

Settle Town Council Allotment Policy and Specifications

- 1 No permanent buildings, walls or other structures may be put up on any Allotment by Tenants.
- 2 Any shed, greenhouse or polytunnel which the Council allows on the Allotment must be maintained in a good state of repair and condition to the satisfaction of the Council and if the Council is not satisfied with the state of repair it may order the Tenant to remove the structure.
- 3 A Tenant may only have one shed and either a greenhouse or polytunnel. The maximum dimensions of a shed (or greenhouse) are 10' x 8' (3m x 2.4m) and a height of 7'6" (2.28m). Sheds and greenhouses may be erected without the need for prior consent from the Council.
- 4 A polytunnel may not be erected without the prior permission of the Council and may not exceed 16' x 10' (approx. 5m x 3m).
- 5 Structures should be sited at the rear of the Allotment or as directed by the Council or Allotment Committee. No permanent footings or bases may be constructed.
- 6 Tenants may plant hedges or erect fencing or other barriers on or around their Allotment without prior permission but must conform to the Council's approved specification.
- 7 Tenants whose Allotment contains, or is bounded by, an existing hedge, fence or gate permitted by the Council are responsible for maintenance. Ditches within the boundary of the Allotment must be properly cleared and maintained.
- 8 Compost containers must also conform to the Council's approved specifications.
- 9 Any tyres used must be removed after the tenancy has been relinquished.
- 10 No toxic or hazardous materials or contaminated waste should be stored or brought onto the Site. Any pesticides must comply with current legislation regarding their use and storage. The storing of materials other than for direct and prompt use on the Allotment is prohibited. All such materials must be stored in a safe manner (e.g. glass for cloches) and must not be allowed to become a hazard or nuisance to others.

Specifications

- **Fences** – Timber post and rail fencing no higher than 5' (1.5 m). Chicken wire may be used. Barbed or other similar materials (e.g. razor wire) must not be used on the Allotment.
- **Hedges** – To be kept to a height of no more than 5' (1.5 m). Hedge sides shall be trimmed at least once per year so as not to obstruct pedestrian or vehicular access. No fast growing conifers or invasive screening plants such as bamboo or willow may be planted as hedging on allotment land.
- **Temporary Structures** - shall not be made from hazardous materials (e.g. asbestos) and the colour shall be in keeping with the natural environment.
- **Compost Containers** - 1m x 1m x 1m made of wood or plastic.
- **Carpet and Plastic sheeting** – No foamed backed carpet is allowed and weed suppressing material must be for horticultural use or if plastic when not in use should be removed.

- **Hens**

The tenant must have written permission from the Council to keep poultry and sign a form of agreement to abide by the conditions.

1. There are three statutory provisos attached to the keeping of hens on an allotment, namely that hens are not kept in such a manner as to be prejudicial to health, do not create a nuisance to others and do not affect the operation of any other law e.g. animal welfare legislation.
2. Section 12(1) of the Allotments Act 1950 abolishes any contractual restriction on keeping hens (and rabbits) on an allotment. The Act does not refer to cockerels but to **hens only**.
3. Section 12(1) provides that hens (and rabbits) should not be kept by way of trade or business i.e. eggs or meat from the allotments cannot be sold.
4. Under the Animal Welfare Act 2006 it is an offence to cause any unnecessary suffering to any animal and the Act also contains a duty of care to animals where anyone responsible for an animal must take reasonable steps to make sure that the animal's welfare needs are met. This is regardless of whether they are classed as pets or farm animals. The Welfare of Farmed Animals (England) Regulations 2007 sets minimum standards for all farm animals and these are made under the Animal Welfare Act 2006 as above. DEFRA produce codes of practice and EBPC will apply these codes.
5. Allotment Holders are responsible for keeping their hens on their own plot and ensure they are fully and securely enclosed

- **Bees**

1. There are no specific rules over welfare of bees but The Food and Environment Research Agency (FERA) is responsible for the bee health policy through its National Bee Unit (NBU). The basic rules of this are that diseases which may be endemic must be notified to the council and NBU – if in doubt advice can be sought from the NBU who can arrange free inspections.
2. The NBU has a database of beekeepers called Beebase and tenants are encouraged to join this.
3. Records must be kept of any chemicals used for bee hives.
4. Hives must not be sited where the bees can overfly the neighbouring plots as bees get upset if their flight lines are interrupted. The ideal spot is close to a hedge so as to make the bees rise to fly over it.
5. Swarming, which takes place normally during May, June and July, can also be a problem as it is possible to get up to 50,000 bees in a swarm. This can be avoided if the contents of the hive are regularly checked and the Queen cells are destroyed.
6. As with poultry, the tenant must have written permission from the Council to keep bees and sign a form of agreement to abide by the conditions.

Signed



on behalf of Settle Town Council

Dated

Signed

Tenant plot No.

Dated