

## **SCHEDULE OF CONDITIONS**

### **CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960** **STATIC HOLIDAY SITE**

*Schedule of Conditions referred to in Licence No:            dated*

#### **1. Generally**

- 1.1 The term caravan in this licence refers to a static holiday caravan.
- 1.2 No caravan, building, structure or associated extension, shall be erected or provided unless plans have previously been submitted and approved by the appropriate Department of South Somerset District Council.
- 1.3 If any caravan which is on site at the above date is removed (or repositioned elsewhere on the site), the caravan together with any related shed subsequently placed on the site shall be positioned so as to comply fully with all Conditions of the Licence.
- 1.4 The Electricity supply to the site must be tested within three months of the issued of this notice if not tested within the past twelve months and a test certificate issued (see item 10.3).

#### **2. Permitted Number, Type and Condition**

- 2.1 The number of caravans on site is to be no more than 3 static units as holiday lets..
- 2.2 Any caravan brought onto the site after the date above shall be specifically designed and built for use as a residential caravan and shall be constructed to a standard acceptable to the South Somerset District Council. In general, the Council would accept a caravan certified by the National Caravan Council that it is "made to B.S.3632".
- 2.3 The caravan shall be weatherproof and kept in a good state of repair.

#### **3. Hardstandings**

- 3.1 The caravan shall be supported on an adequate solid foundation and if the location warrants it shall be secured to the foundation.
- 3.2 The caravan shall stand on a hardstanding of concrete or other approved material which shall extend at least 1 metre (3'0") outwards from the entrance or entrances of the caravan and 1 metre (3'0") inwards from the perimeter of the caravan; any remaining space under the caravan may be infilled with suitable material.

#### **4. Space Between Caravans & Siting**

- 4.1 Each caravan shall not be less than 6 metres from any other caravan which is occupied separately or stationed within 6 metres of a septic tank, soakaway, cesspool or any dwelling house. The point of measurement for porches, awnings etc. is the exterior cladding of the caravan. Any caravan should not be within 2 metres of a road.
- 4.2 Porches may protrude one metre into the 6 metre separation space and shall be of the open type.
- 4.3 Where awnings are used, the distance between any part of the awning and an adjoining caravan shall 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.

- 4.4 Eaves, drainpipes and bay windows may extend into the 6 metre space provide the total distance between the extremities of 2 adjacent units is not less than 5.25 metres.
- 4.5 Where there are ramps for the disabled, verandas and stairs extending from the unit. there shall be 4.5 metre clear space between them and two such items shall not face each other in any space. If they are enclosed, they may need to be considered as part of the unit and, as such, shall not intrude into the 6 metre space.
- 4.6 A garage, shed or a covered storage space will be permitted between units only if it is of non-combustible construction (including non-combustible roof). Existing combustible sheds will be allowed for the time being but should be replaced with non-combustible ones when they are renewed. Sufficient space is to be maintained around each unit so as not to prejudice means of escape in case of fire. Windows in such structures shall not face towards the units on either side. Car ports and covered walkways shall in no circumstances be allowed within the 6 metre space. For cars and boats between units, see standard 15.
- 4.7 No caravan shall be stationed within 6 metres of a septic tank, soakaway, cesspool or any dwelling house.

## **5. Water Supply**

- 5.1 The site shall be provided with a wholesome and sufficient water supply provided in accordance with appropriate Water Bylaws and statutory quality standards.
- 5.2 Each caravan must be provided with a piped water supply of sufficient pressure and in accordance with the appropriate Water Bylaws and statutory quality standards.

## **6. Sanitary Facilities**

- 6.1 The Caravan shall be provided with its own water closet and water supply.
- 6.2 It shall be provided with a connection to a foul drainage system; the connection should be capable of being made air tight when not in use.

## **7. Drainage, Sewage and Waste Water Disposal**

- 7.1 All foul (piped) drainage and waste water shall discharge to either
- (i) a properly constructed septic tank or cesspool;
  - (ii) the public sewer;
- or
- (iii) to a satisfactory private drainage system.
- 7.2 Adequate provision should be made for the dispersal of rain and surface water from the site.
- 7.3 No waste water shall be discharged into any ditch, stream or watercourse.
- 7.4 No alterations or additions shall be made to any underground drains or sewers unless plans are submitted and prior approval has been granted by the local authority.
- 7.5 All drainage, waste water and sewage disposal installations shall be constructed to a standard comparable to the current Building Regulations.

## **8. Roads and Footpaths**

- 8.1 Roads and footpaths shall be designed to provide adequate access for fire appliances. 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. Gateways shall be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Roads shall have no overhead cable less than 4.5 metres above the ground. Roads and footpaths shall be suitably lit. Emergency vehicle routes within the site shall be kept clear of obstruction.
- 8.2 The hard standing shall be connected to the road by a footpath 0.76 metres (2'6") wide which shall have a hard and reasonably even surface. It is recommended that any paths existing on site used by wheelchairs should be widened to 0.914 metres (3'0").

## **9. Fire Fighting Appliances and Precautions**

The standards below only apply if the site is not subject to the Regulatory Reform (Fire Safety) Order 2005

- 9.1 The caravan occupier is recommended to provide a dry powder fire extinguisher of at least 1 kilo in capacity, to be fixed near the principal access door.
- 9.2 The site shall either:-
- (a) be provided for fire fighting purposes with a water supply from a standpipe of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle of an approved hose reel,
- or (b) be provided with one 2 gallon size foam or gas expelled water extinguisher.
- A hose reel so supplied in accordance with 9.2(a) shall be provided with a non-kinking hose of a length sufficient to reach all sides of the caravan and related buildings.
- 9.3 The occupier of the caravan shall be advised of the location of the nearest telephone and told, on discovery of a fire, to:-
- (1) ensure the caravan or site building involved is evacuated;
  - (2) raise the alarm;
  - (3) call the fire brigade;
  - (4) attack the fire using the fire fighting equipment provided
- 9.4 All equipment susceptible to damage by frost shall be suitably protected. All alarm and fire fighting equipment should be tested regularly to ensure it is in full working order.
- 9.5 Refuse Disposal: Incinerators for the disposal of combustible rubbish shall not be sited within 9.1 metres (30 feet) of any caravan, covered store or of any dwelling house. The caravan standing shall have a refuse bin with a closely fitted lid.
- 9.6 Grass, undergrowth, etc.: The licensee shall at all times secure the control of grass or other vegetation to reduce as far as possible the risk of fire spread by this means. Any cuttings shall be removed from the vicinity of the caravan.

## **10. Electrical Installations**

- 10.1 The sites should be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravan situated on it.
- 10.2 Any electrical installations, which are not Electricity Board works and circuits subject to regulations made by the Secretary of State under section 16 of the Energy Act 1983 and section 64 of the Electricity Act 1947, should 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, Statutory Instrument 1988 No. 1057.

- 10.3 Work on electrical installations and appliances should be carried out only by competent persons such as the manufacturer's appointed agent, the electricity supplier, a professionally qualified electrical engineer, a member of the Electrical Contractors' Association, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of one of the above. The installation to be inspected at least every 5 years under IEE Wiring Regulations or whenever necessary. The first inspection to be prior to occupancy by customers. When an installation is inspected, it should be judged against the current regulations.
- 10.4 The inspector should, within one month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which should be retained by the site operator and be held available for inspection with the site licence. The cost of the inspection and report should be met by the site operator or licence holder.
- 10.5 If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies should be rectified.
- 10.6 If there are any overhead electrical lines on site, suitable warning notices should be displayed at the entrance to the site and on supports down the line.

## 11. **Storage of liquefied petroleum gas (LPG)**

- 11.1 LPG storage supplied from tanks should comply with Liquefied Petroleum Gas Association (LPGA) Code of Practice 1, Part 1 : " Bulk Storage at Fixed Installations" or, where LPG is supplied from cylinders, with the Liquefied Petroleum Gas Association (LPGA) Code of Practice 24 , Part 1: "The use of propane cylinders at residential premises" as appropriate.
- 11.2 Where there is a metered supply from a common LPG storage tank, then the Liquefied Petroleum Gas Association (LPGA) Code of Practice 25, "LPG Central Storage and Distribution Systems for Multiple Consumers" applies. In this case and where a British Gas mains supply is available, then the Gas Safety (Installation and Use) Regulations 1984 and the Pipe-lines Act 1962 may also be applicable.
- 11.3 Exposed gas bottles or cylinders should not be within the separation boundary of an adjoining unit
- 11.4 LPG installations should conform to British Standard 5482, "Code of Practice for domestic butane and propane gas burning installation, Part 2: 1988 Installations in Caravans and non-permanent dwellings".
- 11.5 For mains gas supply, the 1984 Regulations will be relevant for the installation downstream of any service pipes(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety (Installation and Use) Regulations 1998.
- 11.6 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.

Copies of publications COP 1 Part 1, COP 24 Part 1 and COP 25 can be obtained from the LP Gas Association, Pavilion 16, Headlands Business Park, Salisbury Road, Ringwood, Hants BH24 3BP (Telephone: 01425-461612)

## 12. **Fencing**

- 12.1 The site shall be adequately fenced off from land used for grazing purposes and the site itself shall not be used for grazing stock or running poultry during such time as the caravan is stationed on it for the purpose of human habitation.

12.2 The boundaries of the site shall be clearly marked by a permanent fence, hedge or wall which shall be properly maintained at all times.

**13. Maintenance**

13.1 At all times when caravans are stationed on the site for the purpose of human habitation, all the above facilities and equipment shall be properly maintained in working order and be available for inspection by or on behalf of the Council.

**14. Site Supervision**

14.1 The Licensee shall not knowingly or by any negligence on his part allow any person utilising the licensed site, for any purpose whatsoever, to break any of the conditions of the licence. In the event of any such breach he shall take all steps within his powers and relevant statutes to cause the person or persons concerned and their caravan to be removed from the licensed site and shall take all steps to remedy such breach.

14.2 A copy of the site licence should be readily available for inspection by the occupants of the caravan if they are not the licencees.

**15. Notices**

15.1 A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.

15.2 Notices and a plan shall be displayed on the site setting out the action to be taken in the event of an emergency. They shall show where the police, fire brigade, ambulance and local doctors can be contacted, and 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 representative.

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