Allotment Rules about Buildings and other structures

Suggested introduction (based on NAS template)

Nothing should be erected on a plot that is detrimental to the wider community both on site or adjacent to it, and in particular neighbouring plotholders. Structures must not interfere with neighbouring plots or unduly restrict access to light

Current Council Rule & proposed change	BDAC Alternative
No buildings, walls or permanent structures may be put up on the Allotment Garden by Tenants. Sheds,greenhouses or polytunnels must comply with the Council's specifications and conditions. (10.1)	No buildings, walls or permanent structures may be put up on the Allotment Garden by Tenants. Structures including sheds, greenhouses, polytunnels and any others such as fruit cages and composting areas may only be erected with permission from the Association and must comply with the Council's current specifications and conditions which are available from the site Association, the BDAC or the Council. Only glass substitutes such as polycarbonate, perspex or other alternatives may be used in any permitted structures.
No more than 25% of the plot should be assigned for structures (10.1)	Allotment gardens are principally for cultivation and most of any plot should be under cultivation, some of which may be within structures such as polytunnels. If a Tenant wishes to use more than 25% of the allotment plot area to erect a number of structures, they must seek and get approval from the Association before starting
Any shed, greenhouse or polytunnel erected on the Allotment Garden must be maintained in a good state of repair and condition to the satisfaction of the Association and if the Association is not satisfied with the state of repair it may order the Tenant to remove the structure. (10.2)	All structures must be built and maintained to a reasonable standard of repair and condition. Tenants may be ordered to remove any structures in a poor or unsafe condition.
A Tenant may have one shed, one greenhouse and one polytunnel. The maximum dimensions of a shed (or greenhouse) are 10' x 8' (3m x 2.4m) and a height of 8'6" (2.6m). Sheds and greenhouses may be erected without the need for prior consent from the Council. Such structures must have guttering connected to a water container (e.g. butt, barrel). (10.3)	Tenants may have one shed, one greenhouse and one polytunnel on a plot on a Standard or Large Plot. Any variation on this for smaller plots or non-standard tenants is at the discretion of the Association The maximum area for a shed or greenhouse is 7.2 square metres (3m x 2.4m/10 ft x 8 ft or equivalent) and maximum height is 2.6 metres (8 ft 6in). *Suggestion from one association to increase these maximums (at the discretion of the Association?)* to help cope with change in climatic conditions.

	Rainwater harvesting guttering from structures must be installed, wherever possible, in order to provide sustainable use of water resources. *This addition takes account of the problems in fitting guttering to some structures – but if most structures on a plot have water harvesting which is effective, this should be acceptable.*
In the absence of any other suitable structure, a lean to structure not exceeding 8ft x 6ft (2.4mx2m) may be erected to harvest rainwater (10.4)	In the absence of any other suitable structure, a lean-to structure not exceeding 2.4m by 2m may be erected to harvest rainwater
A polytunnel may not be erected without the priorpermission of the Association and may not exceed 20' x 10' (6m x 3m). Guttering must be attached for harvesting water. (10.5)	A polytunnel may not be erected without the prior permission of the Association and may not exceed 18 square metres (6mx3m or equivalent) for an individual Tenant. Guttering must be attached for water harvesting. *See above – for some polytunnels it is very difficult or impossible to install water harvesting but if there is sufficient provision on other structures on a plot, that should be acceptable.*
Structures should be sited at the rear of the Plot or as directed by the Association. No permanent footings or bases may be constructed. (10.6)	Structures should be sited at the rear of the Plot or as directed by the Association. Tenants must leave a minimum gap of 2' (0.6m) between the rear of their Plot and any adjoining boundary fence to allow access for maintenance
Temporary structures and compost containers must also conform to the Council's approved specifications, available online or with Allotment Associations. (10.7)	Agreed - See first clause above. The specifications cover what materials are not allowed
Non-compliant structures may be removed by the Association, the BDAC or BCC upon notification. (new Rule 10.8)	Agree addition with one amendment: "Non-compliant structures may be removed by the Association, the BDAC where it is responsible for site management or BCC upon notification."