

Proposed Rule Amendments for Vote at AGM on 27th November

Introduction

In 2021 the Committee conducted online surveys of Grange Lane members to get views on how the site was run and if anything needed to change. Of those responding, 80% said they would like a review and reform of the current rules & regulations and made suggestions for what should change. The results of these surveys and current rules are in [Appendix 1](#).

We are now bringing some proposals to the membership for **voting at the AGM on 27th November 2022**. These have been informed by the surveys, the terms of the new 25 year lease with the Dulwich Estate and discussions with the other allotment sites (Gunsite, Grove and Rosendale).

Proposed Changes for Voting

We are putting forward:

- 1. Five rule changes – not related to substantial structures**
- 2. The option to vote for the introduction of structures**

These are below.

There will be an opportunity to discuss them with members of the committee at [the Hut Social on 13th November](#) or to provide feedback by email via info@grangelane.org or drop your comments into the post-box at the top gate.

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Rule Changes #1: Proposed changes not related to substantial structures

	Rule Change or Addition	Rationale
1	Chemicals: A ban on the use of glyphosates and other systemic herbicides. Use of all pesticides must be in line with current RHS and CDAS guidelines (which will be updated and kept on website separately)	Excessive use of chemical pesticides and glyphosate is damaging to insects and wildlife and can present a health risk. A majority of survey respondents were against their use.
2	Fixed Cameras: No <u>fixed</u> or installed video cameras to be used on plots.	Filming people without their knowledge can present a data protection breach. A majority of respondents were against the use of fixed cameras on plots that can be used as CCTV.
3	Ponds: Shallow ponds allowed provided they are in line with insurance requirements and guidelines (updated and kept on website/on noticeboards separately)	Current rules say nothing about ponds. In 2022 our insurance company required us to carry out risk assessments and ponds were identified as a significant risk. They agree we can have them but health and safety measures need to be introduced.
4	<p>Storage, grow-tunnels and cold-frames</p> <ul style="list-style-type: none"> • Abolition of restrictions on the number and volume of compost bins • One cold-frame as per current rules but new rule that new cold frames should be polycarbonate or safety glass, and max height .75m. • Cloches, fleeces and supports for climbing plants and fruit cages allowed as per current rules but all with height limit of 2m. • Small grow-tunnels (micro-polytunnels) allowed but with maximum size limit: height 1.3m (4.2 ft), width 1.2m (4ft) and length 1.5m (5 ft). • One toolbox (as per current rules) but with an increase in the height allowance from 1m to 1.3m (so max 2m long x 1m wide x 1.3m high). <p>All storage/cold-frames to be inconspicuous in brown or green and not on fixed concrete base. Total footprint of storage and compost bins not to breach relevant cultivation requirement.</p>	<p>Normal glass can be a health and safety risk.</p> <p>We want to encourage people to compost and keep soil and nutrients on the site.</p> <p>The new lease with the Dulwich Estates imposes a 2m limit on structures.</p> <p>The increase in height of toolbox allows for purchase of regular size 'off the shelf' toolboxes.</p>
5	Plot Allocations No further allocation of second plots.	The demand for allotment plots is very high. This wonderful resource should benefit as many people as possible.

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Rule Changes #2. Introduction of Substantial Structures - Options for Voting

In 2021, 53% of respondents said they would like structures not currently allowed. 42% would not (results in the Appendix). All options have limits on numbers/size and attempt to reflect concerns about the impact on the site, shading, aesthetics, materials and durability.

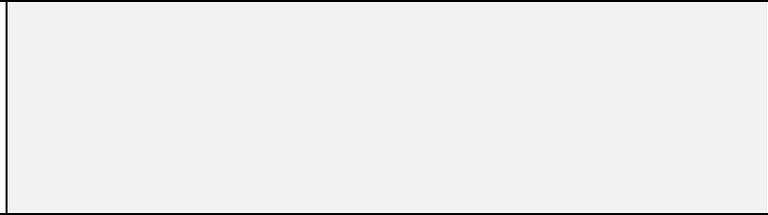
Greenhouses have not been put forward because they present management problems and normally would require a permanent or semi-permanent base not allowed in the lease. Unless materials are high spec they could also be a health and safety concern because of the glass.

Options for Vote		Rationale
Option A	<p>Current rules on substantial structures continue to apply</p> <p>This means no new sheds, shelters or polytunnels allowed.</p>	<p>47 members responding to the first survey (42% of total responding) do not want any new structures.</p>
Option B	<p>One Substantial Structure Allowed – Shed or Shelter Either One shed max 1.2m x 1.8m (width/length) x 2m height (6' x 4' x 6.5') or One shelter max 1.2m x 1.8m (width/length) x 2m height (6' x 4' x 6.5') <i>Limitations on the above in terms of view, shading, materials</i></p>	<p>The new Dulwich Estate lease will allow for certain structures but with height restriction of 2m on all.</p> <p>The 2021 survey showed that 53% of respondents (54 people) wanted structures not currently allowed. 58.4% would like a shed and 41.6% did not. 63.7% wanted a shelter and 36.3% did not.</p>
Option C	<p>One Substantial Structure Allowed – with Poly tunnel as one option Either One shed (as above) or One shelter (as above) or One polytunnel maximum 2m high, 2m wide and 3m length</p>	<p>A small majority in the 2021 survey was that only one structure should be allowed.</p> <p>The recent straw-poll showed 58% of respondents (70 people) in favour of polytunnels but with a preference for smaller size.</p>
<p>Conditions relating to sheds, shelters and polytunnels if introduced: to be temporary structures that are easily removable so no concrete bases/use of concrete for posts. No excavation/digging to increase volume/height and placed to minimize impact on view and shade for neighbouring plot holders. Unobtrusive materials and colours (eg green or brown). All structures to be properly maintained and their condition will be included as criteria in inspections. Any glazing should be polycarbonate or safety glass. To place any huts or sheds well within their plot.</p>		<p>A majority of respondents who thought structures should be allowed thought that there should be restrictions applied in relation to things such as impact on site, view, shading, materials and size. The Dulwich Estate lease will not allow for permanent structures and concrete bases.</p> <p>Placement well within the site will minimise potential risk to other plot holders in high winds.</p>

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Rule changes will apply only from the point of approval. Action against historic structures will only be taken if they represent a health and safety concern or breach the conditions of the new Dulwich Estate lease.

Check with Committee: any plot-holder considering building or purchasing a new structure to check first to ensure it complies (to prevent wasted investment).



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Appendix 1 Survey Data

2021 Survey

In the autumn 2021 the committee carried out an online survey of Grange Lane members to get their views on how the site was run and if anything needed to change. This allowed for one response per plot (231 plots). 101 responded to survey 1 and 113 to survey 2 (44% and 49% respective response rate).

80% of respondents said they would like to see a review and reform of the current rules and regulations. Drilling down on concerns and suggestions, the follow-up survey found that:

- 65.5% said they did not think that second plots should be offered to existing plot-holders
- 56% thought that toxic pesticides, systemic herbicides, and CCTV-type cameras on plots should not be allowed.

53% (54 people) said they wanted more flexibility in terms of what structures are allowed. Of these:

- 58.4% (66 people) said they would like a shed (47 people did not).
- 63.7% (72 people) wanted a shelter and 36.3% (41 people) did not.
- 67% wanted greenhouses
- 49% wanted polytunnels
- Most (circa 80%) said there should be restrictions applied on new structures in relation to view, shading, materials and size.
- A small majority thought there should only be one structure per plot (rather than one of each type).

2022 Polytunnel Survey

Recognising that walk-in polytunnels are more contentious, a further online straw-poll was conducted in October 2022. This was open to all plot-holding members (255) and was completed by 121 people (47% response rate). Of these:

- 58% of respondents (70 people, or 27% of the plot-holding membership) were in favour of polytunnels but with a preference for the smallest of the options put forward.
- 42% (51 people) said no to polytunnels being allowed.

Current Relevant Rules (for reference)

No building or structures except for (i) one toolbox per plot measuring not more than 2 metres long by 1 metre wide by 1 metre high, painted or stained in an inconspicuous colour, (ii) one cold frame per plot measuring not more than 2.5 metres by 1.5 metres, (iii) a container for compost, not measuring more than 2.5 metres long by 1.5 metres wide by 1.5 metres high; (iv) cloches, fleeces, supports for climbing plants and cages for protecting crops, provided that the structure is inconspicuous.