



## Harborough District Council

### Caravan Sites and Control of Development Act 1960

#### Site Conditions for Permanent Residential Sites

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#### Schedule of Conditions relating to Bramfield Mobile Home Park, Lubenham, Leics.

##### Site Licence No. 23

#### 1.0 Class of Use

- 1.1 Park homes stationed on the site shall be for residential use only.

#### 2.0 Number and Type of Caravans

- 2.1 Not more than 38 park homes to be stationed or kept on the site at any one time.

#### 3.0 The Boundaries and Plan of the Site

- 3.1 The boundaries of the site from any adjoining land shall be clearly marked by a man made or natural feature.
- 3.2 No caravan or combustible structure shall be positioned within 3 metres of the boundary of the site.
- 3.3.1 A plan of the site shall be supplied to the local authority upon the application for a license and, thereafter whenever there is a material change to the boundaries or layout of the site, or at any other time on the demand of the local authority.
- 3.3.2 The plan supplied must clearly illustrate the layout of the site including all relevant structures, features and facilities on it and shall be of suitable quality.

#### 4.0 Density, Spacing and Parking Between Caravans

- 4.1 Every caravan must be spaced at a distance of no less than 6 metres (the separation distance) from any other caravan which is occupied as a

- separate residence, and shall not be sited within 2 metres of any road or communal car park within the site
- 4.2 A porch attached to the caravan may protrude one metre into the separation distance and must not exceed 2 metres in length and 1 metre in depth. The porch must not exceed the height of the caravan. Where a porch is installed only one door may be permitted at that entrance to the home, either on the porch or on the home.
  - 4.3 Eaves, drainpipes and bay windows may extend into the separation distance provided the total distance between the extremities of two facing caravans is not less than 5 metres.
  - 4.4 Any structure including steps, ramps, etc, which extends more than 1 metre into the separation distance shall be of non-combustible construction. There should be a 4.5 metre clear distance between any such structure and any adjacent caravan.
  - 4.5 Windows in structures within the separation distance shall not face towards the caravan on either side.
  - 4.6 Private cars may be parked within the separation distance provided that they do not obstruct entrances to caravans or access around them and they are a minimum of 3 metres from an adjacent caravan.
- 5.0 Roads, Gateways, Footpaths and Pavements**
- 5.1 Roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times. Any cable overhangs must meet the statutory requirements.
  - 5.2 Roads shall be constructed and laid of suitable bitumen macadem or concrete with a suitable compacted base, and roads shall have adequate surface water/storm drainage. All roads and surface / storm water gullies shall be maintained in a good condition.
  - 5.3 Any two way roads shall not be less than 3.7 metres wide, or if they are designed for and used by one way traffic, not less than 3 metres wide. Where existing two way roads are not 3.7 metres wide, passing places shall be provided where practical. One-way systems shall be clearly signposted.

- 5.4 Vehicular access and all gateways to the site must be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.
- 5.5 Every caravan shall be connected to a road by a footpath with a hard surface which shall be maintained in good condition.
- 5.6 Where practicable, communal footpaths and pavements shall not be less than 0.9 metres wide.
- 5.7 All roads and footpaths shall be constructed in accordance with Appendix II to these conditions, or by some other suitable method approved in writing by the Head of Health and Enforcement Services.

#### **6.0 Lighting**

- 6.1 Roads, communal footpaths and pavements shall be adequately lit between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness.

#### **7.0 Bases**

- 7.1 Every unit must stand on a concrete base or hard-standing. The base must extend over the whole area occupied by the unit, and must project a sufficient distance outwards from its entrance or entrances to enable occupants to enter and leave safely. The hard standings must be constructed to the industry guidance, current at the time of siting, taking into account local conditions.

#### **8.0 Maintenance of Common Areas, including Grass, Vegetation and Trees**

- 8.1 Every part of the site to which the public have access shall be kept in a clean and tidy condition.
- 8.2 Every road, communal footpath and pavement on the site shall be maintained in a good condition, good repair and clear of rubbish.
- 8.3 Grass and vegetation shall be cut and removed at frequent and regular intervals. Trees within the site shall (subject to the necessary consents) be maintained.

## **9.0 Supply & Storage of Gas etc**

- 9.1 Gas (including natural gas) and oil installations, and the storage of supplies shall meet current statutory requirements, relevant Standards and Codes of Practice.
- 9.2 Liquefied Petroleum Gas cylinders must not be positioned or secured in such a way as to impede access or removal in the event of an emergency.

## **10.0 Electrical Installations**

- 10.1 On the site there shall be installed an electricity network of adequate capacity to meet safely all reasonable demands of the caravans and other facilities and services within it.
- 10.2 The electrical network installations shall be subject to regulation under current relevant legislation and must be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements.
- 10.3 The installation shall be inspected not less than once in every twelve months, (in the case of underground installations three years) or in such longer period as may be recommended, by a suitably qualified person. A suitably qualified person for the purpose of carrying out work on electrical installations and appliances, including maintenance and inspections, includes a professionally qualified electrical engineer, a member of the Electrical Contractors Association, a contractor approved by the National Inspection Council for Electrical Installations Contracting, or a qualified person acting on behalf of the above.

## **11.0 Water Supply**

- 11.1 All pitches on the site shall be provided with a water supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
- 11.2 All water supplies shall be in accordance with all current legislation, regulations and relevant British or European Standards. Any repairs and improvements to water supplies and installations carried out shall conform with current legislation and British or European Standards.

## **12.0 Drainage and Sanitation**

- 12.1 Surface water drainage where reasonably practicable shall be provided where appropriate to avoid standing pools of water.
- 12.2 There shall be satisfactory provision for foul and waste water drainage either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the local authority.
- 12.3 Each caravan shall have its own water supply and water closet. Each caravan standing should be provided with a connection to the foul drainage system; such connection shall be capable of being made air tight when not in use.
- 12.4 Every site and every hardstanding should be provided with an adequate drainage system for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, caravans, roads and footpaths.

## **13.0 Domestic Refuse Storage & Disposal**

- 13.1 Where communal refuse bins are provided these shall be non-combustible and housed within a properly constructed bin store.

## **14.0 Communal Vehicular Parking**

- 14.1 Suitably surfaced parking spaces shall be provided to meet the requirements of residents and their visitors.

## **15.0 Communal Recreation Space**

- 15.1 Where children live on the site, space equivalent to about one tenth of the total area shall be allocated for children's games and other recreational purposes and no vehicles or other obstructions shall be placed on such recreational area.

## **16.0 Notices and Information**

- 16.1 The name of the site shall be displayed on a sign in a prominent position at the entrances to the site together with the current name, address and telephone number of the licence holder and manager and emergency

contact details. A copy of the current site licence shall be available for inspection in a prominent place on the site.

16.2 In addition at the prominent place the following information shall also be available for inspection at the prominent place:

- (a) A copy of the most recent periodic electrical inspection report.
- (b) A copy of the site owner's certificate of public liability insurance.
- (d) A copy of the fire risk assessment made for the site.

16.3 All notices shall be suitably protected from the weather and from direct sunlight.

16.4 A current plan of the site with roads and pitches marked on it shall be prominently displayed at the entrances to it.

#### **17.0 Fire Risk Assessment**

17.1 The site owner shall make available the latest version of the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by residents and when demanded, a copy of the risk assessment shall be made available to the local authority.

#### **18.0 Fire Precautions**

18.1 Fire Points shall be located so that no caravan or site building is more than 30 metres from a fire point. Equipment provided at a fire point shall be housed in a weather-proof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".

18.2 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. This notice should 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 phone is sited at .....)."

18.3 Where water standpipes are provided:

- (a) The water supply shall be of sufficient pressure to project a jet of water not less than 5 metres from the nozzle.

(b) There shall be a reel that complies with the current British or European Standard, with a hose not less than 35 metres long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand nozzle.

(c) Hoses shall be housed in a red box and marked "HOSE REEL".

Access to the fire point shall not be obstructed or obscured.

18.4 Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall be provided with water extinguishers (2 x 9 litres) which comply with the current British or European Standard.

18.5 Where hydrants are provided, hydrants shall conform to the current British or European Standard. Access to hydrants and other water supplies shall not be obstructed or obscured.

18.6 A suitable means of raising the alarm in the event of a fire shall be provided at each fire point.

#### **19.0 Maintenance and Testing of Fire Fighting Equipment**

19.1 All alarm and fire fighting equipment shall be installed, tested and maintained in working order by persons who are qualified in the particular type of work being undertaken and be available for inspection by, or on behalf of, the licensing authority or the Fire and Rescue Service.

19.2 A record shall be kept of all testing and remedial action taken. The records shall be kept available for inspection upon request.

19.3 All equipment susceptible to damage by frost shall be suitably protected.