

TELFORD & WREKIN COUNCIL

19 JUL 2015

TRADING STANDARDS

**HOLLY ACRES PARK HOME ESTATE
LONG LANE, TELFORD, TF6 6HD**

Tel: 01952 684789 Email. Info@severngorgepark.co.uk

www.severngorgepark.co.uk

Proprietors

Severn Gorge Park Homes ltd (03266648)

Mr & Mrs Jones

Severn Gorge Park

Brigdnorth Road

Tweeddale

Telford

TF7 4JB

Occupier

.....

Park Home

.....

.....

.....

PARK RULES

1. The Park Home

- a) No external alteration or addition or building work to the Park Home or the Pitch is permitted without prior written permission from the Park Owner.
- b) The Park Home must be kept in a clean and sound condition and the external colour Of the Park Home must be approved by the Park Owner and must be maintained to a high standard.
- c) The Park Home must display a clearly visible number either on or adjacent to the front door.
- d) Any tradesmen appointed by the Occupier will notify the Park Owner and the Tradesmen will be asked to provide the Park Owner with a copy of public liability insurance.
- e) All Park Homes must be fully insured and are to have the necessary annual safety Certificates in place.

2. The Pitch

- a) No ground work or building work, (alterations) to the Pitch are to be undertaken without the approval of the Park Owner.
- b) The Occupier is responsible for the cleanliness and maintenance of the Pitch and must keep the space beneath the Park Home clear at all times, All grassed areas are to be cut at regular intervals.
- c) Gardens must be of an ornamental nature only and must be kept neat and tidy, Vegetable gardens are NOT permitted.
- d) The planting of trees and shrubs and position must be approved by the Park Owner.
- e) Trees, hedges and shrubs belonging to the Park must not be lopped, felled, damaged or removed.
- f) before any Storage sheds or any buildings of any type are erected, must have approval of the Park Owner.
- g) No additional fencing or other means of enclosure shall be allowed without the approval of the Park Owner.
- h) Bonfires (including incinerators) are NOT allowed.
- i) Any Tradesmen appointed by the Occupier will notify the Park Owner and the Tradesmen will be asked to provide the Park Owner will a copy of public liability insurance.

3. Statutory Authorities

- a) **Everyone using the Park is required to comply with the regulations of the site licence as issued by Telford and Wrekin Council.**
- b) **The Occupier is responsible for ensuring that all electrical, gas, water appliances comply at all times with the appropriate Regulatory Authorities.**

4. Refuse/Household Waste

- a) **The Occupier is responsible for the disposal of all household waste in the approved Containers provided through the local Authority or the Park Owner.**
- b) **Garden refuse should be disposed of in the appropriate containers as designated by the Local Authority or the Park Owner.**
- c) **Matters, (items) likely to clog or block the drains should be disposed of accordingly and not allowed to enter the Parks drainage system.**
- d) **The depositing of any refuse on any part of the Park is strictly prohibited.**

5. Occupation

- a) **All Occupier to be (50+) Fifty years plus, of age to occupy a Park Home on the Park other than the Park Owner or the Park Owners family members or the employees of the Park Owner.**
- b) **The Park Home may be used by the occupier and members of his/her permanent household and bona fide guests only, On no occasion shall the number of people occupying or using the Park Home exceed the specified number of berths according to the manufacturer's specification.**
- c) **The Park is a semi-retirement/retirement Park and although children/ground children are welcome, occupiers are responsible for the conduct of such children in their custody.**
- d) **The Occupier is at all times responsible for the conduct and behaviour of their visitors.**
- e) **The Occupier is not permitted to sub-let.**
- f) **The Occupier should make every endeavour to respect the privacy of other occupiers on the Park.**

6. Pets

- a) **Pets are allowed on the Park provided that no nuisance or danger is caused to the Park Owner or other Park Occupier's.**
- b) **Dogs specified within the Dangerous Dogs Act will not be permitted on to the Park.**
- c) **All dogs must be confined to their Occupier's Pitch apart from for exercise when at all times they must be kept on a lead and walked off the Park, Dogs should not be allowed to foul on any area of the Park.**
- d) **Cats must be neutered and must have a collar.**
- e) **A maximum of two pets per household will be permitted on to the Park.**
- f) **In the event that Pets do cause or continue to cause a nuisance or danger to the Park and other Occupier's of the Park then it may result in the Park Owner asking the Occupier for the pet to be permanently removed from the Park.**

7. Vehicles

- a) **Commercial Vehicles of any size will NOT be permitted on the Park at any time other than the Vehicles used by the Park Owner or the Park Owners family members or the employees of the Park Owner.**
- b) **All vehicles must be insured and driven with due care and attention on the Park and must obey the 10 mph speed restriction.**
- c) **All vehicles must be taxed and insured as required by law and repairs, other than minor running adjustments shall NOT be carried out on the Pitch the driveway roadways or any of the visitor car parking areas.**
- d) **No vehicle shall be parked on the roadways except for temporary unloading or emergency purposes.**

- e) Vehicles must keep to the authorised parking spaces except where individual parking spaces and/or garages are provided on the pitch and there is a limit of Two Vehicles per Park Home/household allowed on the Park, Touring Caravan, Motor Homes (Campers) are NOT permitted to park outside the Park Home or any of the visitors parking areas on the Park and any disused vehicles must be removed from the Park.
- f) When the Occupier is receiving items being delivered to the Park or the Park Home the Occupier should request the Delivery Vehicle to be a maximum of weight (7.5 tone) if this is not possible the Occupier must inform the Park Owner.

8. Noise

- a) All Occupiers should have regard for the peace and comfort of others on the Park.
- b) Musical instruments, hi-fi systems, radios and other such appliances must not be used so as to cause a nuisance to others especially between the hours of 10.00 pm and 8.00 am.

9. Fire Precautions

- a) It is the responsibility of all Occupiers to familiarise themselves with the fire Fighting Installations on the Park.
- b) Occupiers shall provide and maintain a suitable fire extinguisher and smoke detection device in their Park Home.

9. Water

- a) No sprinklers other than those used by the Park Owner may be used.
- b) Hand held hosepipes are permitted but only for use where a 'spray gun' attachment is fitted.

10. Vacant Pitches

- a) Access is not permitted to any vacant pitches and any building materials, plant machinery for the time being thereon must be left undisturbed.

11. Miscellaneous

- a) Guns, firearms or other offensive weapons of any description shall not be utilised on the Park and shall only be kept with the appropriate licence from the Police Authority and the written consent of the Park Owner.
- b) Rotary washing lines only are permitted and should be located on the Pitch in a position agreed Prior to location with the Park Owner.
- c) No commercial enterprise or business activities may take place on the Park, other than home office work.
- d) The erection of external TV aerials, satellite dishes or other such antennae will only be permitted with the Park Owners consent.
- e) Television should be licensed as appropriate by law.

Occupiers are responsible for making these rules know to themselves and all guest and visitors that are visiting the Park.