

BETCHWORTH PARISH COUNCIL

ALLOTMENT RULES OF BETCHWORTH PARISH COUNCIL

To the Tenant:-

GENERAL

1. These regulations override any previous regulations and the Parish 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.
2. You shall not cause any nuisance or annoyance to the tenant of any other Allotment Garden, or to the public, or to the occupiers of property adjacent to the Allotment Gardens. (Strictly no radios or other similar devices.) You shall give due consideration if a burial is taking place, and not obstruct any path set out by the Council for the use of allotment holders.
3. The Council shall be entitled to enter and inspect your plot at any time.

USAGE

4. You shall keep your Allotment Garden properly cultivated and reasonably free from weeds, diseased or harmful plants, and pests. Surrounding paths are to be kept cut and clear, and in a condition to ensure safe pedestrian access.
5. You may grow any plants which are in these categories
 - a. vegetables
 - b. fruit (see also rule 6 below)
 - c. flowers
6. You are permitted to plant a maximum of two **fruit trees** per plot (which includes any fruit trees already planted). They must be of a dwarf variety (max height 2 meters on a dwarfing or semi dwarfing rootstock) and not grow to cause shading to any adjoining plot and must thereafter be maintained as such. Any allotment holder adversely affected by shading (or excessive water uptake by tree roots) by a tree on another plot may request the Council to enforce this rule by pruning or removal.
7. You may not grow
 - a. Ornamental or other trees (except as stated in rule 6 above)
 - b. Any plant that can cause a nuisance such as one that produces excessive viable seeds or roots that can migrate onto other allotments eg. Japanese knotweed, Giant hogweed, Himalayan balsam, Rhododendron ponticum etc.
8. The allotment plot shall not be treated as a market garden or for any other trading activity. All produce is for domestic consumption only.
9. No livestock of any kind shall be kept on the allotment including bees.

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10. Watering of allotments by means of a hosepipe attached to the standpipe is permitted for a maximum period of 30 minutes per day. (The water is normally turned off at the mains from 1st November to 1st April)
11. Recognised weed suppressant membranes can be used to clean the ground prior to planting or between plants. However carpets (or unsightly materials) are not allowed.
12. Bonfires will not be permitted during the summer months but are permitted between November and April, provided the following rules are strictly observed. (Compostable material should be composted on the allotment holder's allotment – the compost bins provided at the west end of the site are for waste from paths and other shared areas).
 - Bonfires are only permitted during daylight hours on Fridays and Saturdays between 1st November and 31st April.
 - Bonfires must be attended at all times.
 - Only dry material to be burnt so as not to cause a nuisance to local residents and other allotment holders.
 - Bonfires are not to be lit when a burial is taking place.
 - Bonfires must take place on the allotment and preferably using an incinerator.
 - You must only burn materials from the allotment, you are not permitted to bring items onto the allotment to burn in a bonfire.
13. One storage structure is permitted per plot and this may be a shed up to a maximum of 6x8 feet and of a neutral colour. A fruit cage/greenhouse/polytunnel covering no more than half the plot area is also permitted. Any structure not complying with this rule may be removed without notice at the Tenant's expense.
14. You shall not use barbed wire or erect any fences on the allotment garden without prior written permission from the Council. Rabbit proof fencing no more than 2 foot high will however be normally allowed
15. You shall not, without the written consent of the Parish Council take, sell or carry away any mineral, gravel, sand or clay from the site.
16. Dogs **MUST** be kept on a lead and be tethered and **MUST NOT** be allowed to wander around the allotment gardens or the adjacent burial ground. Any excrement **MUST** be removed by the dogs' owner.
17. Cars must not be parked on or near the site so as to obstruct the entrance or access to and from the Burial Ground or to inconvenience or obstruct local residents.

RENT/TERMINATION

18. The Allotment Gardens shall be let annually from 1st April each year, and the tenant shall pay the Rent in one payment inside 4 weeks from this date, subject to any discount allowed. Failure to meet this date will result in automatic termination

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by the Council.

19. The rent demand shall be delivered by email to the last known email address of the Tenant on or before the 1st April each year. It is the duty of the Tenant to advise the Parish Clerk immediately of any change of address.
20. The Parish Council will review allotment rents annually. The revised rents shall be published on the Council website no later than the 31st October for implementation with effect from 1st April in the following year.
21. 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 automatic right to the allotment plot when your tenancy expires.)
22. You may remove any plant before the expiry or termination of the tenancy, but you must level the surface of the land and restore the same to a proper state and condition, making good any damage caused by the removal.
23. You shall not, on termination 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.
24. 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.
25. The Tenant shall be entitled to appeal against the termination within 14 days of the date of the termination letter to the next available meeting of the full Parish Council. They shall decide whether to uphold the termination, to 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 will be entitled to refuse permission to the tenant to access the site until after the appeal has been determined.

10th March 2022