



NORTHCHURCH PARISH COUNCIL

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ALLOTMENT CONDITIONS OF CULTIVATION **(October 2023)**

Version	V24.0
Date approved by Finance & General Purposes Committee	N/A
Date approved	13-05-2024

This document forms part of a suite of documents which cover the aspects of leasing an allotment plot from Northchurch Parish Council (NPC). In addition to this document, there are the Allotment Rules Policy, the Allotment Dispute Policy and the Tenancy Agreement.

This document sets out the expectations of NPC with regard to the cultivation of the allotment plots. These Conditions are intended to ensure a consistency of approach to such matters, and to preserve the allotment plots for the purposes for which they were set up.

The Tenant of the allotment plot (herein referred to as the 'plot') shall comply with the following conditions:

1. The plot must not be used for purposes other than cultivation.
2. At least 75% of a plot is to be maintained in a proper state of cultivation and fertility. If this can not be achieved the Council may recommend the tenant reduces their plot to half size.
3. The plot shall be kept tidy, clean and surrounding area shall be kept clear of litter, refuse or other rubbish
4. Any materials and equipment kept on the plot, or within any structures on the plot, must be for the purposes of cultivation only
5. The plot shall not be allowed to become overgrown. The use of carpet, underlay or similar materials as weed suppressants is prohibited. Only environmentally-friendly materials and those designed specifically for suppressing weeds are allowed
6. The Tenant shall keep one-half of the width of the grass pathways surrounding the allotment clear of obstruction and in good order and condition.
7. Where the plot is adjacent to a Site boundary a distance between 1-2m shall be kept clear of rubbish, plants, structures, fencing etc to allow access for maintenance
8. The Tenant must not plant any invasive plants or shrubs
9. The only trees the Tenant is permitted to plant are fruit trees which must be dwarf root stock in order to keep them from growing too fast and becoming invasive. In any case no plant should exceed 12 feet in height.
10. The Tenant shall not, without confirmation from the Clerk, who will seek approval from the Council:
 - a. erect a fence on any part of their allotment. Details of the extent of the fence and the proposed materials must be submitted for approval

- b. cut or prune any boundary hedges, timber or other trees
 - c. take soil, or carry away any mineral, gravel, sand or clay
 - d. import any materials onto the allotment, unless for the sole purpose of aiding the cultivation of the allotment
 - e. erect any structure, of any type, on the allotment site
 - f. lay any paving or edging material. Any such paving or edging must be restricted to aid the cultivation of the plot only
11. If approval to erect a structure on the plot is granted it shall be for the sole purpose of aiding the cultivation of the plot, and will usually be restricted to either a shed or a greenhouse of standard design and materials, painted in a neutral colour in keeping with the rest of the site. Such structures shall have dimensions of no greater than 8'x6', and a maximum of one such shed, plus one such greenhouse, may be allowed per plot. At the end of the tenancy, the Tenant will immediately remove any allotment building erected.
12. The Tenant must maintain all structures in a good state of repair and condition
13. A Tenant who does not cultivate their plot in accordance with these Conditions does, after due warning from NPC, run the risk of losing their tenancy.