

MID DEVON DISTRICT COUNCIL
Annex 3 to Caravan Site and Mobile Homes Policy
Standard conditions for Tent sites

DENSITY AND SPACE BETWEEN TENTS

- 1 The maximum number of tents on the site at the same time shall not exceed **
- 2 The minimum space between any 2 tents shall be 4.6 metres. If cars are parked between tents there shall be a space of 4.6 metres between the tent, or car, of one pitch and between the tent or car of the adjacent pitch.
- 3 The gross density shall not exceed 62 tents to the hectare.

WATER SUPPLY

- 4 The site shall be provided with a water supply complying with BS Code of Practice CP 310 (1952).
- 5 Water standpipe with an adequate supply of water shall be situated not more than 18 metres from any tent.

Where gross densities are 30 to the hectare or less no tent standing shall be more than 55 metres from a water standpipe.

ROADS AND FOOTPATHS

- 6 The entrances to and exits from the site extending over an area agreed with the Licensing Authority shall be surfaced with a suitable material to the satisfaction of the Authority.
- 7 Where roads of suitable material are provided, no tent standing or toilet block shall be more than 45 metres from a road. Each toilet block shall be connected to a carriageway by a footpath with a hard surface. Carriageways shall not be less than 4 metres wide or, if they form part of a one way traffic system, 2.75 metres wide. Footpaths shall not be less than 0.75 metres wide.

DRAINAGE, SANITATION AND WASHING FACILITIES

- 8 Satisfactory provisions shall be made for foul drainage either by connection to a public sewer or by discharge to a properly constructed septic tank or cesspool.
- 9 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 tents
 - Women: 2 WCs per 15 tents
 - 1 wash basin for men and 1 wash basin for women per 15 tents
 - 1 shower or bath (with hot and cold water) for each sex per 20 tents.
- 10 Laundry facilities shall be provided in a separate room on the scale of not less than one deep sink with running hot and cold water per 30 tents.
- 11 Properly designed disposal points for the contents of chemical closets shall be provided with an adequate supply of water for cleaning the containers.
- 12 There shall be adequate surface water drainage for carriageways, footways and paved areas and for the site generally.

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REFUSE DISPOSAL

- 13 Every tent shall have access to a suitable refuse container and arrangements shall be made for the refuse containers to be placed at a convenient point for regular removal.

FIRE FIGHTING APPLIANCES

Fire Points

- 14 These shall be established so that no tent or site building is more than 30 metres from a fire point. They shall be easily accessible and clearly and conspicuously marked "FIRE POINT".

Fire Fighting Equipment

- 15 Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 3 metres from the nozzle, such water standpipes shall be situated at each fire point together with a reel of small diameter hose of not less than 30 metres in length, having a means of connection to a water standpipe (preferably a screw thread connection) and terminating in a small hand control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".
- 16 Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall be provided with either water extinguishers (2 x 9 litres) or a water tank of at least 500 litres capacity equipped with a hinged cover, 2 buckets and 1 hand pump or bucket pump.

FIRE WARNING

- 17 A means of raising the alarm in the event of a fire shall be provided at each fire point. (For this purpose a manually operated sounder, e.g. a metal triangle with a striker, gong or hand operated siren would be suitable.)

MAINTENANCE

- 18 All alarm and fire fighting equipment shall be maintained in working order and available for inspection by or on behalf of the licensing authority.
- 19 All equipment susceptible to damage by frost shall be suitably protected.

FIRE NOTICE

- 20 A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice shall include the following:-

"On discovering a fire

- i ensure the tent or site building involved is evacuated
- ii raise the alarm
- iii call the fire brigade (the nearest telephone is sited)
- iv 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."

FIRE HAZARD

- 21 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 tents.
- 22 Provision shall be made for the storage of liquefied petroleum gas and regard shall be had to the

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Health and Safety Executive Guidance Note HS4 for the keeping of Liquefied Petroleum Gas in Cylinders and Similar Containers.

TELEPHONES

- 23 A telephone shall be available on the site for calling the police, fire brigade, ambulance or other services in an emergency.

ELECTRICITY INSTALLATIONS

- 24 The electrical installation in connection with any communal toilet block, laundry, site lighting, etc shall be sufficient in all respects to meet all reasonable demands.
- 25 Any electrical installation 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, 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 where appropriate to the standard which would be acceptable for the purpose of the Electricity (Overhead Lines) Regulations 1970, SI No 1355.
- 26 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 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 should be stated for whom 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.

INFORMATION

NATURAL GAS AND LIQUEFIED PETROLEUM GAS (LPG) INSTALLATION AND STORAGE

- 27 The Natural Gas and LPG installations in connection with any communal toilet block, laundry, etc, shall be sufficient in all respects to meet all reasonable demands.

LPG storage supplied from tanks shall comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations" or, where LPG is supplied from cylinders, with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers" as appropriate.

Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 "The Storage and Use of LPG at Metered Estates" provides further guidance. In this case and where a British Gas mains supply is available, then the Gas Safety (Installation and Use) Regulations 1994 and the Pipe-lines Act 1962 may also be applicable.

Exposed gas bottles or cylinders shall not be within the separation boundary of an adjoining unit.

LPG installations shall conform to British Standard 5482, "Code of practice for domestic butane and propane gas burning installations, Part 2: 1977 Installations in Caravans and non-permanent dwellings".

For mains gas supply, the 1994 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas

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Safety Regulations 1972.

Site Operators must have all gas appliances installed on their site serviced annually by a business or person registered with CORGI. Service records must be kept available for Local Authority scrutiny.

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

- 28 The name and address of the nearest doctor's surgery and treatment rooms (where available) details of the siting of the first aid kit and the availability of local medical services shall be prominently displayed on the site at all times.
- 29 A copy of the licence conditions shall be prominently displayed on the site at all times.
- 30 There shall be erected at the entrance to the site a board indicating clearly the name of the site, such name board to be approved by the licensing authority.

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