

Site Rules – Webland Farm

Notice of deposit of Site Rules within the Council (including the variation and deletion of site rules)

The following site rules are for the site described below:

Name of Site	Webland Farm
Address of Site	Avonwick South Brent Devon
Postcode	TQ10 9EX
Name of Licensees	Mr Trevor Horne and Mrs Jill Horne
Contact Telephone Number	01364 73273
Date consultation response document was served on your residents	13 November 2014
Has a resident submitted an appeal to the tribunal?	No
If 'Yes', what was the outcome?	

Please ensure that the site rules accompany this Notice and that it is clear whether they are being deposited for the first time, varied or deleted.

Please include copies of the proposal document and the consultation response document served on your residents.

A fee must be paid to the Council for the deposit of the site rules. Please see southhams.gov.uk for the current fees and how to pay.

Webland Farm Residential Park Rules

Issue 1 Created October 2014

Preface

In these rules:

- 'Occupier' means anyone who occupies a park home, whether under an Agreement to which the Mobile Homes Act 1983 applies or under a tenancy or any other agreement.
- 'You' and 'Your' refers to the homeowner or other occupier of a park home.
- 'We' and 'Our' refers to the park owner.

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 are to apply only from the date on which they take effect, which is 1 February 2015 and
- 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.

Condition of the Pitch

1. For reasons of ventilation and safety you must keep the underneath of your home clear and not use it as a storage space.
2. Gardens are defined and limited by the garden fences that exist at the time of purchase. These fences are the responsibility of the resident and should be kept in good order. They may not be removed, added to, moved nor changed in size, style or construction materials without written permission of Webland Farm who will not unreasonably withhold or delay.
3. You must not have external fires, including incinerators. Barbeques are permitted.
4. You must not keep inflammable substances on the park except in quantities reasonable for domestic use.
5. You must not keep explosive substances on the park.

Storage

6. You must not have more than one storage shed on the pitch. Where you source the shed yourself the design, standard and size of the shed must be approved by us in writing (approval will not be withheld or delayed unreasonably). You must position the shed so as to comply with the park's site licence and fire safety requirements. The footprint of the shed shall not exceed 10m².
7. You must not have any storage receptacle on the pitch other than the shed mentioned in rule 6 and any receptacle for the storage of domestic waste pending collection by the Local Authority.
8. You must ensure that any shed or other structure erected in the separation space between park homes is of non-combustible construction and positioned so as to comply with the

park's site licence conditions and fire safety requirements. The separation space is the space between your park home and any neighbouring home.

Refuse

9. You are responsible for the disposal of all household, recyclable and garden waste in approved containers through the Local Authority service. You must not overfill containers and must place them in the approved position for Local Authority collections. The approved location is adjacent to the disabled parking by the reception office.
10. You must not deposit any waste or rubbish other than in Local Authority approved containers on any part of the park (including any individual pitch).

Business Activities

11. 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 delivery or 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, other workers, customers or members of the public calling at the park home or the park.

Age of Occupants

12. No person under the age of 55 years may reside in a park home with the exception of the park owner and park warden and their families who reside in the park homes with them.

Noise Nuisance

13. You must not use musical instruments, all 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 10.30 p.m. and 8.00 a.m.

Pets

14. You must not keep any pet or animal at the park home or on the pitch except those which are housed in a cage, aquarium or similar and remain at all times within your home.

NOTE: These rules do not have retrospective effect. As keeping of pets complied with the previous rules, an existing occupier will not be treated as being in breach when these rules take effect. In addition, the park owner and family are exempt from the new rules.

Nothing in rule 14 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.

Water

15. Where water is not separately metered at the park home or not separately charged you must not use hoses, except in case of fire.
16. You must only use fire point hoses in case of fire.
17. You must protect all external water pipes from potential frost damage.

Vehicles and Parking

18. You must drive all vehicles on the park carefully and within the displayed speed limit.
19. You must not park more than three vehicles on the park.
20. You must not park on the roads or grass verges.
21. You must not park anywhere except in the permitted parking spaces
22. Other than for delivering goods and services, you must not park or allow parking of commercial vehicles of any sort on the park, including light commercial or light goods vehicles as described in the vehicle taxation legislation, vehicles intended for domestic use but derived from or adapted from such or adapted from such a commercial vehicle and motorhomes, touring caravans or other vehicles adapted for providing sleeping accommodation.
23. You must hold a current driving licence and be insured to drive any vehicle on the park. You must also ensure that any vehicle you drive on the park is taxed in accordance with the requirements of law and is in a roadworthy condition.
24. Disused or unroadworthy vehicles must not be kept anywhere on the park. We reserve the right to remove any vehicle which is apparently abandoned.
25. You must not carry out the following works or repairs on the park:
 - a. Major vehicle repairs involving dismantling of part(s) of the engine
 - b. Works which involve the removal of oil or other fuels.

Weapons

26. You must not use or display guns, firearms and offensive weapons (including crossbows) on the park and you may only keep them on the pitch or in your home if you hold the appropriate licence and they are stored securely in accordance with that licence.

External Decoration

27. Homeowners must maintain the outside of their park home in a clean and tidy condition. Where the exterior is repainted or recovered homeowners must use reasonable endeavours not to depart from the original exterior colour-scheme.

Outbuildings

28. All buildings on site are private. This is primarily because of the inherent dangers such as three phase electricity, inflammable liquids and automatic plant. Therefore, no one is to enter a park building unless accompanied by one of the Webland staff.