

From: Kate Giddings
Sent: 17 August 2021 15:52
To: Maria Tomalova
Cc: Neil Williamson
Subject: RE: P/95/21/PL

Hi Maria,

This reference doesn't (yet?) return an application on our system but I have already sent the following to you with regard to caravan site licensing via Teams:

- a licence cannot be issued if there's no planning permission for the site (or if the applicant has had a site licence revoked in the previous three years)
- there are exemptions for requiring a site licence and these include sites used for accommodating, during a particular season, persons employed in farming or forestry operations and the accommodation must be on land in the same occupation
- if EH were to licence the site, we usually reference the 2008 Model Standards, however these are designed for permanent residential units and not sites occupied by gypsies or travellers or sites which house agricultural or forestry workers
- the condition which relates to fire safety states that 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
- for sites where the Regulatory Reform (Fire Safety) Order 2005 does not apply (e.g. single unit sites and those occupied solely by family groups), it is usual that fire points will be required to be located so that no caravan or site building is more than 30 metres from a fire point. Equipment provided at a fire point shall be housed in a weather-proof structure, easily accessible and clearly and conspicuously marked 'FIRE POINT'. Where water standpipes are provided, the water supply shall be of sufficient pressure to project a jet of water not less than five metres from the nozzle. There shall be a reel that complies with current British or European Standard, with a hose not less than 35 metres long, having a means of connection to a water standpipe (preferably a screw thread connection) with a water supply of sufficient pressure and terminating in a small hand nozzle. Hoses shall be housed in a red box and marked 'HOSE REEL'. Access to the fire point shall not be obstructed or obscured. Where hydrants are provided, hydrants shall conform to the current British or European Standard. Access to hydrants and other water supplies shall not be obstructed or obscured. Where standpipes are not provided or the water pressure is not sufficient, each fire point shall be provided with water extinguishers (two x nine litres) which comply with the current British or European Standard
- there are also model conditions regarding fire warnings, maintenance and testing and notices so let me know if you want/need these
- furthermore, unless the site-specific fire risk assessment states otherwise, the separation distance between units in separate accommodation and between units and the site boundary should be a minimum of six metres (there are some minor exemptions, for example, porches, which must be constructed of and clad in non-combustible materials).

From an EH perspective on the above application, we would please recommend the following:

- No external lighting shall be installed until details have been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, fully assessed by a competent individual when operational to ensure no light creep / bleed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. **Reason:** To protect the appearance of the area / the environment and wildlife / local residents from light pollution.

Informative:

- *The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Department on **01903 737555**.*

There appears to be an allegation that the caravans are being used for uses other than housing agricultural/forestry workers; are you please able to provide any further information on this aspect? In addition to being a potential breach of planning permission, operating a caravan site without a licence (or the correct licence) is an offence, therefore we (EH and Planning Compliance) may need to investigate this issue.

Many thanks,

Kate.

Kate Giddings
Senior Technical Officer
Environmental Health

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 17 August 2021 13:28
To: Kate Giddings <kate.giddings@arun.gov.uk>
Subject: P/95/21/PL

Hi Kate,

I have added EH as a consultee for this app and I would like to kindly ask you if you look at this as soon as you can since yesterday was a deadline 🙏 .

Thank you

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

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