

# TOAD ACRES PARK HOME ESTATE

MILLS LANE, LONGSTANTON, CAMBRIDGE CB4 5DF.

Tel: (01954) 780939

Chief Environmental Officer  
Environmental Health Department  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

11<sup>th</sup> December 2014

Att/Licensing Officer

**Toad Acres park: Deposit of Site Rules**

Following completion of a Site Rules consultation, I enclose the Site Rules which are being implemented.

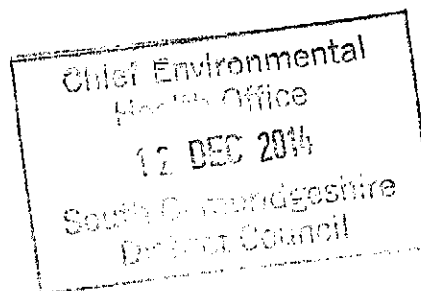
Could your department please advise if a fee is payable.

Yours sincerely



Roy Smith

(Park Owner)



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## PARK RULES

**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.**

**None of these rules is to have retrospective effect.**

**Accordingly, they apply from the date on which they take effect, which is 2<sup>nd</sup> February 2015.**

1. The Park is being developed as a retired/semi-retired Park, thus Homeowners and family members must be over 50yrs of age, although this restriction will not be unreasonably upheld.
2. Homes must be kept in a sound and clean condition, decoration and external colour must be maintained to a satisfactory standard.
3. Each home may have a shed not exceeding 8ft x 6ft in dimensions and be of metal construction only, to be erected in a position to comply with the Parks Site Licence and Fire Safety requirements.
4. A porch is allowed, but must comply with the Parks Site Licence and Fire Safety requirements.
5. Fences or other means of enclosures must not be erected unless you have obtained our approval in writing (which will not be unreasonably withheld or delayed) but in any case must comply with the Parks Site Licence and Fire Safety requirements.
6. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as storage space.
7. Occupiers are responsible for ensuring that all electrical and gas installations comply with the requirements of the appropriate authorities.
8. You must not keep inflammable substances on the Park except in quantities reasonable for domestic use.

9. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the Local Authority Service.
10. 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, customers or members of the public calling at the Park Home or the Park.
11. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles or vehicles intended for domestic use but derived or adapted from such a commercial vehicle as described in the taxation legislation as a light commercial or light goods vehicle.
12. All vehicles must be driven carefully on the Park, and not exceed the speed limit of 10mph.
13. You must not park anywhere except in the parking spaces allocated to your home.
14. You must not park Motorhomes or touring caravans on the Park.
15. Disused or unroadworthy vehicles must not be kept anywhere on the Park. We reserve the right to remove any vehicle which is apparently abandoned.
16. You must not keep a dog at the Park Home or on the Pitch. (This rule does not have a retrospective effect. If the keeping of a dog complied with a previous rule, an occupier will not be treated as being in breach when this rule takes effect.)
17. A new homeowner may come onto the Park with not more than one dog, which they already own, and may keep for as long as they wish but they shall not be permitted to replace the dog or acquire another dog.
18. Nothing in rule 16 and 17 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.
19. You must only use Fire Point Hoses in case of Fire.
20. You must protect all external water pipes from potential frost damage.
21. You must not use musical instruments, all other 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 8.00am.