



RYDE
TOWN COUNCIL

Use of plot and cultivation standards

- 1 The first 12 months of your tenancy is a probationary period, and you'll only need to cultivate 50% your plot. After your first year this increases to 75%. If you don't achieve this, we can end your tenancy.
- 2 The cultivation area is for vegetables, fruit and flowers, and includes beds, glasshouses, poly tunnels and composting areas. It is not for lawn or wildflowers. The remaining 25% is for a shed, your leisure area and fruit trees.
- 3 You can have a one metre wide path running the full length of your plot. Paths that are wider than one metre are counted as part of the non-cultivated area.
- 4 The cultivated area is defined as the area that is cultivated for crop or flower production. Cultivation requires the tenant to regularly dig or mulch, or prune and weed 75% of the plot. Compost bins, glass houses, water butts, poly-tunnels and fruit cages are also included within the cultivated area, as are ornamental flower crops. Areas of lawn or meadow are not included within the cultivated area.
- 5 Allotments must be kept clean and maintained in a good state of cultivation (minimum 75% in cultivation) and fertility throughout the year. An area that is annually cleared of weeds yet remains uncropped or un-planted during any one year will be considered as non-cultivated. The whole plot, including any uncultivated/leisure areas, must be kept tidy, safe and free from flowering weeds.

Trees

- 6 All trees, bushes and hedging over the absolute height of 2.5 metres (or 8 feet) in height are in breach of allotment rules and will lead to a notice and possible termination.
- 7 Tenants must not, without consent of a RTC officer, cut or prune
 - a. trees outside of their own allotment or plant any trees which will exceed an absolute height of 2.5 metres (or 8 feet) and/or allow self-seeded trees to grow on their allotment, including any that are growing through a perimeter fencing.

- 8 Fruit trees are permitted but will normally be included within the 25% of non-cultivated area. Where fruit trees are planted outside of the 25% non-cultivated leisure area, the soil beneath fruit trees must be planted with productive crops or other plants in accordance with cultivation rules.
- 9 Tenants who have fruit trees that have grown above 2.5 metres will be served a notice instructing them to prune trees to an acceptable height. Where trees are not pruned back to an acceptable height then RTC reserves the right to prune back trees and charge the cost to the tenant.
- 10 The council reserves the right to enter any plot, with or without the consent of the tenant, to remove oversized trees and plants over 2.5 metres (or 8 feet) in height as well as cut down excessive and seeding weed growth or overgrown grass. If the removed vegetation has been planted by the tenant then removal costs will be charged to the tenant. Failure to pay for removal costs will result in tenancy termination.
- 11 Invasive plants such as bamboo, all types of willow and fast growing conifers (including Christmas trees) are not permitted. If the invasive plants are not removed by the tenant then the tenancy will be terminated and plants removed at cost to the tenant.

Hedges

- 12 Tenants are responsible for maintaining any hedge on or abutting their plot. They should be kept to a height of around 2 metres with an absolute maximum height of 2.5 metres (8 feet). Hedge sides shall be trimmed at least once per year so as not to obstruct pedestrian access.
 - a. Where hedges abut a perimeter boundary, road or vehicular haulage way, RTC is responsible for maintaining the outside and top.
- 13 RTC may remove overgrown hedges if they obstruct access.
- 14 Hedges should not be cut back during the bird nesting season, which runs from 1st March - 1st September.

Baths

- 15 The use of sunken baths as ponds or for water storage is not permitted on safety grounds. Baths being brought onto the allotment space by an existing tenant will be seen as unwanted waste and will result in a tenant being put on notice. Historical baths brought on site before the 2023 rule review that are both functional and above ground will be exempt.

- 16 Tenants must use their allotment and any structures on it for their own personal use and must not carry out any business or sell produce from it (unless sold for the benefit of charity).
- 17 Tenants may not use their allotment as a place of residence and/or sleep overnight.
- 18 The allotment is rented to the tenant for the purpose of cultivation of herb, flower, fruit and vegetable crops.
- 19 Only materials for use on the plot may be stored there, such as beanpoles, cloches, pots and netting for seasonal use.
- 20 Construction materials, paving and timber for infrastructure work must be used within 12 months.
- 21 Quantities in excess of the above will be regarded as unacceptable and the tenant ordered to remove them. Failure to do so will result in the materials being removed by the council the tenant charged with the cost and notice of termination given.
- 22 All tools are the responsibility of the tenant to keep secure and safe. We suggest you bring tools and machinery with you and take them home when you leave.
- 23 If you choose to leave tools on site please ensure they are locked securely away.
- 24 RTC is not liable for loss by accident, fire, theft or damage of any structures, tools, plants or contents on allotment. Tenants are advised not to store any items of value on the allotment and to insure and mark any items kept at the allotment.
- 25 Tenants should report incidents of theft and vandalism to their site representative and the police.