



East
Cambridgeshire
District Council

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CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960, SEC 3 PH22/001

Mobile / Park Home/ Caravan

SITE LICENCE

TO Turners Britannia Parks LTD, Fordham Road, Newmarket, Suffolk, CB8 7NR.

IN RESPECT OF **Woodside Meadows, Weirs Drove, Burwell CB25 OFW**

1. On the 20 June 2022 you applied to the **EAST CAMBRIDRIDGESHIRE DISTRICT COUNCIL** ("the council") for the site licence in respect of the land ("the land") Weirs Drove, Burwell CB25 OFW
2. You are entitled to the benefit of permission (16/00686/OUM, 18/01238/RMM) for the use of the land as a caravan site granted under Part III of the Town and Country Planning act 1990, otherwise than by a development order.
3. The Council **HEREBY GRANT** a site licence in respect of the land, pursuant to section 3 of the Caravan Sites and Control of Development Act 1960 (**subject to following conditions attached to and forming part of the licence.**)

Those conditions on the sheet attached to and forming part of this licence.

Dated (Insert Date) *29th June 2022*

Signed.....*L. Knox*.....

Manager of Environmental Services

Liz Knox

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960 SEC 3

CONDITIONS ATTACHED TO AND FORMING PART OF SITE LICENCE ISSUED

BY THE EAST CAMBRIDGESHIRE DISTRICT COUNCIL TO:

Turner's Britannia Parks LTD, Fordham Road, Newmarket, Suffolk, CB8 7NR

IN RESPECT OF **Woodside Meadows, Weirs Drove, Burwell, CB25 OFW.**

DATE

1.Site Boundaries

The boundaries of the site shall be clearly marked, for example by fences or hedges. In addition, the site owner shall give the local authority a plan of its layout. It is recommended that a **3-metre-wide** area shall be kept clear within the inside of all boundaries (except for storage sheds).

2. Density and Space Between Mobile/Park Homes/Caravans

- I) Except in the case mentioned in sub paragraph (iii) and subject to sub paragraph (iv), every caravan must where practicable be spaced at a distance of no less than 6 metres (the separation distance) from any other caravan which is occupied as a separate residence.
- II) No caravan shall be stationed 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.
- III) Where a caravan has retrospectively been fitted with cladding from class 1 fire rated materials to its facing walls, then the separation distance between it and an adjacent caravan may be reduced to a minimum of 5.25 metres.
- IV) In any case mentioned in subparagraph (i) or (iii):
 - a) A porch attached to the caravan may protrude one metre into the separation distance and must not exceed 2 metres in length and 1 metre in depth. The porch must not exceed the height of the caravan. Where a porch is installed only one door may be permitted at that entrance to the home, either on the porch or on the home.
 - b) Eaves, drainpipes and bay windows may extend into the separation distance provided the total distance between the extremities of the two facing caravans is

not less than 5 metres, except where sub paragraph (iii) applies in which case the extension into the separation distance shall not exceed 4.25 metres.

- c) Any structure including steps, ramps, etc (except a garage or car port), which extends more than 1 metre into the separation distance shall be of non-combustible construction. There should be a 4.5 metre clear distance between any such structure and any adjacent caravan.
- d) 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.
- e) A garage, a shed or covered storage space shall be permitted between units only if it complies with the following:
 - I. the structure shall be of a single storey construction
 - II. the structure is built of non—combustible material and has a minimum of 30 minutes fire-resistance including the roof, doors and windows, it will be permitted both between units and within the 3 metre boundary provided that sufficient space (i.e. 1.09 metres) is maintained around each unit so as not to prejudice means of escape in case of fire.
 - III. any walls of such structures facing site boundaries or adjacent units, must be imperforate i.e. no doors or windows.
 - IV. as a general rule, any structure, which is of a combustible nature, will not be permitted within the 6 metre space between units. However, provided the construction of the structure is approved by the Fire Authority it may be permitted in the 3 metre boundary area, provided it is not less than 5 metres from any unit.
 - V. the storage of empty or full L.P.G. cylinders must not be permitted in any of the above structures
 - VI. storage of flammable liquids must be restricted to non-combustible structures or a properly constructed non-combustible and fire-resisting area within a combustible structure.

the density shall be consistent with safety standards and health and amenity requirements. The gross density shall not exceed 50 caravans to the hectare,

calculated on the basis of the usable area (ie, excluding lakes, roads, communal services and other areas unsuitable for the siting of caravans) rather than the total site area. The number of static caravans stationed on the site shall not any time exceed **91 (Ninety-One)**

3.Roads, Gateways and Overhead Cables

- I. Roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times.
- II. 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.
- III. One-way systems shall be clearly signposted.
- IV. Where existing two-way roads are not 3.7 metres wide, passing places shall be provided where practical.
- V. 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.
- VI. Roads shall be maintained in a good condition.
- VII. Cable overhangs must meet the statutory requirements.

4. Footpaths and Pavements

- I. Every caravan shall be connected to a road by a footpath with a hard surface which will be maintained in good condition.
- II. Where practicable, communal footpaths and pavements shall not be less than 0.9 metres wide.

5. Lighting

Roads, communal footpaths and pavements shall be adequately lit between dusk and dawn to allow the safe movement pedestrians and vehicles around the site during the hours of darkness.

6. Bases

- I. Every unit must stand on a concrete base or hard-standing.
- II. 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, considering local conditions.

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

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 demanded, a copy of the risk assessment shall be made available to the local authority.

8. Flooding

The site owner shall establish whether the site is at risk from flooding by referring to the Environment Agency's Flood Map.

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.

9. Supply & Storage of Gas etc

Gas (including natural gas) and oil installations, and the storage of supplies shall meet current statutory requirements, relevant Standards and Codes of Practice.

- 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.

10. Electrical Installations

- I. 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.
- II. 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.

- III. 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.
- IV. any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.
- V. If there are overhead electric lines on the site, suitable warning notices shall be displayed at the entrance to the site and on supports for the line. Where appropriate, particular attention shall be drawn to the danger of masts of yachts or dinghies contacting the line.

12. Water Supply

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

13. Drainage and Sanitation

- I. Satisfactory provision shall be made for foul 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.
- II. Each **static** park/mobile home /caravan shall have its own water supply and water closet, sink and wash hand basin. Each caravan standing shall be provided with a connection to the foul drainage system; the connection shall be capable of being made air-tight when not in use.
- III. Every site and every hard standing shall be provided with an adequate

drainage system for the complete and hygienic disposal of foul, rain and surface water from the site, buildings, caravans, roads and footpaths.

14. Refuse Disposal

Every caravan standing shall have an adequate number of suitable non-combustible refuse bins with close-fitting lids or plastic bags. Arrangements shall be made for the bins to be emptied regularly. Where communal refuse bins are also provided these shall be of similar construction and housed within a properly constructed bins store.

15. Parking

One car only may be parked between adjoining caravans provided that the door to the caravan is not obstructed. Suitably surfaced parking spaces shall be provided where necessary to meet the additional requirements of the occupants and their visitors. Plastic or wooden boats shall not be parked between units.

16. Recreation Space

Where children stay on site, space equivalent to about one-tenth of the total area shall be located for children's games and/or other recreation purposes. This provision will normally be necessary because of the limited space available around the caravans, but may be omitted where there are suitable alternative publicly provided recreational facilities which are readily accessible.

17. Notices

- I. A suitable sign shall be prominently displayed at the site entrance indicating the name of the site.
- II. A copy of the site licence with its conditions shall be displayed prominently on the site.
- III. Notices and a plan shall be displayed on the site setting out the 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. At sites subject to flood risk, warning notices shall be displayed giving advice about the operation of the flood warning system.
- IV. All notices shall be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

18. General

- I. No caravans other than caravans complying with Section 29(1) Caravan Sites and Control of Development Act, 1960, and Section 13. Caravan Sites Act 1968, and any other Acts or Regulations amending or extending the said Acts shall be stationed or kept on the site.
- II. All caravans must be of such design and construction and maintained so as not to be prejudicial to the health and welfare of the occupants.
- III. No caravans to be so overcrowded as to be prejudicial to the health and welfare of the occupants.

19. Maintenance of Common Areas, including Grass, Vegetation and Trees

- I. At all times whilst the caravans are stationed on the site for purposes of human habitation all the above-mentioned facilities and equipment shall be properly maintained.
- II. The Licensee shall be responsible for ensuring that no rubbish, solid and liquid filth, waste food or litter (including cans, cartons, bottles and the like) is thrown, placed or permitted to fall on the licensed site, but that such refuse is deposited only in the refuse bins or expendable sacks provided on the site.
- III. Grass and vegetation shall be cut and removed at frequent and regular intervals.
- IV. Trees within the site shall (subject to the necessary consents) be maintained.
- V. Any cuttings, litter or waste shall be removed from the immediate surrounds of a pitch.