

# Appendix F Lease and Other Conditions

## Conditions

Conditions		
<b>Lease</b>	End of Lease is 24th March 2035	Term
	Permitted use is for the <b>cultivation of vegetables or fruit for the consumption by members or family</b> and as per the articles of association to <b>people who live and/or work in the surrounding areas. Not for profit</b> , all proceeds to cover costs and to build up the business. <b>MUST</b> obtain permission and consents.	Permitted Use / Articles of Association, 7.1.1, 7.1.4, 7.1.6
	NT will manage at it's cost any <b>trees</b> situated on the property	3.4
	<b>MUST</b> keep the <b>ground</b> cultivated, well manured and are free from weeds and noxious plants.	6.1.1
	<b>MUST</b> keep every <b>Hedge</b> properly trimmed	6.1.2
	<b>MUST</b> keep buildings, paths, car park, pipes, drains, water apparatus in reasonable <b>repair</b> and condition	6.1.3
	<b>MUST</b> keep all <b>gates</b> in good repair and working order	6.1.2
	<b>MUST NOT</b> <b>build</b> any building, greenhouse or shed above 3m or make any improvements without consent from the NT including fencing above 1.2m	6.2.1
	<b>MUST NOT</b> plant, cut, prune, damage or remove <b>trees</b> without consent from the NT	6.2.2
	<b>MUST NOT</b> <b>damage</b> the property, wall or fence	6.2.3
	<b>MUST NOT</b> use <b>Barbed Wire</b> or hazardous material to be used	6.2.4
	<b>MUST NOT</b> erect <b>masts or aeriels</b> without consent from the NT	6.2.5
	Consent required from GBC to display any <b>signs, notice board or advertising</b>	6.2.5
	<b>MUST</b> prevent destruction of any <b>wild birds</b> including nests and eggs	7.1.2
	<b>MUST</b> notify NT if any <b>treasure or archaeological or historical artefact</b> found.	7.1.5
	<b>MUST NOT</b> use property for <b>illegal, immoral or offensive purpose, nor nuisance or cause damage or annoyance</b> to landlord or neighbours.	7.2.1
	<b>MUST NOT</b> store refuse, equipment, material that becomes <b>untidy, unclean or unsightly</b> .	7.2.2
	<b>MUST NOT</b> bring <b>dogs</b> on to property or keep <b>animals</b> without consent. (Chickens, Rabbits allowed)	7.2.3
	<b>MUST NOT</b> remove <b>sand, gravel or minerals</b> from the site.	7.2.4
	<b>MUST NOT</b> park <b>caravans</b> or commercial photography/filming.	7.2.5
	<b>MUST NOT</b> use <b>herbicides, pesticides, or other products which are hazardous to health</b> unless on the approved list endorsed by the NT.	7.2.6
	<b>MUST NOT</b> use any materials which could cause <b>pollution or contamination</b> of the property, neighbours, water supply or environment.	7.2.7
	<b>MUST NOT</b> <b>sublet</b> or share possession of the property.	8.1
<b>MUST</b> <b>insure</b> the property for 3rd party liability for £5m.	10.1	
<b>MUST</b> send the NT any <b>notices</b> received.	11.1	
<b>MUST</b> comply with <b>hosepipe and sprinkler</b> regulations and pay water bills.	Schedule 2 : 1	
<b>MUST</b> ask for written consent from NT and local authority for <b>temporary buildings</b> such as polytunnels, sheds	Schedule 2 : 2	
<b>MUST</b> comply with <b>Nitrate pollution prevention regulations</b>	Schedule 2 : 3	
<b>Insurance</b>		
<b>Excluded Activities</b>	Work above 3m in height	
	Work below 1m in depth	
	Work using heat	other than burning of debris
	Work involving high powered tools	such as chain saws
	Tree Felling	
	Riding of horses	
	Hazardous fund raising activities	
Work involving 121 unsupervised contact with children or vulnerable adults		
<b>Health &amp; Safety</b>	Written H&S Policy in place	
	Recognised leader of H&S	
	Risk Assessments undertaken for all activities	
	Members provided with manual handling training and documented	where appropriate
	Members provided with PPE training and documented	where appropriate
<b>Members</b>	Members registered	
	Assessment of members skill set and experience	
<b>Burning Debris</b>	Minimum Standards:	
	(a) fires shall be lit at least 20 metres away from any building or structure or of any material which is combustible or susceptible to damage by heat or smoke	
	(b) suitable fire extinguishing appliances shall be kept available for immediate use at the point of work	
	(c) every fire will be attended and properly supervised when lit and for the period of not less than one hour after burning has been completed	
(d) No fire shall be lit unless permitted by local or national law or regulation		
<b>Planning Permission</b>		
<b>Constraints</b>	New building will be deemed inappropriate unless it is for allowable purposes	Policy RE2
	General standards of development adhered to e.g. Parking facilities, transport, protection of amenities, access for people with disabilities, crime prevention, flood protection, drainage, light pollution, energy conservation, water conservation, site is safe from contamination, safeguarding of landscape, mixed land uses.	Policy G1
	Design of the development must adhere to specific standards e.g. street patterns, scale, space, identity, layout, protected views, materials harmonised with the landscape, traffic, landscaping and open spaces.	Policy G5