



General

- The licence and conditions shall relate to Hornington Manor Holiday Caravan Site Oxtou Bolton Percy York YO23 7AS as shown on a plan submitted by the licence holder to the approval of the Local Authority.
- The use of shepherd's huts on the site shall be restricted solely for holiday purposes not residential.
- The site shall be used for the stationing of shepherd's huts throughout the year, for holiday accommodation only.
- The site is to be licensed for up to 8 Shepherds huts.
- The caravan site shall have an opening season of 12 months.
- An accurate and up to date site register shall be kept by the operator of the site in the form of a written log or other traceable record. The register shall identify each pitch on the site and the start and end date of each occupancy of each pitch, including the name and address of the occupants. The register shall be available on site for inspection by an Authorised Officer of the Council at all reasonable times and each register shall be retained for a minimum of 2 years.

1. Site Boundaries

- The boundaries of the site shall be clearly marked by a man made or natural feature (e.g., by fences or hedges)
- No combustible structure shall be sited nearer than 3 metres to the site boundary or within 2 metres of a road or more than 45 metres from such a road within the site.

2. Density

- Site density should not exceed seventy-five units (caravans or motorhomes) per hectare (30 units per acre) calculated based on the usable area rather than the total site area (excluding crags, lakes, roads, communal services, etc) provided that where tent camping is also permitted, 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.

3. Spacing

- 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.
- Vehicles and other ancillary equipment should be permitted within the 6 metres space between units in separate family occupation but, to restrict the spread of fire, there should always be 3 metres clear space within the 6 metres separation.
- Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.

4. Drinking Water Supply and Wastewater Disposal

- There should be an adequate supply of drinking water. Each pitch on a site should be no further than 90 metres from a water tap. At each tap there should be a soakaway or gully.
- Wastewater disposal points should be provided so that each pitch is no further than 90 metres from a waste-water disposal point. The appropriate Water Authority should be consulted about the arrangements for disposal of water likely to be contaminated.

5.Toilets: WCs and Chemical Closets

- The scale of provision should be one WC and one urinal for men and two WCs for women per thirty pitches and their location should be to the satisfaction of the licensing authority. The pro rata scale can be reduced where sites have over 120 pitches (see also paragraph 9 below). Toilets may not be justified where sites have less than ten pitches but on sites with between ten and thirty pitches at least one WC and one urinal for men and two WCs for women should be provided.
- Where the provision of WCs is not feasible or justified entry should be confined to units with their own toilets or chemical closets should be provided.

6.Disposal Point of Chemical Closets

- Whether or not WCs 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 cleansing containers. The method of disposal will need to be considered in the light of the site circumstances and should be to the satisfaction of the local authority and the appropriate Water Authority. Where appropriate, the water supply should be clearly labelled as non-potable.

7. Washing Points

- There should be minimum of four wash basins supplied with water per thirty units, two each for men and women. They should be adjacent to the toilets.

8. Hot Water: Showers

- Showers should not be obligatory on sites with less than seventy pitches. If showers are required, provision should be based on one shower per twenty-five pitches and hot water should be available.

9. Disabled Persons

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

Please note that the implementation of any of the above matters (i.e., points 8, 9, 10, 11, 12, 13) may require planning permission. You are therefore advised to discuss any plans/intentions with the planning department before commencement.

10. Electrical Installations

- Where there is an electrical installation other than Electricity Board works and circuits subject to Regulations under Section 60 of the Electricity Act 1947, it should be installed to the requirements of the Institution of Electrical Engineers' Regulations for Electrical Installations (the IEE Wiring Regulations) for the time being in force and, where appropriate, to the standard acceptable for the Electricity (Overhead Lines) Regulations 1970, SI 1970 No 1355. Any installation should be maintained in such a way as to prevent danger as far as reasonably practicable and should be periodically inspected and tested by a competent person in accordance with the IEE Wiring Regulations.
- The installations should be periodically inspected under the latest IEE Wiring Regulations, every year or such longer period (not exceeding 3 years) as is considered appropriate in each case.

11. Refuse Disposal

- 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).

12. Fire Safety

Each condition of this site licence shall not apply to any fire safety matter to which requirements or prohibitions that are or could be imposed by the Regulatory Reform (Fire Safety) Order 2005, specifically in relation to the

Caravan Site. Controls in relation to fire safety do apply in as much and as far as is compatible with the said Order.

- A Fire Risk Assessments will need to be undertaken by the controlling & responsible person of the site and act on significant findings, for fire safety in all common parts of the site and:
- The latest version of the fire risk assessment shall be made available for inspection by any Local Authority or Fire Authority Officer on request.
- Emergency vehicles should be able to secure access to the site at all times to within 90 metres of any unit on site.

13. Liquefied Petroleum Gas

- Arrangements for the storage of Liquefied Petroleum Gas (LPG) on the site should be in accordance with the current national Code of Practice and regulations.

14. Site Notices

- A sign indicating the name of the site should be displayed at the site entrance.
- Notices should be displayed prominently on the site indicating the action to be taken in the event of an emergency and show where the Police, Fire Brigade, Ambulance, and local doctors can be contacted and the location of the nearest public telephone. Where practicable, a telephone should be provided on the site and the full address of the site should be displayed near the telephone.
- At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.
- At sites with overhead electric lines, warning notices should be displayed on the supports for the lines and at the site entrance. Where appropriate, these should warn against the danger of contact between the lines and the masts of yachts or dinghies.
- A copy of the site licence with its conditions should be displayed prominently on the site.