

AYLESBURY VALE DISTRICT COUNCIL**STANDARDS FOR TOURING CARAVAN AND TENTED SITES****CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960****PUBLIC HEALTH ACT 1936**

The following have been adopted by the Council as standards which are normally to be expected, as a matter of good practice, on sites used wholly or predominantly by touring caravans and tents which are not placed permanently on sites throughout the year or holiday season. Authority has been designated to the Environmental Health and Licensing Manager to relax or dispense with any of the standards in the light of individual site circumstances.

SITE BOUNDARY

These shall be clearly marked by hedges or fencing and a 3 metre wide area inside the boundary shall be kept clear.

DENSITY

1. Site density shall not exceed 75 units (caravans or motor caravans) per hectare (30 units per acre) calculated on the basis of the useable area rather than the total site area (i.e. excluding crags, lakes, roads, communal services etc.) provided that, where tent camping is also permitted, the maximum number of units stationed on the site at any one time should be reduced by the number of pitches occupied by tents stationed for human habitation.
2. 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 relating to spacing as set out in Paragraphs 3 - 5 below, are complied with.

SPACING

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

DRINKING WATER SUPPLY AND WASTE WATER DISPOSAL

6. There shall be an adequate supply of drinking water complying with appropriate water byelaws and statutory quality standards. Each pitch on a site shall be no further than 90 metres from a water tap. At each tap there shall be a trapped gully or soakaway.
7. Waste water disposal points shall be provided so that each pitch is no further than 90 metres from a waste water disposal point. The appropriate Water Authority shall be consulted about the arrangements for disposal of water likely to be contaminated.

TOILETS: WCS AND CHEMICAL CLOSETS

8. The scale of provision shall be 1 WC and 1 urinal for men and 2 WCs for women per 30 pitches and their location shall 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 WCs for women shall be provided.
9. Where the provision of WCs is not feasible or justified, entry shall be confined to units with their own toilets or chemical closets shall be provided.

DISPOSAL POINT FOR CHEMICAL CLOSETS

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

WASHING POINTS

11. There shall be a minimum of four wash basins supplied with water per thirty units, two each for men and women. They shall be adjacent to the toilets.

HOT WATER: SHOWERS

12. Showers shall not be obligatory on sites with less than 70 pitches. If showers are required, provision shall be on the basis of 1 shower per 25 pitches and hot water shall be available.

REFUSE DISPOSAL

13. Adequate provision should be made for the 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.

DISABLED PERSONS

14. Particular consideration shall be given to the needs of the disabled in the provision made for water points and showers.

ELECTRICAL INSTALLATIONS

15. Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans and tents situated on them.
16. 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, shall be installed, tested and maintained in accordance with provisions of the Institution of Electrical Engineers' (IEE) Regulations for Electrical Installations for the time being in force. Also where appropriate, to the standard which would be acceptable for the purposes of the Electricity Supply Regulations 1988, Statutory Instrument 1988 No 1057.
17. Work on electrical installations and appliances shall only be carried out 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 installations shall be inspected periodically under IEE Wiring

Regulations every year, or such longer period (not exceeding 3 years) as is considered appropriate in each case.

18. The inspector shall, within one month of such an inspection issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which shall be retained by the site operator and displayed, supplemented or replaced by subsequent certificates with the site licence. The cost of the inspection and report is to be met by the site operator or licence holder.
19. 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.
20. 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.

FIRE PRECAUTIONS

21. **Fire Points**: These shall be established so that no caravan or tent is more than 90 metres from a fire point. They shall be housed in a weatherproof structure, easily accessible and clearly and conspicuously marked "FIRE POINT". 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.
22. **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".
23. **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 or tent. Hydrants shall conform to British Standard 750. Access to hydrants and other water supplies shall not be obstructed or obscured.
24. **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.
25. **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, e.g. metal triangle with a striker, gong or hand operated siren. The advice of the Fire Authority shall be sought on an appropriate system.
26. **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.
27. All equipment susceptible to damage by frost shall be suitably protected.
28. **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 tent 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.”

29.. **Fire Hazards:** Long grass and vegetation shall be cut at regular intervals where necessary to prevent it becoming a fire hazard to caravans, tents or other installations on the site. Any such cuttings shall be removed from the vicinity. The space beneath caravans shall not be used for the storage of combustible materials, nor the space between caravans and tents if this is less than 3 metres.

LIQUEFIED PETROLEUM GAS (LPG)

- 30. 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”.
- 31. Where a gas mains supply is available, then the Gas Safety (Installation and Use) Regulations 1998 and the Pipelines Act 1962 may also be applicable.
- 32. No container of LPG shall be stored within or under the caravans and they must not be stored within the 6 metre separation space.
- 33. 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”.

SITE NOTICES

- 34.. A sign indicating the name of the site shall be displayed at the site entrance.
- 35. Notices shall 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 can be contacted, and the location of the nearest public telephone. Where practicable, a telephone shall be provided on the site and the full address of the site shall be displayed near the telephone.
- 36. At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.
- 37. A copy of the Site Licence with its conditions shall be displayed prominently on the site.
- 38. 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.