

Touring Caravan Sites Conditions - for caravans used for the purposes of touring from one location to another and not to remain static in any single location. The following conditions were approved by full Council of Borough Council of King's Lynn & West Norfolk on 28th March 2013

1. General

- (i) Site Density should 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 time should be reduced by the number of pitches occupied by main tents stationed for human habitation.
- (ii) The site owner shall provide a scale plan of the site upon reasonable request of an authorised officer (site boundaries and all relevant facilities must be shown on this plan)
- (iii) Where the number of units on the site is to be limited by condition, it may be appropriate to prescribe maximum by references to specified periods so as to permit up to 10 more units during such peak holiday periods as may be agreed between the site licensing authority and the licence holder without the provision of additional facilities, provided that:
 - (a) The provisions of paragraph 19.1 above are complied with; and
 - (b) The standards relating to spacing, as set out below, are complied with.
 - (c) No unit shall be closer than 6 metres.
 - (iv) Vehicles and other ancillary equipment should be permitted within the 6 metres space between units in separate family occupation but, in order to restrict the spread of fire, there should always be 3 metres clear space within the 6 metres separation. (No unit shall be stationed within 3 metres of a carriageway)
 - (v) Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.
 - (vi) Refuse Disposal - 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).
 - (vii) A sign indicating the name of the site should be displayed at the site entrance.
 - (viii) Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency indicating where local doctors can be contacted and the location of the nearest public telephone. Where practicable a telephone should be provided on the site and the full address of the site should be displayed near the telephone.
 - (ix) At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system and any site operated within a high risk flood zone must be registered with Flood watch Direct (or its equivalent flood warning system).
 - (x) A copy of the site licence with its conditions must be displayed prominently on the site when the site is open.
 - (xi) Roads and carriageways shall be designed to afford adequate access to all emergency vehicles

(xii) Parking shall be provided in order for adequate numbers of vehicles to park safely and avoid more than one vehicle being parked between caravans.

(xiii) The licence holder shall ensure that grass, hedges, trees and ditches are kept in a satisfactory condition. Toilet blocks, disposal points, fire points, standpipes and electrical or other equipment shall be maintained in a satisfactory condition.

(xiv) The licence holder shall take all reasonable steps to prevent disorderly conduct on the site and to prevent noise or other nuisance likely to disturb the neighbourhood. No apparatus or equipment shall be so operated at any time in such a manner as to cause nuisance by noise.

(xv) All notices shall be suitably protected from the weather and displayed where possible out of direct rays of sun, preferably in areas lit by artificial lighting.

2. Spacing

(i) Spacing - Every unit should be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres should be permitted between units in any circumstances. (Where awnings are used, the minimum distance between any part of the awning and nearest caravan will be 3 metres)

3. Fire Safety

Each and every condition of this site licence shall not apply to any fire safety matter to which requirements or prohibitions that are or could be imposed by the Regulatory Reform (Fire Safety) Order 2005, specifically in relation to the Caravan Site. Controls in relation to fire safety do apply in as much and so far as is compatible with the said Order.

(i) Fire Precautions - No unit should be further than 90 metres from a fire point. At each point there should be two water (gas expelled) extinguishers each of 10 litres capacity and complying with current British Standards, together with a means of raising the alarm in the event of fire (e.g. a manually operated sounder, gong or hand operated siren). All fire fighting equipment susceptible to damage by frost should be suitably protected.

(ii) Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters, of a type used by the Forestry Commission, should also be provided at each fire point.

(iii) The fire points should be clearly marked and easily accessible. All firefighting equipment should be maintained in working order and kept available for use and for inspection by the licensing authority.

(iv) Each fire point should exhibit a 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:

Do not take personal risks or attempt to tackle the fire

Raise the alarm by activation of the warning system provided

Ensure the fire and rescue service is called

The nearest public telephone is

The address and postcode of this site is

Meet the fire and rescue service on their arrival in order to give access, directions and report if any persons are missing or trapped

(v) The licence holder will carry out a fire risk assessment in accordance with the Regulatory Reform (Fire Safety) Order 2005 and a written copy of that assessment shall be displayed on the public notice board

4. Gas & Electricity

(i) Liquefied Petroleum Gas - Arrangements for the storage and provision of Liquefied Petroleum Gas (LPG) on the site should be in accordance with the current guidance provided by the Health and Safety Executive under Operational Circular OC 440/34, this advice is due to be reviewed on 26/08/2015. Proof of this must be produced upon reasonable request.

(ii) At sites with overhead electric lines, warning notices should be displayed on the supports for the lines and at the site entrance. Where appropriate, these should warn against the danger of contact between the lines and the masts of yachts or dinghies.

(iii) Electrical Installations - Where there is an electrical installation other than Electricity supplier works and circuits subject to current regulations, it should be installed to the requirements of the Institution of Electrical Engineers' Regulations for Electrical Installations (the IEE Wiring Regulations) for the time being in force and, where appropriate, to the standard. Any installation should be maintained in such a way as to prevent danger as far as reasonably practicable and should be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations. Proof of this (certificate) must be produced upon reasonable request.

5. Water & Sewerage

(i) Drinking water supply and Waste Water disposal - There should be an adequate supply of drinking water. Each pitch on a site should be no further than 90 metres from a water tap. At each tap there should be a soak-away or gully.

(ii) Waste water disposal points should be provided so that each pitch is no further than 90 metres from a waste water disposal point. Satisfactory provisions are to be made for foul drainage either by connection to a public sewer, private treatment plant, properly constructed cesspool or septic tank. The appropriate Water Authority should be consulted about the arrangements for disposal of water likely to be contaminated.

(iii) Toilet Facilities:- The scale of provision should be 1 WC and 1 urinal for men and 2 WCs for women per 30 pitches and their location should be to the satisfaction of the licensing authority, being clearly marked and accessible 24 hours a day.

(a) The pro rata scale can be reduced where sites have over 120 pitches (see also 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 one WC and 1 urinal for men and 2 WCs for women should be provided.

(b) Toilet blocks are to be constructed in such a manner and of such materials that they are easily cleansed. Walls and floors are to be constructed to ensure adequate privacy and all sanitary facilities to be provided free of charge. All toilet blocks shall be maintained in a clean and sanitary condition. Separate entrances to the toilet blocks shall be provided for men and women, adequately screened and legibly identified.

(c) All toilet blocks shall be provided with a satisfactory form of artificial lighting during the hours of darkness.

(d) All sanitary fittings shall be made to discharge into the drainage system in an approved manner

(iv) Where the provision of WCs is not feasible or justified entry should be confined to units with their own toilets or chemical closets should be provided.

(v) Disposal point for chemical closets - Whether or not WCs are provided, a properly designed disposal point for the contents of chemical closets should 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 should be to the satisfaction of the local authority and the appropriate Water Authority. Where appropriate, the water supply should be clearly labelled as non-potable.

(vi) Washing Points - There should be a minimum of 4 wash basins supplied with water per 30 units; 2 each for men and women. They should be adjacent to the toilets. Laundry facilities are to be provided in a separate room attached to the toilet block and to be fitted with one deep sink and hot and cold running water per 100 caravans.

(vii) Hot water: showers - Showers should not be obligatory on sites with less than 70 pitches. If showers are required, provision should be on the basis of 1 shower per 25 pitches and hot water should be available.

(viii) Disabled persons - Particular consideration should be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

IMPORTANT ADDITIONAL INFORMATION

Section 7 (1) of the Caravans Sites and Control of Development Act 1960 states that any person aggrieved by any condition of this licence may, within twenty-eight days of the date on which the licence was so issued, appeal to a magistrates' court acting for the petty sessions area in which the land is situated; and the court, if satisfied (having regard amongst other things to any standards which may have been specified by the Minister of State) that the condition is unduly burdensome, may vary or cancel the condition.

Section 7 (2) of the Act states in so far as the effect of a condition (in whatever words expressed) subject to which a site licence is issued in respect of any land is to require the carrying out on the land of any works, the condition shall not have effect during the period within which the person to whom the site licence is issued is entitled by virtue of the foregoing subsection to appeal against the condition nor, thereafter, whilst an appeal against the condition is pending.