

The Urban District Council of Havant and Waterloo

COUNCIL

07 DEC 2017

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Licence No. 113.

CARAVAN SITE LICENCE.

In exercise of their powers under Section 3 of the Caravan Sites and Control of Development Act, 1960 the HAVANT AND WATERLOO URBAN DISTRICT COUNCIL hereby grant to

Elizabeth Caravan Estates Ltd.,

of

Waterloo Road, Eastleigh, Hants, RG30 1AB.

a LICENCE to use or to cause to be used the land hereinafter described as a caravan site.

This Licence is issued subject to the conditions set out below.

Description of land in respect of which this Licence is issued

Elizabeth Caravan Estates, Waterloo Road,

Eastleigh, Hants.

Conditions subject to which this Licence is issued :-

1. The ~~total~~ number of caravans on the site shall not exceed **208** at any time when any of them is stationed thereon for the purposes of human habitation. No tents or other structures shall be erected or retained on the site at any such time without the consent in writing of the Council.
2. Whilst any caravan is stationed on the site for the purposes of human habitation:
 - (a) it shall be not less than 20 feet from every other caravan on the site, and
 - (b) no caravan stationed on the site shall be within 10 feet of any highway or within 5 feet of any boundary of the site.
3. No caravan shall be stationed on the site unless it:
 - (a) is of a proprietary or similar type,
 - (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 a mobile condition.
4. No caravan shall be stationed on the site unless it is weatherproof, dry, clean and maintained internally and externally in a good state of repair. 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 so to accommodate.
5. No caravan shall be used on the site for human habitation except between 1st March and 31st October in any year.
6. No instrument or apparatus for amplifying sound shall be used on the site.
7. The site shall be maintained in a clean and tidy condition at all times.

8. A standing of concrete or other suitable hard material to be approved by the Council shall be provided for every caravan. Each standing shall extend over the whole area occupied by the caravan placed upon it and shall project not less than 3 feet outwards from the entrance or entrances of the caravan. (Compliance with this condition is not required if all caravans are removed from the site throughout the period from 1st November to the end of February.)
9. Reads and footpaths shall be provided in such manner as the Council approve to connect each caravan standing with a highway.
10. Suitable hardstandings shall be provided for the parking of a car alongside each caravan, or alternatively a properly surfaced car park shall be provided within the site with space for at least one car for every three caravan standings.
11. The boundaries of the site shall be planted with trees or hedges of a suitable habit or screened fences shall be erected to the satisfaction of the Council.
12. Water stand pipes giving an adequate supply of wholesome drinking water shall be provided so that there is one within 60 feet from every caravan standing, before the caravans are occupied.
13. Water closets shall be provided on the scale of at least one to each five caravans, the water closets to be connected to a sewer or to a properly constructed cesspool where there is no sewer available. The water closets are to be marked "Ladies" and "Gentlemen" respectively. Urinals shall be provided on the scale of at least one for each fifteen caravans. All toilet blocks shall be provided with satisfactory artificial lighting during the hours of darkness, and the toilet blocks and closets shall be cleansed thoroughly at least once daily, or more if necessary, and maintained in a clean and sanitary condition to the satisfaction of the Council.
14. Trapped gulleys connected to the sewer or cesspool shall be provided for the disposal of waste water, provision being made for at least one gully to each block of conveniences.
15. Adequate provision shall be made on the site for washing facilities at each toilet block, on a scale of not less than two showers or baths (one for each sex) provided with running hot and cold water for every twenty caravans. The showers or baths shall be properly connected to a sewer or cesspool.
16. 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 properly connected to a sewer or cesspool for every fifteen caravans.
17. Provision shall be made to the satisfaction of the Council for the surface water drainage of carriageways, footways and paved areas, and of the site generally.
18. Every caravan standing shall be provided with a suitable refuse bin with a close fitting lid, and arrangements shall be made with the Council for the bins to be emptied regularly, before the caravans are occupied.
19. Such fire-fighting equipment or facilities on the site shall be provided as the Council may require, before the caravans are occupied.
20. 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.
21. The occupier of the site shall submit to the Council such plans, specifications or other detailed information as the Council may require with regard to the works proposed to be carried out for the purpose of complying with Conditions Nos. 8, 9, 10, 11, 13, 14, 15, 16 and 17, whereupon the Council may approve of the proposed works with or without amendment and may require the carrying out of other works for that purpose. The works so approved or required to be carried out shall be completed to the satisfaction of the Council within ~~6 years~~ from the date of this Licence or such extended time as the Council may in writing allow.

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Borough of Havant

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8 no.

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT. 1960.

Conditions attached to Licence No. 119 dated 15th JUNE 1961

1. The total number of caravans on the site shall not exceed 208 at any time.
2. Each caravan standing shall be identified by a number.
3. No tents or other structures shall be erected or retained on the site without the consent in writing of the Council.
4. Whilst any caravan is stationed on the site:-
 - (a) it shall be not less than 6 metres (20 feet) from every other caravan or dwelling on the site.
 - and
 - (b) it shall not be within 3 metres (10 feet) of any highway or within 1.50 metres (5 feet) of any boundary on the site
 - ~~(c) it shall be sited in accordance with the plan attached to the licence.~~
5. No caravan shall be stationed on the site unless it:-
 - (a) is of a propriety or similar type
 - (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 a mobile condition.
6. No caravan shall be stationed on the site unless it is weatherproof, clean and maintained internally and externally in a good state of repair.
7. No caravan shall be used on the site for human habitation except between 1st March and 31st October in any year.
8. 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 so to accommodate.
9. No apparatus or equipment shall be so operated at any time, in such a manner as to cause nuisance by noise.
10. The site shall be maintained in a clean and tidy condition at all times.
11. Site roads of suitable material shall be provided and maintained so that no caravan standing or toilet block is more than 45 metres (150 feet) from a road. Site roads shall be not less than 4 metres (13 feet) wide or if they form part of one way traffic system not less than 2.75 metres (9 feet) wide.
12. Every caravan shall stand on a hard standing of suitable material, which shall extend over the whole area occupied by the caravan placed upon it, and shall project not less than 1 metre (3.3 feet) outwards from the entrance(s) to the caravan.

13. Each standing and toilet block shall be connected to a site road by a footpath with a hard surface, footpaths shall be not less than .75 metres (2ft. 6 ins) in width.
14. Suitably surfaced parking places shall be provided, with space for at least one car for every three caravan standings. Additional space shall be set aside to accommodate further cars, up to one per caravan, to be surfaced as required.
15. Trees and hedge screens of suitable habit or screen fences shall be provided to the satisfaction of the Council: tree or hedge screen fences shall be suitably maintained.
16. All sites shall be provided with a water supply complying with British Standard Code of Practice C.P. 310 (1965) or subsequent modification thereof.
17. Water standpipes with an adequate supply of water shall be situated not more than 18 metres (60 feet) from any standing.
18. Satisfactory provision shall be made for foul drainage by discharge to:-
 - (a) a public sewer, or
 - (b) a properly constructed sewage disposal installation, or
 - (c) a properly constructed septic tank with suitable outfall, or
 - (d) a properly constructed cesspool
19.
 - (a) 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 to a vessel for retention and subsequent disposal to an approved disposal point.
 - (b) All water standpipes shall discharge over a trapped gully surrounded by an adequate concrete apron and connected to an approved waste water disposal system.
- ~~20. (a) Each caravan or caravan standing shall be provided with a water closet connected to the foul drainage system.~~
- (b) For caravan standings without individual water closets communal toilet blocks shall be provided on at least the following scales:-

Men: 1 W.C. and 1 Urinal per 15 caravans or part thereof

Women: 1 W.C. per 7 caravans or part thereof.
- ~~21. (a) Each caravan or caravan standing shall be provided with a wash hand basin provided with hot and cold water~~
- (b) For caravan standings without individual wash basins, communal washing facilities shall be provided on at least the following scales:-

1 Wash hand basin (provided with hot and cold water) for each sex per 15 caravans or part thereof.
- (c) For caravan standings without individual baths or showers communal facilities shall be provided on at least the following scale:-

1 bath or shower (with hot and cold water) for each sex per 15 caravans or part thereof, in excess of those provided with individual facilities.
2. All toilet blocks shall be provided with a satisfactory form of artificial lighting.
3. 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, properly connected to an approved waste water disposal system, for every 15 caravans or part thereof.

24. Communal toilet blocks and laundry rooms shall be constructed in accordance with the Building Regulations, and in such a manner and of such materials that they are thoroughly hygienic and able to be easily cleansed. They shall be maintained in a clean and sanitary condition at all times. All sanitary fittings shall be of a type approved by the Local Authority. Separate entrances to toilet blocks shall be provided for each sex, adequately screened and legibly identified.
25. 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.
26. Every caravan standing shall be provided with a suitable refuse receptacle and arrangements shall be made to the satisfaction of the Licensing Authority for such receptacles to be emptied weekly during the period permitted by Condition No.7.
27. Any structure used for storage purposes shall be separate from the caravans they serve capable of being locked, and not less than 4.50 metres (15 feet) from any caravan unless:-
- (a) The structure is partially constructed of combustible material but clad externally with incombustible material when the distance from any caravan shall be not less than 3 metres (10 feet).
- or
- (b) the structure is wholly constructed of incombustible material when the distance from any caravan shall be not less than 1.5 metres (5 feet).
28. Space equivalent to a minimum of one-tenth of the total area shall be allocated for children's games and other recreational purposes.
29. All equipment and facilities provided shall at all times be maintained in a proper state of repair and in satisfactory working order.
30. At all times when the caravans are stationed on the land for human habitation a copy of this licence and attached conditions as for the time being in force shall be displayed on the land in some conspicuous place.

ELECTRICAL INSTALLATIONS.

31. Residential sites should be provided with an electricity supply sufficient in all respects to meet all reasonable demands of the caravans situated thereon.
32. Electrical installations to all sites (both residential and holiday) other than Electricity Board works and circuits subject to regulations made by the Secretary of State for Energy, under Section 60 of the Electricity Act 1947, should be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the I.E.E. Wiring Regulations) for the time being in force, and where appropriate to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1970, SI 1970 No. 135.
33. The installation should 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 who should be one of the following:-

- A professionally qualified electrical engineer;
- A member of the Electrical Contractors' Association;



A member of the Electrical Contractor's 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 should be stated for whom he is acting).

Such person should within 1 month of such an inspection issue an inspection certificate in the form prescribed in the IEE Wiring Regulations which should be retained by the site operator and displayed on the land in some conspicuous place. The cost of the inspection and report should be met by the site operator.

FIRE PRECAUTIONS.

34. (a) Fire Points shall be provided as follows:-

- i No caravan shall be further than 30 metres (100 ft.) from a Fire Point. Fire points with normally not less than 1.034 bars (15 psi) standing pressure in the water main shall be provided with not less than a 30 metres (100 ft.) length of heavy quality small diameter hose permanently connected to a stop valve and installed on a properly constructed fire reel. The hose should be fitted with a reducing nozzle valve capable of projecting a jet of water approximately 5 metres from the nozzle.

This equipment should be installed in a red painted box which shall be identified "FIRE POINT". The water supply pipe shall be at least 11 mm ($\frac{1}{2}$ ") diameter and insulated to prevent freezing in the pipe.

The Fire point box shall be kept locked and the key visible under a glass faced compartment attached to the box.

- OR ii If the water pressure is less than 1.034 bars (15 psi) standing pressure or if suitable water taps are not available, fire points shall be provided so that no caravan is further than 90 metres (100 yards) from a fire point. Each fire point shall consist of a water tank fitted with a hinged cover and containing at least 500 litres (110 gallons) of water, together with two buckets and one hand pump or a bucket pump. The buckets shall be capable of holding at least 9 litres (2 gallons) of water. The fire point shall be clearly marked and be easily accessible in case of fire:
 - OR iii Exceptionally and subject to the approval of the Fire Prevention Officer and the Licensing Authority, fire points may be provided so that no caravan is further than 30 metres (100 ft.) from a fire point and shall consist of three well maintained 9 litre (2 gallon) water type extinguishers. (This provision will only be approved where there is a sufficient and adequate reason for not providing either i or ii above). The extinguishers should be kept in a box lined with felt or other material to protect them from cold weather. The box should be clearly marked "FIRE EXTINGUISHERS".
- (b) At each fire point there shall be a simple means of raising alarm in case of fire. This could be by means of a manually operated sounder e.g. metal triangle with a striker, gong or hand operated siren.
 - (c) 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 should include the following:-

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"On discovery of a fire:-

- (1) Ensure caravan involved is evacuated
- (2) Raise the alarm
- (3) Call the Fire Brigade (nearest telephone is sited)
- (4) 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".

- (d) All alarm and fire-fighting equipment shall be maintained in working order and available for inspection by or on behalf of the Licensing Authority.
 - (e) No container of liquid gas, full or otherwise, shall be stored under any caravan.
 - (f) Flexible rubber tubes from low pressure gas cylinders which serve the caravans shall be maintained in a satisfactory condition in the interests of safety, and shall comply with BS 3212.
 - (g) Where containers of liquid gas, whether full or otherwise, are kept at a central location e.g. a site shop, a suitable storage area should be provided in the open air and not less than 3 metres (10 ft.) from any building structure, caravan or fixed source of ignition and the store should be suitably marked.
 - (h) Long grass and vegetation should be cut at regular intervals to prevent it becoming a fire hazard. Any such cuttings should be removed from the vicinity of caravans.
35. A clearly written and conspicuously placed notice shall be displayed on the site indicating the nearest emergency Medical Services which shall include information concerning:-
- (1) Availability of Medical General Practitioner.
 - (2) Casualty Reception Hospital/s
 - (3) Availability of First Aid Equipment on Site.



L/P

FORM P.2
HWU 1467

HAMPSHIRE COUNTY COUNCIL.

TOWN AND COUNTRY PLANNING ACT, 1947.

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDER, ~~1947~~ 1950

To — Sandy Point Holiday Estate Co. Ltd., Plan No: HWU 1467
c/o J. Denyer, Esq.,
5, Highams Buildings,
Southwood Road,
Hayling Island.

In pursuance of their powers under the above-mentioned Act and Order, the Council, as the local planning authority, hereby PERMIT

**the use of the land at Eastoke, Hayling Island
shown on the plan attached hereto**

to be used only for the purpose of

a site for mobile caravans

~~in accordance with the provisions of the Town and Country Planning (General Development) Order, 1950~~
in accordance with the plans and particulars submitted with your application dated the **6th**
day of **June** **51**, and subject to due compliance with the Byelaws and general
statutory provisions in force in the district and with the conditions specified hereunder:—

Conditions 1 to 21 inclusive set out in the schedule hereto

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

With the general object of controlling development;
In order to protect the amenity of the locality;
In order to secure amenity;
In order to secure proper sanitary conditions.

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NOTICE

This application may be subject to a Development Charge in which case it must not be carried out without the consent of THE CENTRAL LAND BOARD.

Dated this **18th** day of **July** 19**51**

South East Area Planning Office,
20, High Street, Fareham.

THE CASTLE
WINCHESTER

On behalf of the Local Planning Authority.