

HORSHAM DISTRICT COUNCIL

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960

SINGLE PERMANENT RESIDENTIAL MOBILE HOME SITES

SCHEDULE OF CONDITIONS

Annexed to the Site Licence No. _____ granted to _____ and issued on _____ under
Section 3 of the Caravan Sites and Control of Development Act 1960 in respect of the caravan site at _____

1. Site Boundaries

- 1.1 The boundaries of the site shall be clearly marked by a hedge or fence. In addition, the site owner shall provide the local authority with a plan of the site layout upon application for a licence, transfer of a licence, or when requested to do so by the licensing authority. A 3 metre wide area shall be kept clear within the inside of all boundaries.
- 1.2 The requirement for a 3 metre clear area to be maintained within the inside of all boundaries shall only apply to sites on or after 25th March 1993 or where a caravan is replaced on an existing site.

2. Type of Caravan

- 2.1 No caravan shall be stationed on site unless it is of a proprietary type complying with British Standard 3632 : 1989, or subsequent modifications thereof.
- 2.2 The requirement for caravans to comply with British Standard 3632 : 1989 shall apply to sites first licensed on or after 25th March 1993 or where a caravan is replaced on an existing site.
- 2.3 There shall not be stationed on the site more than one caravan.

3. General Layout

Subject to the following variations, the caravan shall be not less than 6 metres from any other dwelling at any point and not less than 2 metres from a road. The point of measurement for porches, awnings, etc is the exterior cladding of the caravan:

- 3.1 Porches may protrude 1 metre into the 6 metres and shall be of the open type. Enclosed porches shall be considered as part of the caravan and as such shall not intrude into the separation space.
- 3.2 Where awnings are used, the distance between any part of the awning and an adjoining dwelling shall not be less than 3 metres. They shall not be of the type which incorporates sleeping accommodation.
- 3.3 Eaves, drainpipes and bay windows may extend into the 6 metre space provided the total distance is not reduced to less than 5.25 metres.
- 3.4 Where there are ramps for the disabled, verandahs and stairs extending from the caravan, there shall be 4.5 metres clear space remaining between the structure and any other dwelling. If they are enclosed, the structures shall be considered as part of the caravan and, as such, shall not intrude into the 6 metre space.
- 3.5 A garage, a shed or a covered storage space may be permitted on site only if it is of non-combustible construction (including non-combustible roof). A 1 metre wide space shall be maintained around the caravan so as not to prejudice means of escape in case of fire. Windows in such structure shall not face towards the caravan.
- 3.6 Existing combustible garages, sheds or covered storage spaces shall not be required to be removed from the site until _____

- 3.7 Hedges, fences, trellises, or similar barriers in excess of 1.8 metres in height shall not be permitted in the separation space between the caravan and any other dwelling.

4. Roads, Gateways and Footpaths

Roads and footpaths shall be designed to provide adequate access for fire appliances. (Detailed guidance on turning circles, etc is available from the Fire Authority). Roads of suitable material shall be provided so that no caravan standing is more than 50 metres from a road. Each standing shall be connected to a road by a footpath with a hard surface. Roads shall not be less than 3.7 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. Roads shall have no overhead cable less than 4.5 metres above the ground. Roads and footpaths shall be suitably lit. The road leading to the caravan shall be kept clear of obstruction at all times to provide access for emergency vehicles.

5. Hard-standings

Every caravan shall stand on a concrete hard-standing which shall extend over the whole area occupied by the caravan placed upon it, and shall project a sufficient distance outwards from the entrance or entrances of the caravan to enable occupants to enter and leave safely.

6. Fire Precautions

Fire Fighting Equipment

- 6.1 A 1 kg dry powder fire extinguisher, complying with British Standard 5423, shall be attached to a bracket near the main exit door of the caravan. A fire blanket, complying with British Standard 6575, should be provided in the kitchen of the caravan.
- 6.2 All extinguishing appliances provided on the site shall be inspected regularly and maintained annually. A certificate from a competent firm of fire engineers shall be obtained ANNUALLY and kept available on the site for inspection when required.

6.3 Fire Hazards

Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to the caravan, buildings or other installations on the site. Any such cuttings shall be removed from the vicinity of the caravan. The space beneath and between the caravan and the boundaries of the site shall not be used for the storage of combustible materials.

7. Storage of Liquefied Petroleum Gas (LPG)

- 7.1 LPG storage supplied from tanks shall comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations" or, where LPG is supplied from cylinders, with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers" as appropriate.
- 7.2 Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 "The Storage and use of LPG at Metered Estates" provides further guidance. In this case and where a British Gas mains supply is available, then the Gas Safety (Installation and Use) Regulations 1984 and the Pipelines Act 1962 may also be applicable.
- 7.3 Portable gas bottles and cylinders placed outside the caravan shall be provided with a firm, clean standing, and be suitably secured in an upright position to prevent damage. Such bottles and cylinders shall not be placed within 3 metres of any combustible material, other than the caravan which they serve, or any drain, and shall be kept well ventilated at all times.
- 7.4 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".

- 7.5 For mains gas supply, the 1984 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.
- 7.6 In cases where the site owner supplies gas to the caravan on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

8. Electrical Installations

- 8.1 The site shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravan situated on it.
- 8.2 Such electrical installations, other than 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 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 (Overhead Lines) Regulations 1988 Statutory Instrument 1988 No.1057).
- 8.3 Work on electrical installations and appliances shall 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 (ECA), a contractor approved by the National Inspection Council for Electrical installation Contracting (NIC), or a qualified person acting on behalf of one of the above.
- 8.4 The installations shall be inspected by a contractor registered by NIC under IEE Wiring Regulations every year, or such longer period (not exceeding 3 years) as is considered appropriate in each case. When an installation is inspected, it shall be judged against the current regulations.
- 8.5 The licensee shall, within one month of such an inspection, obtain 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 shall be met by the site operator or licence holder.
- 8.6 If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies shall be rectified. Any major alterations and 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.
- 8.7 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.

9. Water Supply

The site shall be provided with a water supply in accordance with appropriate Water Byelaws and statutory quality standards.

10. Drainage, Sanitation and Washing Facilities

- 10.1 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 local authority.
- 10.2 The caravan shall have its own water supply and 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.
- 10.3 The caravan shall be provided with a wash basin, and shower or bath, with hot and cold water.
- 10.4 The site shall be provided with an adequate drainage system for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, caravan, roads and footpaths.

11. Refuse Disposal

Suitable provision shall be made for the hygienic storage and collection of refuse from the caravan.

12. Parking

One car only may be parked between the caravan and any other dwelling provided that the door to the caravan is not obstructed. A suitably surfaced parking space shall be provided to meet the requirements of the occupants of the caravan. Touring caravans and plastic or wooden boats shall not be parked between the caravan and any other dwelling.

13. Maintenance of Caravans

13.1 The caravan shall be kept weatherproof, in good repair and decoration and in all respects fit for human habitation.

13.2 The land shall be maintained in a tidy, orderly state and shall be kept free from refuse and litter. The licensee shall ensure that no detriment to the amenities of the land or the neighbourhood result from the use of the land as a caravan site.

14. Storage of Caravans

No caravans shall be placed or stored on the site other than the one permitted under licence.

15. Unauthorised Structures

No structures, other than those which comply with these conditions, shall be placed on site without prior approval of the licensing authority.

16. Additional Fire Safety Advice

- (a) The early detection of fire in a mobile home or caravan is paramount to life safety. Occupants are advised to provide a domestic smoke detector, complying with British Standard 5446 : Part 1, which may incorporate the alarm pause mode in its construction.
- (b) The following General Guidance is given for the location of smoke alarms:-

Standard Static Caravans

The preferred location is ceiling mounted between the living and kitchen area. Mount smoke alarm out of line of sight of the kitchen area or cooker wherever possible. Additional smoke alarms should be considered for each bedroom.