

# Creating a New Allotment Site

## Step 1

Provided that land intended for allotments was previously agricultural land, planning permission is not required for allotments. The authority for this statement derives from **Section 55 subsection (2) paragraph (e)** and **section 336 Town and Country Planning Act 1990**.

**s. 55 (2) (e)** : The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land . . . the use of any land for the purposes of agriculture . . . and the use . . . of any building occupied together with land so used.

**s. 336** : ‘agriculture’ includes horticulture, fruit growing, seed growing . . . the . . . keeping of live stock . . .

## Step 2

Mark out the plots. The standard allotment plot in England and Wales is the ‘**10 pole plot**’, which measure equates to 300 square yards, or 250 square metres, or one sixteenth of an acre. The plot is usually, but need not invariably be, rectilinear in shape. This size of plot, properly husbanded, should feed a family of four for a year.

### Plot Sizes—NSALG recommendations

**Standard Plot Size** The Current standard plot size is 300 sq yds (250 sq metres)

**(For instance if you had 1 acre of land then the optimum number of plots would be 12-15—allowing for haulage ways)**

**Paths** Should now be 1.4 metres to enable disabled access

**Haulage ways** 3 metres wide

**Allotment Buildings** The following recommendations are in respect of the sizes of buildings, which NSALG believe should be permitted without local authority approval. This is not to say that larger buildings should not be acceptable, but with approval

**Plottolders shed** 12 sq metres

**Greenhouse** 15 sq metres

**Polytunnel** 30 sq metres

Where buildings need foundations or are connected to services then local authority approval may be necessary, otherwise planning permission is not required.



*If it makes it easier, the individual plots might be ploughed—not the entire area. We recommend that it isn’t rotovated as this only takes off the top of the weed and leaves the root to grow again*

## Step 3

**Rent**—The average rent for a 10 pole plot in England & Wales is £25-£35 per year. Check allotments sites in the vicinity and gauge the price on that. Section 10 of the Allotments Act 1950 speaks of allotment rents being that which “...a tenant may reasonably expect to pay...”

## Step 4

Set up some form of contract or tenancy agreement. The legislation will still apply even if the land is privately owned especially if tenants have been served a ‘notice to quit’ - this **must** be 12 months. Tenancy agreements can be downloaded from our website along with Model Rules.

We have a large number of members from privately owned sites, your tenants can benefit from our services if they join as a society or individuals. Application forms and other useful information to get them started can also be downloaded from the website.



National Society of  
Allotment & Leisure  
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