

Save 1st class
18/08/14

Regency Park Homes Limited
Fordham Road
Newmarket
Suffolk
CB8 7NR
01638 722232

Resident Name

Address 1

Address 2

Address 3

Address 4

Address 5

Postcode

18th August 2014

Dear Resident Name,

Park Rules Consultation – Response Document

I am writing to you as a homeowner on Park Name regarding the rules which apply to our park.

The last consultation day has passed on 30th July 2014. I have taken into account any representations received and now enclose the consultation document setting out my decision in the form in which I am required to give it to you.

I confirm that the name and address of the park owner is Regency Park Homes Ltd, Fordham Road, Newmarket, Suffolk, CB8 7NR.

Yours sincerely,



Mr P Day
Director



Company Registration Number 7071015

Schedule 2- Consultation Response Document

The Mobile Homes (Site Rules) (England) Regulations 2014 Mobile Homes Act 1983, as amended by the Mobile Homes Act 2013

This consultation response document shall be issued by the site owner following a consultation on proposed site rules in accordance with regulations 7 and 8 of the Mobile Homes (Site Rules) (England) Regulations 2014. The document must be sent to each consultee within 21 days of the last consultation day.

1. The decision I have reached regarding whether or not to implement the proposal(s) consulted on (with or without modification):

The site owner has decided to implement the proposal with the following modifications:

Please see attached document entitled "Modifications to Proposed Park Rules" for details of modifications.

2. Details of the consultation carried out, including the first consultation day and a summary of the representations received in response to the consultation and such modifications as were made to the proposal(s) (if any) as a result of the consultation:

The consultation started by sending consultees a proposal notice on 30/06/14. The first consultation date was 02/07/14 and the last consultation date was 30/07/14.

The Park owner attaches a record of representations received in response to the consultation and any modifications to the proposals as a result.

3. [If applicable] I attach a copy of any site rules in the form in which I will deposit them with the local authority.

4. [If applicable] I intend to deposit a deletion notice with the local authority, setting out that the following site rules shall be deleted: N/A

5. You will receive notification within 7 days of the deposit of the site rules and/or the deletion notice with the local authority. (see regulation 13)

6. Right of appeal

You may appeal to the tribunal within 21 days of receipt of this consultation document, on one or more of the grounds specified in regulation 10:

(a) a site rule makes provision in relation to any of the prescribed matters set out in Schedule 5;

(b) the owner has not complied with a procedural requirement imposed by regulation 7 to 9 of these Regulations;

(c) the owner's decision was unreasonable having regard, in particular, to —

(i) the proposal or representations received in response to the consultation;

(ii) the size, layout, character, services or amenities of the site; or

(iii) the terms of any planning permission or conditions of the site licence.

You must notify me of an appeal made to the tribunal within 21 days of receipt of this consultation document. In the case of an appeal, any site rules or deletion notice will not be deposited with the local authority until after the appeal has been disposed of, determined or abandoned, as set out in regulation 12(2).

7. I confirm that any site rules or deletions will come into force at the end of the period of 21 days beginning with the date of service of the notification of the deposit.

8. Signature:

A handwritten signature in black ink, appearing to read 'Frankie Green', written over a horizontal line.

Date: 18/08/2014

Notes

(i) Where a proposal is to vary or delete a site rule, in accordance with paragraph 2C(5) or paragraph 2C(6) of the 1983 Act, the site rules in force prior to this consultation shall remain in force until any appeal in relation to the variation or deletion of a site rule has been disposed of or determined (see regulation 14(2).)

Record of Consultation Responses:

Proposed Rule No	Proposed Rule	Consultation Responses	Account Taken	Reason
1	For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.	Representation made by two homeowners: As long as items are not volatile this should not be allowed.	Proposal to be implemented without modification.	For safety reasons & in case of emergency the underneath of the home should be kept clear for
2	You must not erect fences or other means of enclosure unless you have obtained our written approval (which will not be unreasonably withheld). 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.	Representation made by one homeowner: Clarity required.	Proposal to be implemented with modification as detailed on document entitled "Modifications to Proposed Park Rules".	For clarity. Works to plot form will be checked against the site licence for the park to ensure proposed works are compliant, relieving the responsibility from the resident.
3	You must not have external fires (burning of waste products), including incinerators.	Representation made by three homeowners: Clarity required as to whether barbecues are included in this rule or not.	Proposal to be implemented with modification as detailed on document entitled "Modifications to Proposed Park Rules".	To make the rule clear.
6	You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed (3.2m2).	Representation made by eight homeowners: Storage is limited in park homes, additional storage required and is essential.	Proposal to be implemented with modification as detailed on document entitled "Modifications to Proposed Park Rules".	To enable residents to have sufficient storage for their belongings.
7	You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6.	Representation made by six homeowners: Rules should allow additional storage provided it is non combustible and pitched correctly on the plot.	Proposal to be implemented with modification as detailed on document entitled "Modifications to Proposed Park Rules".	To enable residents to have sufficient storage for their belongings.
8	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	Representation made by one homeowner: Clarity required.	Proposal to be implemented with modification as detailed on document entitled "Modifications to Proposed Park Rules".	To make the rule clear.
14	You must not keep any pets or animals except the following: Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991). 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 metre in length and must not allow it to despoil the park. Not more than 2 domestic cats. 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. Not more than 1 budgerigar which you must keep within the park home.	Representation made by sixteen homeowners: Number of dogs listed is too high. impossible to control cats, rule unnecessarily explicit,	Proposal to be implemented with modification as detailed on document entitled "Modifications to Proposed Park Rules".	To ensure acceptable standards are maintained on the park which will be of general benefit to occupiers.
16	Where water is not separately metered at the park home or not separately charged you must not use hoses, except in a fire.	Representation made by twelve homeowners: Difficult for some residents to carry watering cans, hoses essential for maintaining the garden, limiting to some residents.	Proposed rule to be deleted.	To ensure all residents can use water without struggling & to maintain acceptable standards on the park which will be of general benefit to occupiers.
19	You must not have access to vacant pitches and must not disturb building materials and plant.	Representation made by one homeowner: Wording needs amending.	Proposal to be implemented with modification as detailed on document entitled "Modifications to Proposed Park Rules".	To make the rule clear.
20	You must drive all vehicles on the park carefully and within the displayed speed limit.	Representation made by one homeowner: Add: and follow the one way system.	Proposal to be implemented without modification.	Review of signage on the park underway to address this.

24	Your allocated parking space(s) must not be used to park commercial vehicles of any sort, including light commercial or light goods vehicles with the exception of commercial vehicles operated by the Park Owner and Park Warden.	Representation made by five homeowners: Some people have vans for work, these are required.	Proposal to be implemented without modification.	To ensure acceptable standards are maintained on the park which will be of general benefit to occupiers. Rule specifies resident's allocated space, parking at the front of the park (rear of offices) for commercial vehicles.
30	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 reasonable endeavours not to depart from the original exterior colour-scheme.	Representation made by two homeowners: Too restrictive.	Proposal to be implemented with modification as detailed on document entitled "Modifications to Proposed Park Rules" .	To ensure acceptable standards are maintained on the park which will be of general benefit to the occupiers without restricting residents. Park Owners are not allowed to restrict any works to the exterior of residents homes or include ruling to this effect.
32	Occupiers will be held responsible for the conduct of their visitors to the Park, children/grandchildren shall not be permitted to play on or around any public building, car parks, roads, neighbouring property or entrance to the park.	Representation made by one homeowner: Odd that children cannot play needs clarification.	Proposal to be implemented without modification.	To ensure acceptable standards are maintained on the park which will be of general benefit to occupiers. Rule states playing around building etc. not permitted, not in general.
33	Greenhouses must not exceed 3.3m2 and written permission must be sought from the Park Owner via a "Works to Plot" form prior to erection.	Representation made by one homeowner: Why the difference in size from the shed?	Proposal to be implemented with modification as detailed on document entitled "Modifications to Proposed Park Rules" .	For clarity the rule has been refined.

Modifications to Proposed Park Rules.

The revised proposed rules following consultation are shown in ***bold italics***.

- 1 For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
- 2 You must not erect fences or other means of enclosure unless you have obtained our written approval (which will not be unreasonably withheld). 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.

You must not erect fences or other means of enclosure unless you have obtained our written approval via a "Works to Plot" form (which will not be unreasonably withheld).

- 3 You must not have external fires (burning of waste products), including incinerators.

You must not have external fires (burning of waste products), including incinerators. However you are at liberty to have – barbeques and patio heaters.

- 4 You must not keep inflammable substances on the park or in garages (where applicable) except in quantities reasonable for domestic use.
- 5 You must not keep explosive substances on the park.
- 6 You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed (3.2m²).

You must not have more than two storage sheds on the pitch, the dimensions of which must not individually exceed 7ft * 5ft (2.1m * 1.5m). The sheds must be constructed of non-combustible material. Written approval for the aforementioned sheds must be obtained via a "Works to Plot" form (which will not be unreasonably withheld).

- 7 You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6.

Any storage receptacles in addition to those mentioned in rule 6 must be approved by us via a "Works to Plot" form and be of non-combustible material.

- 8 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

You must ensure that any structure (e.g. porches) 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.

- 9 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 collections.

- 10 You must not deposit any waste or unroadworthy vehicles on any part of the park (including any individual pitch).

You must not deposit any waste on any part of the park (including any individual pitch).

- 11 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 staff, other workers, customers or members of the public calling at the park home or the park.

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 work of a type which does not create a nuisance to other occupiers and does not involve staff, other workers, customers or members of the public calling at the park home or the park.

- 12 No person under the age of 45 years may reside in a park home (with the exception of the park warden).

- 13 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.

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 10.00pm and 8.00am.

- 14 You must not keep any pets or animals except the following: Not more than 2 dogs (other than any of the breeds subject to the Dangerous Dogs Act 1991). 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 metre in length and must not allow it to despoil the park. Not more than 2 domestic cats. 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. Not more than 1 budgerigar which you must keep within the park home.

You are permitted to keep:

- ***Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991). 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 and must not allow it to despoil the park.***
- ***Not more than 1 domestic cat.***
- ***Any pets other than those listed above must be contained within your home and must not cause disturbance or nuisance to other occupiers of the park.***

- 15 Nothing in rule 14 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.

- 16 Where water is not separately metered at the park home or not separately charged you must not use hoses, except in a fire.

This rule has been deleted.

- 17 You must only use fire hoses in case of fire, fire points must not be interfered with at any time.
- 18 You must protect all external water pipes from potential frost damage.

You must protect all external water pipes on your home from potential frost damage.

- 19 You must not have access to vacant pitches and must not disturb building materials and plant.

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

- 20 You must drive all vehicles on the park carefully and within the displayed speed limit.
- 21 You must not park more than 2 vehicles on the park.
- 22 You must not park on the roads or grass verges.

This rule has been deleted.

- 23 You must not park anywhere except in permitted parking spaces within the Park.
- 24 Your allocated parking space(s) must not be used to park commercial vehicles of any sort, including light commercial or light goods vehicles with the exception of commercial vehicles operated by the Park Owner and Park Warden.
- 25 Storage of motorhomes, boats and trailers is not permitted on the park.

Storage of motorhomes, boats, caravans and trailers is not permitted on the park.

- 26 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.

You must hold a current driving licence and be insured to drive any vehicle you bring onto the park. You must also ensure that any vehicle you drive or keep on the park is taxed in accordance with the requirements of the law and is in a roadworthy condition.

- 27 Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 28 You must not carry out the following works or repairs on the park: (a) major vehicle repairs involving dismantling of part(s) of the engine (b) works which involve the removal of oil or other fuels.
- 29 You must not use guns, firearms and offensive weapons (including crossbows) on the park and you must only keep them if you hold an appropriate licence.

You must not use guns, firearms and offensive weapons on the park and you must only keep them if you hold an appropriate licence.

- 30 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 reasonable endeavours not to depart from the original exterior colour-scheme.

Homeowners must maintain the outside of their park home in a clean and tidy condition.

- 31 Any alterations to your plot must be approved by the Park owner prior to commencement of works. To obtain approval from the Park owner a "Works to Plot" application form must be completed in full and submitted to the Park office.

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Proposed Park Rules.

None of these park rules are to have retrospective effect. Accordingly:

- They are to apply only from the date on which they take effect , which is 13/10/14;
 - 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.
- 1) For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
 - 2) You must not erect fences or other means of enclosure unless you have obtained our written approval via a "Works to Plot" form (which will not be unreasonably withheld).
 - 3) You must not have external fires (burning of waste products), including incinerators. However you are at liberty to have barbeques and patio heaters.
 - 4) You must not keep inflammable substances on the park or in garages (where applicable) except in quantities reasonable for domestic use.
 - 5) You must not keep explosive substances on the park.
 - 6) You must not have more than two storage sheds on the pitch, the dimensions of which must not individually exceed 7ft * 5ft (2.1m * 1.5m). The sheds must be constructed of non-combustible material. Written approval for the aforementioned sheds must be obtained via a "Works to Plot" form (which will not be unreasonably withheld).
 - 7) Any storage receptacles in addition to those mentioned in rule 6 must be approved by us via a "Works to Plot" form and be of non-combustible material.
 - 8) You must ensure that any structure (e.g.: porches) 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.
 - 9) 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 collections.



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- 10) You must not deposit any waste on any part of the park (including any individual pitch).
- 11) 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 work of a type which does not create a nuisance to other occupiers and does not involve staff, other workers, customers or members of the public calling at the park home or the park.
- 12) No person under the age of 45 years may reside in a park home (with the exception of the park warden).
- 13) 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 10.00pm and 8.00am.
- 14) You are permitted to keep:
- Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991). 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 and must not allow it to despoil the park.
 - Not more than 1 domestic cat.
 - Any pets other than those listed above must be contained within your home and must not cause disturbance or nuisance to other occupiers of the park.
- 15) Nothing in rule 14 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.
- 16) You must only use fire hoses in case of fire, fire points must not be interfered with at any time.
- 17) You must protect all external water pipes on your home from potential frost damage.
- 18) You must not access vacant pitches and must not disturb building materials and plant.
- 19) You must drive all vehicles on the park carefully and within the displayed speed limit.
- 20) You must not park more than 2 vehicles on the park.



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- 21) You must not park anywhere except in permitted parking spaces within the Park.
- 22) Your allocated parking space(s) must not be used to park commercial vehicles of any sort, including light commercial or light goods vehicles with the exception of commercial vehicles operated by the Park Owner and Park Warden.
- 23) Storage of motorhomes, boats, caravans and trailers is not permitted on the park.
- 24) You must hold a current driving licence and be insured to drive any vehicle you bring onto the park. You must also ensure that any vehicle you drive or keep on the park is taxed in accordance with the requirements of the law and is in a roadworthy condition.
- 25) Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
- 26) You must not carry out the following works or repairs on the park: (a) major vehicle repairs involving dismantling of part(s) of the engine (b) works which involve the removal of oil or other fuels.
- 27) You must not use guns, firearms and offensive weapons on the park and you must only keep them if you hold an appropriate licence.
- 28) Homeowners must maintain the outside of their park home in a clean and tidy condition.
- 29) Any alterations to your plot must be approved by the Park owner prior to commencement of works. To obtain approval from the Park owner a "Works to Plot" application form must be completed in full and submitted to the Park office.
- 30) Occupiers will be held responsible for the conduct of their visitors to the Park; children/grandchildren shall not be permitted to play on or around any public building, car parks, roads, neighbouring property or entrance to the park.
- 31) Written permission must be sought from the Park Owner via a "Works to Plot" form prior to erection of any greenhouses (a greenhouse is not classed as a storage shed or storage receptacle).
- 32) The occupier must not permit any matter to enter WC's, gullies or drains which is likely to cause blockage or damage to the Park drainage infrastructure.

