



Caravan Sites and Control of Development Act 1960
Licence authorising land to be used as a
Static Holiday Caravan Site

Licence Number: 3L3/064178 **Number of Caravans:** 91

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:-

Sun Valley Somerset Opco Limited

C/O LT Management Services Limited

31 New Road

Haverscroft Industrial Estate

Attleborough

Norfolk NR17 1YE

To allow the land situated at and known as:-

SUN VALLEY CARAVAN PARK

CROOKES LANE

KEWSTOKE

WESTON-SUPER-MARE

BS22 9XB

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

To be used as a caravan site for not more than **91 Static Caravans** at any one time 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 14th February 2024

Signed

Spencer Jacobs

Senior Housing Standards Officer

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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 delineated in blue
2. An alternation to the site layout shall be submitted to, and approved by the council on a copy of the approval plan
3. The number of units permitted on the site shall not at any time exceed 91 units.

Dated: 14 February 2024



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Schedule A ref: M/064178/333

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SCHEDULE B STANDARD CONDITIONS

1 The Boundaries and Plan of the Site

- (a) The boundaries of the site from any adjoining land shall be clearly marked by a man made or natural feature.
- (b) A plan of the site shall be supplied to the local authority upon the application for a licence and, thereafter whenever there is a material change to the boundaries or layout of the site, or at any other time on the demand of the local authority.
- (c) The plan supplied must clearly illustrate the layout of the site including all relevant structures, features and facilities on it and shall be of suitable quality.

2 Density, Spacing and Parking Between Caravans

- (a) Subject to the following variations, the minimum spacing distance between caravans made of aluminium or other materials within similar fire performance properties should be not less than 5 metres between units, 3.5 metres at the corners. For those with a plywood or similar skin or where there is a mixture of holiday caravans of aluminium and plywood, the separation distance should be 6 metres. The point of measurement for porches, awnings, etc is the exterior cladding of the caravan.
- (b) A porch attached to the caravan may protrude one metre into the separation distance and must be of the open type.
- (c) Where awnings are used, the distance between any part of the awning and an adjoining caravan should not be less than 3 metres. They should not be of the type which incorporates sleeping accommodation and they should not face each other or touch.
- (d) Eaves, drainpipes and bay windows may extend into the separation distance provided the total distance between the extremities of two facing caravans is not less than 4.5 metres.

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(e) Where there is a structure including steps, ramps, etc which extends from the unit into the separation distance, there should be 3.5m clear space between them (4.5m if mixture of caravans) and such items should not face each other in



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any space. If they are enclosed, they may need to be considered as part of the unit and, as such, should not intrude into the 5 metre (or 6 metre) space.

- (f) A shed or covered storage space should only be permitted within units if it is of non-combustible construction (including non-combustible roof) and sufficient space is maintained around each unit so as not to prejudice means of escape in case of fire.
- (g) Windows in structures within the separation distance shall not face towards the unit on either side.
- (h) One car only may be parked between adjoining caravans but must not obstruct entrances to caravans or access around them. Suitably surfaced parking spaces should be provided where necessary to meet the additional requirements of the occupants and their visitors.

3 Roads, Gateways and Footpaths

- (a) Roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must always be kept clear of obstruction.
- (b) Roads of suitable material should be provided so that no static caravan standing is more than 50 metres from a road.
- (c) Where the approach to the caravan is across ground that may become difficult or dangerous to negotiate in wet weather, each standing should be connected to a carriageway by a footpath with a hard surface.
- (d) New roads shall be constructed and laid of suitable bitumen macadem or concrete with a suitable compacted base.
- (e) All roads shall have adequate surface water/storm drainage.
- (f) New two-way roads shall not be less than 3.7 metres wide, or if they are designed for and used by one-way traffic, not less than 3 metres wide.
- (g) One-way systems shall be clearly signposted.



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- (h) Where existing two-way roads are not 3.7 metres wide, passing places shall be provided where practical.
- (i) Vehicular access and all gateways to the site must be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.
- (j) Roads shall be maintained in a good condition.
- (k) Cable overhangs must meet the statutory requirements.
- (l) Roads, gateways and footpaths should be suitably lit between dusk and dawn to allow safe movement of pedestrians and vehicles considering the needs and characteristics of the site.

4 Hard Standings

- (a) Where possible, every static caravan should stand on a hard standing of suitable material, which should extend over the whole area occupied by the caravan placed upon it and should project a sufficient distance outwards from the entrance or entrances of the caravan to enable occupants to enter and leave safely.
- (b) Hard standings may be dispensed with if the caravans are removed during the winter or if they are situated on a ground which is firm and safe in poor weather conditions.

5 Maintenance of Common Areas, including Grass, Vegetation and Trees

- (a) Every part of the site to which the public have access shall be kept in a clean and tidy condition.
- (b) Every road, communal footpath and pavement on the site shall be maintained in a good condition, good repair and clear of rubbish.
- (c) Grass and vegetation shall be cut and removed at frequent and regular intervals.
- (d) Trees within the site shall (subject to the necessary consents) be maintained.
- (e) Any cuttings, litter or waste shall be removed from the immediate surrounds of a pitch.



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6 Supply and Storage of Gas

- (a) Gas (including LPG and natural gas) and oil installations, and the storage of supplies shall meet current statutory requirements, relevant Standards and Codes of Practice.
- (b) Liquefied Petroleum Gas cylinders must not be positioned or secured in such a way as to impede access or removal in the event of an emergency.

7 Electrical Installations

- (a) On the site there shall be installed an electricity network of adequate capacity to meet safely all reasonable demands of the caravans and other facilities and services within it.
- (b) The electrical network installations shall be subject to regulation under current relevant legislation and must be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements.
- (c) Any work on electrical installations and appliances shall be carried out only by persons who are competent to do the particular type of work being undertaken, in accordance with current relevant statutory requirements.
- (d) Any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.

8 Water Supply

- (a) All pitches on the site provided with a water supply will have a sufficient supply in all respects to meet all reasonable demands of the caravans situated on them.
- (b) All new water supplies shall be in accordance with all current legislation, regulations and relevant British or European Standards.
- (c) All repairs and improvements to water supplies and installations shall be carried out to conform with current legislation and British or European Standards.



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- (d) Work on water supplies and installations shall be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with current relevant legislation and British or European Standards.

9 Drainage and Sanitary Facilities

- (a) Surface water drainage shall be provided where appropriate to avoid standing pools of water.
- (b) There shall be satisfactory provision for foul and waste water drainage either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the local authority.
- (c) All drainage and sanitation provision shall be in accordance with all current legislation and British or European Standards.
- (d) 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 or European standards.
- (e) All caravans on the site shall be provided with their own sanitary facilities to include a sink, a wash hand basin, a water closet and a bath or shower and a constant supply of hot and cold water.

10 Refuse Storage & Disposal

- (a) Where communal refuse bins are provided these shall be non- combustible and housed within a properly constructed bin store.
- (b) All refuse disposal shall be in accordance with all current legislation and regulations.

11 Recreation Space

- (a) On sites where it is practical to do so, suitable space equivalent to about one tenth of the total area of the site shall be allocated for recreational purposes, unless in the local authority's opinion there are adequate recreational facilities within a close proximity to the site.



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12 Notices and Information

- (a) The name of the site shall be displayed on a sign in a prominent position at the entrances to the site together with the current name, address and telephone number of the licence holder or manager and emergency contact details.
- (b) A copy of the site licence or the front page of the said licence and details of where the full licence and other information required to be available under this standard can be viewed and between which times (if not displayed on the notice board).
- (c) A current plan of the site with roads and pitches marked on it shall be prominently displayed.
- (d) In addition the following information shall also be available for inspection:
 - (i) A copy of the most recent periodic electrical inspection report.
 - (ii) A copy of the site owner's certificate of public liability insurance.
 - (iii) A copy of the local flood warning system and evacuation procedures. appropriate.
- (iv) A plan setting out the action to be taken in the event of an emergency and copy of the fire risk assessment made for the site.
- (e) All notices shall be suitably protected from the weather and from direct sunlight.

13 Flooding

- (a) The site owner shall establish whether the site is at risk from flooding by referring to the Environment Agency's Flood Map.
- (b) Where there is risk from flooding the site owner shall consult the Environment Agency for advice on the likelihood of flooding, the depths and velocities that might be expected, the availability of a warning service and on what appropriate measures to take.

14 Requirement to Comply with the Regulatory Reform (Fire Safety) Order 2005

- (a) The site owner shall make available the latest version of the fire risk assessment

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carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by residents and when demanded, a copy of the risk assessment shall be made available to the local authority.

Dated: 14 February 2024

Signed:
Spencer Jacobs
Senior Housing Standards Officer