



Caravan Sites and Control of Development Act 1960

TENTED SITES

STANDARDS



It will be a condition on site licences issued by this authority that sites must comply with the standards set out in this document.

All standards must be complied with fully and to the satisfaction of the City Council.

Failure to comply with any of the standards is failure to comply with the conditions and may result in prosecution and revocation of the licence.

Clarification or further information regarding these standards may be obtained from:

Environmental Health & Housing
Morecambe Town Hall
Marine Rd
Morecambe
LA4 5AF

- Email: environmentalhealth@lancaster.gov.uk
- Telephone: 01524 582935

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1. SITE BOUNDARIES / DENSITY and SPACINGS

- ❑ The boundaries of the site should be clearly marked, for example by fences or hedges.
- ❑ It is recommended that a 3 metre wide area should be kept clear within the inside of all boundaries.
- ❑ The gross density should not exceed 30 tents per acre (75 per hectare), calculated on the usable area (i.e. excluding lakes, roads, communal services and other areas unsuitable for the siting of caravans), rather than the total area.
- ❑ The minimum distance between tents in separate occupation should be at least **6 metres**.
- ❑ There should be a minimum of **2 metres** between any tent and the edge or kerb of any road.

2. PARKING

- ❑ Vehicles and other equipment are permitted in the 6 metre space between tents but in order to restrict the spread of fire there should always be **3 metres** clear space between tents in separate occupation.

3. REFUSE DISPOSAL

- ❑ A sufficient number of refuse bins with close fitting lids must be provided for refuse.

4. TELEPHONE

- ❑ Where practicable, a telephone should be provided on site. A notice by the telephone should include the address of the site.

5. WATER SUPPLY

- ❑ All parks shall be provided with a water supply in accordance with appropriate Water Bylaws and statutory quality standards.
- ❑ No tent pitch should be more than **55 metres** from a water tap.
- ❑ Such water stand-pipes/taps should be clearly marked as '**DRINKING WATER**'
- ❑ A trapped gully shall be provided beneath each water tap connected to a drainage system or soak away.

6. WASTE WATER DISPOSAL

- ❑ No tent pitch should be more than **55 metres** from a waste water disposal point.
- ❑ Waste water disposal points should be separate from Drinking Water points.
- ❑ Water supplies should be clearly marked '**NOT DRINKING WATER**' or '**WASTE WATER**'.

7. TOILET FACILITIES

- ❑ Sanitary facilities, with adequate supplies of water, shall be provided on at least the following scale:-

Men: 1 WC and 1 Urinal per 20 tent pitches

Women: 2 WC's per 20 tent pitches

Some variation on this standard may be allowed (e.g on sites with over 90 pitches) on discussion with the city council.

- ❑ Satisfactory provision should be made for foul drainage either by discharging to a public sewer, private sewer or sewage treatment works or to a septic tank or cesspool approved by the city council.

8. WASHBASINS AND SHOWERS

- ❑ For every 20 pitches there should be 2 basins for men and 2 for women situated adjacent to the toilets. Each should have a supply of hot and cold water.
- ❑ Showers will only be required on sites with 30 pitches or more.
- ❑ Showers with hot and cold running water should be provided on the scale of 1 shower for men and 1 for women per 25 pitches. Provision should be made for hanging clothes adjacent to each.
- ❑ An electric shaving socket should be provided in the mens facilities
- ❑ Suitable and sufficient artificial lighting must be provided to facilities.

9. LAUNDRY FACILITIES

- ❑ Laundry facilities must be provided as follows: 1 deep sink with hot and cold running water per 30 tent pitches.
- ❑ Suitable and sufficient artificial lighting must be provided to the laundry room.

10. DISH WASHING FACILITIES

- ❑ Dish washing facilities must be provided as follows: 1 sink with draining board and hot and cold running water per 30 tent pitches.

11. FIRE POINTS

Fire fighting equipment and provision shall be in accordance with the requirements of the Fire Authority.

A general guide is set out below. If more detailed information is required please contact the local Fire Authority.

- Every caravan shall be within **90 metres** of a fire point. The fire point shall be housed in a weather-proof structure (to protect it from frost), be easily accessible and clearly and conspicuously marked **FIRE POINT**.

Each FIRE POINT should be provided with the following:

FIRE FIGHTING EQUIPMENT: Either-

- **HOSE REEL:** Where water stand-pipes are provided and there is sufficient water pressure to project a jet of water approx 5 metres: a hose reel complying with BS 5306: Part 11977 (1998) and a hose not less than 30 metres long terminating in a small hand control nozzle shall be provided.

Hoses should be housed in a box painted red and marked 'HOSE REEL'.

- **FIRE HYDRANTS:** Fire hydrants to BS 750 (1984) may be provided within 100 metres of every caravan standing.
- **FIRE EXTINGUISHERS/TANKS:** Where stand pipes are not provided or water pressure/flow is not sufficient, each Fire Point should be provided with either: 2 x 9 Litre water extinguishers or a water tank of at least 500 litres in capacity fitted with a hinged cover and provided with two buckets.

MEANS OF RAISING ALARM

- Either a metal triangle with striker, a gong or hand operated siren should be provided to each fire point. The approval of the Fire Authority should be sought in respect of any alternative system.

FIRE NOTICE

- A clearly written and conspicuous notice, protected from the weather, should be provided at each fire point to indicate the action to be taken in the event of a fire.
- The location of the nearest telephone should be included.

The notice should include, at least, the following:

“On discovering a fire:

- i) Ensure that the caravan or site building is evacuated
- ii) Raise the alarm
- iii) Call the Fire Brigade (the nearest telephone is situated.....)
- iv) Attack the fire using the fire fighting equipment, if it is safe to do so.

It is in the interest of all occupiers of the site to be familiar with the above routine and the method of operating the fire alarm and fire fighting equipment ”

MAINTENANCE OF FIRE POINTS

- ❑ All alarm and fire equipment should be installed, tested and maintained in working order by a competent person at least once in every 12 months.
- ❑ A record of such tests and remedial action should be kept (e.g. log book or test certificate) and be available for inspection by/on behalf of the city council.

12. FIRE HAZARDS

- ❑ Long grass, shrubbery and vegetation should be cut at regular intervals where necessary to prevent it becoming a fire hazard to tents, buildings or other installations.
- ❑ Any cuttings should be removed from the vicinity of tent fields.

13. NOTICES

The following signs/notices must be displayed in a conspicuous place:

- ❑ A sign at the site entrance indicating the name of the site (for easy identification by emergency services)
- ❑ A copy of the site licence and licence conditions
- ❑ A periodic inspection report for any electrical installation present e.g. buildings etc
- ❑ A plan and notice setting out action to be taken in an emergency and giving emergency contacts, local doctors, environmental health department etc
- ❑ The location of the nearest public telephone
- ❑ The name and location/telephone number of the site licence holder or his/her accredited representative.
- ❑ If the site has a risk of flooding, advice about the operation of the flood warning system
- ❑ 'No Smoking' sign on any LPG store/compound
- ❑ Fire Notices on all Fire Points
- ❑ If the site has overhead electric lines, warning notices must be displayed on the supports for the lines and at the site entrance.

All notices should be suitably protected from weather and where possible out of direct sunlight.

14. FIRST AID FACILITIES

- ❑ Suitable and sufficient first aid facilities must be provided on site.

15. LIFE SAVING EQUIPMENT

- ❑ If a site is situated near to a lake, river or sea suitable life-saving equipment must be provided.
- ❑ At all sites subject to a flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.

16. GENERAL

- ❑ All site facilities and equipment required to be provided by these standards in connection with the site, shall be maintained in good condition and repair to the satisfaction of the city council.

17. MISCELLANEOUS

- ❑ Where a site and its management met the previous version of the model standards but does not now meet the revised standards, the City Council may grant an extended period of time (not normally more than 5 years) within which the additional necessary works may be carried out.
- ❑ All new works shall comply with the revised model standards.