

We are writing to object to the following proposals which are detailed within the Revised Standard Caravan Site Licence Conditions to be considered by the Overview and Scrutiny Committee on 12th July.

1. No Park Home should be sited closer than 3m from the boundary of the site or within 2m of any road or communal car park.

The implications of this rule are that if your home is closer than 3m to the boundary or closer than 2m to any road or car park you are in contravention of the regulations, which could in effect make your home worthless because any prospective buyer would be advised by any solicitor not to purchase a home that was technically illegal. Additionally it is technically possible that the Site Owner or the Council could ask that your home be removed. We consider this regulation to be an infringement of our human rights and would impose unbearable stress and worry to any resident affected. Most of the homes in contravention of this regulation have been in their current position from the inception of the site many for over 40 years. This regulation cannot and must not be enforced retrospectively.

2. All wooden sheds or sheds of combustible material between homes must be removed within 6 months.

This is totally unacceptable it has not been enforced over the past 40 years. This regulation cannot and must not be enforced retrospectively. We consider this regulation to be an infringement of our Human Rights (Section 8) and would impose unbearable stress and worry to any resident affected. Why should we have such a draconian regulation imposed on Park Home owners when all our homes are detached with a minimum distance of 18ft between each home? Surely we are less of a fire risk than the thousands of terraced houses and many thousands of other wooden structure houses in the District who are not subject to the same regulations. This is pure victimisation.

3. Fences and Hedges must not be higher than 1m and should comply within 3 years

With regard to the new regulations regarding wooden fences or hedges being a maximum of 1m high this is totally unacceptable and an infringement of residents "Human Rights" (Section 8) and "Right to Privacy" within their own gardens. The idea that Park Home owners should be subject to such draconian regulation based on a Fire Service recommendation is insulting and condescending at the very least.

The fact is that there are hundreds of homes in Epping Forest with wooden structures (many terraced) barn conversions with wooden fences, wooden conservatories, sheds and with pergolas attached to the houses.

The vast majority do not have an 18ft gap between them. Also of course, brick houses burn as well.

Park homes are always detached with a minimum of 18ft between every home surely making them less of a risk. These regulations must not be imposed retrospectively, in fact it is doubtful they should be imposed even for new homes.

The proposals will down value the properties.

The uniqueness and charm of the site is due to the established gardens created by the

residents. This has afforded the homes to achieve a substantial investment value.

Should the proposals be approved, we intend to take legal action to claim full compensation from the council for any loss of value to our property and to recover any other costs that may be incurred implementing said proposals.

Yours faithfully

ALL THE RESIDENTS.

LUDGATE HOUSE  
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