



1 Arbor Lane, Pakefield, Lowestoft, Suffolk, NR33 7BD
Park Homes, Caravan Holiday Homes & Lodges, Touring/Camping
Tel: 01502 572794 Mob: 07795 001449
email; beachfarmpark@btinternet.com

APPENDIX 6 letter to the Local Authority

Deposit of Site Rules

The time limit for any consultee to appeal to the Tribunal and to notify the park owner of that appeal ends 21 days from receipt of the Consultation Response Document. Unless notified of an appeal, the park owner must deposit the Park Rules with the Local Authority within a 2-week window which opens 28 days after service of the Consultation Response Document to homeowners and closes 42 days after service.

16.06.14

*Stephen Radway
Private Sector Housing
Marina Services Centre
The Marina
Lowestoft
NR32 1HH*

Dear Stephen,

**Re: Beach Farm Residential Park, Arbor Lane, Pakefield, Lowestoft, NR33 7BD:
Deposit of Site Rules**

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

Yours sincerely

David Westgate, Park Owner



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PARK RULES FOR
BEACH FARM RESIDENTIAL PARK, Pakefield, Lowestoft

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 restrictions 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. For reasons of ventilation and safety, the underneath of each home is to be kept clear and not used as storage space.

2. a. Fences or other means of enclosure are not allowed unless they are wooden palisade/picket fencing maximum 0.9m(3ft) height, or chain link fencing unless otherwise authorised and homeowners also have the approval of the park owner (which will not be withheld unreasonably).
b. Alterations to the pitch including works involving extensive groundworks requiring large quantities of building materials such as sand, ballast, cement, paving etc., which could also involve deliveries by large delivery lorries which may damage park infrastructure are not permitted without prior consultation with the park owner.

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 unless authorised by the park owner. 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 1100 litre bulk containers through the local authority service. Containers must not be over-filled and any private 240 litre containers must be placed by the homeowner in the approved position for the local authority's regular collections. The bulk garden containers must only be filled with grasscuttings, leaves, light garden refuse etc., and must not be filled with soil, rocks or any other large heavy material.

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 *unless authorised by the park owner. **Occupiers may work individually or as a couple from home by carrying out office work but not so as to involve other staff or workers using the park home. Other business activities may not be carried out on the park. The park owner retains the right to revoke any authorised activity.*

Occupiers

11. No persons under the age of 55 years may reside in a park home [*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 used to cause nuisance to others, especially between the hours of 10:30pm and 8:00am.

Washing Lines

13. Washing lines are not permitted. Washing Dryers (Whirly Dryers) are permitted. This rule is to promote a pleasant appearance for the park.

Pets

14. Only the following pets are permitted:--

a. not more than **1 small/medium** dog(s) unless authorised by the park owner (other than a dog of any of the breeds subject to the Dangerous Dogs Act 1991). Any dog must be kept under proper control and must not be permitted to frighten other users of the park, or cause a nuisance to other occupiers and must be kept on a leash not exceeding 1m in length and must not be allowed to despoil the park.

b. not more than **1** domestic cat(s) (unless authorised by the park owner). Any cat must be kept under proper control and must not be permitted to frighten other users of the park and must not be allowed to despoil the park.

c. Any other type of pet(s) is not permitted unless authorised by the park owner.

Water

15. **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.

16. Fire point hoses may only be used in the case of an emergency.

17. 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 ground level upwards.

Vacant Pitches

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

Vehicles

19. All vehicles must be driven carefully on the park and not exceed the displayed speed limit of 5mph.

20. Parking is not permitted on roads or grass verges.

21. Parking is only permitted in authorised parking spaces including authorised private parking spaces. Only one car per residential pitch is authorised, extra cars & overnight visitors require authorised parking ticket available at reception. No commercial vehicles to be parked on the park unless otherwise authorised by the park owner.

22. 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.

23. Disused/unroadworthy vehicles must be removed from the park and the park owner reserves the right to remove any vehicle, which is apparently abandoned.

24. 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. any major vehicle repairs.

25. Vehicles with a Gross Vehicle Weight exceeding **1.5 tonnes** may not be parked on the park overnight. Any Heavy Goods Vehicles should report to reception prior to entering park for guidance and/or suitability regarding park roads and infrastructure.

Fire Precautions

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

Miscellaneous

27. 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.

Visitors

28. a. All occupiers are responsible for the conduct of visitors including children.

b. Children and visitors under the age of 55 are restricted to short stays only. E.g. weekend visits by family and/or friends. For security & parking matters it is advisable to inform the park owner.

Private Gardens

29. Private gardens where permitted must be kept neat and tidy. The planting of trees and shrubs is subject to the Owner's prior approval of types and position. Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the Occupier vacates the pitch.