



Tel: (01305) 889284
Email: admin@morngate.co
Email: morngate@tiscali.co.uk
Web: www.morngate.co.uk

Adrian Felgate
Senior Environmental Health Officer
Housing Division
West Dorset District Council
South Walks House
South Walks Road
Dorchester
DT1 1UZ

14th September 2014

Dear Sir,

MORN GATE PARK - Deposit of Site Rules

Following completion of a Site Rules consultation, I enclose the Site Rules which are being implemented and the appropriate fee £40.00.

Yours sincerely

Andrew Jackson 

(Director – A & M Properties (Dorset) Limited)



Holiday Caravans, Chalets & Lodges, Residential Park Homes

Morn Gate Park, Bridport Road, Dorchester, Dorset DT2 9DS

All Major Credit Cards Accepted

Director: A.J. Jackson LLB (Hons) A & M Properties (Dorset) Ltd. Registered in England No. 1788634 VAT Reg. No. 529 724 227

PARK RULES FOR MORN GATE PARK

Introduction

The following 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)

The rules are designed to ensure that all may live peacefully in unspoilt surroundings and have not been compiled to place unnecessary on occupiers. We are sure that, provided the rules are accepted in the right spirit, our Park will continue to be a happy community.

Condition of the Pitch

1. Park homes must be kept in sound and clean condition; decoration and external colour must be maintained to the satisfaction of the park owner. No external alteration of or addition to the park home or pitch is permitted without the prior written approval of the park owner. For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used as storage space.
2. Fences or other means of enclosure are not allowed unless they have the approval of the park owner (which will not be withheld unreasonably).
3. External fires, including incinerators, are not allowed.
4. No inflammable substances may be kept on the Park except in quantities reasonable for domestic use.
5. No explosive substances may be kept on the Park.

Storage

6. Only one storage shed is permitted on each pitch. The design, size and standard of the shed must be approved by the park owner, in writing (approval will not be withheld unreasonably), and so positioned as to comply with the Park's Site Licence conditions.
7. Any structure erected in the separation space between park homes must be of non-combustible construction.

Refuse

8. All occupiers are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service. Containers must not be over-filled and must be stored within the curtilage of your garden and moved to an approved position for the local authority's regular collections.
9. The deposit of any refuse or unroadworthy vehicles on any part of the Park is strictly prohibited.

Business Activities

10. Occupiers must not use the mobile home, the pitch or the Park (or any part of the Park) for any business purpose.

Occupiers

11. No persons under the age of 45 years may reside in a park home without the consent of the park owner (WHERE RELEVANT, with the exception of the Park owner and his family, the park warden).

Nuisance

12. Musical instruments, MP3 players, CD players, radios, other appliances and motor vehicles must not be to cause nuisance to others, especially between the hours of 10:30pm and 8:00am.

Pets

13. No dogs are permitted. A new homeowner may come onto the Park with not more than one dog (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991) which they already own and may keep for as long as they wish but they shall not be permitted to replace the dog or acquire another dog. Nothing in this rule 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

14. Where water is not separately metered at the park home or not separately charged. The use of hoses is forbidden, except in case of fire.
15. Fire point hoses may only be used in the case of an emergency.
16. All external water pipes must be lagged by homeowners against potential frost damage; the homeowner will be liable for any loss of water due to their failure to do so or from any other failure on the section of the water service for which the homeowner is responsible, i.e. from the boundary of the park home to the park home itself.

Vacant Pitches

17. Access is not permitted to vacant pitches. Building materials, equipment and/or plant must be left undisturbed.

Vehicles

18. All vehicles must be driven carefully on the Park and not exceed the displayed speed limit.
19. Parking is not permitted on roads or grass verges.
20. Parking is only permitted in authorised parking spaces. Visitors must park in the car park adjacent to the entrance to the Park.
21. As required by law (Road Traffic acts and any replacement legislation):
 - a. All vehicles used on roads on the Park must be taxed and insured and be in roadworthy condition;
 - b. All drivers on the Park must hold a current driving licence for the category of vehicle driven on the Park.
22. Disused/unroadworthy vehicles must be removed from the Park and the park owner reserves the right to remove any vehicle, which is apparently abandoned.
23. The following works and repairs are not permitted on the Park:
 - a. Works that involve discharging motor oils and other fuels of that nature into the drains or onto the roads or car park;
 - b. Works that involve excessive noise.
24. Vehicles with a Gross Vehicle Weight exceeding 1.5 tons may not be parked on the Park overnight.

Fire Precautions

25. All park homes must be equipped with a fire extinguisher/blanket which conforms to the relevant British Standard.

Miscellaneous

26. Guns, firearms or offensive weapons of any description must not be used on the Park and must only be kept with a licence from the appropriate police authority.