

SCHEDULE 2

BUILDINGS AND STRUCTURES REQUIREMENTS FOR TOWN MOOR ALLOTMENT SITES

1 INTRODUCTION

- 1.1 All structures and buildings (location, size, design and materials) must be approved by the Lessee's site management committee before construction.
- 1.2 Some sites also have further restrictions on structures and buildings in addition to this Schedule. These are set out in the site rules or constitution of the Lessee and must be followed.
- 1.3 Buildings or structures already present on sites which fall outside of the standards defined here will be permitted to remain until the plot changes hands, provided they are safe. Any considered to be unsafe must be removed or repaired (if possible). When plot holders leave, the Lessee must either remove any non-compliant structures and buildings or modify them to be compliant. These requirements do not apply to structures or buildings on Triangle prior to its use as an allotment.
- 1.4 Communal buildings and structures existing before 30th September 2022 are permitted provided they are properly maintained.. Permission for new communal buildings or structures outside the limits defined in this Schedule must be obtained from the Stewards before construction can begin.

2 GENERAL CONSIDERATIONS

- 2.1 Buildings and structures must not be positioned where they might create problems of shade, water runoff, access, or any other difficulties or hazards for neighbouring plot holders or problems for other users or neighbouring residents.
- 2.2 No permanent foundations (eg using wet concrete) are allowed. Structures may be placed on a temporary foundation of not more than 9ins (0.23m) high and this must be dry laid.
- 2.3 No part of any building or structure shall be placed closer than 10 inches (0.25m) from the edge of the plot on which it is located.
- 2.4 Due regard must be given to the overall site plan and the environmental impact of any structure or building. All structures must be constructed safely and kept well maintained.
- 2.5 UPVC is not allowed, likewise recycled windows and doors (except for cold frames). Use of polythene and fabric is not permitted, except for horticultural fleece, weed-suppressing ground cover, in polytunnels where allowed and on North Highbury and Highbury South for plastic plant protectors (see Clause 5.1). All constructions must be of a high standard and the site management committee must take into consideration the proposed design and location of the structure when considering its consent.
- 2.6 No more than 25% of a plot may be taken up by buildings such as sheds, greenhouses and polytunnels or permanent structures such as fruit/vegetable cages or compost containers. A plot may not have more than one shed and one greenhouse. Temporary structures such as covers for fruit and vegetables to protect against birds or other threats or supports for climbing plants such as French beans do not form part of the 25%.
- 2.7 The Lessee must comply with any planning permission regarding buildings on the Land.

- 2.8 Any heating allowed must be by authorised smokeless fuels (paraffin, bottled gas or other forms of smokeless fuels). Due regard must be given to safe storage and regular disposal of gas bottles.

3 GREENHOUSES

- 3.1 The maximum dimensions permitted for a greenhouse shall be length 12ft 6ins (3.8m), width 8ft (2.4m) and height 8ft 6ins (2.6m).
- 3.2 If timber – the framework must be of sound planed treated wood with proper glazing bars. If metal – they must be purpose built. All timber structures should be painted dark green or treated with a suitable wood preservative. Metal greenhouses may be painted with suitable paint in dark green. Glazing must be properly carried out using glass or unbreakable plastic glass. Use of polythene sheets or similar materials is not permitted. No additional structure or extension must be made to the greenhouse.
- 3.3 Greenhouses are not permitted on North Highbury.

4 SHEDS

- 4.1 The maximum dimensions permitted for a shed shall be length 10ft (3.05m), width 8 ft (2.4m) and height 8.6ft (2.6m).
- 4.2 Sheds must be of sound planed treated timber or pre-formed commercial construction. All timber structures should be painted dark green or treated with a suitable wood preservative. Metal may be painted with suitable paint in dark green.
- 4.3 Glazing must be properly carried out using glass, unbreakable plastic glass, rigid polythene or horticultural perspex. Use of corrugated sheets or opaque materials is not permitted.
- 4.4 Sheds are not permitted on North Highbury, West Jesmond or Highbury South.

5 COLD FRAMES

- 5.1 The frame height must not exceed 3ft 4in (1.0m) with glazing and construction as for greenhouses, except on North Highbury and Highbury South where plastic grow tents are permitted up to 3ft 4in (1.0m) in height.
- 5.2 Recycled windows may be used if in good condition.

6 FRUIT/VEGETABLE CAGES

- 6.1 Fruit/vegetable cages shall enclose an area of not more than 24 square yards (20 square metres) and shall not exceed a height of 6ft 6inches (2.0m).
- 6.2 Cages must be covered with netting and any structure more than 4ft (1.2m) from the ground must have a mesh size of at least 0.4 inches (1cm) and be dark in appearance.
- 6.3 Any temporary structures must also comply with Clause 6.2.
- 6.4 Fruit/vegetable cages are not permitted on North Highbury or Oxnam.

7 POLY TUNNELS

- 7.1 Poly tunnels must be of a commercial standard and comply with the dimensions for greenhouses.
- 7.2 Poly tunnels are only permitted on Little Moor.

8 INTERNAL FENCES

- 8.1 The maximum height of an internal fence is 3ft 4in (1.0m). It should be made of posts and wire or posts, rails and pales. Posts at least 2in (5cm) x 2in (5cm) plus two or three strands of wire, galvanized, or rails and pales. Use of corrugated sheeting or other materials is not permitted. Internal fences are not permitted at West Jesmond or North Highbury. This does not prevent the use of plant supports as defined in Clause 11 below.
- 8.2 The use of barbed wire, razor wire or similar on an allotment plot is prohibited.

9 COMPOST CONTAINERS

- 9.1 The maximum size of an individual container should not exceed 4ft 6ins (1.4m) x 6ft (1.83m) width or breadth x 4ft (1.2m) high.
- 9.2 All such containers shall be of sound construction supported in such a manner as to fully bear the weight of the contents.

10 WATER CONTAINERS

- 10.1 Plot holders are encouraged to collect water from building roofs and guttering may be fitted for this purpose.
- 10.2 Water storage should be in containers which are dark in colour and are not sunk into the ground. Site inspections should monitor water features and storage in light of risk.

11 PLANT SUPPORTS AND PROTECTORS

- 11.1 These include trellising for trained fruit trees or bushes; temporary covers for fruit and vegetables to protect against birds or other threats; and supports for climbing plants such as French beans.
- 11.2 No support or protector shall be higher than 6ft 6 inches (2m) from the ground.
- 11.3 All coverings must be netting or horticultural fleece (except as permitted in Clause 5.1) and any covering higher than 4ft (1.2m) from the ground must be netting with a mesh size of at least 0.4 inch (1cm) and be dark in colour.

DATED

2025

**THE COUNCIL OF THE CITY
OF NEWCASTLE UPON TYNE**

-to-

[XXXXXXX ALLOTMENTS ASSOCIATION][LTD] [CIO] [CO-OP]

Original

L E A S E

of Intake Number 26 [or other number]
on the Town Moor
Newcastle upon Tyne

TO HOLD FROM:-

RENT:-
(ALLOTMENTS)

Assistant Director Legal Services
Civic Centre
NEWCASTLE UPON TYNE

ID 0148S
CONVJS/24751.Intake 26 Moorside