



CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960 SECTION 5

Schedule of Conditions attached to **

1.0 GENERAL

- 1.1 Not more than ** caravans shall be stationed on the site at any one time.
- 1.2 The numbers of caravans on the site at any one time to be restricted to **, of which ** residential caravans , ** worker residential caravans, ** holiday static use and ** tourers. Holiday static caravans and touring caravans may only be occupied between ** and **
- 1.3 Notice of grant of planning permission approved by **

2.0 SITE BOUNDARIES

- 2.1 The boundaries of the site shall be clearly marked e.g. by fences or hedges. A 3 metre wide area should be kept clear within the outside of all boundaries. The site owner should give Copeland Borough Council a current plan of its layout.

3.0 DENSITY

- 3.1 The gross density should not exceed 60 caravans per useable hectare.
- 3.2 Spacing requirements of caravans:
- Aluminium construction – 5 metres between units/3.5 metres at corners
 - Plywood construction – 6 metres between units/3.5 metres at corners
 - Mixture of construction – 6 metres between units/3.5 metres at corners
 - Porches may protrude 1 metre into the space and should be of the open type
 - Where awnings are used the distance between any part of the awning and an adjoining caravan should not be less than 3 metres. The awning shall not incorporate sleeping accommodation.
 - Eaves, drainpipes and bay windows may extend between units provided the space is not less than 4.5 metres
 - Ramps, verandas and stairs extending from a unit should allow a 3.5 metres (4.5 metres if mixed construction) space between units.
If they are enclosed they may need to be considered as part of the unit and should not intrude into the required space.
 - A garage, shed or covered storage space is permitted between units only if it is of non-combustible construction. Car ports and covered walkways are not allowed within the space.

4.0 ROADS

- 4.1 Roads and footpaths should be designed to provide adequate access for fire appliances. Emergency vehicle routes within the site should be kept clear of obstruction at all times.
- Roads of suitable material should be provided so that no caravan is more than 50 metres from a road. Roads should have no overhead cable less than 4.5 m from the ground.

5.0 HARD STANDINGS

- 5.1 Hard standings may be dispersed with, if the caravans are situated on ground which is firm and safe in poor weather conditions.

6.0 FIRE FIGHTING

- 6.1 Fire points should be established so that no caravan or site building is more than 30 metres from a fire point. They should be housed in a weather-proof structure and be easily accessible.
- 6.2 Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle, such water standpipes should be situated at each fire point. There should also be a reel with a hose not less than 30 metres long, having a means of connection to a water standpipe with a water supply of sufficient pressure.
- 6.3 A means of raising the alarm in the event of a fire should be provided at each fire point.
- 6.4 All alarm and fire fighting equipment should be installed, tested and maintained in working order by a competent person and be available for inspection by, or on behalf of, the licensing authority.
- All equipment susceptible to weather damage should be suitably protected.
- 6.5 A clear and conspicuous notice should be provided and maintained at each fire point. Each notice should comply to BS5499.
- 6.6 Long grass and vegetation should be cut at frequent and regular intervals. Such cuttings should be removed from the vicinity of caravans. The space beneath and between caravans should not be used for the storage of combustible materials.

7.0 STORAGE OF LIQUEFIED PETROLEUM GAS (LPG)

- 7.1 Where LPG is supplied from cylinders its storage and supply should comply with Guidance Note CS4 "The keeping of LPG in cylinders and similar containers". Exposed gas bottles or cylinders should not be within separation of boundary of an adjoining unit.

8.0 ELECTRICAL INSTALLATIONS

- 8.1 Sites should be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravan situated on them.
- 8.2 Such electrical installations should 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.
- 8.3 Work should be carried out by a competent person. The installation should be inspected periodically: 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 should be judged against current regulations. The inspector should, within 1 month, issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which should 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 should be met by the site operator or licence holder.
- 8.4 If there are any overhead lines on the site, suitable warning notices should be displayed at the entrance to the site and on supports for the line.

9.0 WATER SUPPLY

- 9.1 The site should be provided with a portable water supply in accordance with appropriate statutory quality standards.

10.0 DRAINAGE, SANITATION AND WASHING FACILITIES

- 10.1 Satisfactory provision should be made for foul drainage, by connection to a properly constructed and maintained septic tank or cesspool.
- 10.2 Properly designed disposal points for the contents of chemical closets should be provided with an adequate supply of water for cleaning the containers.
- 10.3 The toilet block should be maintained in a clean and safe condition.

11.0 REFUSE DISPOSAL

- 11.1 Adequate arrangements for the storage, collection and disposal of refuse should be made.

12.0 PARKING

- 12.1 One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed. Suitably surfaced parking spaces should be provided to meet additional requirements. Plastic or wooden boats should not be parked between units.

13.0 NOTICES

- 13.1 A suitable sign should be prominently displayed at the site entrance indicating the name of the site.
- 13.2 A copy of the site licence with its conditions should be displayed prominently on the site.
- 13.3 Notices should be displayed on the site setting out the action to be taken in the event of an emergency. They should give emergency contacts and the location of the nearest public telephone.

At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.

- 13.4 All notices should be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

18 July 2011