



No: 1102

**CARAVAN SITES AND CONTROL
OF DEVELOPMENT ACT 1960,
SECTION 3
LICENCE**

**The NEW FOREST DISTRICT COUNCIL
being the Local Authority under the above Act HEREBY LICENCE,
subject to the conditions ' R ' attached**

Of: Mr C & Mrs K Fitzgerald
6 Fleur De Lys Park
Pilley Street
Pilley
Lymington
SO41 5QG

Being the OWNER/OCCUPIER of land situated at Fleur De Lys Park
Pilley Street
Pilley
Lymington
SO41 5QG

Name of Site **Fleur De Lys Park**

Who is/are entitled to the benefit of Planning Permission, Ref No. NFR/C/28 for the use of the above land as a caravan site granted under Part III of the TOWN AND COUNTRY PLANNING ACT 1990, otherwise than by a development order

This LICENCE is held **IN PERPETUITY**

DATED the 22 May 2018

Appletree Court, Beaulieu Road, Lyndhurst, Hampshire, SO43 7PA.

Colin Read

**EXECUTIVE HEAD OF ENVIRONMENT & REGULATION
ON BEHALF OF THE COUNCIL**

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NEW FOREST DISTRICT COUNCIL

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

CONDITIONS ATTACHED TO LICENCE NUMBER: **1102**

DATED: **22 May 2018**

FOR: **Fleur De Lys Park, Pilley Street, Pilley, Lymington, SO41 5QG**

Note: These site licence conditions are based on the Model Standards 2008 for Caravan Sites in England. They are specific to the above site. It is a criminal offence for a park owner to fail to comply with these conditions.

The term 'caravan' includes a 'mobile home' or a 'park home'.

1. The Site

- (i) The total number of mobile homes on the site shall not exceed **11 (eleven)** at any time.
- (ii) All mobile homes on the site shall comply with the definition of a mobile home contained in Section 29 of the Caravan Sites and Control of Development Act 1960, and Section 13 of the Caravan Sites Act 1968.
- (iii) Mobile homes on the site must comply with the current edition of BS3632 at the time of manufacture.
- (iv) The site owner shall provide the local authority with a plan of the site within 28 days of the date of any written request, and at any time when there is a material change to the boundaries or layout of the site.
- (v) The plan supplied shall be to a reasonable scale to clearly show the layout of the site, including all relevant structures, features and facilities; in particular
 - a. Mobile homes including their enclosure boundaries and all garages, sheds, covered stores, car ports, covered walkways and car parking spaces associated with them;
 - b. Site buildings and other permanent structures;
 - c. Roads, paths and their associated lighting;
 - d. Fire points and fire hydrants;
 - e. Electrical distribution points;

- f. Compounds for storage of liquefied petroleum gas;
 - g. Cess pools, septic tanks and connections to the public sewerage system;
 - h. Communal refuse stores, and;
 - i. Recreation space.
- (vi) The boundaries of the site from any adjoining land shall be clearly marked by a man made or natural feature.
- (vii) No caravan or combustible structure shall be positioned within 3 metres of the boundary of the site without prior written approval of the local authority.

2. Density, Spacing and Parking Between Caravans

- (i) Except in the case mentioned in sub paragraph (iii), or where prior approval has been obtained from the local authority (as detailed in (v)) 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 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. A garage or car port may only be permitted within the separation distance if it is of non-combustible construction.
 - e. Windows in structures within the separation distance shall not face towards the caravan on either side.
 - f. Fences and hedges, where allowed and forming the boundary between adjacent caravans, should be a maximum of 1 metre high.

- g. Private cars may be parked within the separation distance between adjoining mobile homes provided that they do not obstruct entrances to caravans or access around them. A 3 metre clear space must be kept between the vehicle and adjacent mobile homes and any vehicle associated with adjacent mobile homes.
- (v) The following mobile homes have an agreed separation distance less than the minimum detailed above:

Unit Number	Date Agreed	Restrictions
6	16/10/2013	Shall be situated not less than 5.25 metres from the mobile home on plot 7, and not less than 6 metres from the mobile home on plot 5; and shall be fitted with cladding from class 1 fire rated materials to its facing walls.
11	22/05/2018	The home shall be of maximum dimensions 30' x 22' and shall be positioned with the long side facing the centre of the site, positioned equidistant to number 10 and 12.

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 roads shall be constructed and laid of suitable bitumen macadam or concrete with a suitable compacted base.
- (iii) All roads shall have adequate surface water/storm drainage.
- (iv) 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.
- (v) One-way systems shall be clearly signposted.
- (vi) Where existing two way roads are not 3.7 metres wide, passing places shall be provided where practical.
- (vii) 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.
- (viii) Roads shall be maintained in a good condition.
- (ix) Cable overhangs must meet the statutory requirements.

4. Footpaths and Pavements

- (i) Every mobile home shall be connected to a road by a footpath with a hard surface which shall

be maintained in good condition.

- (ii) Where practicable, communal footpaths and pavements shall not be less than 0.9 metres wide.

5. Lighting

- (i) Site roads, communal car parking, communal footpaths and pavements shall be adequately lit between dusk and dawn to allow the safe movement of 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, taking into account local conditions.

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

- (i) Every part of the site to which the public have access shall be kept in a clean and tidy condition.
- (ii) Every road, communal footpath and pavement on the site shall be maintained in a good condition, good repair and clear of rubbish.
- (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.

8. Supply & Storage of Gas etc

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

9. 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.

10. 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.

11. Drainage and Sanitation

- (i) Surface water drainage shall be provided where appropriate to avoid standing pools of water.
- (ii) 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.
- (iii) All drainage and sanitation provision shall be in accordance with all current legislation and British or European Standards.
- (iv) 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.

12. Domestic Refuse Storage & Disposal

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

Vehicular Parking

- (i) Car parking spaces shall be provided on the site for at least one private car per mobile home.
- (ii) Visitor parking shall be provided on site, in addition to residents' parking, to a ratio of not less than one space for every five mobile homes.
- (iii) Each car parking space shall be of minimum dimension 4.8 x 2.4 metres with sufficient room to manoeuvre into and out of the space.

14. Communal Recreation Space

- (i) 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.

15. Notices and Information

- (i) The name of the site shall be displayed on a sign in a prominent position at the entrances to the site.
- (ii) The current name, address and telephone number of the licence holder and emergency contact numbers shall be displayed at the entrance to the site, or otherwise clearly and prominently identified as to where the information can be found.
- (iii) The following information shall be displayed on a noticeboard in a prominent position on the site, or the noticeboard must contain details on where the information can be viewed on the site, and between which times (which must be reasonable), or where occupiers can request copies from:
 - a. a copy of the site licence or the front page of the said licence and details of where the full licence can be viewed
 - b. A current plan of the site with roads and pitches marked on it.
 - c. A copy of the most recent periodic electrical inspection report.
 - d. A copy of the site owner's certificate of public liability insurance.
 - e. A copy of the local flood warning system and evacuation procedures, if appropriate.
 - f. A copy of the fire risk assessment made for the site.
- (iv) All notices shall be suitably protected from the weather and from direct sunlight.

16. Flooding

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

17. Fire Safety Measures and compliance with the Regulatory Reform (Fire Safety) Order 2005

- (i) The site owner shall make available, on demand, 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.
- (ii) The site owner shall put in place appropriate fire points, firefighting equipment, fire warnings and other fire prevention equipment or fire management procedures as deemed necessary by

their fire risk assessment.

- (iii) A record shall be kept of all testing and remedial action taken and this must be made available for inspection when demanded by or on behalf of the local authority or Hampshire Fires and Rescue Service.

Colin Read

Executive Head of Environment & Regulation

