



Scatterdells Park Residents Association

Toni Vyse - Secretary, 18 Scatterdells Park, Scatterdells Lane, Chipperfield, Herts WD4 9DW

The Scatterdells Park Residents Association put forward residents comments and/or objections in respect of Wyldecrest's Application to site 5 homes on plots number 7 and 17.

This application is being heard by the Health and Safety and Licensing committee at a meeting on the 17th Dec 2013 at 19:30.

Residents would our comments and objections being considered alongside Wyldecrest's application.

The park owners have not consulted residents about this planning application.

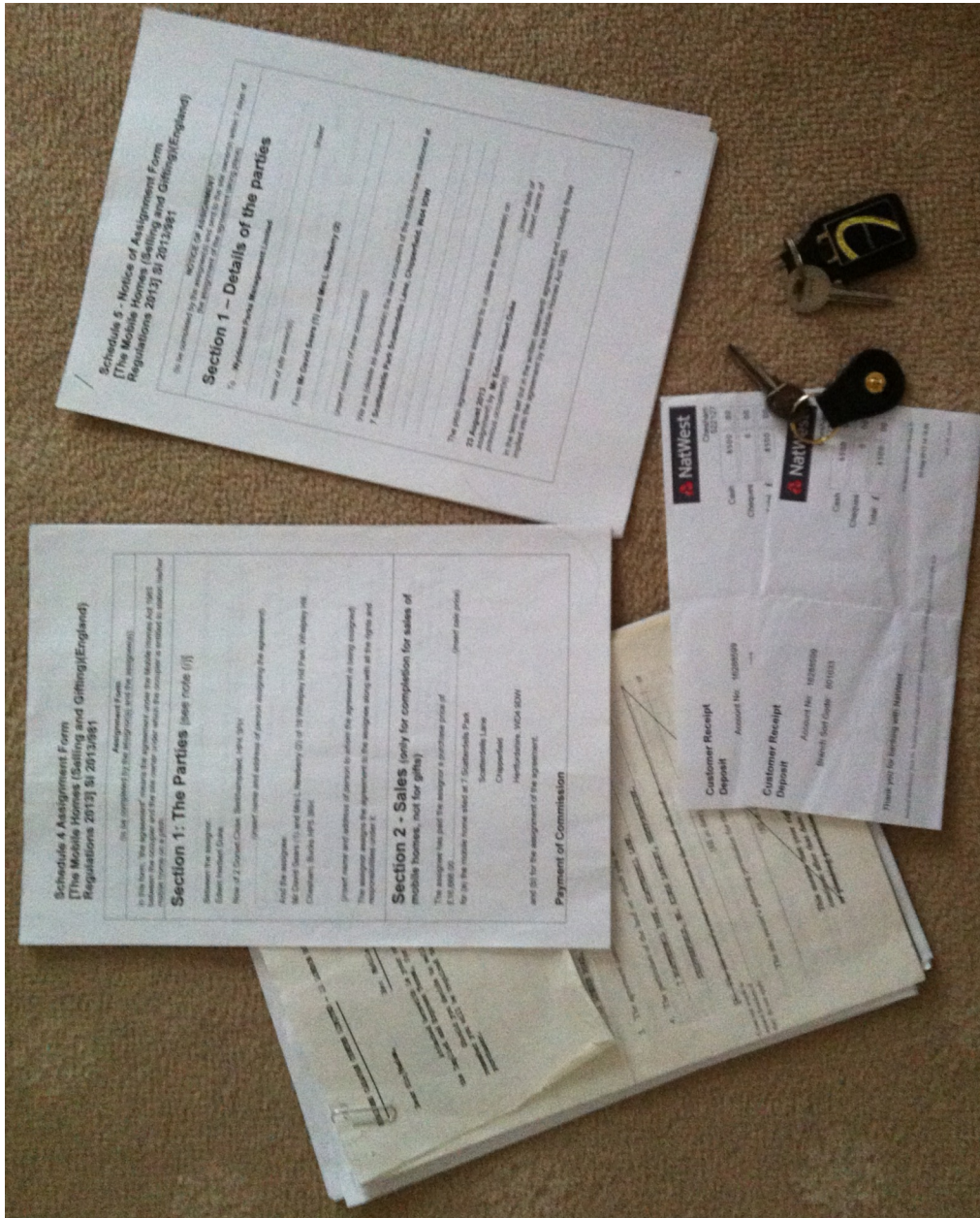
According to the current owner of no 7, Mr Sears, Wyldecrest **do not yet own this plot** as they have not paid out the total amount agreed for this sale. The keys and ownership documents are still being held by the current owner and a request made for the outstanding money to be paid.

"I own number 7 and due to personal circumstances I am in the process of selling to Wyldecrest. It seems they are trying to make me pay for a sum of moneys that somebody else owes and I do not believe that they have the right to do so.

I wrote to Wyldecrest in November because they had not paid the agreed sale amount and I am still waiting for £120.00 to complete this sale. As yet I have not had a response from Wyldecrest and do not consider the sale complete as no transfer of documents or payment of outstanding £120 has taken place. I still hold the agreement and keys to my home.

I was surprised to see this planning application and I would ask that you take steps to ensure that Wyldecrest have completed the sale and are the legal owners of my home before agreeing to the siting of 2 homes of plot 7. I have included some correspondence. Please see the additional documentation on pages 3 and 4.

The residents respectfully ask that the Council obtain proof of ownership of number 7, before granting permission to site any homes on Mr Sear's plot.



Documents of ownership still held by the owner of plot number 7.

Mr D Sears
 7 Scatterdells Park
 Scatterdells Lane
 Chipperfield, Herts
 WD4 9DW.

Mr D. Sunderland
 Wyldcrest Parks Management Ltd
 35 New Road
 Rainham Essex
 RM13 8DR

11 November 2013

Dear Mr Sunderland

Re: Sale of no 7 Scatterdells Park

I am writing to confirm that I have received £ 1,000.00 deposit and £ 10,880.00 towards the agreed amount of £ 12,000.00 for the sale of my home back to you. As I have already explained I do not intend to hand over the keys or written Statement until I have the full and final amount agreed.

You have recently informed me that the outstanding amount of £120 that you owe me will not be forthcoming because you are claiming this sum of moneys apparently owed by the previous home owners from myself.

The Schedule 4 of the assignment indemnifies me against such an attempt to claim moneys owed or pursue legal action against me for their apparent liability. I do not accept any liability on their behalf and I expect you to make the full payment before you I assign the home to you.

I consider that if you continue on this line, you are in danger of causing me a loss as per the 2006 Fraud Act. It is not down to me to pay any money that you claimed are owed by a 3rd party.

I am awaiting the final payment and expect it to be forthcoming within the next 7 working days. I do not consider myself liable for any additional charges that your delaying tactic has force me to accept.

Upon receipt of the outstanding paid directly money into my account within the next 7 days, I will pass on the agreement and the keys for the home.

Failing this I will have no option but to pursue the matter through small claims court.

Please give this your urgent attention.

Yours sincerely

Mr D Sears



Mr. & Mrs. Duke
2 Dorset Close
Berkhamsted
HP4 3PH

30th September 2013

Dear Mr. & Mrs. Duke

Thank you for your letter of 24th September 2013 and we have noted your comments. It is unfortunate that you have chosen not to settle the outstanding balance of your account.

We will now recover the outstanding balance from the buyers of your mobile home as successors in tenure of your agreement. As you have signed an indemnity, any outstanding issues that you have are now between you and your buyer.

Yours Sincerely

Wyldecrest Parks (Management)
Tel: 0844 567 7300

Wyldecrest Parks Management Ltd
Wyldecrest House, 35-39 New Road,
Rainham, Essex RM13 8SH.
Tel: 0844 567 7300 Fax: 0844 567 7310
www.wyldecrestparks.com



ISO9001 Certified

Registered Office: 88/98 College Road, Harrow, Middlesex, HA1 1RA

Company Number: 07705173

Mr and Mrs Duke
2 Dorset Close
Berkhamsted,
HP4 3PH

Mr D. Sunderland
Estates Director -Wyldecrest Parks
35-39 New Road
Rainham Essex
RM13 8DR

24 September 2013

Dear Mr Sunderland,

Re settling our account – 7 Scatterdells Park

We have been passed an email via Tim Selley about the moneys owing on our account. Please note he no longer acts for us. Please arrange for all future correspondence to be sent to us directly using the above address.

Wyldecrest have provided us with a final account which shows that the company has charged us £2.50 for each cheque since November 2011, despite our numerous communications advising you **that we did not accept these charges.**

The park owner cannot impose a new charge into our Written Agreement without introducing a change to the contract and before this change can be applied it requires the agreement of both parties.

We have written to you on a number of occasions in 2011 and 2012 to indicate that we do not accept your cheque or other charges (please refer to your own records for our letters and/or any joint communications via the Residents Association dated 28/8/11; 27/9/11; 10/11/11; and 13/11/12).

Wyldecrest have never challenged our communications disputing the cheque payment in writing, nor have you taken this issue to a Tribunal. We therefore consider this is an invalid charge.

It is our belief that the only factor that might be an issue in settling the account is the ongoing Electricity dispute and this continues to be a disputed debt.

We do not believe, on present information, that we owe Wyldecrest (or Wyldecrest Parks) any more money than we have already paid. We have not been provided with the Licensed Suppliers bills for the period of the dispute and cannot verify that the charge of 15 pence per unit is actually owed. The Tribunal found that we were entitled to the Authorised Suppliers bills and you have yet to provide them to substantiate the 15 pence per unit charges. We have paid all for bills for the disputed period at the 0.1291 unit rate from the final Eon bill. Without ~~any~~ proof to the contrary ^{we} do not consider that any more money is owed.

Should you disagree then please provide all the relevant documents to support your request for payment. If you are able to substantiate the charge of 15 pence per unit by providing the supporting documents to verify these charges, then the moneys held on our behalf by the Residents Association will be forwarded on to yourselves.

Please also remove all of the £2.50 charges from our final account.

Otherwise, we believe that our account is in credit, as you have applied a refund in August 2013 for rent paid in advance. We would appreciate a revised account and look forward to our refund.

Yours sincerely

Mr & Mrs Duke

Residents are very concerned that the park does not have enough parking to accommodate the extra homes.

$$4+5+6+6 = 21$$

12 individual spaces

8 garage spaces



41 spaces available on site currently 13/12/2013

Parking requirements:

Residents are entitled as per the Express Terms of their agreements (rule 9) to 1 car parking space free with each home. If this application is agreed then according to the Express Terms - park rules, 30 free allocated parking spaces must be available to accommodate all the residents/pitch requirements.

Currently there are 41 spaces including 6 visitors parking, and 8 garages. (27 for residents + 6 for visitors =33 spaces)

The occupation of a garage space is charged for (£30.00 per month). The garages are therefore subject to a separate agreement and cannot be seen to meet the parking requirements of the Site License (39 spaces) as they are not freely accessible to all.

For this application to meet the requirement of the Site license and the Express Terms of our agreements a minimum of 30 spaces must be available to begin with. As the 8 garage spaces are charged for this would now only leaves **3 available parking paces for visitors.**

Residents do not believe this is sufficient (6 down to 3, with more homes on the park) and therefore argue that at the very least this application should be downsized to ensure Wyldecrest are able to meet their Site License and obligations within residents agreements.

9. Car parking spaces are provided free at the rate of one car (owners only) per pitch at the sole risk of the residents and vehicles may only be parked on the various car parks or in the lock up garages available. On no account may cars be parked on the plots or on the roads.



Access roads and parking facilities



There is no space for additional parking, especially on access roads and the current turning space is only just sufficient for large service vehicles.

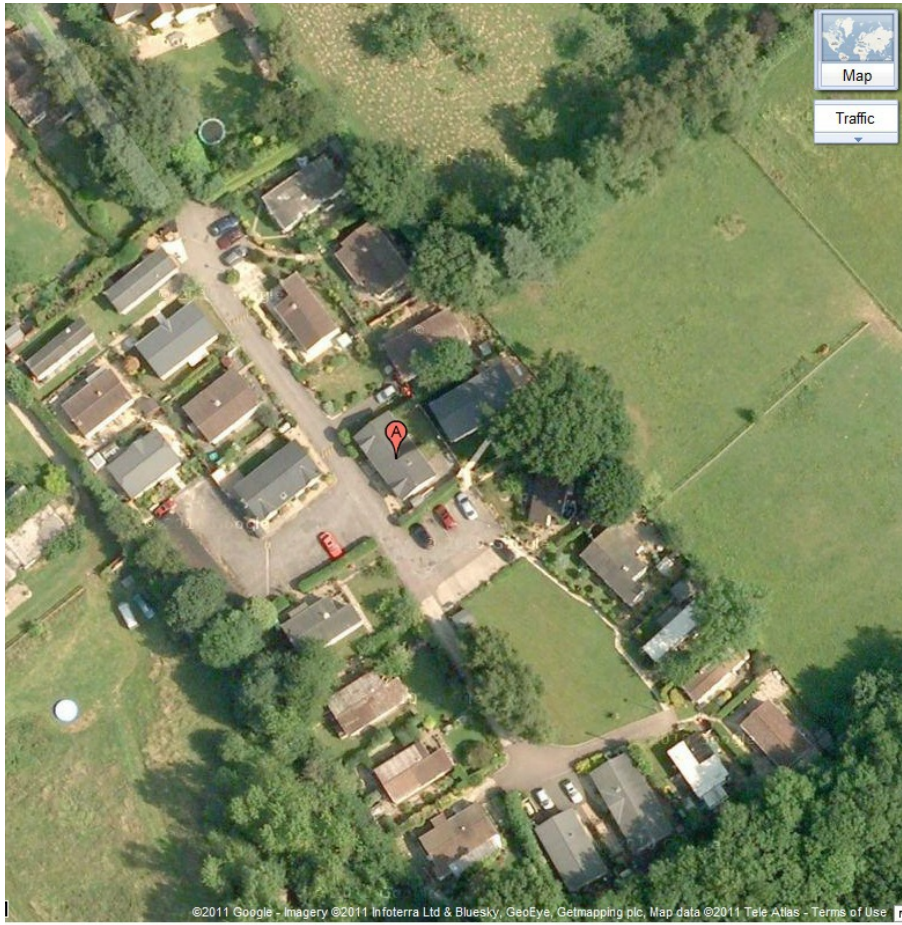
Residents feel strongly that it is essential to ensure that no additional communal space or other resident's plot space is taken to accommodate these homes. It would be worrying if the car parking space was reduced, as this would minimize the turning spaces for service vehicles.



Turning areas are under pressure. Especially when the car parks are full. These were almost empty when the service vehicles were photographed turning around. Visitors space must also be conserved for emergency vehicles and regular health visitors



Scatterdells Lane - single lane traffic



There is no place to park on Scatterdells lane. Residents current parking arrangements should not be compromised as more homes are put on the site. Residents feel that at the very least, each plot should have a parking space allocated as detailed in our agreement (rules) and the park owners must ensure that there is sufficient space remaining for visitors to park.

Consulting residents

Whose responsibility is it to ensure that residents are consulted when an application is made by the park owner?

Residents should have the right to be made aware of and consider the application and raise any concerns that they might have. We need to know what the procedure is and how it is enforceable and we would like this matter to be clarified by the committee.

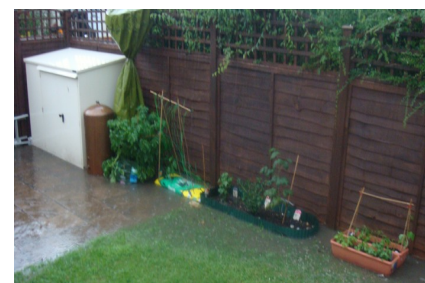
Utilities

Residents also ask that consideration is also paid to the ability of the current electricity supply and sewerage system to cope with the additional homes.

We have had a number of sewerage spills on the park in previous years and although this is a water board issue, it would be prudent to ensure that with the extra homes the park's own sewerage system has the capacity to cope.

Residents would like to be reassured that the necessary checks have been made to ensure that the electricity supply is capable of taking on the supply to any new homes.

Can our sewerage system cope?



Turning area



Residents and the Residents Association request that:

1. Parking Requirements are carefully considered in the granting of this new license so the park is provided with adequate additional parking. If this is not possible then the project should be scaled down, to ensure that there is sufficient parking for residents and visitors to the park.
2. Residents would like the license granting to be conditional on 'no communal (parking space) or current residents pitches being downsized as a result of the siting of any new homes' and we would like a reassurance that the other residents pitches, the current parking facilities and turning spaces will remain unaffected by the siting of any new homes.
3. Residents believe that if there is an issue about plot ownership, Wyldcrest must be able to prove beyond contestation (provide the proper documentation) that they own the relevant plot. They must be able to show that they have the original assigned agreement from Mr Sears.
4. The Council ensure that the utility supplies are able to cope with the additional homes.

Residents comments:

Personal details redacted

Residents comments:Personal details redacted

"Is there room for parking and visitors cars, and will there be room for ambulances etc? It is very important not to encroach on residents gardens, and also there is the sewerage issue. Access for emergency vehicles and dustbin collection."

"We don't have anything against the park owners developing the site but we do expect them to consult with residents about changes that may affect us. We would like some clarity about whose responsibility it is to notify residents of a planning application. If it is the park owners responsibility then we would expect the Health & Safety and Licensing committee to ensure this has been undertaken properly. Clearly residents have not been consulted. We believe that our concerns are valid and should be considered as part of the development process .

The park must be upgraded so that it has the capacity to support any additional homes and ensure that services and supplies are not being overwhelmed or compromised; also that residents' safety, and all communal facilities are considered adequate and appropriate. The lack of appropriate parking to accommodate these new homes is a major concern. There is no additional parking detailed on the plans.

Furthermore, we do not know the specifications of these homes and are concerned about other residents pitches being compromised also that parking facilities and turning spaces for service vehicles might be reduced to make the siting of all of the new homes possible. Last time a development occurred, some of the car park was moved over, luckily there was a small amount of space to do so. The new homes need to fit absolutely into the available plot space, as the space on either side of these developments should not be compromised.

Residents comments cont: Personal details redacted

Whilst, personally we do not have any issues with the park owner developing the site, the ambience of the park should be preserved and the new homes sited with consideration for the environment, the limited space and the resulting implications to the residents living conditions. Having people living on top of each other is never ideal. This park should not be down graded into housing estate. No more than than 3 (eg 2 double 1 single) homes should be considered for these plots”.

- “I own number 7 and due to personal circumstances I am in the process of selling to Wyldecrest. It seems they are trying to make me pay for a sum of moneys that somebody else owes and I do not believe that they have the right to do so.

I wrote to Wyldecrest in November because they had not paid the agreed sale amount and I am still waiting for £120.00 to complete this sale. As yet I have not had a response from Wyldecrest and do not consider the sale complete as no transfer of documents or payment of outstanding £120 has taken place. I still hold the agreement and keys to my home.

I was surprised to see this planning application and I would ask that you take steps to ensure that Wyldecrest have completed the sale and are the legal owners of my home before agreeing to the siting of 2 homes of plot 7. I have included some correspondence. Please see the additional documentation.

Residents comments cont: Personal details redacted

- "We are strongly opposed to 5 new homes on the park. We already have difficulties with parking, and service vehicles being able to turn around on the park. Ambulances, visitors and service vehicles need to be able to easily access the park, overcrowding may make this difficult to do. I am concerned about water, sewerage and electricity being adequate for the homes on the park". Replacing the existing homes is a much better option".
- "I am appalled to hear that Wyldecrest intend to install 5 New homes. Apart for utterly spoiling the attractive appearance of Scatterdells Park (shoe box homes come to mind) I am extremely concerned about safety here, regarding traffic movement.

This is a very small area inside a long cul-de-sac. Emergency vehicles require constant free access. The utility vehicles including large oil tankers and dustcarts enter daily. 5 new homes would potentially mean 8-10 new cars and the visitors are frequent. Wyldecrest priorities are obviously more money for them! Regardless of residents living conditions."
- "No detailed plan with precise measurements. I want confirmation that there will be no incursion on adjoining plots and of 20 Ft separation between homes. Huge concern re: car parking and minimal visitors parking space and manoeuvring space for delivery lorries and emergency services. The park is already overcrowded and I am concerned about sewerage, surface water, and utilities. Can present services stand such density of homes? "
- Why bother to comment - they will do what they want anyway".

Residents comments cont: Personal details redacted

- "With 5 new homes where are they going to park the cars? In the visitors area?"
- " We have concern over the number of homes being erected. Parking area's for new residents and visitors."
- "We are appalled at the new plans for the park. We had such a pretty park, pleasing to the eye and alas now it seems we will be living in a giant car park and exactly where are all the new additional cars going? It was a sad day for us when we were sold into the not-so-tender care of Wyldecrest."
- I can't believe another 5 homes on an already crowded park. No visitors parking - where will people park. When will this stop - the continuation of cramming homes where ever. Have they even discussed the plans with residents? No. Just put 2 really nice new homes and keep the area nice".
- It is inconceivable that the proposed siting of 5 mobile homes should be allowed to go ahead. I have no objection to 1 new home being replaced on site 7 or 1 new home on site 17. The park will simply become overcrowded, especially parking and a restriction of recreation space (small gardens) for the new residents. The existing residents already had our amenities area taken away by two thirds. How can anyone allow this proposal to go ahead is beyond me. There is just no room on this beautiful park so I strongly object to the proposal of additional homes. This must not be allowed for the sake of the residents living here".