

SITE DENSITY/LAYOUT

1. (a) The site density should not at anyone time exceed...
 - (i) (Residential Caravan Sites) 50 caravans to the hectare
 - (ii) (Static Holiday Caravan Sites – former Borough of Medina) 62 caravans to the hectare
 - (iii)(Static Holiday Caravan Sites – former Borough of South Wight) 60 caravans to the hectare
 - (iv)(Touring or Motor Caravans*, Camping Sites/Tents) 75 units to the hectare

Calculated on the basis of the useable area rather than the total site area (ie, excluding crags, lakes, roads, communal services, etc), provided that, where tent camping is also permitted alongside caravans, the maximum number of units stationed on the site at any one time should be reduced by the number of pitches occupied by main tents stationed for human habitation. Where individual pitches, surrounded by hedges, fences, etc, the minimum size of each pitch shall be 100 m x 10 m square.

* This shall apply to pitches for touring units' and touring units shall mean tent, trailer tent, touring trailer caravan or motorised caravan and units may have an awning or ancillary tent or other similar equipment.

2. Each caravan on the site shall be clearly identifiable by a number conspicuously displayed at all times and correspondingly numbered on a site plan available for inspection on display.

CARAVAN SPACING

3. Where the number of units on the site is to be limited by condition, it may be appropriate to prescribe maxima by reference to specified periods so as to permit up to 10% more units during such peak holiday periods as may be agreed between the site Licensing Authority and the licence holder without the provision of additional facilities, provided that:
 - (i) the provision of paragraph 1. (a) above are complied with; and
 - (ii) the standards relating to spacing, as set out in paragraphs (a), (b) and (c) below, are complied with.
 - (a) Every unit should be not less than 6 metres from any other unit in separate family occupation and not less than 3 metres should be permitted between units in any circumstances.
 - (b) Vehicles and other ancillary equipment should be permitted within the 6 metres space between units in separate family occupation, but, in order to restrict the spread of fire, there should always be 3 metres clear space within the 6 metres separation.
 - (c) Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.

Permitted Intrusions into Spacings

- (i) Porches may protrude one metre into the 5 metres and shall be of an open type.
- (ii) Where awnings are used, the distance between any part of the awning and an adjoining caravan shall not be less than 3 metres. They shall not be of the type which incorporates sleeping accommodation and they shall not face each other or touch.
- (iii) Eaves, drainpipes and bay windows may extend into the 5 metre space provided the total distance between the extremities of 2 adjacent units is not less than 4.5 metres.
- (iv) Where there are ramps for the disabled, verandas and stairs extending from the unit, there shall be 3.5 metres clear space between them (4.5 metres if mixture of caravans) and such items shall not face each other in any space. If they are enclosed, they may need to be considered as part of the unit and, as such, shall not intrude into the 5 metre (6 metre) space.
- (v) A garage, a shed or covered storage space is permitted between units only 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. Windows in such structures shall not face towards the unit on either side. Car ports and covered walkways shall in no circumstances be allowed within the 5 or 6 metre space.

CARAVAN CONSTRUCTION AND USE

4. (a) No caravan shall be stationed on the site unless it:
- (i) is of a propriety or similar type, and all new caravans brought on to the site shall comply with BSS 3632 : 1970, with the exception of specifications 4 and 5 therein, or subsequent modifications thereof;
 - (ii) is provided with adequate means of permanent ventilation;
 - (iii) has windows of sufficient area to give satisfactory standards of natural lighting;
 - (iv) is maintained in such conditions as to be capable of mobility and transportation.
- (b) No caravan shall be stationed on the site unless it is weatherproof, dry, clean and well maintained internally and externally and in a good state of repair.
- (c) No 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 to accommodate. Regard shall be had to BSS 3632 : 1970, or subsequent modification thereof.
- (d) No apparatus or equipment shall be so operated at any time in such a manner as to cause annoyance by noise.

DRINKING WATER AND WASTE WATER DISPOSAL

5. (a). The site shall be kept clean and free from accumulations of litter, maintained in a clean and tidy condition at all times and all equipment, facilities and site buildings shall be maintained in good repair and proper order.
(b) There should be a water supply which is adequate as regards quantity and quality. Each pitch on a site should be no further than 100 yards (90 m) from a water tap; at each tap there must be a soakaway or gully.
(c) Additional waste water disposal points (separate from drinking water points) should be provided so that each pitch is no further than 50 yards (45 m) from a waste water disposal point.
6. (Small sites for the former Borough of South Wight); (a) Each caravan standing should be provided with a piped water supply

OR

(b) Water standpipes with an adequate supply of water shall be situated not more than 30 metres from any caravan standing. Where gross densities are 30 to the hectare or less (12 to the acre), water standpipes shall be situated not more than 55 metres from a water standpipe.

SURFACES

7. (a) Roads of suitable material shall be provided and maintained so that no caravan standing or toilet block is more than 45 metres from a road. Each standing and toilet block shall be connected to a road by a footpath with a hard surface. Site roads, site entrances and exits shall be not less than 4 metres wide.
(b) Footpaths shall be not less than 1.75 metres wide and each caravan shall be provided with an adequate footpath to serve its entrances.
8. Every caravan, unless it is removed during winter, shall stand on a hard standing of a suitable material which shall extend over the whole area occupied by the caravan placed upon it and shall project not less than 1 metre outwards from the entrance or entrances of the caravan.
9. Suitably surfaced parking places shall be provided with space for at least one car for every 3 caravan standings. Additional space shall be set aside to accommodate further cars, up to one car per caravan, to be surfaced as required. (Static Holiday Caravan Sites for the former Borough of Medina).

10. With regard to small sites for the former Borough of South Wight;
- (a) Where hard standings are provided they shall be of suitable materials and shall extend one square metre in front of all entrance doors.
 - (b) All grass on sites and under and around caravans (where hard standings are not provided) shall be kept short at all times.
 - (c) The planting of trees and hedge screens of suitable habit or the erection of screen fences where required shall be to the satisfaction of the Licensing Authority and such trees, hedge screens and screen fences shall be suitably maintained.

SITE ROADS AND ACCESS

11. (a) The entrance and exit to all sites shall be of a minimum width of 3.1 metres and have a minimum height clearance of 3.7 metres.
- (b) There shall be sufficient space within the site for emergency vehicles to turn round (the advice of the Fire Authority should be obtained in this respect).
 - (c) Roads of suitable material shall be provided and maintained to parking places, shops, recreation rooms, etc, and to within not more than 50 metres from any caravan standing. Roads shall be at least 3.7 metres wide **or** if they form part of a clearly marked one way traffic system, 3 metres wide.
 - (d) Provision shall be made to the satisfaction of the Licensing Authority for the surface water drainage of the carriageways, footpaths and paved areas and of the site generally.
 - (e) Roads shall be adequately lit during the hours of darkness.
 - (f) Roads shall have no overhead electric cables less than 4.5 metres above the ground.
 - (g) Emergency vehicle routs shall be kept clear of obstruction at all times.
 - (h) Footpaths shall be not less than .75 metres wide.
12. Fire points shall be established so that no caravan or site building is more than 30 metres from a fire point. They shall be easily accessible and clearly and conspicuously marked ‘Fire Point’.

SANITATION: WC’s AND CHEMICAL CLOSETS

12. (a) Each caravan or caravan standing shall be provided with a water closet, wash hand basin with hot and cold water and bathing facilities, connected to the foul drainage system. **OR**
- (b) For caravan standings without individual approved facilities, communal toilet blocks shall be provided, with adequate supplies of water, on at least the following scales:

Men:	1 WC <u>and</u> 1 urinal per 15 caravans.
Women:	2 WC’s per 15 caravans (1 WC for less than 6 caravans).
Washbasins:	1 for each sex per 15 caravans.
Bath or showers (With hot and cold water):	1 for each sex per 20 caravans (up to 60) plus 1 extra for each sex per 50 caravans or part thereafter.

1 shower per 30 pitches with available hot water (Touring Caravan Sites for the former Borough of South Wight).

(c) No caravan shall be sited more than 91 metres (100 yards) from a toilet except where the Licensing Authority stipulate otherwise in writing.

(d) Separate entrances to toilet blocks shall be provided for each sex, adequately screened and legibly identified.

13. With regard to Camping Sites (tents) only;

(a) The scale of provision should be one WC and one urinal for men and 2 WC's for women per 30 pitches, with some tapering of the scale in the case of very large sites - say over 100 pitches (see also paragraph (b) below). Where the spread of toilets over a site is important, distribution and distance requirements should be laid down as appropriate. The provision of separate toilets for the use of each sex may not be justified in the case of small sites - say less than 10 pitches.

(b) Where the provision of WC's is not feasible, chemical closets should be provided on a scale of at least twice that for WC's.

14. Each toilet block shall be provided with adequate artificial lighting. Provision shall be made in those parts of toilet blocks where baths, showers and wash hand basins are situated for space heating sufficient to maintain an air temperature of 60⁰F when the outside temperature is 30⁰F between 7.00 am and 7.00pm.

15. Particular consideration should be given to the needs of the disabled in the provision made for water points, toilets, washing points and showers.

16. Laundry facilities shall be provided in a separate room on a scale of not less than 1 deep sink with running hot and cold water for every 30 caravans.

17. The site shall be provided with a water supply complying with British Standard Code of Practice CP 310 (1965).

DISPOSAL POINT FOR CHEMICAL CLOSETS/SEWAGE

18. Whether or not WC's are provided, a properly designed disposal point for the contents of chemical closets should be provided together with an adjacent adequate supply of water for cleaning containers. The method of disposal will need to be considered in the light of the particular circumstances and should be to the satisfaction of the local authority. Where appropriate, the water supply should be clearly labelled as non-potable.

Satisfactory provision shall be made for foul drainage by discharge to:

(a) a public sewer; and/or

- (b) a properly constructed sewage disposal installation; and/or
- (c) a properly constructed septic tank with a suitable outfall; and/or
- (d) a properly constructed cess-pool.

19. (a) (i) All water standpipes shall discharge over a trapped gully surrounded by an adequate concrete apron and connected to an approved waste water disposal system.
- (ii) All waste pipes from each caravan shall discharge to an approved waste water disposal system by either a trapped gully or approved direct connection.

OR

- (b) Where any receptacles are used for the temporary collection of waste water they shall be kept in a clean and sanitary condition and shall not be allowed to overflow.

REFUSE DISPOSAL/STORAGE

20. Adequate provision should be made for the storage, collection and disposal of refuse. (It is expected that site operators should normally be able to meet their responsibilities by making arrangements with the local authority.)
21. (a) Every caravan standing shall have an adequate number of suitable non-combustible refuse bins with close fitting lids or plastic bags.
- (b) Where communal refuse bins are also provided they shall be of a similar construction as in paragraph (a), and housed within a properly constructed bin store.
- (c) Refuse receptacles shall be emptied regularly to prevent over-spill; OR
- (d) The disposal of refuse shall be to the satisfaction of the Licensing Authority.