

<b>Amber Valley Borough Council</b>	(Appendix C) Residential Mobile Home Sites	<b>Housing</b>
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# **AMBER VALLEY BOROUGH COUNCIL**

## **CARAVANS SITES AND CONTROL OF DEVELOPMENT ACT 1960**

### **Conditions attached to Site Licence for Residential Mobile Home Sites**

Licence reference:

Issued to:

The occupier of:

Number of Caravans Permitted:

#### **1. SITE BOUNDARIES**

The boundaries of the site shall be clearly marked by a man made or natural feature. No caravan or combustible structure shall be positioned within 3 metres of the boundary. A plan of the site shall be supplied to the local authority on application for a licence, or when there is a material change to the boundaries or layout, or if requested by the authority. The plan must clearly illustrate the layout of the site including all relevant structures, features and facilities on it.

#### **2. DENSITY**

The gross density shall not exceed 50 caravans to the hectare calculated on the usable area (i.e. excluding lakes, roads, communal services, and other areas unsuitable for the siting of caravans), rather than the total area.

#### **3. SPACE BETWEEN CARAVANS**

The minimum distance between caravans that are separately occupied shall be 6 metres, measured from the exterior cladding of the caravan, and not less than 2 metres from a road or communal car park. Some intrusions into the 6 metre space are permissible:-

- (i) a porch attached to the caravan may protrude by up to one metre into the separation distance but the porch must not exceed 2 metres in length and 1 metre in depth. It must not exceed the height of the caravan. Where a porch is installed only one door may be permitted at that entrance to the home, either on the porch or on the home;
- (ii) eaves, drainpipes and bay windows may extend into the 6 metre space provided the total distance between the extremities of 2 adjacent units is not less than 5

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metres except that where a caravan has been retrospectively fitted with cladding from Class 1 fire rated materials to its facing walls the separation shall not exceed 4.25 metres;

- (iii) any structure including ramps, steps, etc (except a garage or car port) which extends more than 1 metre into the separation distance shall be of non-combustible construction. There shall be a 4.5 metre clear distance between any such structure and any adjacent caravan;
- (iv) a garage or car port will be permitted only if it is of non-combustible construction and there is sufficient space around them for means of escape in case of fire;
- (v) windows in structures within the separation distance shall not face towards the unit on either side;
- (vi) fences and hedges, where allowed and forming the boundary between adjacent caravans, must be a maximum height of 1 metre high;
- (vii) a car may be parked between units provided it does not obstruct entrances to the caravan or access around it and there is a clear space of 3 metres from an adjoining unit;
- (viii) no caravan shall be situated more than 50 metres from a road within the site.

#### **4. ROADS, GATEWAYS & FOOTPATHS**

- (i) roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times. new roads shall be constructed and laid of suitable bitumen macadam or concrete with a suitable compacted base;
- (i) all roads shall have adequate surface water/storm drainage;
- (ii) new two way roads shall not be less than 3.7 metres wide or 3 metres wide if used by one way traffic;
- (iii) one-way systems shall be clearly signposted;
- (iv) where existing two way roads are not 3.7 metres wide, passing places shall be provided where practical;
- (v) vehicular access and all gateways to the site must be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres;
- (vi) roads shall be maintained in good condition;

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- (vii) cable overhangs must meet the statutory requirements; roads must have no overhead cables less than 4.5 metres above the ground.

## 5. FOOTPATHS AND PAVEMENTS

Every caravan shall be connected to a road or footpath with a hard surface which shall be maintained in good condition. Where practicable, communal footpaths and pavements shall not be less than 0.9 metres wide.

Roads, communal footpaths and pavements shall be adequately lit between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness.

## 6. LIGHTING

Roads, communal footpaths and pavements shall be adequately lit between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness

## 7. HARD STANDINGS

- (i) Every caravan must stand on a concrete base or hardstanding;
- (ii) The base must extend over the whole area occupied by the caravan and must project a sufficient distance outwards from the entrance or entrances of the caravan to enable occupants to enter and leave safely.
- (iii) New bases must be laid as a minimum in accordance with the current industry guidelines:-

*“A hard core base to a minimum depth of 150 mm, well consolidated and topped with 100 mm of concrete (mix as BS8500-2:2006) shall be used. The finished raft must be generally level with due allowance for surface drainage. Where the ground conditions so require, thickening or the introduction of reinforcement of the raft may be necessary.”*

## 8. WATER SUPPLY

- (i) all pitches on the site shall be provided with a water supply sufficient in all respects to meet all reasonable demands of the caravans situated on them;
- (ii) all sources of water supply must be protected against contamination and frost damage and must be able to meet peak demand at all times.
- (iii) Where the water supply is obtained from any source other than a public water main, a covered storage tank situated on or off the site and capable of holding one days estimated total water demand must be provided and maintained.

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- (iv) all new water supplies shall be in accordance with all current legislation, regulations and relevant British or European Standards;

All repairs and improvements to water supplies and installations shall be carried out to comply with current legislation and British or European Standards. Work on water supplies and installations shall be carried out only by persons who are qualified in the particular type of work being undertaken in accordance with current relevant legislation and British or European Standards.

## **9. MAINTENANCE OF COMMON AREAS**

- (i) Every part of the site that the public have access to shall be kept in a clean and tidy condition
- (ii) Every road, communal footpath and pavement on the site shall be maintained in a good condition, good repair and clear of rubbish;
- (iii) Grass and vegetation shall be cut and removed at frequent and regular intervals;
- (iv) Trees within the site shall (subject to necessary consents) be maintained;
- (v) Any cuttings, litter or waste shall be removed from the immediate surrounds of a pitch.

## **10. SUPPLY AND STORAGE OF GAS**

- (i) Gas (including natural gas) and oil installations, and the storage of supplies shall meet current statutory requirements, relevant Standards and Codes of Practice;
- (ii) Liquefied Petroleum Gas cylinders must not be positioned or secured in such a way as to impede access or removal in the event of an emergency;
- (iii) Any relevant certificates shall be provided to Amber Valley Borough Council at their request.

## **11. ELECTRICAL INSTALLATIONS**

- (i) The site shall have an electricity network of adequate capacity to meet safely all reasonable demands of the caravans and other facilities and services within it;
- (ii) the electrical network installations shall be subject to regulation under current relevant legislation and must be designed, installed, tested, inspected and

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maintained in accordance with the provisions of the current relevant statutory requirements;

- (iii) any work on electrical installations and appliances shall be carried out only by persons who are competent to do the particular type of work being undertaken, in accordance with current relevant statutory requirements;
- (iv) any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.

## **12. DRAINAGE, SANITATION AND WASHING FACILITIES**

- (i) Each caravan shall have its own water supply, water closet, bath or shower, basin, hot and cold water;
- (ii) There shall be satisfactory provision to foul and waste water 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;
- (iii) All drainage and sanitation provision shall be in accordance with all current legislation and British or European standards;
- (iv) Work on drains and sewers shall be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with current legislation and British or European standards;
- (v) Surface water drainage shall be provided where appropriate to avoid standing pools of water.

## **13. REFUSE STORAGE AND DISPOSAL**

- (i) Where communal refuse bins are provided these shall be non-combustible and housed within a properly constructed bin store;
- (ii) All refuse bins must have close fitting lids. A plastic sack system may be provided as an alternative but must be protected from attack by animals and birds;
- (iii) All refuse disposal shall be in accordance with all current legislation and regulations.

## **14. PARKING**

Suitably surfaced parking spaces shall be provided to meet the requirements of residents and their visitors. Parked vehicles must not obstruct a carriageway, footpath or a door to a caravan.

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## **15. RECREATION SPACE**

On sites where it is practical to do so, suitable space equivalent to about one-tenth of the total site area shall be allocated for recreational purposes.

## **16. NOTICES AND INFORMATION**

The following signs/notices must be displayed in a prominent place:-

- (i) the name of the site sign in a prominent position at the entrances to the site together with the current name, address and telephone number of the licence holder and manager and emergency contact details (ie setting out action to be taken in an emergency and showing where the police, fire brigade, ambulance and local doctors can be contacted;
- (ii) a copy of the site licence and licence conditions, or the front page of the licence and details of where the full licence and other information required to be available under this standard can be viewed and between which times (if not displayed on the notice board);
- (iii) a current plan of the site with roads and pitches marked on it at the entrances including the location of the site emergency telephone;
- (iv) a notice shall be displayed beside the emergency telephone showing the location and grid reference of the site;
- (v) in addition the following shall be available for inspection in a prominent place:
  - (a) a copy of the most recent periodic electrical inspection report;
  - (b) a copy of the site owner's certificate of public liability insurance;
  - (c) a copy of the fire risk assessment made for the site.
- (vi) All notices shall be suitably protected from the weather and from direct sunlight.

## **17. FLOODING**

The site owner shall establish whether the site is at risk from flooding by referring to the Environment Agency's Flood Map. Where there is risk from flooding the site owner shall consult the Environment Agency for advice on the likelihood of flooding, the depths and velocities of water that might be expected, the availability of a warning service and on what appropriate measures to take.

## **18. COMPLIANCE WITH THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

The site owner shall complete, maintain and make available a fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by residents and

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when demanded, a copy of the risk assessment shall be made available to the local authority.

## **19. GENERAL**

The caravans, services, buildings and structures on the site and the site itself shall be maintained in good repair, in good order and in a clean, safe, sanitary, tidy condition and free from accumulations at all times.

There shall be a telephone on the site, available at all times, for calling the emergency services unless a majority of caravans already have telephones.