



## **Building and Structures Policy**

### **Introduction**

This policy has been designed to inform plot holders of the buildings and constructions that are permitted/not permitted on the plots operated by Hart District Council. This policy is linked with the sustainability policy.

### **Definitions & Scope**

Buildings and constructions in the context of this policy refers to all structures (temporary or otherwise). No structures may be erected by plot holders on the site without the permission of Hart District Council except as identified below. No structure that requires planning permission will be permitted on site.

The sizes given below for sheds, greenhouses and polytunnels are given in imperial measurements. Small variations due to conversions from imperial to metric are permitted.

### **Sheds**

Sheds are not permitted on plots without the permission of Hart District Council. Permission will only be granted in the following circumstances:-

Sheds must be sited on allocated zones within plots as indicated on the 'Master Plan' document. No permanent hard standing should be used. Instead, paving slabs with sand should form the base.

Sheds no bigger than 6' x 4' (1.8m x 1.2m) 'footprint' (e.g. viewed from above) with height being proportional to these dimensions e.g. approx. 6' (1.8m) high. No part of the shed roof may overhang outside of the tenant's plot, e.g. Not over a walkway, another plot, etc.

Extended roofs on sheds or 'Log-store' type sheds with an extended overhanging roof making the total 'footprint' bigger than 6' x 4' are not permitted, due to a requirement for planning permission.

No Glass is to be used. Glass substitutes only for window panes.

No more than one shed per plot

Permission must be sought by submitting an application form to HDC for consideration. The application form is available on request from [countryside@hart.gov.uk](mailto:countryside@hart.gov.uk). Please complete and submit the form for consideration.

Please note that the shed policies ensure tenants do not inadvertently breach the planning regulations of the local planning authority

## **Housing of rabbits or hens**

Although Hart District Council discourages the keeping of rabbits or hens (see Livestock policy), buildings may be erected for the purposes of housing these animals. For those that do not have a shed for the maximum size and positioning of housing please see 'Sheds' above. Those that have a shed on their plot but also wish to keep livestock must keep houses under 3'2" ft (1m) high to prevent shading neighbouring plots. Buildings constructed to house hens must be approved by the management committee. Details of the construction to be used (such as layout/siting) will be required during the application process for approving tenants to keep livestock.

## **Small temporary structures**

Small temporary structures such as cold frames, fruit cages are permitted without authorization, however, consideration needs to be given to their location so as they do not impact upon neighbouring plots.

We encourage tenants to consider the Sustainability and Environmental Commitment when considering which materials to use.

## **Greenhouses (with walls and a roof)**

Glass greenhouses are not permitted on plots.

Glass substitute (such as Plastic/Polycarbonate/Perspex) paned greenhouses are permitted on condition that they are no bigger than 6' x 4' (1.8m x 1.2m) and they are situated in such a way that shade does not encroach on an adjoining person's plot at any time.

## **Polytunnels (Walk in style)**

Walk in type polytunnels are permitted on condition that written permission is sought and given from the management committee before its erection. The application form which must be sent to [countryside@hart.gov.uk](mailto:countryside@hart.gov.uk) is available at [www.hart.gov.uk/harts-green-garden](http://www.hart.gov.uk/harts-green-garden).

Please complete and submit the form for consideration.

Walk in type polytunnels are permitted on condition that they are:

- Made of clear or opaque plastic material and constructed according to the manufacturer's instructions
- Secured effectively to prevent damage to adjacent plots and plastic littering
- Sized so that they only cover up to 25% of the total size of the tenant's plot and not over a maximum height of 6' 7" (2m)
- Situated in such a way that minimal shade and/or rain run-off falls on an adjoining person's plot. If the plot in question is on the outer edge of the site or adjacent to the central path then other placement may be allowable.

Please note adjoining neighbours (who may be affected by shade) may arrange local agreements between themselves. Applicants must provide details of the provisional agreement made with the adjoining neighbours. The name of the plotholder(s) and plot numbers concerned must be provided in the application form.

Please note adjoining polytunnels between agreeing neighbours is permitted e.g. back to back/side to side, as long as this arrangement does not impact on other neighbours as noted above.

When taking up a plot, new tenants have the right to negotiate a new local polytunnel placement agreement and should discuss any placement issues with their neighbours. However, if a new tenant does not want to be part of a previous local agreement, the polytunnel must be moved.

## **Ponds**

Open ponds (without wire mesh) are permitted on individual plots where there is fence completely bordering the plot. Where plots are unfenced a strong wire mesh must cover the pond to prevent accidental tripping/drowning. On plots where there is an open pond within the boundary, children must be supervised at all times. The pond must not exceed 1m x 1m.

## **Fencing**

Fencing the perimeter of plots is allowed but must not exceed more than 3'2" ft (1m) in height.

## **Materials**

For health and safety reasons only glass substitutes (such as polycarbonate, perspex or other alternatives) may be used in any permitted structures.

The tenant shall not use any barbed or razor wire (or similar) for a fence on the site

## **Storage restrictions**

Due to health and safety reasons, oil, fuel, lubricants or other flammable liquids must not be stored or kept in any shed or temporary structure.

Similarly, the storage of toxic substances/pesticides/weed killers must not be kept in any shed or temporary structure. Please see the Environment and Sustainability Policy for more information.

## **Security**

The tenant shall be issued with a code to the access gate at Hart's Green Garden. No codes shall be passed to anyone other than a person authorised by the Tenant to work on his plot under as per the tenancy agreement.

The code is to be used by the Tenant only or by an authorised person under paragraph 5 of the Tenancy Agreement.

The pedestrian access gates must be closed and locked after you enter and after you leave Hart's Green Garden.

### **Parking/Height barrier**

Tenants should note that at the entrance to site there is a height barrier with a restriction of 2.1m.

### **Condition**

The tenant shall keep all sheds, and other structures in good repair and to the satisfaction of the management committee.

### **Policy Implementation/ Enforcement**

Plotholders will be required to remove unauthorized buildings and structures from the site.

Plot Numbering and Shed Locations

