Schedule to VAN 108

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

Willows Caravan Park, Bromholme Lane, Brampton, Huntingdon PE28 4NE

Schedule of Conditions to be attached to Site Licence No VAN 108

The conditions in this schedule apply to Caravan Site Licence No VAN 108 in respect of land known as Willows Caravan Park, Bromholme Lane, Brampton, Huntingdon PE28 4NE used as a caravan site, subject to planning permissions 21/02429/CLPD and 23/01044/CLED

Conditions

1. General

The boundaries and internal arrangements of the site shall be clearly marked.

All mobile homes and caravans stationed at the site shall comply with the legal definition of a caravan as set out in the Caravan Sites and Control of Development Act 1960 (as amended), the Caravan Sites Act 1968.

All caravans used on the site shall be adequately insulated to a standard suitable for year round occupation and shall be maintained in good repair and condition.

2. Density, Spacing and Parking

The point of measurement for all distances stated in the licence conditions is the external cladding of the caravan, not that of any bay window, eaves, or other like projections.

No more than 89 caravans shall be stationed on the site

No caravan shall be positioned within 2 metres of any road or communal car park within the site or more than 50 metres from such a road within the site.

No caravan or combustible structure shall be positioned within 3 metres of any site boundary.

Each caravan shall be sited not less than 6 metres from any other occupied caravan.

3. Hard standings

A suitable hard standing shall be provided for each caravan.

The hardstanding shall extend over the whole area occupied by the caravan and project a sufficient distance outwards from its entrance/s to enable occupants to enter and leave safely.

4. Roads

A site road of suitable material shall be designed and maintained to provide adequate access for emergency vehicles.

The site road shall be no less than 3.7 metres wide and no caravan shall be sited more than 50 metres from the site road.

If a one way system is in use then the roads shall be at least 3 metres wide.

Emergency vehicle routes within the site shall be kept clear of obstruction at all times.

The site road shall be provided with adequate surface water/storm drainage and shall have adequate lighting to allow the safe movement of pedestrians around the site during the hours of darkness.

5. Footpaths

Each caravan shall be connected to the site road by a footpath not less than 0.9 metres wide and the footpath shall be provided with a hard anti-slip surface.

If a footpath already exists then this may be .75 wide

All footpaths shall be provided with adequate lighting to allow the safe movement of pedestrians within individual pitches during the hours of darkness.

6. Gateways and Overhead Cables

All vehicular access points and gateways to the site shall be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.

Any overhead cables on the site shall be clearly marked on suitable warning notices and must meet the statutory requirements

7. Supply and Storage of Gas and Oil

All gas installations (including natural gas) and oil installations and the storage of such supplies shall meet all current statutory requirements, relevant standards and codes of practice.

Liquefied Petroleum Gas cylinders must be securely stored in such a manner that will not impede access or removal in the event of an emergency.

8. Electricity Supply

The site shall be provided with an electricity supply sufficient in all aspects to meet the reasonable demands of site residents and electrical installations serving the common parts of the site.

The electrical network installations shall be subject to regulation under current relevant legislation and must be inspected and maintained in accordance with the provisions of the current relevant statutory requirements.

Any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.

9. Water Supply

Every mobile home shall be supplied with mains water suitable for drinking and to meet the reasonable demands of the residents.

Water supplies shall comply with current legislation, regulations and British Standards.

10. Drainage & Sanitation

Each pitch shall have adequate provision for the disposal of foul sewage and waste water drainage either by connection to a public sewer or sewerage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the local authority.

All drainage and sanitation provision shall be in accordance with all current legislation and British or European Standards.

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 and European standards.

11. General Fire Safety

The site owner shall make available the latest version of the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by residents and when requested, a copy of the risk assessment shall be made available to Huntingdonshire District Council and the Fire and Rescue Service.

12. Fire Safety on Individual Pitches

Any porch attached to a caravan may protrude one metre into the separation distance but must not exceed 2 metres in length or 1 metre in depth. The porch must not exceed the height of the caravan.

Eaves, drainpipes and bay windows may extend into the 6 metre separation distance provided the total distance between the extremities of two adjacent units is not less than 5 metres.

Any structure including steps, ramps, verandas etc (except a 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.

Windows in structures within the separation distance shall not face towards the caravan on either side.

Private cars may be parked within the separation distance provided that they do not obstruct entrances to caravans or access around them and they are a minimum of 3 metres from an adjacent caravan.

The space beneath and in between caravans shall not be used for the storage of combustible materials.

13. Maintenance of Common Areas

The common parts of the site, site road, communal footpaths and pavements shall be maintained in a good condition, good repair and clear of rubbish.

Grass and vegetation shall be cut at frequent and regular intervals as necessary to prevent it becoming a fire hazard to caravans, other buildings, or other installations on the pitch. All such cuttings should be removed from the vicinity of caravans.

14. Refuse

Arrangements for collection of refuse must be in accordance with the requirements of Huntingdonshire District Council.

15. Notices

The name of the site shall be displayed on a sign in a prominent position at the entrance to the site together with the current name, address and telephone number of the licence holder and/or manager and emergency contact details.

A copy of the site licence or the front page of the licence shall be displayed along with details of where the full licence and other information can be viewed.

A current plan of the site with roads and pitches marked on it shall be prominently displayed at the entrance.

All notices shall be suitably protected from the weather and from direct sunlight.

16. Flooding

If a risk of flooding exists, a flood plan shall be formed.

A copy of the flood plan shall be displayed in a prominent position.