

**CARAVAN SITES AND CONTROL
OF DEVELOPMENT ACT 1960 (As Amended)
MOBILE HOMES ACT 2013**

**LICENCE AUTHORISING LAND TO BE USED
AS A RESIDENTIAL GYPSY & TRAVELLER SITE**

Licence Number: Res/2015/01

Number of Plots: 24

The DISTRICT COUNCIL of NORTH SOMERSET in pursuance of the powers conferred on them by Sections 3 and 5 of the Caravan Sites and Control Development Act 1960 HEREBY LICENCE:

Elim Housing Association

Of:

Units 3 & 4 Pinkers Court
Briarlands Office Park
Gloucester Road
Rudgeway
Bristol
BS35 3QH


To allow the land situated at and known as:-

Greenfields Way
Weston Super Mare
North Somerset
BS23 3EZ

And delineated in **RED** on the site plan (attached) to be used as a **RESIDENTIAL MOBILE HOME SITE**.

This licence is granted subject to compliance with the conditions specified in the attached schedules A and B, and in all other respects to the Council's adopted standards for **RESIDENTIAL MOBILE HOME SITES**.

Signed



Date:

11th MAY 2015

Lisa Osborn
**PRIVATE RENTED HOUSING MANAGER
PRIVATE RENTED HOUSING TEAM**

TRANSFER OF LICENCE – This licence must be returned on change of ownership of the site.

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**SCHEDULE A
SPECIAL CONDITIONS**

1. The layout of the site shall be in accordance with the attached layout plan delineated in blue.
2. Any alteration to the site layout shall be submitted to, and approved by the Council on a copy of the approved plan, prior to works proceeding.
3. The number of caravans permitted on the site shall not at any time exceed two (2) per pitch. With a site maximum of forty eight (48).
4. The site is only to be occupied by members of the Gypsy and Traveller communities.

Signed:  Date: 11th MAY 2015

Lisa Osborn
**PRIVATE RENTED HOUSING MANAGER
PRIVATE RENTED HOUSING TEAM**

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**SCHEDULE B
STANDARD CONDITIONS**

1. The Boundaries.

- 1.1 The boundaries of the site and any adjoining land shall be clearly marked by a man made or natural feature, and maintained accordingly.
- 1.2 No caravan or combustible structure shall be positioned within 3 metres of that boundary.

2. Density and Spacing of units

- 2.1 Every caravan must be spaced at a distance of no less than 6 metres from any other unit in separate occupation. (Separate plot).
- 2.2 A porch or conservatory may be attached to a caravan provided that it has the required planning permission and does not restrict ingress or egress from any unit. Any addition made to a caravan must not render it outside the definition of a "caravan" as contained within Caravan Sites and Control of Development Act 1960.
- 2.3 Vehicles must be parked in designated parking spaces.
- 2.4 The orientation of caravans upon each pitch must be such that the ingress and egress from the pitch is not obstructed.
- 2.5 The maximum number of caravans permitted upon each pitch is two (2). The total number of units allowed upon the site is forty eight (48).

3. Roads and Footpaths

- 3.1 Roads and communal footpaths shall be maintained to provide adequate access and lit between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site. Access for emergency vehicles must be maintained 24 Hours a day. Surface water drainage shall be provided where appropriate to avoid standing pools of water. All roads and footpaths must be maintained in a good, safe serviceable condition.

4. Pitches

- 4.1 Every caravan must stand on a suitably constructed concrete base or hard standing.
The base must extend over the whole area occupied by the unit, and must project a sufficient distance outwards from its entrance or entrances to enable occupants to enter and leave safely. The hard standings must be constructed to the industry guidance, current at the time of siting, taking into account local conditions.
- 4.2 Structures such as sheds, fencing, decking and pergolas on individual pitches must be constructed or treated so as to be fire retardant and reduce the spread of fire from pitch to pitch. Written approval must be gained from North Somerset Council prior to installation.
- 4.3 Commercial activities including the storage, processing, burning, collection and sorting of commercial materials is not permitted upon the site.
- 4.4 Open fires other than household barbeques are not permitted upon the site.
- 4.5 A maximum of two (2) units / caravans / mobile homes may be placed upon each Plot.
- 4.6 Each Plot shall be clearly marked with its number.
- 4.7 It is not permitted to run businesses or commercial activities upon the site or Within any plot / pitch.

5. Electrical, Gas & Oil & Water Installations

- 5.1 The electrical network, Gas, Oil & Water installations and the storage of supplies must be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements and codes of Practice.
- 5.2 Any fuel storage facility is to be provided, installed and maintained to meet current statutory and industry standards.

6. Notices and Information

- 6.1 The name of the site shall be displayed on a sign in a prominent position at the entrance to the site.
- 6.2 A copy of the current site licence shall be available for inspection in the site office when requested by occupants, North Somerset Council or Avon Fire & Rescue Service.
- 6.3 A copy of the Flood Risk Assessment & Flood Evacuation Plan shall be available for inspection in the site office when requested by occupants, North Somerset

Council or Avon Fire & Rescue Service. It is recommended that the site management sign up for the Environment Agency flood alert scheme.

7. Requirement to comply with the Regulatory Reform (Fire Safety) Order 2005

- 7.1 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, the local authority and Avon Fire & Rescue Service.
- 7.2 The site owner will undertake all works recommended within that Fire Risk Assessment and work with the occupants of the site to ensure that fire safety of occupants and visitors is maintained.
- 7.3 The ultimate responsibility for the Health & Safety of occupants and visitors to the site is that of the site owner and licence holder (Named upon this Licence).

8. Livestock and pets

- 8.1 The keeping of livestock other than domestic Cats & Dogs is not permitted. Each plot is permitted to keep a maximum of two animals. All dogs must be kept within the pitch and under control at all times and not allowed to freely roam the site or foul the footpaths and internal roads.
- 8.2 The breeding or rearing of animals for commercial purposes is not permitted on site.

9. Amenity Blocks

- 9.1 The amenity blocks are not permitted to be used as sleeping accommodation.

10. Common Areas & Communal Space

- 10.1 All Common areas, space, paths, roads and children's play area must be kept clear of all rubbish and debris. All trees, shrubs and soft landscaping upon the site is to be regularly maintained with all cuttings to be removed from site.

11. Vehicles & Parking

- 11.1 Vehicles are not to be parked upon the internal roads obstructing access to service and emergency vehicles. The visitor car parking spaces are for the exclusive use of visitors.

12. Site Alterations


- 12.1 Any proposed physical changes to the site must be agreed in writing by North Somerset Council prior commencement. The proposed changes and plans must be submitted for consideration and consultation with North Somerset Building Control & Planning departments.

13. Caravans

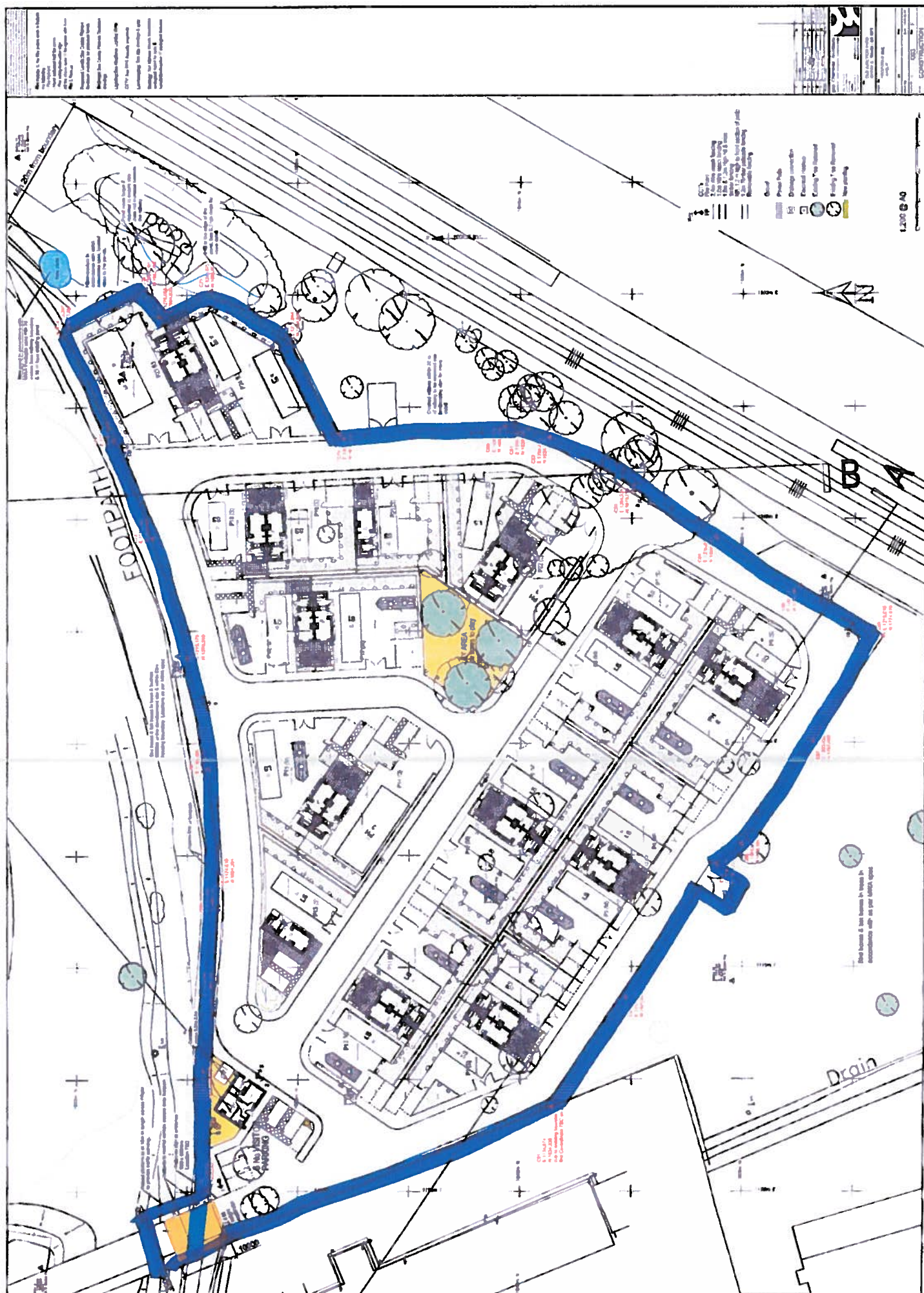
- 13.1 All caravans, units, trailers etc placed upon the site must comply with the definition of a "Caravan" as contained within Caravan Sites and Control of Development Act 1960.

14 Domestic Refuse & Recycling

- 14.1 Domestic rubbish and recycling bins will be provided by North Somerset Council and should be presented by occupants for kerbside collection in the usual way on collection day.

Signed:  Date: 11th MAY 2015

Lisa Osborn
PRIVATE RENTED HOUSING MANAGER
PRIVATE RENTED HOUSING TEAM





Ownership buy & notes

Site Housing Ownership Boundary

Proposed Earth Housing Development Boundary

Note - all land ownerships are interpreted from PDFs of Land Registry documents. Accuracy is only approximate.

TYPICAL EARTH HOUSING DETAIL @ 1:100

SITE PLAN @ 1:250

