

# The Appendix

## Rules and Regulations

1. The Plot must be kept and maintained in a well cultivated condition (taking account of seasonal cropping), free of excess weeds, not overgrown or causing a nuisance to any other part of the Allotment Gardens or the users thereof.
2. The Plot may only be used to produce fruit, vegetables and flowers for domestic consumption by the Tenant and the Tenant's friends and family. No commercial use is permitted.
3. The Tenant shall not without the Council's written consent plant any trees or fruit bushes or any crops which take more than twelve months to mature. Any planted trees shall be on dwarf variety only.
4. The Tenant shall not without the Council's written consent cut, lop or fell any tree growing on the Plot.
5. The Tenant may not remove soil, dig pits, or import any dangerous or damaging materials nor bring any other item onto the plot without the Council's written consent.
6. The Tenant must not by any act or omission cause any nuisance or annoyance to any other tenant or user of any other part or parts of the Allotment Gardens.
7. In the interests of Health and Safety, the Tenant shall keep to a minimum any glass items brought onto or used within the Plot. Where possible, the Tenant should use polypropylene rather than glass when propagating plants. Any glass is used at the Tenants' own risk.
8. The Tenant may not plant any hedges, nor build any fences, nor walls around the plot without written permission from the Council and must use all reasonable endeavours to keep the Plot free from weeds and rubbish, maintaining proper cultivation; All existing hedges, fences, or walls around the Plot must be maintained in a reasonable state of repair and condition and the Tenant may not remove or replace the same without written permission from the Council (such consent not to be unreasonably withheld or delayed).
9. All ditches and watercourses within or serving the Plot must be kept clear without interfering with water flow.
10. The Tenant shall not obstruct or permit the obstruction of any of the paths or roads serving the Allotment Gardens.
11. Bonfires are not allowed anywhere on the Plot or near the Allotment Gardens. All Allotment waste shall be composted on the Plot.
12. Where reasonably practicable the Tenant shall use all reasonable endeavours to harvest rainwater from any permitted building on the Plot and to mulch crops to conserve water. The Tenant may use the water supply at the Allotment Garden but shall use all reasonable endeavours to avoid waste and shall be responsible for any excess costs arising from any misuse (including leaving the tap running unattended). Hosepipes may be used on the site, but sprinklers and irrigation systems are not permitted.
13. The Tenant shall notify the Council immediately should the Tenant become aware of any damage or disrepair to any part of the Allotment Gardens and/or its services and amenities.
14. No buildings or other structures may be built or constructed on the Plot without the Council's prior written consent and subject to receiving such consent no building or structure shall exceed 2.5 meters in height and the total area of all structures shall not exceed 20% of the area of the Plot.
15. Paths within plot boundaries must not exceed 10% of the total area and must be permeable to allow rainwater seepage.

16. All permitted structures, fixtures, and tools provided by the Tenant shall be the property of the Tenant during the tenancy but (unless the Council shall agree otherwise in writing) must be removed before the end of the tenancy and any resulting damage to the Plot made good and the Plot kept tidy to the Council's reasonable satisfaction.
17. Trees and bushes other than fruit varieties must not be planted near roads, paths, fences, or neighbouring allotments.
18. The Tenant shall not damage or obstruct the paths and roads bordering the allotment which may be used for access and egress only at the Tenant's own risk and the Tenant, together with all other tenants and users of the Allotment Gardens, shall be individually and jointly responsible for keeping the border paths and other common areas between allotments clean and tidy (for example the removal of litter, debris, fallen branches etc).
19. The Council may in its reasonable discretion re-define allotment boundaries and if necessary or appropriate re-calculate the rent.
20. No livestock or poultry of any kind shall be kept upon the Allotment Garden provided that at the Council's discretion and with the Council's prior written consent:

- 20.1 the Tenant may keep no more than four chickens. No cockerel may be brought onto the Plot; and
- 20.2 the Tenant may keep no more than 4 rabbits.

Any permitted livestock shall be properly maintained in suitable cages or buildings for the welfare of the animals and so as not to cause any nuisance to any other user of the Allotment Gardens.

21. No dogs shall be brought on to the Allotment Gardens except on a lead and tethered within the Plot while the Tenant is working in the Plot. No dog shall be brought or kept elsewhere else in or near to the Allotment Gardens by the Tenant or by anyone acting with the Tenant's authority or approval.
22. Bees may be kept with the Council's prior written approval subject to the Council being satisfied that the Tenant has all appropriate qualifications and/or experience and that all necessary precautions are taken for the protection of the bees and the other users and tenants of the Allotment Gardens and neighbouring properties.
23. The Council reserves the right to enter upon the Plot at any time to clear the plot of weeds and overgrowth back to ground level as a temporary measure should the Tenant be temporarily unable to do so whether by illness or incapacity or should the Tenant fail to keep the Plot clear of such weeds and overgrowth for any other reason and the Council may in its reasonable discretion (taking into account the reasons for the Tenant failing to maintain the Plot) require the Tenant to be responsible for any reasonable costs and expenses thereby incurred.
24. The Council's officers shall be permitted to enter the Plot at all reasonable times (or any time in an emergency) for the purposes of carrying out routine inspections or for any other reasonable purpose.

Signed by **Joanna Cadman** (Clerk, Ewhurst Parish Council) duly authorised for and on behalf of the Council:

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Signed by the Tenant:

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Dated: ..... 202