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## CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

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### SITE LICENCE – PERMANENT MOBILE HOME SITE

To: Warfield Homes Ltd

Licence reference: LI/17/01392/CARAVN

Of: MacLaren House, Warfield Park, Bracknell, Berkshire, RG42 3RG

On 5<sup>th</sup> December 2017 an application was received for a site licence in respect of the land known as:

**THE PADDOCKS, ADJACENT WARFIELD PARK, OFF LONG HILL ROAD, CHAVEY DOWN**

(hereinafter called "the said land") and delineated in red, on the attached plan, ref: WP/TP/01 dated 28<sup>th</sup> November 2017.

AND WHEREAS you are entitled to the benefit of planning permission Application Reference 15/00383/FUL, granted on appeal ref: APP/R0335/W/16/3163349 dated 27 September 2017 for the use of the said land as a caravan site granted under Part III of the Town and Country Planning Act, 1990, otherwise than by a development order

**Bracknell Forest Council hereby grant a SITE LICENCE**

in respect of the said land pursuant to Section 3 of the Caravan Sites and Control of Development Act 1960 subject to the schedule of conditions attached.

Dated: the 26<sup>th</sup> day of July 2019

Signed [Signature]  
Public Protection Manager (Authorised Officer)

**THE ATTACHED PAGES OF CONDITIONS FORM PART OF THIS SITE LICENCE**

**CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960**  
**PERMANENT RESIDENTIAL CARAVAN SITES**

**SCHEDULE OF CONDITIONS TO SITE LICENCE NUMBER LI/17/01392/CARAVN**

**IN RESPECT OF THE PREMISES KNOWN AS**

**THE PADDOCKS, ADJACENT WARFIELD PARK, OFF LONG HILL ROAD, CHAVEY DOWN**

These Conditions are based on the Model Standards 2008 for Caravan Sites in England and are issued under section 5 of the Caravan Sites and Control of Development Act 1960.

"The Council" means, the Bracknell Forest Borough Council or its successor.

**1. General**

- (i) No more than **EIGHTY TWO (82)** caravans shall be permitted on site at any one time. Every caravan shall be individually identified by a number.
- (ii) The siting and layout of the caravans and other structures shall be in accordance with Planning Permission, Application Reference 15/00383/FUL, granted on appeal ref: APP/R0335/W/16/3163349 dated 27 September 2017, and as shown on the site plan WP/TP/01 dated 28<sup>th</sup> November 2017, attached to this licence.
- (iii) The Council shall be informed of any intended change with a proposed plan and appropriate details. Plans and the layout shall not be changed without any necessary planning permission, building regulations approval and the written consent of the Council. Updated plans shall be drawn up and provided to the Council as soon as the proposed development has taken place.
- (iv) The site and all facilities shall be maintained in a clean and tidy condition at all times.

**2. The Boundaries and Plan of the Site**

- (i) The boundaries of the site, from any adjoining land, as shown on the site plan ref WP/TP/01 dated 28<sup>th</sup> November 2017 shall be clearly marked by a man made or natural feature.
- (ii) No caravan or combustible structure shall be positioned within 3 metres of the boundary of the site.
- (iii) (a) A plan of the site shall be supplied to the local authority upon the application for a licence and, thereafter whenever there is a material change to the boundaries or layout of the site, or at any other time on the demand of the local authority.  
  
(b) The plan supplied must clearly illustrate the layout of the site including all relevant structures, features and facilities on it and shall be of suitable quality.

**3. Density, Spacing and Parking Between Caravans**

- (i) Subject to sub paragraph (iii), every caravan must 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, within the site or more than 50 metres from such a road within the site.
- (iii) In any case mentioned in subparagraph (i):
  - (a) 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.
  - (b) Any structure (except a garage or car port) which extends more than 1 metre into the separation distance must be of non-combustible construction. There must be a 4.5 metre clear distance between any such structure and any adjacent caravan.
  - (c) If planning permission is granted for any garages or car ports they may only be permitted within the separation distance if they are of non-combustible construction
  - (d) Sub section (b) above, shall not apply, for structures such as combustible fencing, which have been approved under planning permission ref: 15/00383/FUL granted on appeal ref: APP/R0335/W/16/3163349.
  - (e) Windows in structures within the separation distance shall not face towards the caravan on either side.
  - (f) Private cars may be parked within the separation distance provided that they do not obstruct entrances to caravan or access around them and they are a minimum of 3 metres from a caravan on an adjacent pitch.
  - (g) The density of caravans on a site shall be determined in accordance with relevant health and safety standards and fire risk assessments.

#### **4. Roads, Gateways and Overhead Cables**

- (i) Roads must provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times.
- (ii) There must be no parking on the roads at any time except in case of emergencies, maintenance or other related work.
- (iii) New roads shall be constructed and laid of suitable bitumen macadam or concrete with a suitable compacted base.
- (iv) All roads shall have adequate surface water/storm drainage.
- (v) All the roads shall be two way, and must not be less than 3.7 metres wide.
- (vi) 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.
- (vii) Roads shall be maintained in a good condition.

#### **5. Footpaths and Pavements**

- (i) Every caravan shall be connected to a road by a footpath with a hard surface which shall be maintained in good condition.

- (ii) Communal footpaths and pavements, where provided, must not be less than 0.9 metres wide.

## 6. Lighting

Where there are step changes of level, communal footpaths should be suitably and adequately lit during the hours of darkness.

## 7. 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.

## 8. 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. Any cuttings, litter or waste shall be removed from the immediate surrounds of a pitch.
- (iv) Trees within the site shall (subject to the necessary consents) be maintained.

## 9. 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.

## 10. 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 and/or qualified 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 and/or qualified person fully conversant with the appropriate statutory requirements.

## 11. 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

- (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 competent and/or qualified in the particular type of work being undertaken and in accordance with current relevant legislation and British or European Standards.
- (v) A certificate of installation shall be provided upon request to confirm compliance with conditions 11(i, ii, and iv).

## 12. 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.
- (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 competent and/or qualified in the particular type of work being undertaken and in accordance with current legislation and British or European standards.

## 13. Domestic Refuse Storage & Disposal

- (i) All refuse disposal shall be in accordance with all current legislation and regulations.

## 14. Communal Recreation Space

On sites where it is practical to do so, a suitable space equivalent to at least 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 together with the current name, address and telephone number of the licence holder and manager as well as contact details for use in an emergency.
- (ii) The signage shall also include details of a prominent place, such as the Park Office or Park website, where the following can be viewed:
  - (a) A copy of the site licence and conditions.
  - (b) A current plan of the site with roads and pitches marked.
  - (c) A copy of the most recent periodic electrical inspection shall be made available to the authority on request.

- (d) A copy of the site owner's certificate of public liability insurance.
- (e) A copy of the fire risk assessment made for the site.
- (iii) A current plan of the site with roads and pitches marked on it shall be prominently displayed at the entrances to it.
- (iv) All signs and notices shall be suitably protected from the weather and from direct sunlight.

**16. Requirement to Comply with the Regulatory Reform (Fire Safety) Order 2005**

The site owner shall make available 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.

**Additional conditions**

- 17. No touring caravan, or motorhome type units shall be stationed on the site at any time.
- 18. Only residential units, which meet the definition of a caravan, under section 29 of the Caravan Site and Control of Development Act 1960 and section 13 of the Caravan Sites Act 1968 shall be positioned or stationed on the site.
- 19. At the time that a caravan (or replacement caravan) is stationed on the land, it must comply with BS3632, or any British Standard, or legislation, current at the date of manufacture.
- 20. A stepped or ramped access must be provided to each entrance door to each caravan suitable for the needs of the residents. It must be designed, constructed and installed, as to be safe for people entering and leaving the caravan. It must have a top and bottom landing, appropriate guarding and handrails.
- 21. Any stepped or ramped access which extends more than 1 metre from the caravan, must be of non-combustible material.
- 22. The Licensee must, within 21 days, of becoming aware of any of the following matters;
  - (a) When an existing caravan unit is removed from the site, or is to be removed,
  - (b) When a new caravan unit will be stationed on the site.

Notify the Council of the plot number and nature of the matter occurring.

- End of conditions schedule -