

SWINDON BOROUGH COUNCIL

Caravan Sites and Control of Development Act 1960

SITE LICENCE CONDITIONS

**Schedule of conditions referred to in the licence dated
authorising the use of land known asas a touring
caravan site.**

General

1. The licensee shall maintain the caravan site free from accumulations including tins, paper, general litter, putrescible and other extraneous matter.
2. Long grass and vegetation shall be cut at frequent and regular intervals to prevent it becoming a fire hazard. If cuttings are removed they shall not be deposited within 6 metres of any unit, whether occupied or not.
3. Services, amenities, other buildings and structures on the site, play or other equipment, telephones if provided, and the site itself shall be maintained in good repair, in good order, in a clean, safe, sanitary, tidy condition and free from accumulations at all times.
4. Where practicable, there shall be a telephone on site, available at all times, for calling the emergency services.

Site Boundaries

5. The boundaries of the site shall be clearly defined, for example by fences or hedges. In addition, the site owner must provide the Local Authority with a plan showing the layout of the site, the position of pitches, the lighting points, fire points, amenities provided and position of any telephone provided.

Density

6. The density of units on the site shall not exceed 75 per hectare (30 per acre), calculated on the usable area (i.e. excluding lakes, roads, communal services, and other areas unsuitable for the siting of caravans).

Spacing

7. Every part of every caravan shall be not less than 6 metres from any other caravan in separate occupation. Vehicles and other ancillary equipment are permitted within the 6 metres space, provided there remains a clear space of at least 3 metres.
8. Units shall not be sited closer than 2 metres from any road if roads are provided.

9. Emergency vehicles shall have access at all times to within 90 metres of every unit on the site.

Roads, Gateways & Footpaths

10. Roads, gateways and footpaths shall be provided if a risk assessment by the site operator shows the site to be difficult or dangerous to negotiate in wet weather.

Where provided, roads shall not be less than 3.7 metres wide if a two-way traffic system is in operation, 3.0 metres wide if forming part of a clearly marked one-way system. Roads shall be adequately lit, taking into account the characteristics of the site. Roads shall be designed to give adequate access for emergency vehicles, and be kept clear of obstructions at all times.

Where provided, vehicle gateways shall be a minimum of 3.1 metres wide, with minimum height clearance of 3.7 metres.

Where provided, footpaths shall be not less than 0.75 metres wide, with a hard surface, and be adequately lit.

Where roads, footpaths and paving are provided, there shall be adequate surface water drainage.

Drinking Water Supply

11. There shall be an adequate, constant and wholesome supply of water. Each unit shall be no further than 90 metres from a water tap. At each tap there shall be a trapped connection to a soakaway or, if the gully is used for wastewater disposal, drained to the recommendations of the appropriate Water Authority.

Waste Water Disposal

12. Wastewater disposal points shall be provided such that each unit is no further than 90 metres from a wastewater disposal point. Wastewater shall be drained in a manner approved by the Water Authority.

Toilets – WCs and Chemical Closets

13. Toilet facilities shall be provided at the ratio of 1 WC and 1 urinal for men, and 2 WCs for women per 30 pitches or part thereof. For sites of 120 or greater pitches, this ratio can be reduced with prior agreement in writing from the Council. Toilets may not be justified where sites have less than 10 pitches. Where this is the case, entry shall be restricted to units with their own toilets.
14. Foul drainage shall be discharged to either a public or private sewage treatment works, or to a septic tank or cesspool approved by the Council.

15. There shall be a properly designed disposal point for the contents of chemical closets, and an adequate supply of water for cleaning the containers. Water supply points for this purpose shall be clearly marked "Not Drinking Water". Disposal points shall be provided irrespective of whether WCs are provided on the site or not.

Washing Points

16. There shall be a minimum of 2 wash hand basins for men, and 2 wash hand basins for women, suitably provided with hot and cold water supply per 30 pitches, or part thereof. Wash hand basins shall be sited adjacent to toilets.
17. Where there are 70 or more pitches, showers shall be provided at the rate of 1 shower per 25 pitches.

Laundry Facilities

18. For sites of 60 or more units, laundry facilities shall be provided at the rate of 1 deep sink with running hot and cold water per 30 units or part thereof.

Disabled Persons

19. Particular care shall be taken such that disabled persons have equality of access to all facilities provided such as toilets, disposal points, laundry facilities and washing points.

Refuse Disposal

20. Adequate provision shall be made for the storage, collection and proper disposal of refuse.

Electrical Installations

21. All electrical installations, which are not part of the supply companies' 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 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.

Fire Precautions

22. There shall be a Fire Point housed in a weather proof structure within 90 metres of every unit and site building, clearly and conspicuously marked "FIRE POINT" and comprising 2 water fire extinguishers of 9 litres capacity complying with BS EN3: 1196, together with a means of raising the alarm in

the event of a fire (e.g. a manually operated sounder or gong, or hand operated siren). All fire fighting equipment susceptible to damage by frost should be suitably protected.

23. All alarm & fire fighting equipment provided shall be maintained by a competent person. All alarm and fire fighting equipment shall be kept in working order, available for use at any time, and available for inspection by the Council. Records of all testing & remedial actions, including dates, shall be kept by the site operator for inspection by the Council.
24. At each fire point shall be displayed a clearly written and conspicuous Notice indicating the action to be taken in case of fire and the location of the nearest telephone.

The Notice should include the following:

“On discovering a fire in a unit or site building –

- Raise the alarm*
- Ensure the affected unit or site building is evacuated*
- Call the Fire Brigade (nearest telephone is sited at.....)*
- If practicable, attack the fire using the fire fighting equipment provided”*

Notices

1. The following signs and notices shall be displayed in a conspicuous place:
 - a. A sign at the site entrance indicating the name of the site.
 - b. A copy of the site licence and licence conditions in an accessible position, out of direct sunlight.
 - c. A notice and plan indicating actions to take in the event of an emergency, and how and where the emergency services may be contacted.
 - d. A notice giving the name, location and telephone number of the site operator or their accredited representative(s).
 - e. Where the site is liable to flooding – a notice giving advice on the operation of the flood warning system.
 - f. Where the site has overhead power lines – notices on all support posts warning of the danger of contact between lines and dinghy masts, kite lines etc.

Liquefied Petroleum Gas & Natural Gas

1. Gas supplies and installations shall comply with all relevant and applicable parts of any legislation, British Standards, and Liquefied Petroleum Gas Association Codes of Practice in force at any time. Any relevant certificates shall be provided to the Council at their request.