

# The Lower Mill Estate Rules and Regulations

## Introduction

The Lower Mill Estate (the Estate) has been developed in conjunction with the Cotswold District Council and its consultees: English Nature, The Cotswold Water Park Society and the Environment Agency. The following rules are based on the Legal Agreement made with the Cotswold District Council agreed under Section 106 of the Town and Country Planning Act and for the protection of the Estate for Nature Conservation, Recreation and Amenity. The wildlife on the Estate is continuously monitored, with the number of breeding and wintering birds being key to the success of the development. The diversity of the species living on the reserve is also recorded in annual audits.

All visitors must read the Estate Rules, Fishing Club Rules and Sailing Club Rules and be fully knowledgeable of their contents before commencing any activity on the Estate.

These rules are made for the benefit of all Lessees and owners at the Estate and if properly observed will enhance and add to the value of your property investment making it uniquely placed in one of the most important nature conservation areas in the South West of England. We have tried to keep them to a minimum and thank you in advance for your cooperation.

## Estate Information and Procedures

- The Estate, at its sole discretion, retains the right to refuse admission to persons acting in an inappropriate manner who do not have a legal right to be there.
- Children remain the responsibility of their parents and must be supervised at all times.
- Dogs must be kept on a lead or at close heel at all times
- Dangerous or aggressive dogs are not allowed on the Estate.
- All dog / cat fowling must be removed by the owner and disposed of in an appropriate manner.
- No litter shall be left on the Estate and any litter deposited shall in any event be removed from the Estate by the person depositing it.
- All recreational activities on the Estate are carried out at own risk.
- No amplified noise is allowed on the Estate.
- Access to the 'Builders Compound' and 'Transport Area' is not permitted at any time.
- As the Estate is currently under construction, please be aware of traffic using the roads and site access points. Only authorized vehicles are allowed on the Estate and these must follow a strict 10 mph speed limit.

### *Leisure Facilities*

All the leisure facilities are provided for the enjoyment of residents and will be maintained by the estate. However, it is the responsibility of the residents and lessees to ensure their own health and safety whilst using the facilities.

## General Village Matters

### **Privacy**

- Please respect people's privacy around individual properties and gardens.
- The jetties in Mill Village are private. Please use the boat ramp for launching boats and canoes.

### **Log Deliveries**

- Seasoned logs harvested from the estates woodland are available to buy for use in wood burning stoves.
- A sack of logs cost £5 and are available from beside the shop in Mill Village or the Refuse sheds in Clearwater Village.
- Please leave correct money in the honesty box provided.

### **Pets Corner**

- Do not enter the enclosure alone.
- Do not feed the animal's unsuitable food.
- Do not lean over the enclosure.

### **Estate Shop, Mill, Livery and Organic Farm**

- The shops opening times are displayed at the entrance to the shop.
- The Mill is a working example. Do not enter the mill unless accompanied by a member of staff.
- The animals in the organic farm are not pets and should be treated with respect.
- Please speak to a member of staff should you want to have a closer interaction with the animals or have any questions.
- Do not steal vegetables or any other produce from the Farm.
- The horses at Livery on the Estate are privately owned. Please ask a member of staff for advice.

## **Footpaths and Cycleways**

- No powered vehicles, with the exception of Estate Management vehicles.
- No unauthorised vehicles are allowed on the Estate at any time. Cars may only be used on Estate roads for access to allocated parking only.
- Please be aware that the footpaths are a natural environment and these will have many tripping hazards. Inform someone if you are taking a walk alone and at what time you are likely to return. Also detail the route you are likely to take.
- All walking, picnicking, jogging and biking must be restricted to those routes suitable as indicated on the map.
- Lake swimming is not recommended.
- There is a risk of Leptospirosis in all freshwater courses. The Estate maintains a strict pest control regime, and all lakes are monitored regularly by an independent expert to ascertain the water quality and pollution free status.
- All litter must be removed.
- No plants, trees or shrubs are to be damaged or removed.
- Many plants in the British Countryside are poisonous; however the risks of accidental poisoning are infinitesimally small.
- No plants, fruit or fungi should be consumed without seeking experienced advice first.
- Fire wood collection is not permissible. Deadwood is a vital habitat for many species.
- Please be aware that the wildlife on the Estate is in its natural environment and will therefore behave as in the wild.
- Adders are abundant on the Estate and pose no risk to people if left undisturbed. Avoid leaving designated footpaths and walking in areas of dense vegetation.
- Inform children not to touch and worry wildlife.
- No bird's eggs are to be removed or nests disturbed.
- No unnecessary disturbance to wildlife is acceptable on the Estate.
- No removal of wild or injured animals from the Estate without the prior consent of the Estate Office.
- Nesting birds can be protective of their nest and young. Do not approach or disturb their habitat.
- Dogs should be kept under close control and not allowed to 'work' vegetation.
- All restricted areas must be adhered to at all times.
- Children must be accompanied by an adult near water at all times.
- Children are not allowed to play on Estate vehicles that may be on the Estate.
- No disturbance to grazing animals on the Estate. Beware of electric fences as marked.
- If you see damaged fencing, bridges or walkways please report it to the Estate office.

- All personal property is to be stored when not in use and not left on the Estate.
- Persons not adhering to the Estate Rules will be asked to leave the Estate.
- **Mill Lake;** Accessed from the car park or through the small gate off Mill Lane. 20 min walk around the outside. There are several stands of rare orchid which should not be touched. The lake is important for over wintering wildfowl including Smew so please keep dogs from entering the water.
- **Farmhouse Lake** Access from Mill Lane or Thames Path. A 40 min walk .The Wildlife Observation Hide is open all year round. Many orchids can be found on the bank all round the lake. Adders can be found in this area. Please stay on the path.
- **Freeth Mere SSSI** Designated a Site of Special Scientific Interest due to the clear marl waters supporting a rich aquatic flora including the nationally scarce hairlike pondweed. The access to the path between Freeth Mere and Somerford Lagoon is closed 1<sup>st</sup> October – 31<sup>st</sup> March to protect over wintering wildfowl. Daubenton's and Natterer's bats feed over the lake at night.
- **Nature Reserve** The reserve contains several small ponds providing a diverse habitat for many species from dragonflies and newts to birds and deer. Please explore the reserve and see what wildlife there is to discover in the grasses and down to the banks of the river. Dusk and dawn visits are most rewarding.
- **Pike Corner SSSI** Designated for the large number of rare meadow species and floristic diversity. Access is through the gate over the bridge at top end of the Nature Reserve. Please keep gate closed at all times and do not interfere with the livestock. Please do not remove any vegetation or flowers from this important protected site.
- **Swill Meadow** A traditionally managed hay meadow. An otter corridor follows the Swillbrook River to provide a suitable safe habitat allowing otters to feed and travel on the watercourse. Please do not allow dogs into the river.
- **Somerford Lagoon** The lagoon is nationally important for over wintering wildfowl and so the southern and eastern shoreline are closed from 1<sup>st</sup> October to 31<sup>st</sup> March. The Wildlife Observation Hide is open all round though. Boating in season.

## Fishing Club Rules

## Fishing Etiquette

- All Residents of the Lower Mill Estate are entitled to become members of the Fishing Club.
- All fishing activities must comply with the Lower Mill Estate Fishing Club Rules.
- All boating activities must comply with the Lower Mill Estate Sailing Club Rules.
- To join the Fishing Club please ask at the Estate Office for details. You will be issued a membership card and a set of the fishing club rules.
- Members of the Fishing Club may be accompanied a maximum of two guests.
- A valid rod licence must be carried at all times when fishing. (This is available from the Post Office).
- Electric powered watercrafts only are allowed on the Estate during the boating season.
- Live saving flotation devices are placed throughout the estate. Please note their location on the attached map.
- Any behaviour from fishermen likely to bring The Lower Mill Estate into disrepute will result in automatic suspension of fishing rights.
- Members of the Fishing Club may fish all lakes on the Estate in the open season.
- The Lower Mill Estate Angling Club has a limited public membership. Members of the Angling Club may only fish Mill Lake and Farmhouse Lake according to membership subscriptions.
- The Estate carries a strict publicity ban to ensure the ongoing security of the fish; this means NO press coverage of captures or articles about any of the lakes.
- No rods to be left unattended at any time.
- No live baits for Pike fishing.
- No fires, no loud radios, anglers camps are not to be left unattended.
- All anglers should act as bailiffs whilst on the Estate and report any inappropriate action.
- Unhooking mats must be used by all Carp and Pike anglers.
- The Lower Mill Estate accepts no responsibility for loss or injury to any person or property whilst on the premises and reserves all rights with regard to the operation of the fishing club.
- Under no circumstances should any fish be removed or introduced to any lake without permission from the Estate Office. Trout can however be removed from Flagham Fen.

- **Mill Lake** Carp, Tench, Bream from 1<sup>st</sup> June - 12<sup>th</sup> May, Pike 1<sup>st</sup> October - 14<sup>th</sup> March. Maximum 3 rods at any time. No fish retention at any time. No keepnets or sacks.
- **Farmhouse Lake.** Residents and Guests are NOT allowed to fish on Farmhouse Lake until they have fished on Mill Lake for a minimum of one year and have demonstrated that they are competent anglers with adequate fishing equipment. Fish welfare is of paramount importance on all lakes but particularly with the large carp on Farmhouse Lake.  
Carp, Tench, Bream fishing 1<sup>st</sup> June – 12<sup>th</sup> May, Pike 1<sup>st</sup> October – 14<sup>th</sup> March.  
Maximum 3 rods at any time. No fish retention at any time. No keepnets or sacks.
- **Freeth Mere SSSI** No access to track between Freeth Mere and Somerford Lagoon 1<sup>st</sup> October – 31<sup>st</sup> March to protect over wintering wildfowl.. Coarse fishing from 16<sup>th</sup> June – 14<sup>th</sup> March. Pike fishing 1<sup>st</sup> October – 14<sup>th</sup> March
- **Somerford Lagoon** The lagoon is nationally important for over wintering wildfowl and so the southern and eastern shoreline are closed from 1<sup>st</sup> October to 31<sup>st</sup> March. Coarse fishing season runs 1<sup>st</sup> June – 12<sup>th</sup> May. Pike 1<sup>st</sup> October – 14<sup>th</sup> March.
- **Flagham Fen** Trout fishery open 1<sup>st</sup> April – 31<sup>st</sup> September. The season may be extended on a catch and release basis. Please ask at Estate Office for details. The lake is stocked with rainbow trout. No lure fishing. Maximum of one rod per person. Maximum of three fish removed per person per day. A boat is available for fishing. Please contact Estate Office for more details.
- **Clear Lake** Carp, Trout, Tench and Bream. Clear Lake is **closed** during the development of Clearwater Village.
- **Spinney Lake** Carp, Tench, Perch from 1<sup>st</sup> June to 12<sup>th</sup> May. Pike 1<sup>st</sup> October to 14<sup>th</sup> March.

Please record all catches at the Fishing Lodge or in the message box outside.

### Fishing available throughout the Year

Lake	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Farmhouse Lake					12	1						
Mill Lake					12	1						
Flagham Fen				1						31		
Freeth Mere			14			1 6						
Spinney Lake					12	1						
Somerford Lagoon Pike			14							1		
Somerford Lagoon Coarse fishing				1	12	1			30			
Clear Lake Trout				1						30		
Clear Lake Coarse					12	1						

### Fishing available by species

Species	Farm House	Mill Lake	Spinney Lake	Flagham Fen	Somerford Lagoon	Freeth Mere	Clear Lake
Trout							
Carp							
Pike							
Tench							
Bream							
Perch							

## Boat Club Rules

- All Residents of the Lower Mill Estate are members of the Boat Club.
- Members of the Boat Club, their guests and visitors may use the club premises and any other facilities of the club, entirely at their own risk.
- The Boat Club will not accept any liability for personal injury arising out of use of the club premises, and any other facilities of the club, whether sustained by members, their guests or visitors, whether or not such damage or injury could have been attributed to or was occasioned by the neglect or negligence of any servants of the club.
- It is the responsibility of the individual to ensure their own health and safety when using the lakes and waterways of the Estate.
- Children must always be supervised and poor / non swimmers discouraged from entering the water.
- All members keeping their craft on club premises or participating in any waterborne activity shall insure their legal liability in respect of any claim arising from their use or ownership of their craft. All craft must carry third party insurance to the minimum value of £1,000,000.
- A valid certificate of insurance must be made available to the Estate Office on demand.
- All members are advised to wear adequate wet or dry suits during adverse weather conditions.
- Members are reminded that rescue boat cover will not be provided and members going afloat do so entirely at their own risk.
- Lake swimming is not recommended.
- Buddy sailing. Sailing or other waterborne activities shall only be permitted when another craft is available on the water to give assistance as necessary.
- It is the individual person's responsibility to provide safety equipment, clothing, life preservers etc. Approved personal buoyancy is to be worn at all times.
- All boats must have adequate buoyancy for their class and be maintained in a seaworthy condition. This is the owner's responsibility.
- All craft must be kept at least 25 meters from any angler fishing from the banks.
- A short dry weir exists between Somerford Lagoon and Flagham Fen.
- The Boat Club encourages boat owners to follow RYA guidelines whilst using the lakes. Recommendations for children below the age of 14 include: Adequate personal buoyancy to be worn at all times, All craft to have adequate buoyancy.
- No sailing alone unless certified to at least RYA National Dinghy Certificate Level 3, or windsurfing Certificate level 3 or BCU 2 Star Award Canoeing standard.
- Sailing or other waterborne activity shall only be permitted between sunrise and sunset.
- Boats may be stored and launched from the boat ramp on the north side of Somerford Lagoon.

- Properties with a jetty must remove their craft from the water during October to March inclusive.
- The lakes are open for boating at the following times:

**Somerford Lagoon, Freeth Mere, Flagham Fen**      April to September

**Spinney Lake**      Open all Year

**Farmhouse Lake and Mill Lake**      No Boating at any time

**Clearwater Lake**      Non-powered boats only

- Be aware that all lakes and waterways will have sudden changes of depth, various types of weed / vegetation and are cold.
- Persons using the water must not interfere with and not disturb any wildlife especially nesting birds.
- No Powered craft (other than electric) shall be used on any of the lakes.

*NB. These Rules are not exhaustive and are subject to change by the Estate from time to time.*