

Mobile Homes (Wales) Act 2013



Newport City Council in pursuance of Part 2 of the Mobile Homes (Wales) Act 2013 hereby certify (subject to the attached conditions) that:-

The Berkeley Leisure Group Limited
West Coker House
West Coker
NR Yeovil
Somerset
BA22 9BW

Is Licensed in respect of the site known as:-

**LIGHTHOUSE PARK, ST BRIDES, WENTLOOGE, NEWPORT,
SOUTH WALES. NP10 8SL**

For the number of pitches **not** exceeding:

The maximum number of caravans permitted on the site known as The Lighthouse Park, St.Brides, Newport, South Wales, shall be determined by the spacing standard and density requirement and must not exceed the combined planning permissions number of caravans for the site. You are entitled to the benefit of permission REF No. 1555, 2397, 89/0606/F, 02/1469 (Certificate of Lawfulness) for the use of the said land as a caravan site granted under Part III of the Town and Country Planning Act 1971 otherwise than by a development order.

Manager Name (if any): **Mr Gary Hirst & Mrs Christine Hirst**

Site Licence No.: **14/02670/01/2020**

Licence is granted from: **30th March 2020**

Licence will expire on: **29th March 2025**

(unless previously revoked)

Gareth Price
Head of Law and Regulation
Dated: 17 August 2021

**A COPY OF THIS LICENCE IS TO BE DISPLAYED IN A PROMINENT POSITION
AT THE PROPERTY AT ALL TIMES**

SEE ATTACHED SCHEDULE OF CONDITIONS

Site licence conditions

Licence Number: **14/02670/01/2015**

THE LIGHTHOUSE PARK, ST BRIDES, WENTLOOGE, NEWPORT,
SOUTH WALES.

General

(i) Any material changes of circumstances in respect of the licence holder, manager or anyone else involved with the site, the site itself or its management, must be notified to the local authority immediately.

(ii) No alteration that may impact on the licence conditions will be made to the site without prior notification to the local authority.

The boundaries and plan of the site

(i) The boundaries of the site from any adjoining land must be clearly marked by a man-made or natural feature.

(ii) Caravans or combustible structures must not be positioned within 3 metres of the boundary of the site. This condition shall not apply in the case of an existing caravan until it is removed and a new caravan brought to the standing.

(iii) A plan of the site must 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.

(iv) 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.

Density, Spacing and Parking Between Caravans

(i) Except in the case mentioned in sub paragraph (iii) and subject to sub paragraph (iv), 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 must be stationed within 2 metres of any road within the site or more than 50 metres from such a road within the site.

(iii) Where a caravan has retrospectively been fitted with cladding that accords with currently approved fire rated materials to its facing walls, then the separation distance between it and an adjacent caravan may be reduced to a minimum of 5.25 metres.

(iv) In any case mentioned in subparagraph (i) or (iii):

(a) A porch attached to the caravan may protrude one metre into the separation zone and must not exceed 2 metres in length and 1 metre in depth. The porch must not exceed the height of the caravan. Any existing porches which do not conform to the 6 metre space standard must be removed when the caravan is removed from the site and a new caravan is brought to the standing.

(b) 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

- (c) Any structure including steps, ramps, etc (except a garage or car port), which extends more than 1 metre into the separation zone must be of non-combustible construction. There should be a 4.5 metre clear space between adjoining caravans.
- (d) A garage, shed or car port may only be permitted within the separation distance if it is of non-combustible construction and sufficient space is maintained around each unit so as to not prejudice means of escape in case of fire. Windows in structures within the separation distance must not face towards the caravan on either side. Existing timber sheds are to be replaced with non-combustible sheds upon any renewal or when the existing caravan is removed and a new caravan is brought to the site standing.
- (e) Fences and hedges, where allowed and forming the boundary between neighbouring caravans, must be a maximum of 1 metre high.

(v) The density of caravans on a site must be determined in accordance with relevant health and safety standards and fire risk assessments. The gross density shall not exceed 50 caravans to the hectare, calculated on the basis of usable area rather than the total site area.

(vi) Any further development of the site to include additional pitches shall be subject to the approval of the licensing authority who are to be informed before any works are started.

Roads, Gateways and Overhead Cables

(i) Roads must be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times.

(ii) New roads must be constructed and laid of suitable bitumen macadem or concrete with a suitable compacted base.

(iii) All roads must have adequate surface water/storm drainage.

(iv) New two way roads must not be less than 3.7 metres wide, or if they are designed for and used by one way traffic, 3 metres wide.

(v) One-way systems must be clearly signposted.

(vi) Where existing two way roads are not 3.7 metres wide, passing places must be provided where practical.

(vii) 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.

(viii) Roads must be maintained in a good condition.

(ix) Cable overhangs must meet the statutory requirements.

Footpaths and Pavements

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

(ii) Where practicable, communal footpaths and pavements must not be less than 0.9 metres wide.

Lighting

Roads, communal footpaths and pavements must be adequately lit between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness.

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. Existing caravans not complying with this condition are to be upgraded to comply with this condition upon relocation or any renewal.

Maintenance of Common Areas, including Grass, Vegetation and Trees

- (i) Every part of the site to which the public have access must be kept in a clean and tidy condition.
- (ii) Every road, communal footpath and pavement on the site must be maintained in a good condition, good repair and clear of rubbish.
- (iii) Grass and vegetation must be cut and removed at frequent and regular intervals.
- (iv) Trees within the site must (subject to the necessary consents) be maintained.
- (v) Any cuttings, litter or waste must be removed from the immediate surrounds of a pitch

Supply & Storage of Gas etc

- (i) Gas (including natural gas) and oil installations, and the storage of supplies must meet current statutory requirements, relevant standards and codes of practice.
- (ii) Liquefied Petroleum Gas cylinders must not be positioned or secured in such a way as to impede access or removal in the event of an emergency.

Electrical Installations

- (i) An electricity network of adequate capacity must be installed on the site to meet safely all reasonable demands of the caravans and other facilities and services within it.
- (ii) The electrical network installations must 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 must be carried out only by persons who are qualified in the particular type of work being undertaken, and in accordance with current relevant regulations.
- (iv) Any work on the electrical network within the site must be carried out by a competent person fully conversant with the appropriate statutory requirements.

Water Supply

- (i) All pitches on the site must 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 must be in accordance with all current legislation, regulations and relevant British or European standards.

(iii) All repairs and improvements to water supplies and installations must be carried out to conform with current legislation and British or European standards.

(iv) Work on water supplies and installations must be carried out only by persons who are qualified in the particular type of work being undertaken and must be in accordance with current relevant legislation and British or European standards.

Drainage and Sanitation

(i) Surface water drainage must be provided where appropriate to avoid standing pools of water.

(ii) There must 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 approved by the local authority.

(iii) All drainage and sanitation provision must be in accordance with all current legislation and British or European Standards.

(iv) Work on drains and sewers must be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with current legislation and British or European standards.

Domestic Refuse Storage & Disposal

(i) Where communal refuse bins are provided these must be non-combustible and housed within a properly constructed bin store.

(ii) All refuse disposal must be in accordance with all current legislation and regulations.

Communal Vehicular Parking

Suitably surfaced parking spaces must be provided to meet the requirements of residents and their visitors.

Notices and Information

(i) The name of the site must be displayed on a sign in a prominent position at the entrances to the site, together with;

(a) The name, current address and telephone number of the licence holder and manager, and emergency contact details for both;

(b) A copy of the site licence or the front page of the said licence and details of where the full licence and other information required to be available under this standard can be viewed, and between which times (if not displayed on the notice board).

(ii) A current plan of the site with roads and pitches marked on it must be prominently displayed at the entrances to it.

(iii) In addition, at the prominent place the following information must also be available for inspection;

(a) A copy of the most recent periodic electrical inspection report;

(b) A copy of the site owner's certificate of public liability insurance;

(c) A copy of the local flood warning system and evacuation procedures if appropriate; and

(d) A copy of the fire risk assessment made for the site.

(iv) All notices must be suitably protected from the weather and from direct sunlight.

Flooding

(i) The site owner must establish whether the site is at risk from flooding by referring to the Environment Agency's Flood Map.

(ii) Where there is risk from flooding the site owner must consult the Environment Agency for advice on the likelihood of flooding, the depths and velocities that might be expected, the availability of a warning service and to take appropriate measures.

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

The site owner must 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 must be made available to the local authority.

NOTES

It is provided by the Mobile Homes (Wales) Act 2013 Section 12, as follows ;

APPEAL TO RESIDENTIAL PROPERTY TRIBUNAL AGAINST CONDITIONS ATTACHED TO SITE LICENCE.

12 Appeal against conditions of site licence

- (1)** Where a local authority decides to issue a site licence subject to conditions (other than the condition required by section 9(5)), the local authority must notify the applicant of the reasons for doing so and of the applicants right of appeal under subsection (2).
- (2)** The applicant may, within the appeal period of 28 days beginning with the day on which the decision is made, appeal to the residential property tribunal against the decision.
- (3)** The tribunal may vary or cancel the condition if satisfied (having regard, among other things, to any standards which may have been specified by the Welsh Ministers under section 10) that the condition is unduly burdensome.