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**My Ref:** DJE/AMD/Ashburton Park .let

22 December 2014

Mr S & Mrs M Essex  
Essex Park Homes  
C/O The Spinny  
Old Stafford Road  
Slade Heath  
Wolverhampton  
WV10 7PH

Dear Mr & Mrs Essex

**Re: Ashburton Park – deposit of site rules**

Thank you for your letter of 19<sup>th</sup> December 2014.

As requested I now acknowledge safe receipt of the Site Rules for Ashburton Park.

Yours sincerely



David Eaton  
Environmental Protection Manager  
Environment and Safety Services

Environment and Safety Services, Teignbridge District Council, Forde House, Newton Abbot, TQ12 4XX  
DX121075 Newton Abbot 5

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Graham Smith  
 Scientific Officer  
 Environmental Control  
 Housing and Health  
 Teignbridge District Council  
 Brunel Road  
 Newton Abbot  
 Devon TQ12 4XX

TEIGNBRIDGE DISTRICT COUNCIL  
 ENVIRONMENTAL HEALTH AND  
 HOUSING SERVICES

22 DEC 2014  
 RECEIVED

PASSED TO \_\_\_\_\_  
 COPIES TO \_\_\_\_\_

Essex Park Homes  
 Ashburton Park

c/o The Spinny  
 Old Stafford Road  
 Slade Heath  
 Wolverhampton  
 WV10 7PH

19/12/2014.

Dear Mr Smith

**Ashburton Park: deposit of Site Rules**

Following the completion of a Site Rules consultation, I enclose the Site Rules which are being implemented. Your colleague Sally Harvey has informed me that there is no fee payable to lodge park rules.

In view of the strict statutory timetable for implementing changes to park rules I would be grateful if you could telephone me on receipt in the event of any query on this letter. My telephone number is 07595 183693.

Kindly acknowledge safe receipt.

Yours sincerely

**Mr S Essex and Mrs M Essex  
 Partners, Essex Park Homes**

*S Essex* . *M Essex*

# ASHBURTON PARK RULES

In these rules:

- “occupier” means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or other agreement.
- “you” and “your” refers to the home owner or other occupier of a park home

These rules are in place to ensure acceptable standards are maintained on the park which will be of general benefit to occupiers, and to promote and maintain community cohesion. They form part of the Agreement by which homeowners occupy the pitch in accordance with the Mobile Homes Act 1983 (as amended)

With one exception the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule (15) about the colour of the exterior of the home, as someone renting their home would not be responsible for the exterior maintenance.

None of these rules is to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect, which is 15 January 2015 and:
- No occupier who is in occupation on that date will be treated as being in breach due to circumstances which were in existence on that date and which would not have been a breach of the rules in existence before that date.

These rules apply (for as long as they live on the park) to the park owner and their family, with the exception of the following rules 18, 21, 30, 33 & 38. Rule 33 does not apply to the employees of the park owner.

## Conditions of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of the mobile home clear and not use it as a storage space for combustible materials.
2. You must ensure that the pitch and connections to services are left undamaged when you vacate or sell the mobile home.
3. You must not, until approval in writing has been obtained from the park owner (which will not be unreasonably withheld or delayed) carry out any of the following:
  - Paving or hard landscaping, including the formation of a pond or additional parking space.
  - Planting, felling, lopping and topping of any trees or hedges
  - Erection of any pole or mast.
4. You must make reasonable endeavors to ensure that any dish or other communications receiving equipment is screened from view and at the rear of the home.

## Storage

5. You must not have more than one storage shed situated at the rear of the pitch. Where you source the shed yourself, the design, standard and size of the shed must be approved by the park owner in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 8ft by 8ft.
6. You may have a storage receptacle on the pitch in addition to the shed mentioned in rule 5 and any receptacle for the storage of domestic waste pending collection by the local

authority. The dimensions of the additional storage receptacle shall not exceed 160cm (W) x 90cm (D) x 119cm (H); any additional storage receptacle must be of non-combustible construction.

7. You must ensure that any shed, decking or other structure erected in the separation space between mobile homes is of non-combustible construction and positioned so as to comply with the park's site licence conditions and fire safety requirements. The separation space is the space between your mobile home and any neighbouring home.
8. Washing lines are to be reasonably screened from public view and sited at the rear of the home wherever possible.
9. You must not have external fires, including incinerators. Barbecues or similar are permitted.
10. You must not keep petrol, oil or other inflammable substances on the park except in quantities reasonable for domestic use.
11. You must not keep explosive substances on the park.
12. You must not do, or allow to be done, anything to your pitch which might breach any of the conditions of the Park owner's site licence.

#### **Mobile Home Responsibilities / External Decoration of Mobile Homes**

13. You must ensure that your mobile home, at all times complies with the statutory definition of a caravan. 'Mobile home' has the same meaning as "caravan" in Part 1 of the Caravan Sites Act and Control of Development Act 1960. (Or any definition that may subsequently amend or supersede it).
14. Your mobile home may not be repositioned on the pitch, until approval in writing has been obtained from the park owner (which will not be unreasonably withheld or delayed).
15. Where the exterior is repainted or recovered you must use reasonable endeavors not to depart from the original exterior colour-scheme or textured finish.
16. You must not display any advertising material on the home or the pitch except for the name of the manufacturer of your mobile home. This does not include mobile home 'For Sale' boards. You must not use the park home, the pitch or the park (or any part of the park) for any business purpose, and you must not use the park home or the pitch for the storage of stock, plant, machinery or equipment used or last used for any business purpose. However you are at liberty to work individually from home by carrying out any work of a type which does not create a nuisance to other occupiers and does not involve other staff, other workers, customers or members of the public calling at the park home or the park.

#### **Refuse**

17. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Unless it is a refuse collection day containers must be kept (wherever possible) at the rear of the home. You must not overfill containers and must place them in the approved position for the local authority collections. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch). Skips are permitted to be kept on the pitch for a maximum period of 14 days. Skips are not permitted to be kept on general park land.

### **Age of occupants**

18. No person under the age of 18 years may reside in a mobile home, with the exception of the park owners' family.

### **Noise / Nuisance**

19. You must not use musical instruments, all forms of recorded music players, radios and other similar appliances and motor vehicles so as to cause a nuisance to other occupiers, especially between the hours of 10.30pm and 8.00am.

20. You must not do, or allow to be done anything which may:-

- be or become a nuisance to or cause annoyance, inconvenience or disturbance to, the park owner or anyone else who lives on or uses the park.
- cause damage to any property belonging to the park owner or anyone else or;
- be a criminal offence or public order offence on the park.

### **Pets**

21. You must not keep any pets or animals except the following:

- those housed in a cage, aquarium or similar and remain at all times in the home; and
- either:
  - One dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) or
  - One dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all) and one cat or
  - Two cats.

22. You must keep any dog under proper control and must not permit it to frighten other users of the park.

23. You must keep any dog on a leash not exceeding 2m in length and must not allow it to despoil the park.

24. You must keep any cat under proper control and must not permit it to frighten other users of the park, or to despoil the park.

25. These rules do not prevent the occupier from keeping an assistance dog if this is required to support your disability and Assistance Dogs UK or any successor body has issued you with an Identification Book or other appropriate evidence.

26. You must not site or build a kennel for pets or animals anywhere on the pitch.

### **Water**

27. You must protect all external water pipes (for which you are liable) from potential frost damage.

28. You must only use fire point hoses in case of fire.

### **Vehicles**

29. You must drive all vehicles on the park carefully and within the displayed 10 mph speed limit.

30. You must not park more than one vehicle on the park unless you have suitable space to accommodate an additional vehicle on your pitch.
31. You must not park on the verges.
32. You must not park on the roads unless for the purposes of loading and unloading.
33. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park overnight, including:
  - light commercial or light goods vehicles as described in the vehicle taxation legislation
  - vehicles intended for domestic use but derived from or adapted from such a commercial vehicle, with the exceptions of commercial vehicles operated by the park owner and their family, the park warden etc.
34. You must hold a current driving licence and be insured to drive any vehicle you use on the park.
35. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition. Disused and unroadworthy vehicles must not be kept anywhere on the park. The park owner reserves the right to remove any vehicle which is apparently abandoned.
36. You must not carry out the following works or repairs on the park:
  - (a) major vehicles repairs involving dismantling of part(s) of the engine
  - (b) works which involve the removal of oil or other fuels.
37. Joyriding of cycles, motorbikes, and mopeds is strictly prohibited on the park roads
38. You are allowed to bring a caravan motorhome, campervan or other similar types of leisure vehicle onto the park from time to time for a maximum period of 24 hours.

### **Weapons**

39. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in the mobile home if you hold the appropriate licence and they are securely stored in accordance with that licence.

### **General Matters**

40. You must comply with any enactments, orders, regulations and bye-laws which relate to the park, pitch or mobile home (for example, issued by the local authority, county council, Environment Agency or Parliament.)
41. Public places / common areas and footpaths shall not be littered or despoiled in any way.
42. You are responsible for the conduct of visitors including children at all times and must ensure all visitors comply with the park rules and site licence conditions.
43. Access is not permitted on any vacant pitch. Building materials or plant/equipment must be left undisturbed.
44. Your mobile home may be used by yourself and members of your permanent household and bona fide guests only and in any event for the permanent occupation of such number of persons as shall not exceed the specified number of berths.

Shaun essex