



SHILLINGFORD HILL HOME PARK

SITE RULES

19 December 2023



Cross Country Caravans Ltd
Shillingford Hill Home Park
Shillingford Hill
Wallingford
Oxfordshire
OX10 8LN

Introduction

The following Site Rules were officially deposited with South Oxfordshire and Vale of White Horse District Councils on 21 November 2023. This followed a prescribed consultation process which commenced on 2 September 2023, and ended on 1 October 2023, in accordance with Schedule 1 of [The Mobile Homes Act (Site Rules) (England) Regulations 2014], "The Mobile Homes Act 1983 as amended in June 2013".

Under Schedule 2 of the same legislation, the Consultation Response Document was issued on 16th of October 2023, and following the 21 days period within which any resident could exercise their "Right of Appeal", on any aspect of the Consultation Response Document and/or the Site Rules, having received no appeals, the site rules were deposited with the South Oxfordshire and Vale of White Horse District Councils on 21 November 2023.

In accordance with the above Legislation, the Site Rules are deemed to have come into effect on 19 December 2023, 21 days after "beginning with the date of service of the notification of deposit to the Local Authority (SODC) which was 21 November 2023.

In these rules:

"Occupier" means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983, as amended applies or under a tenancy or any other agreement.

"The Park" means Shillingford Hill Home Park which is owned and managed by Cross Country Caravans Limited ("the Park owner") under a Site Licence issued by South Oxfordshire District Council (SODC).

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 their pitch in accordance with the Mobile Homes Act 1983, as amended.

These rules also apply to any occupiers of park homes who rent their home from the Park owner.

These rules (save where expressly stated otherwise) also apply (for so long as they live on the Park) to the Park owner and any of its employees.

None of these rules are to have retrospective effect. Accordingly, they are to apply only from the date on which they take effect; 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.

Date of Commencement of these Rules: 19 December 2023

SITE RULES FOR SHILLINGFORD HILL HOME PARK (“the Park”)

Miscellaneous

1. Occupiers may not erect any new fences, hedges or other structures on the Park unless they have obtained approval from the Park owner in writing (which will not be unreasonably withheld or delayed). Approval will only be granted to fences or hedges that meet the height requirements in these site rules and comply with the Park’s site licence conditions and fire safety requirements.
2. Where occupiers have existing fences or hedges on their pitch as at the date of commencement of these rules, then they must be properly maintained. Existing fences and hedges may only be replaced with a like-for-like structure. Fences and hedges at the front and sides of a pitch must be no more than five feet high, and fences and hedges at the rear of a pitch must be no more than six feet high. Occupiers must ensure that any hedges or vegetation on their pitch does not become overgrown so as to present a fire hazard or to cause a nuisance to any other occupiers or anyone else using the Park.
3. Responsibility for the maintenance and cost of maintaining boundaries between pitches is shared equally between neighbouring homeowners.
4. Occupiers are not permitted to keep any flammable substances on the Park, except for their reasonably necessary domestic use.
5. For health and safety reasons, occupiers must not store any items underneath their park home at any time.
6. For the safety of others, with the exception of approved Gas only barbecues, bonfires, incinerators, and other external fires are not permitted on the Park, with the exception of any of the above being undertaken by the Park owner or its employees.
7. No explosive materials may be kept on the Park.
8. No guns, firearms or other offensive weapons may be kept on the Park except where the occupier holds a valid licence from the appropriate authority. In such case the occupier must take all necessary precautions to keep the weapon stored safely. No such weapons may be used on the Park at any time, even where the occupier holds a valid licence.
9. Occupiers or their guests must not damage, remove, or interfere with any equipment, property, flora, or fauna on the Park which is owned by the Park owner or any third party.
10. Occupiers must not plant trees on their pitch without the express permission of the park owner. Trees may not exceed more than six feet in height and must not be planted within five feet of a park home. Occupiers must prune and maintain the trees at or

below the maximum permitted height and must ensure that any trees do not grow closer than 3 feet to the park home.

The reasons for this rule are both to preserve the open plan nature of the Park, and to reduce the risk of the spread of fire. If any occupier fails to prune or maintain a tree on their pitch in accordance with this rule, the tree may be removed by the Park owner. This rule also includes any overhanging trees from neighbouring pitches or the Park boundary with the Brightwell Vineyard.

11. Occupiers are responsible for ensuring that their pitches are maintained in a clean, tidy, safe, and accessible condition (including cutting their grass, including weed control of parking areas within their pitch, removing trip hazards, and keeping paths clear from ice and snow) at all times.
12. The flying of drones or other unmanned aircraft in or over any part of the Park is strictly forbidden without the express prior written permission of the Park owner.
13. Occupiers must obtain the written permission of the Park owner prior to installing or using any CCTV equipment at the park home. Any CCTV system used or operated by the occupier on their park home must comply with all relevant legislation and must not capture any images of people outside the boundaries of their own pitch.
14. No banners or flags may be flown on the Park.

Insurance

15. Occupiers must insure and keep their park home insured with an organisation that is registered with the Financial Conduct Authority against loss or damage by fire and liabilities to other people and property. Occupiers must produce a copy of the insurance policy to the Park owner upon request together with any evidence that the Park owner may reasonably request as proof of insurance.

Improvements

16. Occupiers must maintain their park home in a sound state of repair and condition (including being capable of movement from one place to another without undue risk of damage) at all times.
17. Any occupier who wishes to carry out improvements to their park home or pitch must make a written request to the Park owner in advance, setting out the details of the proposed improvements. No improvements may be carried out to the pitch or to the exterior of the park home without the prior written permission of the Park owner, which will not be unreasonably withheld.
18. Occupiers are responsible for ensuring that tradesmen employed by them to undertake work on their park home or pitch must have the requisite public and employer's liability insurance to undertake such work and must remove all trade refuse from the Park.

Sheds, etc.

19. Only one storage shed, or other structure is permitted per pitch. The size, type, material, location, and design of the shed must be approved in writing in advance by the Park owner (which will not be unreasonably withheld). No shed which exceeds 6 feet in length, 8 feet in width or 7 feet in height will be permitted. It is the responsibility of the occupier to ensure that their shed is adequately maintained and kept in a neat and tidy condition at all times.
20. Subject to rule 19 below, any occupier who has permission for more than one storage shed or other structure on their pitch as at the date of commencement of these rules will be permitted to retain the additional structure(s) but may not replace them.
21. Any shed or other structure erected on the pitch must be made of non-combustible material and must comply with the conditions of the Park's site licence and fire safety requirements.

Refuse

22. Occupiers are responsible for the disposal of their household waste, including garden and recyclable waste. Waste must be deposited in the appropriate bins or containers provided by South Oxfordshire District Council which must be left in the correct location for collection by the local authority on the appropriate day.
23. Items that are not considered household waste include furniture, electrical products, televisions, fridges/freezers, plumbing pipework, radiators, and building materials. Items of this nature must not be left in the bins and occupiers must make separate arrangements for the disposal of these items. It may be possible to make arrangements with the Park owner to collect these items, but this will be a separate chargeable service if it is available.
24. Occupiers must not overfill containers and must place them in the approved position for the local authority collections. Recycling sacks must be left by the bins only on the designated day for collection by the local authority.
25. Occupiers and their visitors must not leave litter on the Park except in the bins provided.
26. Occupiers should not use biological washing powders, detergents, or any bleach or bleached based products, and no chemicals for unblocking drains may be used as these may cause catastrophic problems with the Park's sanitation and sullage system (The Biox).

27. Occupiers must not pour cooking oil or fat solids down the sink, or items such as disposable nappies, baby wipes, cotton buds, clothing, etc. down the toilet.

Prohibition of Business Activities

28. The Park is intended for residential use only. Occupiers are not permitted to carry on any business activities from their park home, their pitch, or any other part of the Park and must not use their park home, the pitch or any other part of the Park for the storage of stock, plant machinery or equipment used or last used for any business purpose. However, occupiers are permitted 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.

Age Limit

29. No person (with the exception of the Park owner and their family) under the age of 50 years is permitted to live on the Park as their only or main place of residence. The Park owner may require an occupier to provide proof of age.

Behaviour Standards

30. Occupiers and their visitors must:
- a. Act in a courteous and considerate manner towards the Park Owner, its staff and anyone visiting, using, or working on the park home and/or the Park, including other residents, and caravan owners using Riverside Holiday Caravan Site.
 - b. Not commit any criminal offence (whether or not on the Park or in its vicinity) which causes their name to be entered on the Violent and Sex Offender Register or causes them to be subject to a Risk of Sexual Harm Order or Child Abduction Warning Notice (or any register, order or notice succeeding these).
 - c. Not use (or allow to be used) the park home in connection with any criminal activity or commit any other criminal offence (i.e., any offence not already subject to rule 20(b) above) at the park home, the Park or in its vicinity.
 - d. Not commit any acts of vandalism or nuisance at the park home or on the Park.
 - e. Not use fireworks at the park home or on the Park.
 - f. Not keep or carry any firearm or any other offensive weapon at the park home or on the Park without prior permission of the Park owner.
 - g. Not keep or use any unlawful drugs at the park home or on the Park.

- h. Not create undue noise or disturbance or commit antisocial behaviour at the park home or on the Park; and
 - i. Not permit anyone who is to their knowledge on the Violent and Sex Offender Register or subject to a Risk of Sexual Harm Order or a Child Abduction Warning Notice (or any register, order or notice succeeding these) to use or visit the park home or the Park.
31. Musical instruments, music players and other appliances must not be used in such a way as may cause a nuisance or disturbance to others, particularly between the hours of 10:30 p.m. and 8:00 a.m.
32. Occupiers are responsible for the behaviour of their visitors, including visiting children and animals, and tradespeople visiting their park home. Occupiers must ensure that they understand and comply with the park rules and respect the rights of other occupiers.

Pets

33. Occupiers are permitted to keep not more than one dog on the Park. Dogs must be kept under proper control (on a leash not more than 2 metres in length) while on the Park and must not be permitted to upset or cause a nuisance to other users of the Park. Dogs must not despoil the Park, and the owner of the dog is responsible for disposing safely and hygienically of any waste. No dogs of a breed which is subject to the Dangerous Dogs Act 1991 or similar legislation are permitted on the Park.
34. Nothing in these Park Rules prevents an occupier or any member of their family from keeping an assistance dog on the Park if this is required to support a disability and Assistance Dogs UK or any successor body has issued an Identification Book or other appropriate evidence.
35. Occupiers are permitted to keep not more than one cat on the Park. Cats must not despoil the Park or cause a nuisance to other users of the Park.
36. Any occupier who has permission to keep more than one dog or cat on the Park as at the date of commencement of these rules will be permitted to retain their additional dog or cat, but may not replace it.
37. Occupiers are permitted to keep other pets of a type commonly kept as domestic pets in the UK and which are securely housed in a cage, aquarium or similar facility and kept at all times inside the park home.
38. No other pets may be kept on the Park.

Water Supply

39. All occupiers must take appropriate steps to safeguard their external water pipes against damage or bursting from frost. Occupiers are responsible for maintaining the visible pipework on their pitch at all times.
40. Water must only be discharged through the service pipes connected to each park home.
41. Occupiers are responsible for any sewerage or drainage pipework inside their park home, and any pipework leading from the park home to the external stopcock and should call a plumber in the event of a leak or blockage in this pipework.

Vacant Pitches

42. Access to vacant pitches by occupiers or their guests is not permitted, and occupiers must not tamper with or move building materials, plant, or machinery.

Vehicles and Parking

43. All vehicles must be driven on the park safely and with due care and attention, and must not exceed the stated speed limit on the Park of 5 mph. The one-way systems are to be strictly observed, and vehicles may not reverse around the road systems.
44. Parking is not permitted except in designated parking spaces, and vehicles must not be parked on grass throughout the Park.
45. Roads must be kept clear at all times for access by emergency vehicles.
46. As required by law, all vehicles used on roads on the Park must be taxed, insured and in roadworthy condition with a valid MOT Certificate (where applicable), and driven only by persons who are insured to drive them and who hold a valid driving licence for the type of vehicle being driven.
47. Abandoned or unroadworthy vehicles must not be kept or used on the Park, and the Park owner may take appropriate steps to remove such vehicles from the Park.
48. Major repairs or maintenance, including servicing, to vehicles (which may involve dismantling the engine or the draining of motor oils or similar substances on the roads or into the drains on the Park) are prohibited. However, minor repairs or mobile servicing carried out by registered breakdown recovery services, (e.g., AA, RAC, Green Flag, etc) or professional providers are permitted provided they do not cause a nuisance to anyone using the Park.
49. Vehicles with a gross vehicle weight in excess of 3.5 tonnes may not be kept on the Park overnight, without the expressed permission of the park owner.
50. Each household shall be allocated adequate space on the Park to park one vehicle.

51. Touring caravans, boats, trailers and motorhomes may not be kept on the Park, other than for loading and unloading from the night immediately before, until the night immediately following a holiday.

Fire Precautions

52. It is forbidden to tamper with or to interfere with any of the fire-fighting equipment on the Park. Fire point hoses and other fire-fighting equipment must only be used in case of emergency.
53. All park homes must be equipped with a smoke detector and a fire extinguisher/fire blanket which conforms to the relevant British Standard.