

Rule 9 Change Request for AGM 2024

Note: Any current builds that already exceed the 15% are exempt but any rebuild would be subject to the new rules and require committee approval before work commences.

Existing Rule 9:

1. All greenhouses/sheds to be erected shall have a footprint of no more than 13m² overall. All buildings must be at least 450mm inside common boundary fences. No works are to start until the plans are approved by the Committee. Perimeter fences must be erected around all plots, these to be not more than 900mm high and maintained in good condition. Each plot number should be clearly displayed.

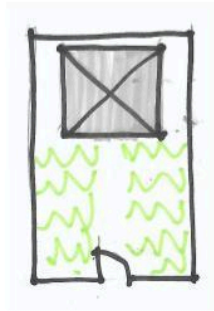
Proposed Rule 9:

1. **All sheds to be erected shall have a footprint of no more than 15% of the overall plot ground area. All buildings must be at least 450mm inside common boundary fences. Any new build projects should be approved by the Committee prior to any works taking place. Perimeter fences must be erected around all plots, these to be not more than 900mm high and maintained in good condition. Each plot number should be clearly displayed.**

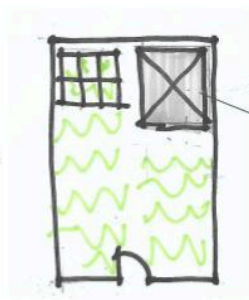
Rationale for proposal:

- Not all plots are equal. They vary in size, soil condition and sunlight hours. An arbitrary footprint size in the existing rule doesn't make sense as the 13m² (140sq.ft) may cover 10% of one plot but 30% of another
- Each individual plot holder will customise their growing space, paths and buildings to suit their growing requirements
- The proposed change reflects this while ensuring that the majority of the land is reserved for growing purposes
- The proposal also **removes greenhouses from the size calculation**. Sheds are preparation, storage and rest areas. Greenhouses, while they can be used for these purposes, are predominantly growing spaces and should be a characteristic of the remaining 85% plot space in the same way that cold frames, poly tunnels and raised beds are considered for use based on individual plot-specific conditions

Examples:



To Scale



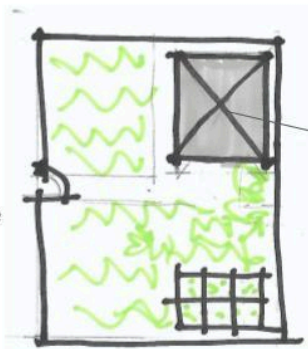
Current Rule:
Maximum shed size is 13m²
if no greenhouse: shed too big for plot

Proposed:
15% is 9m²
Maximum shed size e.g. 3 x 3m (9ft x 9ft) plus greenhouse/polytunnel if wished

Typical SJSJ mid row Plot = 8m x 7.5m (60 sq m)



To Scale



Current Rule:
Maximum shed plus greenhouse size is 13m²

Proposed:
15% is 12m²
Maximum shed size e.g. 4 x 3m (12 x 9ft) plus greenhouse/polytunnel if wished

Typical SJSJ Corner Plot = 8 x 10m (80 m²)

Proposed by: James Ross plot 16; Helen McNamara plot 72A; Management Committee