



## **Environmental Protection and Licensing**

### **CARAVAN SITES & CONTROL OF DEVELOPMENT ACT 1960**

#### **Standard Conditions**

**For**

**Touring Caravans**

- I. Section 5(6) of the Act provides that the Secretary of State may from time to time, specify 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 that in deciding what (if any) conditions to attach to a site licence the Local Authority shall have regard to any standards so specified. Under Section 5(1)(c) such conditions may regulate the positions in which caravans are stationed for the purposes of human habitation, and the placing or erection at any time when caravans are so stationed, of structures and vehicles of any description whatsoever and of tents.
- II. Section 7(1) of the Act provides that on an appeal against any condition of a site licence a Magistrates' Court, if satisfied (having regard amongst other things to any standards specified by the Secretary of State under Section 5(6) ) that a condition is unduly burdensome, may vary or cancel the condition.
- III. Section 24, which empowers Local Authorities to provide caravan sites, provides, in sub-section (2), that in exercising their powers under the section, the Local Authority shall have regard to any standards that may have been specified by the Secretary of State under Section 5(6) of the Act.
- IV. In pursuance of his powers under Section 5(6) of the Act, the Secretary of State now specifies Model Standards for sites for touring caravans. Although these represent the standards normally to be expected, as a matter of good practice, the Secretary of State does not wish them to be applied to all sites, regardless of the economic and other implications for the site operators, people using the site and public amenity. They should be applied with the site, and services or facilities that may already be available within convenient reach, and other local conditions including the kind of holidays which the site is designed to offer. Where usage is restricted to caravans equipped with their own toilet and washing facilities, communal toilet washing facilities may not be necessary and lower standards than specified may be desirable in some locations for the avoidance of visually intrusive structures or installations.
- V. These Model Standards are for sites used by touring caravans, by which is meant caravans which are not permanently placed on the site throughout the year or the holiday season. Where a site is used both for touring caravans and for static caravans, the Local Authority should judge whether to refer to the Revised 1977 Model Standards, or to the following Standards according to the predominant use of the site. For example, where static caravans predominate, application of the Revised Model Standards of 1977, will be appropriate. Account should, however, be taken of the fact that significant changes in the nature of the use, might warrant the alteration of site licence conditions.

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### **DENSITY**

1. Site density should not exceed 75 units (caravan or motor caravans) per hectare (30 units per acre) calculated on the basis of the usable area rather than the total site area (ie. 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 one time should be reduced by the number of pitches occupied by main tents stationed for human habitation.

2. Where the number of units on the site is to be limited by condition, it may be appropriate to prescribe maxima 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:
  - (i) the provisions of paragraph 1 above are complied with, and
  - (ii) the standards relating to spacing, as set out in paragraph 3 below, are complied with.

### **SPACING**

3. 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.
4. 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.
5. Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.

### **DRINKING WATER SUPPLY AND WASTE WATER DISPOSAL**

6. 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 soakaway or gully.
7. Water waste disposal should be provided so that each pitch is no further than 90 metres from a waste water disposal point. The appropriate Water Authority should be consulted about the arrangement for disposal of water likely to be contaminated.

### **TOILETS: WC'S AND CHEMICAL CLOSETS**

8. The scale of provision should be 1 WC and 1 urinal for men and 2 WC's for women per 30 pitches and their location should be to the satisfaction of the Licensing Authority. 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 WC's for women should be provided.
9. Where the provision of WC's is not feasible or justified, entry should be confined to units with their own toilets or chemical closets should be provided.

### **DISPOSAL POINT FOR CHEMICAL CLOSETS**

10. Whether or not WC's 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 cleaning 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.

### **WASHING POINTS**

11. 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.

### **HOT WATER: SHOWERS**

12. 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.

### **DISABLED PERSONS**

13. Particular consideration should be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

### **ELECTRICAL INSTALLATIONS**

14. Where there is an electrical installation other than Electricity Board works and circuits subject to Regulations under Section 60 of the Electricity Act 1947, 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 acceptable for the Electricity (Overhead Lines) Regulations 1970, S.I. 1970, No. 1355. 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.

### **REFUSE DISPOSAL**

15. 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).

### **FIRE PRECAUTIONS**

16. No unit should be further than 90 metres from a fire point. At each fire point there should be two water (gas expelled) extinguishers each of 10 litres capacity and complying with British Standard 5423:1980, together with a means of raising the alarm. Such equipment should be suitably protected from frost.

17. Wherever there is a likelihood of fire spreading due to vegetation catching fire, suitable beaters, of the type used by the Forestry Commission, should also be provided at each fire point.
18. The fire points should be clearly marked and easily accessible. All fire-fighting equipment should be maintained in working order and kept available for use and for inspection by the Licensing Authority.
19. 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:-

On discovering a fire

1. Raise the alarm
2. Ensure the affected unit is evacuated
3. Call the Fire Brigade (the nearest telephone is sited .....)
4. If practicable, attack the fire using the fire fighting equipment provided.

#### **LIQUEFIED PETROLEUM GAS**

20. Arrangements for the storage of Liquefied Petroleum Gas (LPG) on the site, should be in accordance with the current National Code of Practice and Regulations.

#### **SITE NOTICES**

21. A sign indicating the name of the site should be displayed at the site entrance.
22. Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the Police, Fire Brigade, Ambulance and 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.
23. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
24. 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.
25. A copy of the site licence with its conditions should be displayed prominently on the site.

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