



**Caravan Sites and Control of Development Act 1960**

**STANDARDS APPROVED BY THE MORAY COUNCIL FOR HOLIDAY CARAVAN SITES**

**1. Site Boundaries**

The boundaries of the site shall be clearly discernible on the ground (for example, by fences, indication posts etc.). If holiday and residential caravan sites adjoin, the boundaries between them must be clearly marked. Unless this demarcation is clear, the residential standards should apply throughout.

**2. Spacing**

The minimum distance between any two caravans to be 6.1 metres (20ft.). The minimum distance from any caravan to a carriageway within the site to be 3.05 metres (10ft.). The minimum distance between any caravan and site boundary to be 3.05 metres (10ft.). In order to avoid any doubt in regard to measurement, the word "distance", used in the paragraph, shall be interpreted in the sense of "clearance".

**3. Hard Standing for Caravans**

If the caravans are to remain permanently, or throughout the season on the same stance, and the caravan is complete with W.C., sink etc., and is connected to a drainage system, the caravan shall stand on a hard standing of concrete or tarmac construction which should extend over the whole area occupied by the caravan and should project at least 0.91 metres (3ft.) outwards from the site of the caravan in front of its entrance. Where the caravan will not be permanently sited, it will be sufficient for the Council to be satisfied that the surface on which the caravans rest can be maintained in a clean and tidy condition.

**4. Carriageways and Footpaths**

Main arterial carriageways shall be surfaced with concrete or tarmac to carry vehicles with a minimum laden weight of 12.5 tonnes and be not less than 3.7 metres wide with passing places as necessary and turning places at the end of cul-de-sacs. The minimum clearance height should be 3.7 metres. On the approaches to communal buildings or on any other heavily frequented parts of the site, footpaths of paved, concrete or tarmac construction and not less than 0.76 metres (2ft. 6ins.) wide should be provided.

**5. Car Parking**

Cars belonging to caravan occupants will normally be parked by their caravans and the prescribed spacing allows for this. A car park should be provided near the entrance sufficient for visitor's cars, mobile shops etc. and for occasional use by occupant's cars. This should be of concrete or tarmac construction large enough to take one car for every three caravans on the site.

## **6. Water**

Each site shall be provided with an adequate supply of pure and wholesome water under reasonable continuous pressure. Water supply points in the form of standpipes should be provided at convenient intervals on the site. The standpipe should not be less than 12.7 millimetres (½in.) in diameter and terminate in a draw-off tap at a reasonable level discharging with adequate pressure over a disposal pit consisting of a concrete slab with raised concrete surround to a trap gulley connection to the drainage system. The maximum distance between a caravan and its water point likely to be "convenient" will vary according to the user. Except on the small and more remote sites, no caravan shall be sited more than 45.72 metres (50yds.) from a water supply point. The distance may be reduced to 18.29 metres (20yds.) on larger sites where practicable and reasonable.

## **7. Drainage**

The site and every caravan, where appropriate, shall be provided with a drainage system, adequate for the complete and hygienic disposal of rain, surface and foul water. The drainage system must be approved by the Council and, wherever reasonable and practicable, lavatory drainage shall be discharged into a public sewer. Where a public sewer is not readily available for this purpose, such drainage shall be disposed of as prescribed by the Council. Provision shall also be made for the disposal of night soil from chemical closets to the satisfaction of the Council.

## **8. Sanitation**

a) Sanitary and washing facilities shall be provided on the following scale:-

**W.C.s** - 1 per 15 caravans or part thereof for men, and 2 per 15 caravans or part thereof for women.

**Urinals** - 1 per 15 caravans or part thereof (unless there is an extra W.C. provided in lieu).

**Washbasins** - There shall be a washbasin for each W.C. required including urinals provided in lieu of W.C.s with hot and cold water.

**Showers or Baths** - 1 per 20 caravans or part thereof for each sex with hot and cold water.

Provision shall be made in the women's toilet accommodation for the hygienic disposal of sanitary dressings.

b) Laundry facilities shall be provided in a separate part of the toilet block or a separate building. These shall take the form of deep sinks having hot and cold water on the scale of 1 per 20 caravans or part thereof. A drying green should be provided which should be near to the laundry facilities.

All the above facilities shall be provided in waterproof buildings of durable construction and with a suitable internal finish to the satisfaction of the Council.

## **9. Litter and Refuse Disposal**

Adequate refuse receptacles of a size and number approved by the Council shall be provided on the site. If necessary, a refuse compound, as approved by the Council, shall be provided for the storage and subsequent uplifting of refuse by the Council's Cleansing Service.

## **10. Fire Precautions**

Fire points and fire fighting equipment shall be provided as prescribed by the Local Authority after consultation with the Firemaster.

**11. Recreational Open Space**

Reasonable space shall be available on the site or nearby for recreational purposes.

**12. Maintenance**

The site, caravans and all facilities upon it to be maintained in good condition.

**13. Lighting**

All communal buildings must have adequate internal artificial lighting. In addition, it must be possible for residents to see their way about the site at night and, in particular, to find their way easily to the communal buildings. There should be sufficient external lighting to achieve this.

**14. Electric**

All electric cables from the Hydro Board meter to caravans must connect to an approved outlet at each caravan hard standing. An annual Certificate shall be forwarded to the Council, signed by a competent Electrical Engineer, that the electrics on the site comply with the I.E.E. Regulations.

**15. Definition of a "Holiday" Site**

The period of use of a "holiday" caravan site shall be regarded as extending from 1st April to 31st October each year.

***NOTE:- The foregoing standards were approved at a General Meeting of the Council held on 25th May, 1977 on the understanding that the standards are regarded as a General Guide and that each application for a licence for a caravan site will be considered and dealt with on it's merits.***

