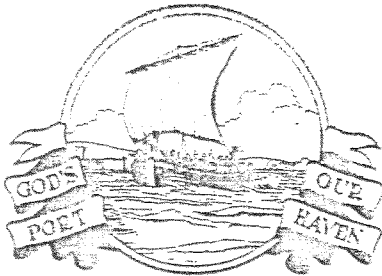


*Please take Kingfisher Caravan  
Park*

*Browndown Rd*



# Borough of Gosport

## CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

### LICENCE AUTHORISING LAND TO BE USED AS A CARAVAN SITE

FOR	2	Residential Caravans
	118	Static Holiday Caravans
	132	Touring Caravans

The GOSPORT BOROUGH COUNCIL, in pursuance of the powers conferred upon them by Sections 3 and 5 of the Caravan Sites and Control of Development Act 1960,

HEREBY LICENCE **COVENT GARDEN PRODUCE LTD**

Of **BROWNDOWN ROAD  
GOSPORT, HAMPSHIRE**

To allow the land situated adjacent to Browndown Road and Privett Road, Gosport, known as "Kingfisher Caravan Park" to be used as a caravan site subject to the conditions detailed in the attached Schedule :

Standard Licence Conditions

Dated 26 April 2002

1/2002

HEAD OF ENVIRONMENTAL HEALTH (COMMERCIAL)

## GOSPORT BOROUGH COUNCIL

### CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

Conditions attached to Licence number 1/2002 dated 26<sup>th</sup> April 2002.  
Kingfisher Caravan Park, Browndown Road, Gosport, Hampshire  
For the purposes of these conditions the following definitions will apply:

"Mobility" means capable of being moved.

"Caravan" means any structure designed or adapted for human habitation, etc, as detailed in Section 29 of the main Act.

Where a porch/addition/extension or awning is added onto a main caravan, this is considered to be part of the caravan for the purposes of calculating the distance that caravan is from any other caravan on the site.

#### Standard Conditions

- 1 (a) The total number of permanent Residential caravans on the site shall not exceed 2 at any time.  
The total number of static holiday caravans on the site shall not exceed 118 at any time.  
The total number of touring caravans on the site shall not exceed 132 at any time.
  - (b) Caravan standings shall be located on the site in the positions indicated by a numbered rectangle on the approved plan. A copy of the approved plan must be displayed at the site office.
  - (c) Each standing shall display a marker post or marker slab conspicuously marked with the same number as that which is illustrated at the standing on the approved plan and so placed as to be clearly visible from the site road.
  - (d) Caravans shall be stationed at the marked positions only.
  - (e) Static holiday caravans may only be used during the period 1 March to 31 January. Touring caravans or tents may be permitted on the site all year round.
  - (f) The stay for any one touring caravan or tent shall not exceed 28 consecutive days.
2. Whilst any caravan or tent is stationed on the site:

- (a) It shall not be less than 6 metres from any other caravan or tent on site, and
  - (b) It shall not be within 3 metres of any carriageway or highway or within 3 metres of any boundary of the site.
- 3 No residential caravan shall be stationed on the site unless it:
  - (a) Is of a proprietary or similar type, complying with BS3632 1995 or subsequent modifications thereof;
  - (b) Is provided with adequate means of permanent ventilation;
  - (c) Has windows of sufficient area to give a satisfactory standard of natural lighting, and
  - (d) Is maintained in such a condition as to be capable of mobility and transportation.
- 4 No caravan shall be stationed on site unless it is weatherproof, clean and maintained internally and externally in a good state of repair.
- 5
  - (a) No residential caravan stationed on the site shall be occupied by a greater number of persons at any one time than the number permitted by BS 3632 1995 or subsequent modifications thereof.
  - (b) No other caravan stationed on the site shall be used for sleeping accommodation by a greater number of persons at any one time than the number which it can reasonably be regarded as having been designed so to accommodate.
- 6 No apparatus or equipment shall be so operated at any time in such a manner as to cause a nuisance by noise.
- 7 The site shall be maintained in a clean and tidy condition at all times, and the storage of articles beneath a caravan are prohibited.
- 8
  - (a) Roads of suitable material shall be provided so that no caravan standing or toilet block is more than 45 metres from a road. Roads shall be not less than 4 metres wide, or if they form part of a one-way traffic system, 2.75 metres wide.
  - (b) Each static toilet block and laundry block shall be connected to a road by a footpath with a hard surface and not less than 0.75 metres wide.
- 9 Every caravan shall stand on a hard standing constructed of properly made concrete not less than 100mm in thickness, or other suitable material to the satisfaction of the Council, which shall extend over the whole area

occupied by the caravan placed upon it. The hard standing must project not less than one metre outwards from the entrance or entrances of the caravan. Hard standings may be dispensed with if caravans are removed in the winter.

- 10 Suitability surfaced car parks shall be provided, with space for one car for every caravan standing. Each space to be readily accessible and of minimum dimensions 5 metres x 2.5 metres.
- 11 The site shall be provided with a water supply complying with the Water Supply (Water Quality) Regulations 1989 or any subsequent modification thereof.
- 12 (a) Each Static Residential caravan standing shall be provided with a water supply piped within the caravan.  
(b) Each caravan standing shall be provided with a piped water supply, OR  
(c) Water standpipes with an adequate supply of water shall be situated not more than 30 metres from any standing.
- 13 (a) The site shall be provided with an adequate and properly constructed foul drainage system and for this purpose there shall be laid a proper drain connected to the public sewer. The drain shall be provided with a sufficient number of branch drains and a trapped gully for every static caravan.  
(b) All waste pipes for each static caravan shall discharge over the trapped gully provided for the caravan.
- 14 (a) All water standpipes shall discharge over a trapped gully surrounded by an adequate concrete apron and connected to an approved wastewater disposal system.  
(b) A trapped gully surrounded by an adequate concrete apron and connected to an approved wastewater disposal system shall be provided within 30 metres of every caravan and a supply of water made available for rinsing the buckets used for the collection and disposal of wastewater from caravans.
- 15 (a) Each static caravan or static caravan standing shall be provided with a water closet and shower/bathing facilities, connected to the foul drainage system.  
(b) For caravan standings without individual water closets and/or shower/baths, communal toilet blocks shall be provided, with adequate supplies of water, on at least the following scales:

Men: 1 WC and 1 urinal per 15  
Women: 2 WCs per 15 caravans  
(1 WC if less than 7 caravans)

1 wash basin (with hot and cold water) for each WC.

1 shower or bath (with hot and cold water) for each sex per 20 caravans in excess of those provided with individual facilities.

The toilet blocks shall be so situated that no touring caravan or tent is more than 90 metres from a toilet block.

- 16 All toilet blocks shall be provided with a satisfactory form of artificial lighting during the hours of darkness.
- 17 All toilet blocks and laundry rooms shall be maintained in a clean and sanitary condition. Separate entrances to the toilet blocks shall be provided for the sexes, adequately screened and legibly identified.
- 18 Properly designed disposal points for the contents of chemical closets shall be provided at each toilet block with an adequate supply of water for cleansing the containers.
- 19 Suitable access shall be provided for the disabled to water points, toilets, washing points and showers.
- 20 Laundry facilities shall be provided in a separate room on a scale of not less than one deep sink with running hot and cold water and/or mechanical washing machines properly connected to an approved waste water disposal system, for every 30 caravans. Suitable mechanical and heated clothes drying machines are to be provided.
- 21 Provision shall be made to the satisfaction of the Licensing Authority for the surface water drainage of carriageways, footways and paved areas, and of the site generally.
- 22 There shall be suitable provision for storage, collection and disposal of refuse in agreement with the Authority.
- 23 At least 2.75m<sup>2</sup> of covered storage space, capable of being locked, shall be provided for each caravan standing. The structure shall be separate from the caravan unless the structure is wholly constructed of incombustible materials when the distance from any other caravan shall be not less than 1.5 metres.

24 Fire Points

- (a) Red painted fire points must be easily accessible and clearly and conspicuously marked "FIRE POINT".
- (b) Fire Points shall be provided as follows:

A standpipe with a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres from the nozzle must be provided within 30 metres of every caravan. There shall be a 40 metre length of heavy quality garden hose kept at, or by each, tap. The hose shall be not less than 12.7mm internal diameter, fitted with a 3.175mm nozzle and shall be capable of connection to the tap by a screw connection. The hose shall be kept on the reel in a box which shall be indicated "FIRE HOSE", and the supply pipe up to the tap shall be insulated to prevent the water freezing in the pipe.

- (c) At each fire point there shall be a simple means of raising alarm in case of fire. This may be by means of a manually operated sounder of metal triangle with a striker, gong or hand operated siren.
- (d) A clearly written and conspicuously placed fire notice should be provided at each Fire Point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice include the following:

"On discovery of a fire:

Ensure caravan or site building involved is evacuated.

Raise the alarm.

Call the Fire Brigade (nearest telephone is sited .....).

Attack the fire using the fire fighting equipment provided.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment."

- (e) A telephone shall be provided for use at all times by persons on the site in case of emergency for calling the Police, Fire Brigade or Ambulance Service.
- (f) All alarm and fire fighting equipment shall be maintained in working order, it should be tested on a monthly basis and tests should be recorded. Test records should be available for inspection by, or on behalf of, the Licensing Authority.

- (g) Long grass and vegetation shall be cut at frequent and regular intervals to prevent it becoming a fire hazard. Any such cuttings shall be removed from the vicinity of caravans.
  - (h) Provision shall be made for the storage of Liquefied Petroleum Gas and regard shall be had to the Liquid Petroleum Gas Association Code of Practice for the keeping of Liquefied Petroleum Gas Cylinders and similar Containers.
- 25 All equipment and facilities provided shall at all times be maintained in a proper state of repair and in satisfactory working order, including the protection of water services against frost.
- 26 Space equivalent to a minimum of one-tenth of the total area shall be allocated for children's games and other recreational purposes.
- 27 At all times when caravans are stationed on the land for human habitation, a copy of this licence as for the time being in force shall be displayed on the land in some conspicuous place.
- 28 The site shall be adequately lighted to the satisfaction of the Licensing Authority during the hours of darkness.
- 29 (a) Sites shall be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated thereon.
- (b) Such electrical installation, other than works and circuits subject to regulations under the Electricity Act 1989 and subsequent amendments, shall be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force, and the Electricity at Work Regulations.
- (c) The installation shall be inspected not less than once in every 12 months, (in the case of underground installations 3 years) or in such longer period as may be recommended by a person in agreement with the Licensing Authority and who shall be one of the following:
- A professionally qualified electrical engineer;
  - A member of the Electrical Contractors' Association;
  - A member of the Electrical Contractors' Association of Scotland;
  - A certificate holder of the National Inspection Council for Electrical Installation Contracting; or

A qualified person acting on behalf of one of these (in which case it shall be stated for who he is acting).

Such person shall within 1 month of such an inspection issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which shall be retained by the site operator and displayed with the site licence. The cost of the inspection and report shall be met by the site operator.

- 30 Emergency telephone facilities shall be provided for use at all times by persons dwelling on the site.
- 31 No porch or addition may be erected adjacent to any caravan which exceeds 2 metres in length and 1 metre in width. Any such erection, which must first have the written consent of the Council, shall be constructed of such materials as will not increase the fire risk.
- 32 48 hours' notice must be given to the Council of the replacement of any residential or static holiday caravan, and no variation in the layout of the site shall be made without the prior approval of the Council.
- 33 The provision of information regarding the availability of emergency medical services, local medical services, surgeries and treatment rooms (where available), and the siting of the first aid kits shall be prominently displayed at all times on the site. This should include concise details of how to contact and attend such departments (including maps, telephone numbers, bus routes, etc).



Storage of LPG is restricted to a maximum of 400Kg.

- 1 Cylinders must have an individual capacity of not more than 20Kg.
- 2 All containers must be regarded as full irrespective of the amount of LPG actually in them.

### 3 SECURITY

A suitable storage compound must be provided in the open air. The compound must be constructed as follows:

- 3.1 The storage area must be enclosed in a lockable cage of robust industrial type wire mesh, eg 12 gauge x 52mm x 52mm mesh welded panels or 12 gauge chain link fencing not less than 1.8m high. The doors or gates of such a cage should not be self-locking but should be kept locked when unattended. A single exit is acceptable provided that the escape travel distance from any part of the store to the exit, including any diversion around stores containers, is less than 12m. Fence posts, etc must be of non-combustible material.
- 3.2 A non-combustible roof may be provided over the storage area compound, so long as the supports do not materially inhibited the natural ventilation. A clear space of at least 0.3m must be maintained between the top of the containers and the underside of the roof.

### 4 Separation Distances

- 4.1 The storage area must be at least 1 m from a site boundary, buildings, etc unless fire resisting separation is provided.
- 4.2 The storage area must be at least 2m from any open drains, gullies, cellar openings or openings into buildings.
- 4.3 The storage area must be at least 3m from other flammable, combustible, corrosive or oxidising materials.

### 5. Smoking

Smoking or other sources of ignition must not be permitted within the storage area or within 1 m of its perimeter; this includes motor vehicles. Only vehicles delivering or collecting LPG should be allowed to park within 1m of the storage area.

## 6 Electrical Apparatus

Ideally, no electrical apparatus should be installed either in the storage area or within 1m horizontal separation distance outside it. Any electrical apparatus that is installed within an LPG storage area, up to a height of at least 1.5m above the top of the highest cylinder or within 1 m of the limits of the storage area, must be suitable for use in a Zone 2 area. It should be selected and installed to a recognised standard, eg BS EN 60079-14 : 1997.

## 7 Floor

The floor of the LPG storage area must be concreted, paved or of compacted gravel. Any slope of the floor must be away from any adjacent building or other stored materials.

## 8 Weed Control

The storage area must be kept clear of weeds (chlorate weed killers should not be used for this purpose), rubbish and other flammable materials. Packaging other than immediate cartridge wrappings should be removed where reasonably practicable.

## 9 Height of Stack

No stack of LPG cylinders should be higher than 2.5m and column of a stack should contain more than the amount of LPG shown below:

Cylinder Capacity (Kg)	Amount of LPG in any Vertical column (Kg)
6	30
6 – 15	45
15 – 20	50

## 10 Signs

The permissible extent of the LPG storage area should be clearly marked. A suitable notice or notices must be displayed prominently to indicate clearly:

10.1 That the storage area contains LPG.

10.2 That the contents of the storage area are flammable.

10.3 That smoking or other sources of ignition are prohibited.

10.4 The procedures to be followed in case of emergency.

If a pictorial sign is provided it should conform to the Health & Safety (Safety Signs and Signals) regulations 1996.

#### 11 Fire Fighting Equipment

11.1 There should be adequate portable fire fighting equipment on the premises. Advice on this matter must be sought from the Fire Authority.

#### 12 Fire Instruction and Training

Everyone employed on the premises must be instructed and trained to ensure that they understand the fire precautions and what they should do if there is a fire or a leakage of LPG. You should consult the Fire Authority regarding emergency procedures and a copy of these must be prominently displayed next to the compound.

#### 13 Protection from Motor Vehicles

If the site chosen for the compound is adjacent to an access road used by other vehicles adequate crash barriers may be necessary for the protection of the compound.

#### 14 Planning Permission

The Planning Officer must be consulted regarding planning permission for any LPG compound.

NB If the total quantity of LPG to be stored is more than 400Kg or if individual cylinders have a capacity of 20Kg or more an increased standard of storage facilities will be required. If you intend storing these amounts, your proposals must be forwarded to the Department as soon as possible.