



Reference Number: 07/03935

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960 – SECTION 3

CARAVAN SITE LICENCE

To: Mrs Stella & Mr William Matthews

WHEREAS on the 12 November 2003 you made an application for a site licence in respect of land situate at SUNNYDALE FARM, GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 8GD

(hereinafter called "the said land")

AND WHEREAS you are entitled to the benefit of permission (Application No. 25933/010) for the use of the said land as a caravan site granted under Part III of the Town and Country Planning Act 1990, otherwise than by a development order.

NOW THEREFORE the Eastleigh Borough Council

HEREBY GRANT a site licence in respect of the said land pursuant to Section 3 of the Caravan Sites and Control of Development Act 1960, subject to the attached conditions

**THIS LICENCE WAS FIRST ISSUED ON:
11/06/2007**

**THIS REVISED LICENCE SUPERCEDES ANY AND ALL PREVIOUS LICENCES AND IS IN
EFFECT FROM:
01/02/2013**

(revised to incorporate updated conditions)

Signed
Head of Housing and Environmental Health

Date Issued: 01/02/2013

Please refer to the attached notes and conditions that apply to this licence.

NOTES TO CARAVAN SITE LICENCE

Part 1 of The Caravan Sites and Control of Development Act 1960, provides, *inter alia*, as follows:-

Section 1

(4) In this Part of this Act the expression "caravan site" means land on which a caravan is stationed for the purposes of human habitation and land which is used in conjunction with land on which a caravan is so stationed.

Section 5

(3) A site licence issued in respect of any land shall, unless it is issued subject to a condition restricting to three or less the total number of caravans which may be stationed on the land at any one time, contain an express condition that, at all times when caravans are stationed on the land for the purposes of human habitation, a copy of the licence as for the time being in force shall be displayed on the land in some conspicuous place.

(4) A condition attached to a site licence may, if it requires the carrying out of any works on the land in respect of which the licence is issued, prohibit or restrict the bringing of caravans on to the land for the purposes of human habitation until such time as the local authority have certified in writing that the works have been completed to their satisfaction; and where the land to which the site licence relates is at the time in use as a caravan site, the condition may, whether or not it contains any such prohibition or restriction as aforesaid, require the works to be completed to the satisfaction of the authority within a stated period.

(5) For the avoidance of doubt, it is hereby declared that a condition attached to a site licence shall be valid notwithstanding that it can be complied with only by the carrying out of works which the holder of the site licence is not entitled to carry out as of right.

(6) The Minister may from time to time specify for the purposes of this section model standards with respect to the lay-out of, and the provision of facilities, services and equipment for, caravan sites or particular types of caravan site; and in deciding what (if any) conditions to attach to a site licence, a local authority shall have regard to any standards so specified.

Section 7

(1) Any person aggrieved by an condition (other than the condition referred to in subsection (3) of section five of this Act) subject to which a site licence has been issued to him in respect of any land 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 if the court is satisfied (having regard amongst other things to any standards which may have been specified by the Minister under subsection (6) of the said section five) that the condition is unduly burdensome, may vary or cancel the condition.

(2) 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.

Section 8

(1) The conditions attached to a site licence may be altered at any time (whether by the variation or cancellation of existing conditions, or by the addition of new conditions, or by a combination of any such methods) by the local authority; but before exercising their powers under this subsection the local authority shall afford to the holder of the licence an opportunity of making representations.

(2) Where the holder of a site licence is aggrieved by any alteration of the conditions attached thereto or by the refusal of the local authority of an application by him for the alteration of those conditions, he may, within twenty-eight days of the date on which written notification of the alteration or refusal is received by him, appeal to a magistrates' court acting for the petty sessions area in which the land to which the site licence relates is situated; and the court may, if they allow the appeal, give to the local authority such directions as may be necessary to give effect to their decision.

(3) The alteration by a local authority of the conditions attached to any site licence shall not have effect until written notification thereof has been received by the holder of the licence, and in so far as any such alteration imposes a requirement on the holder of the licence to carry out on the land to which the licence relates any works which he would not otherwise be required to carry out, the alteration shall not have effect during the period within which the said holder is entitled by virtue of the last foregoing subsection to appeal against the alteration nor, thereafter, whilst an appeal against the alteration is pending.

Section 9

(1) If an occupier of land fails to comply with any condition for the time being attached to a site licence held by him in respect of the land, he shall be guilty of an offence and liable on summary conviction, in the case of the first offence to a fine not exceeding one hundred pounds, and, in the case of a second or subsequent offence, to a fine not exceeding two hundred and fifty pounds.

(3) Where an occupier of land fails within the time specified in a condition attached to a site licence held by him to complete to the satisfaction of the local authority in whose area the land is situated any works required by the condition to be so completed, the local authority may carry out those works, and may recover as a simple contract debt in any court of competent jurisdiction from that person any expenses reasonably incurred by them in that behalf.

Section 10

(1) When the holder of a site licence in respect of any land ceases to be the occupier of the land, he may, with the consent of the local authority in whose area the land is situated, transfer the licence to the person who then becomes the occupier of the land.

(2) Where a local authority give their consent to the transfer of a site licence, they shall endorse on the licence the name of the person to whom it is to be transferred and the date agreed between the parties to the transfer as the date on which that person is, for the purposes of this Part of this Act, to be treated as having become the holder of the licence.

Section 11

(1) A local authority who have issued a site licence may at any time require the holder to deliver it up so as to enable them to enter in it any alteration of the conditions or other terms of the licence made in pursuance of the provisions of this Part of this Act.

(2) If the holder of a site licence fails without reasonable excuse to comply with a requirement duly made under this section he shall be liable on summary conviction to a fine not exceeding ten pounds.

Section 29

(1) In this Part of this Act, unless the context otherwise requires:-

"caravan" means any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted, but does not include:-

- (a) any railway rolling stock which is for the time being on rails forming part of a railway system or;
- (b) any tent



SITE LICENCE CONDITIONS

For Licence No. 07/03935

Touring Caravan Site

The following conditions have been based on those provided in the 1983 Model Standards under the Caravan Sites & Control of Development Act 1960. They are in respect of the site licence referenced above and for the site being operated solely as a touring caravan site.

T1.0 Density and Spacing of Caravans

T1.1 The total number of touring units on the site shall not exceed 40

The density of units on the site must be consistent with safety standards and health and safety requirements. The gross density must not exceed 75 units to the hectare, calculated on the basis of the useable area (i.e. excluding lakes, roads, communal services and other areas unsuitable for the siting of units) rather than the total site area.

T1.2 The boundaries of the site must be clearly marked, for example by fences or hedges. In addition, the site owner shall give the Licensing Authority a plan of the site layout, including the position of all permanent structures and units.

T1.3 A 3 metre wide area shall be kept clear within the inside of the site boundaries.

T1.4 Whilst any unit is stationed on the site:

- a) it shall not be less than 6 metres from any other unit, and:
- b) it shall not be within 2 metres of any site road.

T1.5 Where awnings are used, distances between them and adjoining units must not be less than 3 metres. They must not incorporate sleeping accommodation and must not face each other or touch.

T2.0 Roads, Gateways and Footpaths

T2.1 Site roads of suitable material shall be provided and maintained so that no unit is more than 50 metres from a road. Site roads shall be not less than 3.7 metres wide, or, if they form part of a one way traffic system, not less than 3 metres wide. Roads shall not be crossed by any overhead cable less than 4.5 metres above the ground.

T2.2 Gateways must be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.

T2.3 Roads and footpaths must be suitably lit during the hours of darkness and must be kept clear obstruction at all times. They must be designed to provide adequate access for fire appliances and emergency vehicles.



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T3.0 Fire Precautions

T3.1 Fire points shall be situated so that no unit is more than 30 metres from a fire point. They must be housed in a red weatherproof structure, be easily accessible and conspicuously marked "FIRE POINT".

T3.2 Each fire point shall consist of a 30 metre length of heavy quality garden hose (BS5306: part 1) kept on by each tap. The hose shall be not less than 15.0mm internal diameter, fitted with a hand held (4.0mm) nozzle and shall be capable of connection to the tap by a screw thread connection. The hose shall be kept on a reel in a RED box which shall be indicated "HOSE REEL".

T3.3 At each fire point there must be a means of raising the alarm in the event of fire, e.g. metal triangle with striker, gong, hand operated siren. The advice of the Fire Authority should be sought on an appropriate system.

T3.4 All fire equipment must be installed, tested and maintained in working order by a competent person. Records of tests, servicing etc., must be kept available for inspection by the licensing authority.

T3.5 All equipment susceptible to damage by frost must be suitably protected.

T3.6 A clearly written and conspicuously placed fire notice shall be provided 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 discovery of a fire:

- a) Ensure the unit or site building involved is evacuated.
- b) Raise the alarm.
- c) Call the Fire Brigade (nearest telephone is sited
- d) Attack the fire using the fire-fighting equipment provided, if safe to do so.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire-fighting equipment."

T3.7 Long grass and vegetation must be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard to units, buildings or other installations on the site. Any such cuttings must be removed from the vicinity of units. The space beneath and between units must not be used for the storage of combustible materials.

T3.8 An immediately accessible telephone shall be provided for use at all times by persons on the site in case of emergency for calling the Police, Fire Brigade or Ambulance Service. A notice by the telephone must include the address of the site.



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T4.0 Storage of Liquefied Petroleum Gas (LPG)

T4.1 Where LPG is kept on site either in a central bulk tank or as individual supplies for each unit (gas cylinders), it shall be in accordance with all current statutory requirements and relevant Standards of Codes of Practice. LPG cylinders must not be positioned or secured in such a way as to impede access or removal in the event of an emergency.

T5.0 Electrical Installations

T5.1 The site must be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the site.

T5.2 Any electrical installations, which are not Southern Electricity 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, must 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 1057).

T5.3 Work on electrical installations and applications must 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, a contractor approved by the National Inspection Council for Electrical Installation Contracting, or a qualified person acting on behalf of any of the above. The installations must be inspected periodically: under IEE Wiring Regulations, every year or such longer period (not exceeding 3 years) as is considered appropriate in each case.

T5.4 The inspector must, within 1 month of such an inspection, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which must 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 must be met by the site operator or licence holder.

T5.5 If an inspection reveals that an installation no longer complies with the regulations extant at the time it was first installed, any deficiencies must be rectified. Any major alterations and extensions to an installation and all parts of the existing installation affected by them must comply with the latest version of the IEE Wiring Regulations.

T5.6 If there are overhead electric lines on the site, suitable warning notes must 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.



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T6.0 Water Supply

T6.1 The site must be provided with a water supply in accordance with current Water Byelaws and statutory quality standards.

T6.2 Water standpipes shall be provided so that no unit is more than 18m from a standpipe.

T7.0 Drainage, Sanitation and Washing Facilities

T7.1 Satisfactory provision shall be made for foul drainage by discharge to any of the following:

- a) a public sewer
- b) a properly constructed sewage disposal installation
- c) a properly constructed septic tank with suitable outfall
- d) a properly constructed cesspool

T7.2 For units without their own water supply and water closets, communal toilet blocks with adequate supplies of water must be provided as follows:

Men: 1 WC and 1 urinal per 15 units

Women: 2 WCs per 15 units

1 wash basin for each WC

1 shower or bath (with hot and cold water) for each sex per 20 units.

Toilet blocks must be situated so that all occupants may have reasonable access to one by means of a road or footpath.

T7.3 All water standpipes shall discharge over a trapped gully surrounded by an adequate concrete apron and connected to an approved waste water disposal system.

T7.4 Suitable facilities must be provided for the disposal of the contents of chemical toilets, with an adequate supply of water for cleansing containers.

T7.5 Provision shall be made to the satisfaction of the Licensing Authority for the surface water drainage of site roads, footways and paved areas, and of the site generally.

T8.0 Refuse Disposal

T8.1 A suitable number of refuse receptacles must be provided and arrangements shall be made to the satisfaction of the Licensing Authority for such receptacles to be emptied regularly.



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T9.0 Parking

T9.1 Suitably surface parking places shall be provided, with space for at least one car for every 3 standings. Additional spaces shall be set aside to accommodate further cars, up to one car per unit to be surfaced as required.

T9.2 One car may be parked between adjoining units providing that the entrances to the units are not obstructed. Plastic or wooden boats may not be parked between units.

T10.0 General

T10.1 A suitable sign must be prominently displayed at the site entrance indicating the name of the site.

T10.2 A copy of the site licence and its conditions must be displayed on the site.

T10.3 Notices and a plan must be displayed on the site setting out the action to be taken in the event of an emergency. They must show where the police, fire brigade, ambulance, and local doctors can be contacted, and the location of the nearest public telephone. The notices must also give the name and location/telephone number of the licence holder or his/her accredited representative.

T10.4 All notices must be suitably protected from the weather and displayed where possible and out of the direct rays of the sun, in areas lit by artificial lighting.

T10.5 Recreation space equivalent to one tenth of the total area must be allocated for children's games and/or other recreational purposes should children stay on the site, unless in the Local Authority's opinion there are adequate recreational facilities within a close proximity of the site.

