



Mr Robert Johnston
Environmental Health Officer
Mid Sussex District Council
Environmental Health
Oaklands Road
Haywards Heath
RH16 1SS

16 December 2014
Our ref: MB/KEM/50279-1

Direct Line: 01392 667684

Dear Mr Johnstone

**Our client: Mr Steven Webb
Hickstead Park - Site Rules Consultation.**

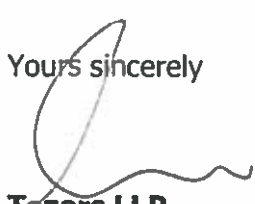
We act for Mr Steven Webb who owns and operates Hickstead Park, London Road, Sayers Common, Hassocks, BN6 9HR.

Following the completion of a Site Rules consultation, we enclose the Site Rules for Hickstead Park, which are being implemented. We understand that as yet the authority has not published a fee for depositing the Site Rules and our client will therefore wait to hear from you with regard to payment of this fee.

In view of the strict statutory timetable for implementing changes to park rules we would be grateful if you could telephone our client on receipt in the event of any query on this letter. Our client's telephone number is 01322 664630

Kindly acknowledge safe receipt.

Yours sincerely


Tozers LLP
Email: m.burton@tozers.co.uk

PARK RULES FOR HICKSTEAD PARK

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 other agreement.
- "you" and "your" refers to the home owner 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)

With one exception the rules also apply to any occupiers of park homes who rent their home. The only rule which does not apply to occupiers who rent their home is rule 36 about the colour of the exterior of the home, as someone renting their home would not be responsible for the exterior maintenance.

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 10 January 2015 and:
- 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.

These rules apply (for as long as they live on the park) to the park owner and any employees, with the exception of the following rules – Rule 22 & 32.

CONDITION OF THE PITCH

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space. Wheels must not be removed from the home.
2. You must not have external fires, including incinerators. Barbecues are permitted.
3. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
4. You must not keep explosive substances on the park.
5. It is recommended that all homes are equipped with a fire extinguisher
6. You are responsible for ensuring that all electrical, solid fuel, oil and gas installations comply at all times with the requirements of the relevant legislation.
7. You must not plant trees or shrubs without first seeking our approval as to types and position (approval will not be unreasonably withheld or delayed).
8. You must not cut down trees and shrubs without first seeking our approval (approval will not be unreasonably withheld or delayed).
9. You must not grow vegetables in your front garden.
10. You must not erect fences or other means of enclosure unless they are no more than 4 feet in height and you have obtained our approval in writing as to the design and materials used (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.
11. Washing lines are to be of a rotary type and reasonably screened from view.
12. Television/radio aerials and satellite dishes must be fixed to the rear of the home and must not protrude by more than two feet above it.

WATER

13. You must not permit waste water to be discharged onto the ground.
14. You must only use fire point hoses in case of fire
15. You must protect all external water pipes from potential frost.

STORAGE

16. You must not have more than one storage shed which should be located to the rear of 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 unreasonably withheld or delayed). You must position the shed so as to comply with the park's site licence and fire safety requirements.
17. You must ensure that any shed or other structure erected in the separation space between park homes is of a 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.
18. Fuel storage, protection screening must be of a design, standard, and size approved by us in writing (approval will not be unreasonably withheld or delayed) and must comply with the conditions of the site licence and fire safety requirements.

REFUSE

19. 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.
20. You must not deposit any waste or rubbish other than in local authority approved containers on any part of the park (including any individual pitch).

BUSINESS ACTIVITIES

21. 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.
22. No person under the age of 50 years may reside in a park home with the exception of the park owner and their family, a park warden and their family.
23. You are responsible for the behaviour of visiting children.

NUISANCE

24. 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 8.00 am.

PETS

25. You must not keep any pets or animals except the following:

- Not more than 1 dog (other than any of the breeds subject to the Dangerous Dogs Act 1991 which are not permitted at all). 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 1m in length and must not allow it to despoil the park.
- Not more than 1 domestic cat. 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

26. Nothing in rule 25 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.

VEHICLES & PARKING

27. You must drive vehicles carefully and within the displayed speed limit of 5mph.
28. 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.
29. Disused or un-roadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
30. One vehicle parking space is allocated per pitch. Additional vehicles must be parked off the park if additional parking space is not available.
31. You must not park on the roads.
32. Other than delivering goods and services, you must not park or allow parking of heavy goods vehicles as described in the vehicle taxation legislation.
33. You must not park motor homes, campervans or touring caravans.
34. You must not carry out the following works or repairs on the park:
- major vehicles repairs involving dismantling of part(s) of the engine
 - works which involve the removal of oil or other fuels.
 - Motor oils, petrol or other fuels must not be discharged into the parks drainage system or onto the ground.

WEAPONS

35. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are securely stored in accordance with that licence.

EXTERNAL DECORATION

36. 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.