

## **Caravan sites and licensing**

The Caravan Sites and Control of Development Act 1960 prohibits use of land as a caravan site unless the occupier holds a site licence issued by the Council. **A site licence cannot be issued unless the land has planning consent for such use.**

There are some exceptions:

- A caravan sited within the curtilage of a dwelling and its use is incidental to the use of the dwelling. This means it cannot be occupied separately
- A single caravan sited for not more than two consecutive nights for a maximum of 28 in any 12 months
- Up to 3 caravans on a site of not less than five acres for a maximum of 28 days in any 12 months
- Sites occupied by exempted organisations such as the Caravan Club
- Sites of up to five acres certified by an exempt organisation and which are for members only
- Sites occupied by a local authority. These are usually gypsy sites
- Sites for temporary and special purposes such as caravan rallies, agricultural and forestry workers, building and engineering sites etc
- A site for tents only can be used for a maximum of 28 days in any 12 months

### **Licence conditions:**

Licences are issued subject to conditions which may include:

Type of caravan, eg residential, static holiday or touring

The permitted density (the number per acre/hectare) and spacing between caravans

Water supply and drainage, lavatory and washing facilities

Fire precautions and electrical installations

**If you are an existing site owner** you should already have a site licence

**If you have recently become a site owner of an existing site** you will need to contact the Council to arrange for the site licence to be transferred to you

**If you propose to develop land for use as a caravan site you will first of all need to obtain planning permission**

Applying for a site licence:

a site licence application form is attached as a downloadable document

for further information please contact [info@fenland.gov.uk](mailto:info@fenland.gov.uk) or call us on 01354 654321