

AYLESBURY VALE DISTRICT COUNCIL

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

SCHEDULE OF CONDITIONS ATTACHED TO PERMANENT RESIDENTIAL MOBILE HOME SITE LICENCES (MORE THAN 3 CARAVANS)

SITE BOUNDARIES

1. These shall be clearly marked and the site owner shall supply the Local Authority with a layout plan. Hedges or fences may be used to mark the boundary to the site and a 3 metre wide area inside the boundary shall be kept clear.

DENSITY AND SPACE BETWEEN CARAVANS

2. Caravans shall not be less than 6 metres apart and not less than 2 metres from a roadway. Measurement is from the exterior cladding of the caravan.

The following provisos are included:

- (i) Porches may protrude 1 metre into the 6 metres and shall be of the open type. A porch attached to the caravan must not exceed 2 metres in length and 1 metre in depth.
 - (ii) 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.
 - (iii) 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 metres.
 - (iv) 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.
 - (v) A garage, a shed or a covered storage space will be permitted between the units only if it is of non-combustible construction (including non-combustible roof) and sufficient space is 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 not be allowed within the 6 metre space. For cars and boats between units, see standard (27).
3. The density shall be consistent with safety standards and health and safety requirements. The gross density shall not exceed 50 caravans to the hectare, calculated on the basis of the useable area (ie excluding lakes, roads, communal services and other areas unsuitable for the siting of caravans) rather than the total site area.

ROADS, GATEWAYS AND FOOTPATHS

4. Roads and footpaths shall be designed to allow adequate access for fire appliances. (Detailed guidance on turning circles etc is available from Fire Authorities). Roads of suitable material shall be provided so that no caravan standing is more than 50 metres from a road. Where the approach to the caravan is across ground that may become difficult or dangerous to negotiate in wet weather, each standing shall be connected to a carriageway by a footpath with a hard surface. Roads shall not be less than 3.7 metres wide, or if they form part of a clearly-marked one way traffic system, 3.1 metres wide. Gateways shall be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres. Footpaths shall not be less than 0.75 metres wide for existing sites and 0.9 metres wide for new sites. 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 at all times. Roads and footpaths shall be adequately maintained to the satisfaction of the District Council.

HARD STANDINGS

5. Every caravan shall be stationed on concrete hardstanding which shall extend beneath its whole area and beyond for a sufficient distance outwards from the opening(s) to allow safe entry and exit.

FIRE FIGHTING APPLIANCES

6. **Fire Points**: These shall be established so that no caravan or site building is more than 30 metres from a fire point. They shall be housed in a weatherproof structure, easily accessible and clearly and conspicuously marked "FIRE POINT".
7. **Fire Fighting Equipment**: 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. There shall also be a reel that complies with British Standard 5306 Part 1, with a hose not less than 30 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 control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".
8. **Fire Hydrants**: Where standpipes are not provided but there is a water supply of sufficient pressure and flow, fire hydrants shall be installed within 100 metres of every caravan standing. Hydrants shall conform to British Standard 750. Access to hydrants and other water supplies shall not be obstructed or obscured.
9. **Fire Extinguishers/Buckets**: 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 litre) fire test rating 13A.
10. **Fire Warning**: 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, eg metal triangle with a striker, gong or hand operated siren. The advice of the Fire Authority shall be sought on an appropriate system.
11. **Maintenance**: All alarm and fire fighting equipment shall be installed, tested and maintained in working order by a competent person in accordance with BS5306 Part 3 and be available for inspection by, or on behalf of, the Licensing Authority. A log book shall be kept to record all tests and any remedial action.
12. All equipment susceptible to damage by frost shall be suitably protected.
13. **Fire Notices**: 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."
14. **Fire Hazards**: Long grass and vegetation shall be cut at regular intervals where necessary to prevent it becoming a fire hazard to caravans, buildings or other installations on the site. Any such cuttings shall be removed from the vicinity of caravans. The space beneath and between caravans shall not be used for the storage of combustible materials.

15. **Telephones:** A telephone which is immediately accessible shall be available on site for calling the emergency services and a notice by the telephone shall include the address of the site.

STORAGE OF LIQUEFIED PETROLEUM GAS (LPG)

16. Arrangements for the storage of Liquefied Petroleum Gas (LPG) on the site shall be in accordance with current national Code of Practice and regulations. LPG storage supplied from tanks shall comply with the Health and Safety Executive information chemical sheet guidance no 4 on the "Use of LPG in small bulk tanks". or, where LPG is supplied from cylinders, with user information sheet 028 issued by UKLPG "Safe use of propane and butane cylinders and cartridges".

Where a British Gas mains supply is available, then the Gas Safety (Installation and Use) Regulations 1998 and the Pipelines Act 1962 may also be applicable.

No container of LPG shall be stored within or under the caravans and they must not be stored within the 6 metre separation space.

LPG installations shall 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 1998 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/she will need an authorisation to do so from OFGEM under the Gas Act 1986 (as amended).

All gas appliances in caravans shall comply with the Gas Safety (Installation and Use) Regulations 1998. Landlords are responsible for ensuring that at least every 12 months gas appliances are safety checked by a Gas Safe registered engineer and that records are kept.

ELECTRICAL INSTALLATIONS

17. Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
18. 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.
19. Any work on electrical installations and appliances shall be carried out only by persons who are competent to do the particular type of work being undertaken, in accordance with current relevant statutory requirements.

Any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.

20. Existing installations shall be maintained to the standard of the IEE Regulations in force at the time of installation. Any new installations or any major alterations or extensions to an installation and all parts of the existing installation affected by them shall comply with the latest version of the IEE Wiring Regulations.
21. If there are overhead electric lines on the site, suitable warning notices shall 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 contacting the line.

WATER SUPPLY

22. All sites shall be provided with a water supply in accordance with all current legislation, regulations and relevant British or European Standards

DRAINAGE, SANITATION AND WASHING FACILITIES

23. Satisfactory provision shall be made for foul 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 District Council.
24. Each caravan must have its own adequate water supply in accordance with water byelaws and statutory quality standards and a water closet. Each caravan standing shall be provided with a connection to the foul drainage system. The connection shall be capable of being made airtight when not in use.
25. Every site and every hardstanding shall 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.

REFUSE DISPOSAL

26. Each caravan shall have a wheeled bin and two recycling baskets provided by the Local Authority. The collection point shall be agreed with Refuse and Recycling Department. Where communal collection facilities are provided then these facilities shall be used.

PARKING

27. One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed. Suitably surfaced parking spaces shall be provided where necessary to meet the additional requirements of the occupants and their visitors. Plastic or wooden boats shall not be parked between units.

RECREATION SPACE

28. Where children live on the site, space equivalent to about one-tenth of the total area shall be allocated for children's games and/or other recreational purposes. This provision will normally be necessary because of the limited space available round the caravans, but may be omitted where there are suitable alternative publicly provided recreational facilities which are readily accessible.

NOTICES

29. A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
30. A copy of the site licence with its conditions shall be displayed prominently on the site.
31. 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, location and telephone number of the site licence holder or his/her accredited representative. At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.
32. 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.

OTHER ITEMS

33. No caravan intended for permanent residential purposes shall be brought onto the site unless it complies with BS3632:2005.