



Winchester
City Council

**CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960
PUBLIC HEALTH ACT 1936**

SITE LICENCE
Reference Number: CP01/2023

FOLLY FARM CARAVAN & CAMPING PARK

Winchester City Council, in pursuance of the powers conferred upon them by sections 3, 5 and 8(2) of the Caravan Sites and Control of Development Act 1960 and section 269 of the Public Health Act 1936 hereby licence:

David & Mariette Miller

of

Folly Farm, Peach Hill Lane, Crawley, Winchester, SO21 2PH

to allow the land situate at:

Folly Farm Caravan & Camping Park, Winchester, SO21 2PH

to be used as a touring caravan / tented site as per grant of planning permission (ref.no.W05177/05) and Certificate of Lawful Use or Development (ref.no.23/00143/LDC) subject to the attached conditions, which shall be displayed with this licence.

Dated: 14th April 2023

Gillian Knight
Corporate Head of Housing

NOTES FOR SITE LICENCE HOLDER ONLY

Attention is drawn to the following extracts from part I of the Caravan, Sites and Control of Development Act, 1960. The Act may be obtained from Her Majesty's Stationery Office and should be consulted if further information is required.

Appeal to magistrates' court against conditions attached to site licence.

7. (1) Any person aggrieved by any condition (other than the condition referred to in subsection (3) of section five of this Act)* subject to which a site licence has been issued to him in respect of any land may, within twenty-eight days of the date on which the licence was so issued, appeal to a magistrates' court acting for the petty sessions area in which the land is situated; and the court, if satisfied (having regard amongst other things to any standards which may have been specified by the Minister under subsection (6) of the said section five) that the condition is unduly burdensome, may vary or cancel the condition.

8. (1) The conditions attached to a site licence may be altered at any time (whether by the variation or cancellation of existing conditions, or by the addition of new conditions, or by a combination of any such methods) by the local authority, but before exercising their powers under this subsection the local authority shall afford to the holder of the licence an opportunity of making representations.

(2) Where the holder of a site licence is aggrieved by an alteration of the conditions attached thereto or by the refusal of the local authority of an application by him for the alteration of those conditions, he may, within twenty-eight days of the date on which written notification of the alteration or refusal is received by him, appeal to a magistrates' court acting for the petty sessions area in which the land to which the site licence relates is situated; and the court may, if they allow the appeal, give to the local authority such directions as may be necessary to give effect to their decision.

(3) The alteration by a local authority of the conditions attached to any site licence shall not have effect until written notification thereof has been received by the holder of the licence, and in so far as any such alteration imposes a requirement on the holder of the licence to carry out on the land to which the licence relates any works which he would not otherwise be required to carry out, the alteration shall not have effect during the period within which the said holder is entitled by virtue of the last foregoing subsection to appeal against the alteration nor, thereafter, whilst an appeal against the alteration is pending.

Provisions as to breaches of condition

9. (1) If an occupier of land fails to comply with any condition for the time being attached to a site licence held by him in respect of the land, he shall be guilty of an offence and liable on summary conviction, to a fine not exceeding level 4 on the standard scale.

(3) Where an occupier of land fails within the time specified in a condition attached to a site licence held by him to complete to the satisfaction of the local authority in whose area the land is situated any works required by the condition to be so completed, the local authority may carry out those works, and may recover as a simple contract debt in any court of competent jurisdiction from that person any expenses reasonably incurred by them in that behalf.

Transfer of site licences and transmission on death, etc.

10. (1) When the holder of a site licence in respect of any land ceases to be the occupier of the land, he may, with the consent of the local authority in whose area the land is situated, transfer the licence to the person who then becomes the occupier of the land.

(2) Where a local authority give their consent to the transfer of a site licence, they shall endorse on the licence the name of the person to whom it is to be transferred and the date agreed between the parties to the transfer as the date on which that person is, for the purposes of this Part of this Act, to be treated as having become the holder of the licence.

(4) Where any person becomes, by operation of law, entitled to an estate or interest in land in respect of which a site licence is in force and is, by virtue of his holding that estate or interest, the occupier of the land within the meaning of this Part of this Act he shall, for the purposes of this Part of Act, be treated as having become the holder of the licence on the day on which he became the occupier of the land, and the local authority in whose area is situated shall, if an application in that behalf is made to them, endorse his name and the said date on the licence.

Duty of licence holder to surrender licence for alteration

11. (1) A local authority who has issued a site licence may at any time require the holder to deliver it up so as to enable them to enter in it any alteration of the conditions or other terms of the licence made in pursuance of the provisions of this Part of this Act.

(2) If the holder of a site licence fails without reasonable excuse to comply with a requirement duly made under this section he shall be liable on summary conviction to a fine not exceeding level 1 on the standard scale.

Power of entry of officers of local authorities

26. (1) Subject to the provisions of this section, any authorised officer of a local authority shall, on producing, if so required, some duly authenticated document showing his authority, have a right at all reasonable hours to enter any land which is used as a caravan site or in respect of which an application for a site licence has been made-

(a) for the purposes of enabling the local authority to determine what conditions should be attached to a site licence or whether conditions attached to a site licence should be altered;

(b) for the purpose of ascertaining whether there is, or has been, on or in connection with the land any contravention of the provisions of this Part of this Act;

(c) for the purpose of ascertaining whether or not circumstances exist which would authorise the local authority to take any action, or execute any work, under this Part of the Act;

(d) for the purposes of taking any action, or executing any work, authorised by this Part of this Act to be taken or executed by the local authority:

Provided that admission to any land shall not be demanded as of right unless twenty-four hours' notice of the intended entry has been given to the occupier.

*i.e. a condition requiring a copy of this licence to be displayed on the land in some conspicuous place.

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960
PUBLIC HEALTH ACT 1936

Site Conditions

Folly Farm Caravan & Camping Park, Peach Hill Lane, Winchester, SO21 2PH

General

Use of Site

1. The use of the site shall be solely as a transit holiday camping site limited to use by touring caravans, motorhomes and tents for holiday accommodation purposes only. The occupation of the 15 pitches bordering Stockbridge Road as per planning permission (ref.no.W05177/05) is unrestricted and can be used all year round. The occupation of the 48 pitches to the three rear fields as per the Certificate of Lawful Use or Development (ref.no.23/00143/LDC) is restricted to use between 1st March to 31st October each year.

The term "unit" in these conditions refers to touring caravans, motorhomes and tents.

Density

2. Density of the whole site shall not exceed 63 units.

Spacing

3. Each unit shall not be less than 6 metres from any other unit in separate family occupation and not less than 3 metres shall be permitted between units in any circumstances.
4. Vehicles and other ancillary equipment shall be permitted within the 6 metres space between units in separate occupation but, in order to restrict the spread of fire, there should always be 3 metres clear space within the 6 metres separation.
5. Emergency vehicles should be able to secure access at all times to within 90 metres of any unit on the site.

Drinking Water Supply and Waste Water Disposal

6. There shall be an adequate supply of wholesome drinking water. Each pitch on site shall be no further than 90 metres from a water tap. At each tap there shall be a soakaway or gully.
7. Waste water disposal points connected into the foul drainage system shall 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 the disposal of water likely to cause pollution.
8. New water supplies shall be in accordance with all current legislation, regulations and relevant British Standards.

Toilets: WC's and chemical closets

9. For units without their own water supply and water closet, a communal toilet block shall be provided. The scale and provision should be 1WC and 1 urinal for men and 2 WCs for women per 30 pitches.

Disposal Point for Chemical Closets

10. A properly designed disposal point for the contents of chemical closets shall be provided together with an adjacent adequate supply of water for cleansing containers. The method of disposal shall be to the satisfaction of the Water Authority.

Washing Points

11. There shall be a minimum of 4 wash basins supplied with water per 30 units; 2 each for men and women. They should be adjacent to the toilets.

Hot Water: Showers

12. Showers for males and females should be provided on the basis of 1 shower per twenty five pitches and hot water should be provided.

Dishwashing Point

13. A suitably located covered area containing a sink with drainer and a supply of hot and cold water should be provided for the washing of dishes and other such utensils.

Disabled Persons

14. Particular consideration must be given to the needs of the disabled in the provision made for water points, toilets and washing points.

Electrical Installations

15. Where an electrical installation is provided, 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, it shall be installed and maintained in accordance with the requirements of the current I.E.E Wiring Regulations and, where appropriate, to the standard which will be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1970, SI 1970 No. 1355. Any installation shall 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.
16. Such person shall within one 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.

Refuse Disposal

17. Adequate provision shall be made for the satisfactory storage, collection and disposal of refuse. (It is expected that the site operators should normally be able to meet their responsibilities by making arrangements with the local authority).

Fire Precautions

18. The Regulatory Reform (Fire Safety) Order 2005 applies to the common and / or shared parts of touring caravan sites. As a licenced site you must undertake a fire risk assessment and implement the required controls. A copy of the risk assessment must be available for inspection by Winchester City Council.

Maintenance

19. All alarm and fire-fighting equipment should be installed, tested and maintained in working order by a competent person. A log-book should be kept to record all tests and remedial action taken.
20. All equipment susceptible to damage by frost should be suitably protected.

Liquefied Petroleum Gas

21. Arrangements for the storage of Liquefied Petroleum Gas on the site shall be in accordance with the current national Code of Practice and regulations.

Site Notices

22. A sign indicating the name of the site shall be displayed at the site entrance.
23. Notices shall 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 full address of the site shall be displayed.
24. A copy of the site licence with its conditions shall be displayed prominently on the site.
25. All notices shall be glazed or otherwise protected and must be legible at all times.

Site Operation and Management

26. The site and all facilities shall at all times be maintained in a clean and tidy condition and free from foul water, any offensive matter or any waste or unwanted materials.
27. Long grass and vegetation should be cut frequently and the cuttings removed from the vicinity of the units.
28. All equipment, structures and facilities provided for the site shall at all

times be maintained in good repair and satisfactory working order.

29. The caravan site licence holder or his nominated person must maintain a register of the holidaying occupants of the site recording the following details:

- i. Full name and permanent residential address of each individual and / or holidaying group;
- ii. the arrival and departure dates of each individual and / or group.

30. The licensee or such person or persons appointed for that purpose shall maintain adequate supervision over the site to ensure the observance of these conditions and the good conduct of the site as a transit holiday caravan site.
