

# Caravan Sites and Control of Development Act 1960



## Licence authorising land to be used as a Touring Caravan Site

Licence Number: 3L4/056990

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 of Development Act 1960 HEREBY LICENCE:-

of PURN HOLIDAY PARK LIMITED  
EDITHMEAD CARAVAN PARK  
EDITHMEAD  
HIGHBRIDGE  
SOMERSET  
TA9 4HE

To allow the land situated at and known as:-

RIVERSIDE HOLIDAY VILLAGE  
BRIDGWATER ROAD  
BLEADON  
WESTON-SUPER-MARE  
BS24 0AN

and delineated in **RED** on the site plan (attached) to be used as a **TOURING CARAVAN 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 a **TOURING CARAVAN SITE**

To be used as a caravan site for **Touring Caravans** for such a period as planning consent under the Town and Country Planning Act 1971 has been granted and subject to the conditions attached hereto.

**Dated:** 5 October 2020

**Signed:**

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Victoria Bevan  
**Principal Housing Standards Officer**  
**Private Sector Housing**

TRANSFER OF LICENCE - This licence must be returned before any 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.
2. Any alteration to the site layout shall be submitted to and approved by the Council on a copy of the approved plan.
3. The site may be used for 11 months of the year providing:
  - a. No caravans are occupied during the time period 10<sup>th</sup> January until 10<sup>th</sup> February.
4. No caravan on site shall be occupied for any use, except as defined by current planning permission.
5. No caravan on site shall be occupied for permanent residential accommodation.
6. A touring unit may consist of a tent, either pitched on the ground or mounted on a trailer, or a caravan (as defined by Section 29(1) of the Caravan Sites and Control of Development Act 1960), with or without a detachable extension.

**Dated:** 5 October 2020

**Signed:**

A handwritten signature in black ink, appearing to read 'Victoria Bevan', written over a horizontal line.

Victoria Bevan  
Principal Housing Standards Officer  
Private Sector Housing





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**SCHEDULE B  
STANDARD CONDITIONS**

**1. Buildings and Works on the Site**

- 1.1 No building or structure or extension thereto, not otherwise permitted by licence, shall be erected unless plans are submitted, and prior approval has been granted by the Local Authority.
- 1.2 No alterations or additions shall be made to any underground drains or sewers unless plans are submitted, and prior approval has been granted by the Local Authority.

**2. Site Boundaries**

- 2.1 The boundaries of the site shall be clearly marked by a fence, hedge or similar.
- 2.2 A 3-metre-wide area shall be kept clear within the inside of all boundaries.

**3. Density and Space between Caravans**

- 3.1 The gross density shall not exceed 75 units (caravans or motor caravans) per hectare (30 units per acre), calculated on the basis of the usable area of the site, excluding roads, any communal areas or other areas unsuitable for siting caravans.
- 3.2 Every unit shall be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres shall be permitted between units in any circumstances. To restrict the spread of fire, the 3-metre space must remain clear at all times.
- 3.3 Each separate pitch shall be clearly marked with a numbered paving stone or similar. Site users must be instructed to position the caravan in accordance with the spacing markers and maintain the appropriate separation distances.
- 3.4 Vehicles and other ancillary equipment may be permitted within the 6-metre space between units in separate family occupation.

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- 3.5 Every touring unit shall be not less than 3 metres from any internal carriageway.
- 3.6 No touring unit shall be stationed within 15 metres of any cesspool, or within 25 metres of any septic tank.
- 3.7 No touring unit shall be stationed within 6 metres of any communal sanitary convenience or dwelling.

### **4. Drinking Water Supply and Wastewater Disposal**

- 4.1 The caravan park shall be provided with an adequate and wholesome water supply in accordance with the appropriate Water Byelaws and water quality regulations.
- 4.2 Each pitch shall be no further than 90 metres from a water tap. Each tap shall be suitably marked "DRINKING WATER ONLY". At each tap there shall be provided an adequate soakaway or gully.
- 4.3 Each pitch shall be no further than 90 metres from a wastewater disposal point. The appropriate Water Authority shall be consulted about arrangements for disposal of water likely to be contaminated.
- 4.4 Each wastewater gully and water disposal point shall be properly connected to a drainage system as approved by the District Council.
- 4.5 No wastewater shall be discharged or thrown into any ditch, stream or watercourse or disposed of in a soakaway.

### **5. Disposal Point for Chemical Closets**

- 5.1 A properly designed disposal point for the contents of chemical closets shall be provided on site together with an adjacent adequate supply of water for cleansing containers. The disposal point shall be connected to the foul drainage system.
- 5.2 The water supply adjacent to the disposal point shall be clearly labelled as "NON -POTABLE" or "NOT DRINKING WATER".

### **6. Drainage and Sanitation**

- 6.1 Satisfactory provision shall be made for foul drainage, either by connection to a public sewer or sewage treatment works or by discharge

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to a properly constructed septic tank or cesspool approved by the Local Authority.

- 6.2 The toilet block shall be adequately lit, separate for the sexes and clearly marked. All sanitary conveniences shall be sited in a position conveniently accessible to all pitches.
- 6.3 The minimum scale of provision of toilets shall be 1 WC and 1 urinal for men and 2 WCs for women per 30 pitches or part of 30.
- 6.4 Washing facilities shall be provided in each communal toilet block, conveniently accessible to the toilets. The minimum scale of provision shall be 4 wash basins supplied with hot and cold water per 30 units or part of 30 units, 2 each for men and women.
- 6.5 Showers or baths shall be provided. The minimum scale of provision shall be 2 showers or baths supplied with hot and cold running water, or water at a suitably controlled temperature, per 25 pitches, one each for men and women.
- 6.6 The licensee shall maintain in good order and repair, and in a clean and wholesome condition the urinals, water closets and washing facilities provided on the site.
- 6.7 There shall be adequate surface water drainage for any carriageways, footways, any paved areas, and for the site generally.

### **7. Disabled Persons**

- 7.1 Particular consideration shall be given to the needs of the disabled in the provision made for water points, toilets, washing points and baths or showers.

### **8. Electrical installations**

- 8.1 The site shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans.
- 8.2 All new electrical installations, which are not Electricity Board works and circuits subject to regulations made under The Energy Act 1983, and The Electricity Act 1947, shall be installed, tested and maintained in accordance with the current provisions of the Institution of Electrical Engineers (IEE) Regulations for Electrical Installations and where appropriate, to the standard which would be acceptable for the purposes

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of The Electricity Safety, Quality and Continuity Regulations 2002.

- 8.3 Work on electrical installations and appliances shall be carried out only by competent persons. The installations shall be inspected periodically under the IEE Wiring Regulations, every year or such longer period (not exceeding three years) as is considered appropriate by the competent engineer.
- 8.4 Where an inspection reveals that the installation is dangerous, defective, or no longer complies with the regulations extant at the time of installation, works shall be carried out in accordance with current IEE Regulations, to remedy all such defects.
- 8.5 An NICEIC approved inspector shall within one month of such an inspection, issue an Inspection Certificate (in the form prescribed in the IEE Wiring Regulations) which must be retained by the site operator and displayed with the site licence.

### **9. Refuse Disposal**

- 9.1 Adequate provision shall be made for the storage, collection and regular disposal of refuse from the site.
- 9.2 The licensee shall be responsible for ensuring that no refuse or litter is deposited on the site or on land adjoining the site other than to the refuse receptacles provided.

### **10. Emergency Vehicles**

- 10.1 To permit the passage of emergency vehicles a minimum 3.7 metres height clearance shall be maintained, and roadways shall have no overhead cables less than 4.5 metres above the ground.
- 10.2 Emergency vehicles shall be able to secure access at all times to within 90 metres of any unit on the site.
- 10.3 Where provided, roads shall be not less than 3.7 metres wide, or if they form part of a clearly marked one-way traffic system, 3 metres wide. Gateways shall be a minimum 3.1 metres wide. All roads to have an even durable surface properly drained and maintained in good condition.
- 10.4 Emergency vehicle routes within the site shall be kept clear of





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obstructions at all times.

**11. Fire Precautions**

- 11.1 Fire points shall be provided at approved positions so that no caravan or site building is more than 90 metres from a fire point.
- 11.2 At each fire point there shall be provided two water type extinguishers, each of 9 litre capacity, complying with the current British Standard.
- 11.3 The fire points shall be clearly marked "FIRE POINT" and easily accessible.
- 11.4 A means of raising the alarm in the event of a fire shall be provided at each fire point. (e.g. automatic alarm, rotary gong alarm, hand operated siren or metal triangle and striker.)
- 11.5 Beaters of a type used by the Forestry Commission shall be provided at each fire point where there is a likelihood of fire spreading due to grass/vegetation catching fire.

**12. Fire Notices**

- 12.1 A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone by which to call the Fire Brigade. This notice should include the following:-
- 12.2 On discovering a fire -
  - (i) Raise the alarm.
  - (ii) Ensure the affected caravan or site building involved is evacuated.
  - (iii) Call the Fire Brigade (the nearest telephone is sited.....).
  - (iv) Attack the fire using the fire-fighting equipment provided, if safe to do so.
- 12.3 Clear instructions on method of operation of firefighting and fire warning equipment shall be displayed at each fire point.

**13. Fire Hazards**

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- 13.1 Long grass and vegetation shall be cut at frequent and regular intervals where necessary to prevent it becoming a fire hazard.
- 13.2 The space beneath and between caravans shall not be used for the storage of combustible materials.

### **14. Liquefied Petroleum Gas (LPG)**

- 14.1 Arrangements for the storage and use of liquefied petroleum gas (LPG) on site shall be in accordance with the Health and Safety at Work etc Act 1974, and all relevant regulations, guidance notices and associated codes of practice.

### **15. Site Lighting**

- 15.1 Where a site is used outside the period 1st March to 31st October, suitable and sufficient site lighting shall be provided to adequately illuminate the roadways, footpaths, car parking areas and amenity block(s).

### **16. Notices**

- 16.1 Suitable signs shall be prominently displayed at the site entrance indicating the name of the site.
- 16.2 A copy of the site licence with its schedule of conditions, and the current electrical test certificate shall be displayed prominently on site.
- 16.3 Notices and a plan shall be displayed prominently on site setting out action to be taken in the event of an emergency. They shall show where the Police, Fire Brigade, Ambulance and local doctors can be contacted and the location of the nearest public telephone. The notices shall also give the name and location/telephone number of the site licence holder or his/her accredited representative.
- 16.4 If there are overhead electric lines on site, suitable warning notices should be displayed at the entrance to the site and on supports for the lines.
- 16.5 All notices shall be suitably protected from the effects of the weather and displayed in a prominent position in an area lit by artificial lighting.



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**17. Responsibility of Licensee for ensuring Sanitary Conditions on Site**

- 17.1 The licensee shall not knowingly or by any negligence on his part allow any person utilising the licensed site to break any of the conditions of the licence. In the event of any such breach he shall cause the person or persons concerned to be removed from the site and shall take all steps in his power to remedy such breach.

**Dated:** 5 October 2020

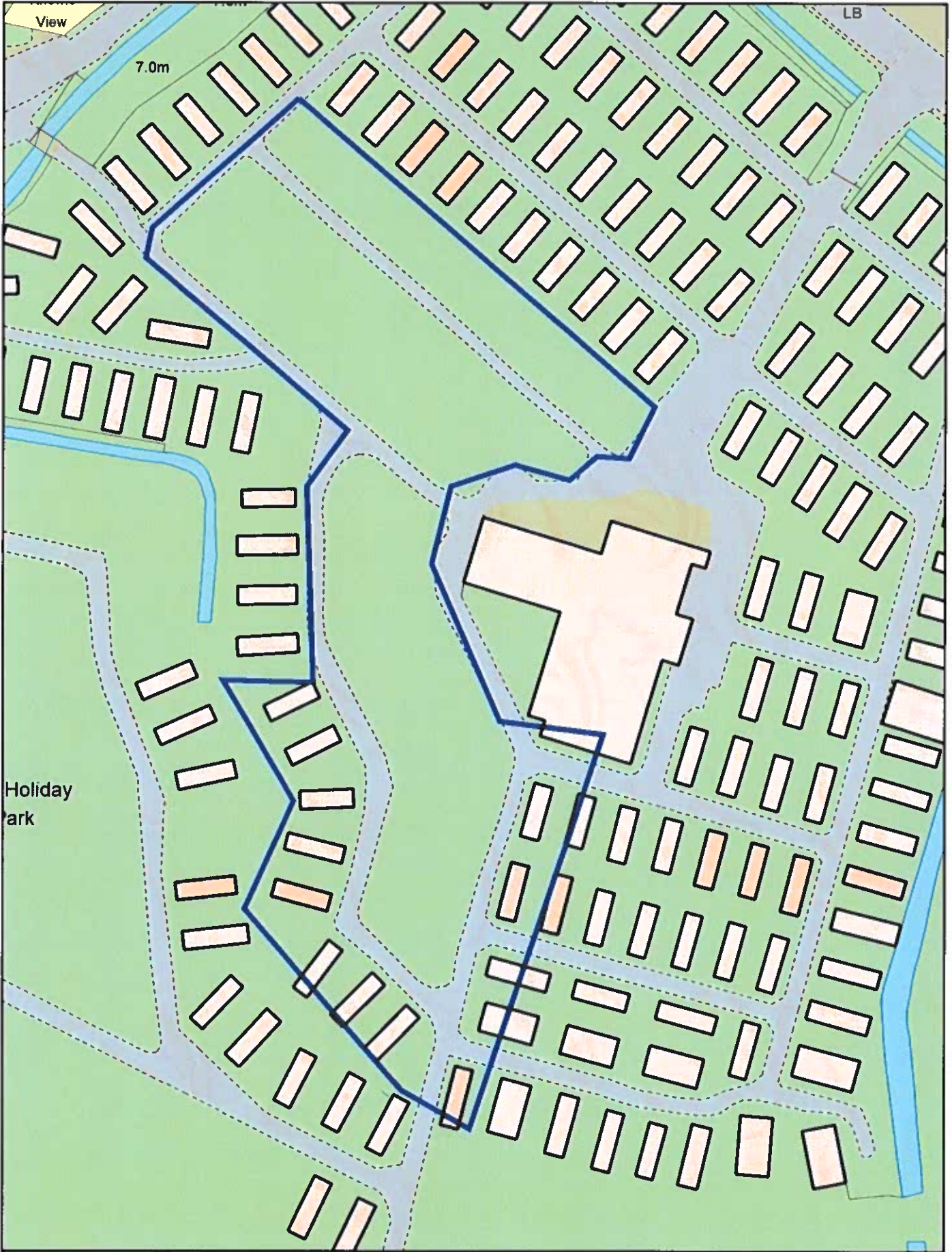
**Signed:**

A handwritten signature in black ink, appearing to read 'Bevan'.

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Victoria Bevan  
**Principal Housing Standards Officer**  
**Private Sector Housing**









**Riverside Holiday Village**  
**MAU56990 (Touring Caravans)**

Scale: 1:1000  
Date: 31 March 2021



