

Handley Park

Sixpenny Handley, Salisbury, Wilts

Park owner: Mr RCF Medcalf

Park manager: Mrs B Styles

Mr G Smith
Public Health Department
East Dorset District Council
Council Offices
Furzehill
Wimborne
Dorset
BH21 4HN
13/10/14

Dear Mr G Smith

Handley Park: deposit of site Rules

Following completion of a Site Rules consultation, I enclose the Site Rules which are being implemented and if you would kindly inform me of any fee due, as per our conversation of 10th October.

Yours sincerely

A handwritten signature in black ink, appearing to be 'B Styles', with a long horizontal line extending to the right.

Mrs B Styles
Park Manager

Handley Park

Sixpenny Handley, Salisbury, Wilts

NEW PARK RULES

Effective as of 5th November 2014

PARK RULES FOR HANDLEY PARK

Preface

In these rules:

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

These rules are in place to ensure acceptable standards are maintained on the park, which will be a 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 2 about the colour of the exterior of the home, as someone renting their home would not be responsible for 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 5th November 2014; 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.

Conditions of pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
2. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use colour appropriate to blend in with the surrounding countryside, in accordance with our site licence. This is an AONB (Area of Outstanding Natural Beauty).
3. No external alterations or additions, to the park home or pitch are permitted which do not comply with the park’s site licence conditions and fire safety requirements.

4. You must not erect fences or other means of enclosure unless they are of Larch lap or similar construction and not to exceed 6ft (1.83m) in height, and you have obtained our approval in writing (which will not be unreasonably withheld or delayed). You must position fences so as to comply with the park's site licence conditions and fire safety requirements. The front aspect of all plots is to remain open plan.
5. You must not have external fires, including incinerators. This also applies to BBQs unless gas powered.
6. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
7. You must not keep explosive substances on the park.

Occupation

8. Everyone using the park is required to comply with the regulations of the site licence, the water authority or any other statutory authority.

Garden

9. Gardens must be kept neat and tidy. All trees and shrub must be kept to a suitable size, any trees must not exceed the height of the park home and bushes/shrubs are not to exceed the height of the fence (6ft/1.83m). Gardens must be left intact when the pitch is vacated. No new trees are to be planted without prior written permission from the park owner, (which will not be unreasonably withheld or delayed).
10. Washing is to be reasonably screened from public view, clothes posts will not be permitted – rotary lines only are to be used.

Storage

11. You must not have more than one storage shed or garage on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by the site owner in writing (which will not be unreasonably withheld or delayed). You must position the shed/garage so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 6ft x 4ft (1.83m x 1.22m). A small greenhouse, maximum 6ft x 4ft (1.83m x 1.22m), is also permitted.
12. You must not have any storage receptacle on the pitch other than the shed/garage mentioned in rule 11 and any receptacle for the storage of domestic waste pending collection by the local authority.

13. You must ensure that any shed or other structure erected in the separation space between park 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 park home and any neighbouring home.

Refuse

14. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. You must not overfill containers and must place them in the approved position for the local authority collection.

15. 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). No ashes are to be deposited onto the ground.

Business Activities

16. 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 office 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.

Age of Occupants

17. No person under the age of 55 years may reside in a park home.

Noise Nuisance

18. 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.

Pets

19. You are not permitted to keep any more than 2 pets at the park home or on the pitch.

20. DOGS. Any of the breeds subject to the dangerous dog's act of 1991 are NOT permitted at all. You must keep any dog under proper control and you must not permit it to frighten other users of the park. You must keep any dog on a leash not exceeding 1 meter in length. You must not allow any dog to despoil the park. Dogs are to be exercised off of the park.

NOTE *The express terms of a homeowner's agreement contain an undertaking on the part of the homeowner not to allow anything which is or becomes a nuisance, inconvenience or disturbance to other occupiers at the park and this undertaking extends to the behaviour of pets and animals. A similar requirement not to cause a nuisance applies to tenant and again this includes the behaviour of pets and animals.*

21. Nothing in rule 19 of these Park Rules prevents you 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.

Water

22. You must only use fire point hoses in case of fire.
23. You must protect all external water pipes from potential frost damage.

Vehicles and parking

24. You must drive all vehicles on the park carefully and within the displayed speed limit of 8 mph.
25. You must not park on the roads or grass verges.
26. You must not park anywhere except in the parking space(s) allocated to your home. No vehicles must be parked in such a way as to constitute a breach of current fire regulations.
27. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including light commercial or light goods vehicles as described in the vehicle taxation legislation. This also applies to all campervans, motorhomes or caravans of any description.
28. You must hold a current driving licence and be insured to drive any vehicle on the park. 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.
29. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.

30. 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.

Weapons

31. 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 your home if you hold the appropriate licence and they are securely stored in accordance with that licence.

Fire precautions

32. A fire extinguisher which complies with current fire regulations must be installed in each park home. This should be a minimum of 1 dry powder extinguisher of no less than 1kg capacity, it is also strongly recommended that fire alarms be fitted and that a fire blanket is available in the home.
33. You must not interfere with fire points and appliances which are for use in an emergency.
34. Gas cylinders must not be placed within a park home.
35. In solid fuel stoves only smokeless fuel should be used and chimneys must be kept clean.
36. Occupiers are responsible for ensuring that both electrical and gas installations and appliances comply at all times with the requirements of the institution of electrical engineers and or other appropriate authorities.

Signed
Occupier/s

Print name
Occupier/s

Date