

Gosfield lake park homes

Church road, Gosfield, Essex, C09 1UG

16 MAR 2023

15 March 2023

Senior Environmental Health Officer Braintree District Council, Causeway House,
Bocking End, Braintree, CM7 9HB

Dear Chris Shipham

Gosfield Lake Park Homes deposit of Site Rules

Park Rules Consultation

Following completion of a Site Rules consultation, I enclose the Site Rules which are being implemented

I confirm that the name and address of the park owners is

Mr P Simmons & Ms K Simmons & Mrs M Simmons.
The office, Gosfield Lake Park Homes, Church road, Gosfield
Essex, C09 1UG

With best wishes

Mr P Simmons
Partner

A handwritten signature in black ink, appearing to read 'P. Simmons', written in a cursive style.

GOSFIELD LAKE PARK HOMES PARK RULES

INTRODUCTION 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 any other agreement

- "you" and "your" refers to the homeowner or other occupier of a 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 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).

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 []; and

'i 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.

No sub-letting

1. You must not sub let your park home.

Condition of the Pitch

2. For reasons of ventilation and safety you must keep the underneath of your park home clear and not use it as a storage space.
3. You must not erect fences or other means of enclosures unless they are of a panelled or picket type of fence or privet hedge, no more than 4ft in height and you have obtained our approval (which will not be unreasonably withheld or delayed). You must position fences and any other means of enclosure so as to comply with the park's site licence conditions and fire safety requirements.
4. You must not fell, lop or cut down any trees on the pitch without first obtaining permission from us to do so (not to be unreasonably withheld). You must not fell lop or cut down any trees which are on land controlled by us and not within your pitch.
5. You must not have external fires, including incinerators.
6. You must not keep flammable substances on the park except in quantities reasonable for domestic use.
7. You must not keep explosive substances on the park.

Storage

8. You must not have more than one, non-combustible storage shed on the pitch and one small non-combustible storage container. Where you source the shed yourself the design, standard and size of shed must be approved by us in writing (approval will not be withheld unreasonably). You must position any shed and any storage container so as to comply with the park's site licence and fire safety requirements. When determining the size of the shed particular regard should be had to the dimensions of the pitch.
9. You must not have any storage receptacle on the pitch other than the shed and storage container mentioned in rule 8.
10. You must ensure that any 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

11. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the local authority service or in dustbins so that animals cannot get at any food waste/rubbish. You must not overfill containers and must place them in the approved position for the local authority collections.
12. You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

Business Activities

13. 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 and responsibility for children visiting the park

14. No person under the age of 45 years may reside in a park home.
15. You are responsible for the behaviour of any children visiting you, who must be properly supervised whilst on the park.

Noise Nuisance

16. 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.
17. On Sundays, only emergency works may be carried out to the park home or on the pitch which involves the use of equipment of a nature which creates a noise, likely to disturb others. The use of lawn mowers, strimmers, drills, chain saws, hedgecutters or any other equipment of this nature which by the noise they make are likely to disturb others are not permitted to be used on a Sunday.

Pets

- 17A. Visiting Pets , When the visitor/s leave the park the Dog or pet must leave with the pet owner, Only Dogs or pets that is owned by the homeowner can remain on the park at anytime. Homeowners and visitor/s must keep any dog under proper control and you must not permit it to frighten or disturb other users of the park. If this occurs we will seek legal action.
18. You must not keep any pets or animals apart from:
- (a) no more than 1 dog (see list) OR 1 domestic cat per household; and
 - (b) any 1 pet or animal but not reptiles which are housed in a cage, aquarium or similar and remain at all times within your home.
 - (c) See attached appendix of approved small dog breeds:
19. Dogs must not be of a breed which is subject to the Dangerous Dogs Act 1991 or is a bull terrier, a Staffordshire bull terrier or a rottweiler or has been crossed with any of these breeds.
20. 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 lead not exceeding 1m in length and must not allow it to despoil the park.
- 21 . 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.
22. Nothing in rules 18 and 19 of these 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 appropriate evidence.
23. 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.

Water and waste water

24. You must only use fire point hoses in case of fire.
25. You must protect all external water pipes from potential frost damage.
26. Waste water must not be discharged onto the ground.
27. You must not dispose of fat or other food items down the drains from the park home or flush sanitary products down the toilet as such things have the tendency to block the drains on the

Vacant Pitches

28. You must not access vacant pitches and must not disturb building materials and plant.

Vehicles and parking

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

30. You must not park on your pitch any more than the number of vehicles which your pitch is designed to accommodate.

Appendix (C)
List of 45 small dog breeds

Affenpinscher	Japanese Chin
Australian Silky Terrier	King Charles Spaniel
Australian Terrier	Kooikerhondje
Beagle	Lhasa Apso
Bedlington Terrier	Maltese
Bichon Frise	Norfolk Terrier
Bolognese	Norwich Terrier
Border Terrier	Papillon
Cairn Terrier	Parson Russell Terrier
Cavalier King Charles Spaniel	Pekingese
Cesky Terrier	Pomeranian
Chihuahua (Long Coat or Smooth coat)	Poodle (Miniature or Toy)
Chinese Crested	Pug
Coton De Tulear	Russian Toy
Dachshund (Miniature Long or smooth or wire haired)	Scottish Terrier
Dandie Dinmont Terrier	Sealyham Terrier
German Spitz (Klein)	Shih Tzu
Glen Of Imaal Terrier	Spaniel (Cocker)
Griffon Bruxellois	Tibetan Spaniel
Havanese	Tibetan Terrier
Italian Greyhound	Welsh Corgi (Pembroke)
Jack Russell Terrier	West Highland White Terrier
	Yorkshire Terrier

Only 1 dog of the above breed or cross breed within the above will be accepted to live on Gosfield Lake Park Homes