOURING
CARAVANS AND TENTS
CARAVAN SITES & CONTROL OF DEVELOPMENT ACT 1960

Density

1. Site density should not exceed 75 units (Caravans or Motor Caravans) per hectare (30 units per hectare) calculated on the basis of the usable area rather than the total site area (i.e. excluding, crags, lakes, road to communal services, etc) provided that, where tent camping is also permitted, the maximum number of unit stationed on the site at any one time should be reduced by the number of pitches occupied by main tents stationed for human habitation.

- 2A. Where the number of units on the site is to be limited by condition, it may be appropriate to prescribe maxima by reference to specified periods so as to permit up to 10% more units during such peak holiday periods as may be agreed between the Council and the licence holder without the provision of additional facilities, provided that:
 - (i) the provisions of Paragraph 1 above are complied with and
 - (ii) the standards related to spacing, set out in Paragraphs 3 to 5 below are complied with.

- 2B. The number of units must not exceed:
 - 150 units on Field 1
 - 25 units on Field 2
 - 15 units on Field 3 .
 - 15 units on Field 4

- 2C. At any one time, no more than 15 tents are to be permitted on site, unless the occupants of the tents provide their own washing and toilet facilities or are associated with and have access to a caravan or caravans which have their own toilet and washing facilities.

- 2D. The site may be used for the stationing of caravans and/or tents between the periods set out in the Certificate of Lawful Use or Development, A/92/97/CLE.

Spacing

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

Drinking Water Supply & Waste Water Disposal

6. There should be an adequate supply of drinking water. Each pitch on the site should be no further than 90 metres from a water tap. At each tap there should be a soakaway or gully.
7. Waste water disposal points should be provided so that each pitch is no further than 90 metres from a waste water disposal point. The appropriate water authority should be consulted about the arrangements for disposal of water likely to be contaminated.

Toilets and Chemical Closets

8. The scale of provision should be 1 water closet and 1 urinal for men and 2 water closets for women per 30 pitches and their location should be to the satisfaction of the Council. The pro rata scale can be reduced where sites have over 120 pitches (see Paragraph 9 below). Toilets may not be justified where sites have less than 10 pitches, but on sites with between 10 and 30 pitches at least 1 WC and 1 Urinal for men and 2 water closets for women should be provided. Please refer to Site Licence Condition Relaxations No.1a and 1b.
9. Where the provision of water closets is not feasible or justified, entry should be confined to units with their own toilets or chemical toilets should be provided.
- 9A. Only caravans which are provided with their own toilet facilities are permitted on to Field 1.
- 9B. Facilities provided on site must be maintained in a clean and sound condition at all times.

Disposal Point for Chemical Toilets

10. Whether or not water closets are provided, a properly designed disposal point for the contents of chemical toilets should 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 particular circumstances and should be to the satisfaction of the Council and the appropriate water authority. Where appropriate, the water supply should be clearly labelled as non-potable.

Washing Points

11. There should be a minimum of 4 wash hand basins supplied with water for 30 units; 2 each for men and women. These should be adjacent to the toilets. Each wash hand basin must be provided with a continuous supply of hot and cold water. Please refer to Site Licence Condition Relaxations No. 2a and 2b.
- 11A. Only caravans provided with their own wash hand basins are permitted onto Field 1.
- 11B. Facilities provided on site must be maintained in a clean and sound condition at all times.

Showers

12. Showers should not be obligatory on site with less than 70 pitches. If showers are required, provision should be on the basis of 1 shower per 25 pitches and hot water should be available. Please refer to Site Licence Condition Relaxation No.3.
- 12A Only caravans provided with their own showers are permitted onto Field 1.

Disabled Persons

13. Particular Consideration should be given to the needs of the disabled in the provision made for water points and showers.

Electrical Installations

14. 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 should be installed to the requirements of the Institution of Electrical Engineers Regulations for Electrical Installations (The IEE Wiring Regulations) for the time being enforced, and where appropriate to the standard acceptable for the Electricity (Overhead Lines) Regulations 1970, SI 1970 No. 1355. Any installation should be maintained as in such a way as to prevent danger as far as reasonably practicable and should be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations.

Refuse Disposal

15. Adequate provision should be made for storage, collection and disposal of refuse. (It is expected that site operators should normally be able to meet their responsibilities by making arrangements with the local authority or other contractors).

Fire Precautions

16. No unit must be further than 90 metres from a fire point. At each fire point there must be 2 water (gas expelled) fire extinguishers, each of 10 litre capacity and complying with British Standard 5423:1980 together with a means of raising the alarm in the event of fire. All fire-fighting equipment susceptible to damage by frost must be suitably protected.
17. Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters, of the type used by the Forestry Commission, should also be provided at each fire point.
18. The fire points must be clearly marked and easily accessible. All fire fighting equipment must be maintained in working order and kept available for use and for inspection by the licensing authority.
19. Each fire point must exhibit a conspicuous notice indicating the action to be taken in case of fire and the location of the nearest telephone. The notice must include the following:

On discovering a fire:

1. Raise the Alarm
2. Ensure the affected unit is evacuated.
3. Call the Fire Brigade (the nearest telephone is sited)
4. If practical, attack the fire, using the fire fighting equipment provided.

- 20A. Field 1 is to be provided with 2 fire points; 1 of which is to be permanently fixed to the field and the second fire point (portable type) is to be securely fixed in the field when this field is occupied by caravans and/or tents.
- 20B. Field 2 is to be provided with a permanently fixed fire point.
- 20C. Field 3 is to be provided with a permanently fixed fire point.
- 20D. Field 4 is to be provided with a portable fire point which is securely fixed in the field when it is occupied by caravans and/or tents.

Liquefied Petroleum Gas

- 21. Liquefied petroleum gas in cylinders is not to be displayed or sold on the site. Empty or nominally empty LPG cylinders are not to be kept or stored on the site.

Site Notices

- 22. A site indicating the name of the site should be displayed at the site entrance.
- 23. Notices should 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 local doctors could be contacted, and the location of the nearest public telephone. Where practical, a telephone should be provided on the site and the full address of the site should be displayed near the telephone. A telephone is to be provided in the entrance porch to the main house.
- 24. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
- 25. At sites with overhead electric lines, warning notices should be displayed on the supports for the lines and at the site entrance. Where appropriate, these should warn against the danger of contact between the lines and the masts of yachts or dinghies.
- 26. A copy of the site licence and attached conditions is to be kept in a conspicuous position in the entrance porch to the main house.

Site Licence Condition Relaxations

- 1A. The site is to be provided with 1 water closet for women and 1 water closet for men.
- 1B. The provision in 1A above has been permitted as the site owner has given an undertaking that Field 1 is only to be occupied by caravans which are provided with their own toilets. Field 1 may, from time to time, be occupied by organisations that are exempt under the Caravan Sites and Control of Development Act 1960. The number of tents permitted has been limited in order to take into account the facilities provided.
- 2A. The site is to be provided with 1 wash hand basin for women and 1 wash hand basin for men.
- 2B. The provision in 2A above has been permitted as the site owner has given an undertaking that Field 1 is only to be occupied which are provided with their own wash hand basins. Field 1 may, from time to time, be occupied by organisations that are exempt under the Caravan Sites and Control of Development Act 1960. The number of tents permitted has been limited in order to take into the facilities provided.
3. Showers do not have to be provided on the site as the number of units permitted (excluding Field 1) is less than 70.

The above relaxations have been allowed for the reasons set out above, and also due to the fact that the site owner has given an undertaking that the majority of caravans to be permitted onto the site will have their own washing, toilet and shower facilities.

