

Orchard Park
Hayden Road
Cheltenham
Glos. GL51 0SN

The following rules of occupation are for the good management of this Park Home establishment and the benefit of all who use them. These rules form part of the 1983 Mobile Homes Agreement to occupy the pitch.

The rules are to be lodged on Cheltenham Borough Council Park Rules Register as per The Mobile Homes (Site Rules) (England) Regulations 2014

1. All mobile homes to be stationed on the Park must be of proprietary manufacture and conform to the definitions contained in the relevant Acts and site licence conditions.
2. Park Homes must be kept in sound and clean condition, external decoration and colour must be maintained and sympathetic to existing decoration. Wheels must not be removed from the home, nor can the park home be repositioned. No external alteration of or addition to the park home or pitch improvement is permitted without the prior approval via a 'works to plot' application (this will not unnecessarily be withheld).
3. The occupier is responsible for the cleanliness of the pitch. They must also keep the area underneath the home clear. Public places and paths should not be littered in any way.
4. The occupier shall erect and maintain their hedges or fencing to their pitch with materials to a design and finish via a 'works to plot' application (this will not unnecessarily be withheld).
5. Private gardens must be kept in a neat and tidy condition throughout the tenancy and no fences or other means of enclosure shall be allowed without approval. The planting of trees and shrubs is only permitted with written prior approval via a 'works to plot application' (this will not unnecessarily be withheld). Existing trees and shrubs may only be lopped, topped, felled or removed via a 'works to plot' application (this will not unnecessarily be withheld). All gardens are to be left in an acceptable condition at the end of each tenancy, a failure to do so may result in all necessary remedial works being completed and all associated costs being recovered by the Park Owner from the vacating tenant.
6. Porches, storage sheds, fuel bunkers or other structures are only permitted with the approval of the owners and, where permitted, must be of a design, size and standard which conform to the current site licence conditions..
7. Occupiers will ensure the erection and positioning of any aerial conforms to current site licence conditions. All said installations should be suitably insured to meet third party public liability.
8. The Park home may be used by the occupier and members of his permanent household and bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of berths so as to prevent overcrowding).
9. The Occupier shall not sub-let the pitch in whole or part, nor grant any tenancy of, or license to occupy any Mobile home on the Park.

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- 10 Occupiers are responsible for ensuring that the electrical, water, gas installations and appliances in their home comply at all times with the requirements of a certified professional and/or other appropriate authorities.
- 11 The occupier must not permit waste water to be discharged onto the ground. Where water is not separately metered or rated the use of hoses and sprinklers is forbidden except in case of a fire.
- 12 It is the occupier's responsibility to make sure all household refuse is deposited in approved containers which must not be over filled and must be placed in the approved position for refuse collection.
- 13 Washing lines are not permitted, rotary clothes hoists are to be reasonably screened from public view.
- 24 External garden fires are not prohibited.
- 15 All vehicles must be driven carefully on the Park and not exceed the speed limit of 5 mph. Vehicles must keep to authorised parking spaces. Parking on roads is forbidden at all times with the exception of loading and unloading. Vehicles must be taxed and insured as required by law and drivers must hold a current driving licence and insurance. Disused vehicles must be removed from the Park immediately. The parking of commercial vehicles is restricted.
- 16 Musical instruments, record 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.
- 17 Guns, firearms or offensive weapons of any description shall not be used on the Park and shall only be kept with a license from the appropriate Police Authority.
- 18 Pets are to be restricted to 1 small dog or 2 hamsters or 2 birds per household. All faeces shall be securely bagged and disposed of as required.
- 19 Access is not permitted to vacant pitches. Building materials or other plant and machinery must be left undisturbed.
- 20 The Occupier shall not service, repair, renovate or assemble, any motor vehicle, motor cycle, boat or any other such chattel; nor to carry out any engineering, mechanical or chemical process on the Park or any part of it.
- 21 No scrap or refuse etc, will be permitted on the Park so far as it were to become a nuisance.
- 22 No commercial enterprise or business activities may take place on the Park.
- 23 It is forbidden to interfere with or disturb any flora or fauna on the Park.
24. Occupiers and their visitors must not use fire points for any other purpose than for emergency use as intended.

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25 The Occupier is responsible for the conduct of any visitors including visiting children. Visiting children shall not cause nuisance to the Park residents or Park owners.

26 In order to maintain the quality of life on the Park occupiers shall be a minimum age of 45 years old. No children to permanently reside on the Park.

27 Every person using the Park is required to comply with the regulations of the site license, water authority or any other statutory authority.

Dated: January 2015

Orchard Park, Hayden Road, Cheltenham. Glos. GL51 0SN