



LOUGHTON & GREAT HOLM PARISH COUNCIL

LOUGHTON ALLOTMENTS

RULES AND GENERAL INFORMATION

MADE PURSUANT TO THE SMALL HOLDINGS AND ALLOTMENTS ACT 1908

ALLOTMENT RULES OF LOUGHTON & GREAT HOLM PARISH COUNCIL

To the Tenant:-

1. You shall keep your allotment plot and surrounding paths clean and in a good state of cultivation and fertility and in good condition.
2. You shall not cause any nuisance or annoyance to the occupier of any other allotment plot, or the public, or occupiers of property adjacent to the Allotment Garden Area, or obstruct any path set out by the Council for the use of occupiers of the Allotment Garden.
3. You shall not under-let, assign, share, or part with the possession of, your allotment plot, or any part of it, without the written consent of the Council. (Note: - A person sharing an allotment plot with you, by prior agreement with the Council, has no right to the allotment plot when your tenancy expires.)
4. You are permitted to plant a maximum of two **fruit** trees per plot (including any trees already planted). They must be of a dwarf variety and not grow to cause shading to any adjoining plot and thereafter be maintained as such, or may be pruned or removed by the Council. Any plot holder adversely affected by shading of a tree on another plot may request the Council to enforce this rule by pruning or removal. No tree may be removed or pruned to less than 50% of its size by a tenant without prior consent of the Council.
5. You shall not, without the written consent of the Council, take or sell or carry away any mineral, gravel, sand or clay.
6. One storage structure is permitted per half plot and this may be a shed up to 6x8 feet maximum and of a neutral colour. A fruit cage/greenhouse/polytunnel covering no more than half the plot area is also permitted. Otherwise it may be removed without notice at the Tenant's expense.

7. You shall not use barbed wire or erect any fences on the allotment garden without prior written permission from the Council.
8. The Council shall be entitled to enter and inspect your plot at any time.
9. The allotment plot shall not be treated as a market garden or in any other trading activity. All produce is for domestic consumption only.
10. You shall not, on determination of the tenancy, be entitled to receive from the Council any compensation whatsoever, including compensation for the loss of plants or for any improvement made to the allotment plot by yourself.
11. You may remove any plant planted by yourself before the termination of the tenancy, but you must level the surface of the land and restore the same to a proper state and condition and make good any damage caused by the removal.
12. Watering of allotments by means of a hosepipe attached to the standpipes is **NOT** permitted.
13. Dogs **MUST** be kept on a lead and be tethered and **MUST NOT** be allowed to wander around the allotment gardens. Any excrement **MUST** be removed by the dogs' owner.
14. Bonfires will not be permitted at the site. Any waste material unsuitable for composting from an allotment must be stored on the tenant's own plot (not the car park or hard standing area) then removed as soon as possible from the site and disposed of by the tenant.
15. Cars must not be parked on or near the site as to obstruct the entrance or access to and from the site or to inconvenience or obstruct local residents.
16. No livestock of any kind shall be kept on the allotment including bees.
17. The Parish Council shall review allotment rents annually with effect from 1st October in each year. The revised rents shall be published on the Council website. The rent demand shall be delivered by post to the last known address of the Tenant. The rent shall be paid by 31st October in each year and in default the Council may terminate the tenancy as below.
18. These regulations override any previous regulations and the Council reserve the right to make alterations to these regulations from time to time subject to reasonable prior consultation with the allotment holders and them being published on the Council's website
19. In the event of a breach of these rules by the Tenant, the Council shall be entitled to terminate the tenancy. Notice of termination shall be served by the Parish Clerk sending a letter to the last known address of the Tenant confirming 14 days' notice to quit. Otherwise the tenancy may only be determined on giving 12 months' notice in writing to the Tenant's last known address.
20. The Tenant shall be entitled to appeal within 14 days of the date of the termination letter against the termination to the next available meeting of the full Parish Council who shall decide whether to uphold the termination or rescind it or to suspend the termination subject to conditions. In the event of an appeal being received the notice

shall not take effect until the Parish Council determines the appeal, however the Parish Council may be entitled to refuse permission to the tenant to access the site until after the appeal has been determined.

These Rules were adopted by Loughton & Great Holm Parish Council on the 18th day of April 2013