



Rules with Respect to Erecting Structures on Allotment Plots

The tenant shall have the licence or privilege of erecting and maintaining a hut or greenhouse or combined hut and greenhouse, or structure, (hereinafter called 'the said structure') upon the allotment garden of which they are the tenant, subject to the following conditions:

1. The design and construction of the said structure shall be subject to the previous approval of the Council, and no alteration or addition to the said structure shall be made without the consent in writing of the Council having first been obtained.
2. The tenant shall erect the said structure on the site as set out in the letter of authorisation upon the said allotment.
3. The said structure shall be kept by the Tenant at all times in a clean and tidy condition and in a good state of repair.
4. The Tenant shall not use the said structure for any purpose other than that of working their allotment and it shall not be used for any noisy, noxious, dangerous or offensive purpose, and they shall not do or permit anything to be stored in or placed upon the same which may be or become a cause of a nuisance, annoyance, or damage to the Council or their tenants, or the owners or occupiers of other property in the neighbourhood.
5. The Tenant shall not buy or sell any allotment produce in the said structure nor carry on any trade or business whatever therefrom, nor use the same for the storage of any items not for accepted use in association to managing an allotment.
6. The Tenant shall not have or make any claim against the Council for compensation in respect of the said structure on the termination in any manner of the tenancy agreement.
7. The Council shall not be liable for any damage occasioned to the said structure nor for the loss of or damage to any tools or other property placed in the same by the Tenant or any other person.
8. The Tenant shall pay and discharge all charges or fees and other outgoings which may become payable in respect of the said structure.
9. In event of any breach or non-performance of the foregoing conditions with reference to the said structure it shall be lawful for the Council forthwith to revoke and put an end to their previous written consent for the said structure.
10. Upon termination of the tenancy agreement in any manner, or upon vacation of the allotment garden by the Tenant for any reason, if upon inspection of the said structure it is decided to be in a state of disrepair or not up to standard, the Tenant shall remove the

said structure and leave the site free from any erection or obstruction and shall make good all damage occasioned by such erection or removal, and in default of the Tenant doing so, the Council may enter upon the said allotment garden and remove and/or demolish the said structure and the expense of doing so shall be paid by the Tenant.

Structures

- Any structures including greenhouse, shed, growing tunnel, or combination of such, shall not exceed 25% of any single plot.
- All structures shall be restricted to 2.5m high.
- All buildings are to be of a semi-permanent nature (i.e. minimal or no foundations) and soundly constructed of an approved commercially viable type. Used or home built structures should comply with the size guidelines shown above and be constructed to an acceptable standard.
- Growing tunnels are to be constructed of a single sheet of clear polythene or plastic, and with sufficient rigid hoops to provide adequate support.

Date of policy: February 2024

Approving committee: Full Council

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Policy effective from: 06/02/2024

Date for next review: As necessary

Reviewed 07/10/25 – no changes



Application Form – To Erect A Structure on a Swillington Village Allotment Plot

I have read the conditions respecting the erection and construction of sheds/greenhouses and growing tunnels on allotment areas, and agree to comply with the regulations.

I accept full responsibility for any damage that might be caused by the construction of the said structure should the works unearth or damage any services.

Please complete:

Size of hut, greenhouse or structure	
Lean to, or span of roof	
New or secondhand	
Please indicate intended position of the structure (using a diagram if necessary)	
Construction materials, please detail	

Site:

Plot Number:

Name:

Signed:

Date