

Freedom Camping Club

Standen Lodge
Theddlethorpe Road
Mablethorpe
LN12 1PZ

www.freedomcampingclub.org



11/03/2022

Dear Mr Hodges,

Thank you for your application to operate an exempted campsite at your location at Treehurst.

Firstly we would like to apologise for the time taken in concluding your application. Our ability to process applications has suffered some hindrance by the various restriction and guidance imposed on us throughout 2020/21, while most applications have taken longer than normal your application appears to be far longer than would normally be acceptable. We apologise sincerely.

We have now concluded consultation with the local authorities and any impacted neighbours. Taking into account contributions from third parties and our assessment of the site, we can agree in principle to the issuing of a certificate of exemption to operate a caravan and camping site under paragraph 5 of The Caravan Sites and Control of Development Act 1960 and section 269 of The Public Health Act 1936, for up to 5 touring caravan equivalent movable dwellings and 10 tents.

In order to proceed with the certification we will require evidence of suitable facilities and confirmation of agreement with the Club's terms and conditions: <https://www.freedomcampingclub.org/STC.htm>.

1. Source of drinking water with sign * within 90m of each pitch and non return valves fitted
2. Suitable means of disposal of grey water waste with sign *
3. Suitable means of disposal of dry waste
4. Suitable means of disposing of chemical toilet waste with sign* and toilet facilities, minimum of 1 toilet per 10 pitches.
5. Emergency fire procedure notice (Example at <https://www.freedomcampingclub.org/fireaction.pdf>) *
6. Carbon monoxide notice (Example at <https://www.freedomcampingclub.org/carbonmonoxide.pdf>) *
7. A designated fire point with sign* and minimum of 2 fire buckets and/or fire equipment, smoke alarm and carbon monoxide detector in each unit provided by you.
8. Suitable access is formed and maintained.
9. Suitable on-site walkways and driveways established and maintained.
10. Planting of screening along the western boundary of the exempt area marked with a green line on the map below. This planting is recommended to be of local provenance hedgerow plants, typically hawthorn, field maple and hazel, unevenly interspaced with occasional oak, ash, crab apple. Initial plants must be of not less than 3 ft and have mature heights of not less than 6 feet. Any trimming of hedgerows should be done in an A profile to avoid flat topping and achieve a minimum of 6 ft height from ground level.
11. Removal of all alternative living movable dwellings.**

* These required signs are included in the club sign pack. Please confirm your intent to install the appropriate signs in suitable locations if you intend to make use of club signs.

** Alternative living movable dwellings are caravan or tent structures designated as movable dwellings by virtue of design or adaptation and used for the purpose of human habitation, including but not limited to motorhomes, touring caravans, campervans, converted commercial vehicles and yurts. The use of certified sites is strictly for recreational purposes and visitors who reside in movable dwellings are not permitted to reside on certified sites for any period unless they can demonstrate that a permanent residential plot is reserved elsewhere and their stay is purely recreational.

Due to a rise in cost of invoice administration, from 1st Sept 2021 annual administration and subscription fees for new sites are required to be paid in advance. Your annual administration and subscribers fees are currently £180. Payments can be made in full or on a monthly subscription basis, instructions will be provided once all other elements have been confirmed and accepted.

Visibility Splays must be maintained by cutting back of vegetation where required. Any cutting back of hedgerows must be carried out in winter months or under the supervision of a licensed ecologist.

May we remind you that exemption certificate allow the use of land for camping, caravanning and use of ancillary facilities only, they may not give right of construction or development of other site infrastructure, for advice of planning for site infrastructure please consult your local authority.

Note: As certification is for temporary movable dwellings only, there can be no fixed connections from any unit to onsite facilities. All connections must be flexible and detachable. For examples of suitable soil pipe fitting please search online for Rhinoflex or Magicflex flexible soil pipes. All units must be removed from the site when not in regular recreational use. Please refer to our movable dwelling guidelines attached.

On receipt of suitable evidence we will be happy to issue an exemption certificate, however copies of public liability insurance and electrical safety certificates (if applicable) must be provided before commencement of recreational activities.

Liability insurance can be with any insurance company, here are some numbers to try. Park Insurance 0117 9556835 (10% discount for club sites), Insurelink 01502 537773 or vantage insurance service 01277 243000

Should you require any further guidance please don't hesitate to contact us again

Kind regards
Andrew Hanson



Important! This agreement in principal is valid for one year, if you are unable to complete the necessary work within that time please contact us to extend this period. This is not an exemption and does not give any legal right to operate a caravan or camping site. Operating a caravan site without a license or exemption is a criminal offense, please do not open your site until your exemption certificate has been issued.

Recreational movable dwellings

UK exemption legislation does not specify terms of ownership in the caravan site control of development act nor the public health act, therefore sites issued with exemption certificates are permitted to host rental accommodation providing the movable dwelling is for the purpose of facilitating recreational camping or caravanning activities and the following criteria are met.

1. Any unit is easily movable from one site to another.
2. Safe for transport on public roads by being towed by a car or on a transport vehicle.
3. Recommended to meet BS EN 1645 or BS EN 1647
4. Dimension of less than 2.55m wide, 7m long and weigh less than 3500kg
5. All caravan equivalent units must be on a wheeled chassis and have a draw bar or towing 'A' frame
6. Easily movable within a reasonable time scale (1 hour as a guide)
7. Have no special modifications that limit the siting of the dwelling to specific pitches.
8. Have a suitable place for storage when not in regular use.
9. All electrical, water or drainage fitting must be user removable and quick release.

Duration of use

Facilities may be sited on pitches for seasonal recreation use but not remain in place out of season when not in regular use. I.E where a facility is not in use for a period of 28 days or more it should be removed from the defined exempted site and moved into a suitable storage area or taken away.

Site operators must ensure they have legal rights for storage.

No unit may be used by the same individual for more than 28 consecutive days or more than 100 days in any 12 month period.

Rental movable dwelling safety

Where a facility is made available to club members or members of the public by the site operator, it is the site operators responsibility to ensure the facility is safe and suitable for use.

12. All units must have a BS EN3 fire extinguisher.
13. All units must be fitted with a working smoke alarm
14. Units with internal fuel burning appliances must be fitted with Carbon Monoxide alarms

Glamping pods, Shepherds huts and Gypsy caravans

These movable dwellings are legally classified as caravans, however for these dwellings to be used on exempted sites they must retain features of touring caravans and not be modified for permanent use, nor should any pitch be designed to solely host any specific dwelling.

As these dwellings are classified as caravans they do count towards the maximum number of 5 caravans allowed on a paragraph 5 certified site.

Tepees, Bell tents, Safari tents and Yurts

These movable dwellings are classified as tents providing the walls and roof are of flexible material and not rigid nor clad with rigid materials, either inside or out nor should there be any fixed internal structures.

Tent bases

Any tent base must be capable of being packed and transported with tent, temporary and movable or have appropriate planning approval.