

# Burnham Overy Parish Council

## Allotment Rules and Regulations

The Council: Burnham Overy Parish Council

### 1. Rent Payable

The rent shall be paid yearly in advance by the 29<sup>th</sup> September each year, and a proportionate amount of rent for any part of a year over which the tenancy may extend will be payable.

The Council may terminate the tenancy if rent is in arrears of the due date or if the tenant is not observing the rules and regulations or if the tenant dies. Should a tenant leave midyear, no refund will be given for any part of the tenancy year. The tenancy shall not be assigned or sub-let or part with the possession of any part of the Allotment.

### 2. Food Production

The tenant shall use the plot as an Allotment only for the production of vegetables, fruit and flowers and shall keep it clean and in a good state of cultivation.

### 3. Livestock

Livestock as permitted by section 12 Allotments Act 1950 – domestic chickens (but no cockerels) are permitted provided written permission from the Council is obtained. No other livestock (other than rabbits) is permissible, but subject to permission from the Council. The tenant may not use the allotment (including hens on it) for trade or business, but any surplus produced may be sold locally. Livestock should not be kept in such a manner as to be prejudicial to health or a nuisance.

### 4. Bees

The keeping of bees is permissible but must be in accordance with the Burnham Overy Parish Council Bee Keeping Policy. The gardener must be a member of the British Bee Keeping Association and have their own public liability. The beehives must be registered.

### 5. Structures

Written permission is necessary before any building is erected. An application will need to be made to the Council indicating the size and the situation where it will be put (see separate from the application to erect a structure). The tenant is responsible for the removal of any structure on or before the termination of the agreement. If allotment buildings are not kept in good repair, despite a written warning by the Council giving 2 months' notice, then the Council has the right to remove or dispose of dangerous structures and charge the tenant accordingly. No tenant is permitted to allow any building or structure on his land to be lived in. The tenant must be responsible for their own insurance relating to any contents of sheds and greenhouses.

### 6. Trees

Written permission is necessary before any fruit tree is planted (see separate form for application to plant a tree). Written permission is necessary before any tree is cut down, lopped or branch removed. Such works are likely to require the permission of the Borough

Council in the first instance. The written consent from the Borough Council should then be forwarded to the Council, for their own consideration.

## 7. Hedges, boundaries and pathways

The tenant must be responsible for any hedge adjoining his allotment, to keep it trimmed back and for keeping in good repair any fences or sheds on his/her allotment. Barbed wire should not be used. Pathways are as indicated on the plot plan and should remain 2 feet wide. They shall be jointly maintained by the tenant and his/her neighbouring allotment holder. Please ensure that these are kept in a straight line and follow the plan. No stones, rubble or debris of any sort should be left on the paths or plots. No soil or turf may be taken away. The central pathway through the site is cut by Holkham and should be left clear at all times. Not to fence the Allotment without first obtaining the Councils' written consent. The tenant must maintain and keep in good repair the fences and gates forming part of the allotment. Barbed wire as a fence or part of any fence is not allowed.

## 8. Vehicles

Vehicles should only be brought onto the site for the purposes of off-loading or loading on the track. They should be driven slowly. The tenant shall not keep any caravans, mobiles or vehicles on site. Vehicles are not permitted on the plot.

## 9. Dogs

Dogs, if brought onto the site by allotment holders, should be kept on a short leash at all times and no fouling is permitted or straying onto adjacent plots.

## 10. Water

There is no water supply to use

## 11. Disputes

Any disputes must be referred to the Council whose decision is final. The Clerk shall be entitled to enter and inspect the allotments following instruction from the Council.

## 12. Notice

The tenant shall give one month's notice to terminate his tenancy. No refund shall be given if the termination is during the allotment year. The Council shall give the tenant 12 months' notice. Tenants should advise the Council if they change their address.

## 13. Bonfires

Small Allotment debris fires are permitted on the tenants' own plot and must be attended to at all times. These may only be lit if no nuisance to neighbouring properties.

## 14. Site Inspections

The Council or its representatives may from time to time undertake inspections of plots. No notice of this will be given to tenants. If a plot is found to be in a poor state of cultivation a letter will be issued to the tenant requesting improvement within 40 days. If improvement does not take place then the tenancy may be terminated.

Reviewed and amended 12<sup>th</sup> October 2020