New Bradwell Parish Council Allotment Policy: IBC Water Storage Tanks

1. Purpose & Scope

The purpose of this policy is to control the introduction of large-scale water storage containers, specifically Intermediate Bulk Containers (IBCs), on the allotment site. This policy ensures site safety, fair resource management, and financial sustainability. Unregulated water storage poses structural safety risks and, when filled from communal supplies, places an unsustainable financial burden on the Parish Council.

2. Mandatory Prior Permission

• Written Request: No tenant may bring an IBC tank onto the allotment site without prior written permission from the Parish Council.

• Inspection: The Council reserves the right to inspect the proposed location on the plot before granting approval.

• Removal: Any unauthorised IBC tank found on a plot must be removed immediately by the tenant at their own expense.

3. Strict Conditions of Use and Installation

To maintain approval, any authorised IBC tank must strictly adhere to the following criteria:

• Rainwater Harvesting Only: Tanks must be structurally adapted solely for the collection of natural rainwater runoff (e.g., connected via guttering and downpipes to a shed, greenhouse, or poly-tunnel roof).

• Mains Water Prohibition: Filling an IBC tank using water from the Parish Council's mains-fed troughs, is strictly forbidden.

• Stable Foundation: Tanks must be installed on a solid, level, and secure base (such as concrete slabs or heavy-duty timber sleepers) to prevent tilting or collapsing when heavy.

• Maintenance & Cleanliness: Tenants must maintain the tank in a good state of repair. Tanks must be securely covered to prevent mosquito breeding, algae growth, and to stop wildlife or pests from falling inside.

4. Compliance and Enforcement Timeline

• Existing Tanks: Tenants with unadapted IBC tanks currently on site are granted a strict 14-day grace period from the date of policy issuance to fully adapt their tanks to rainwater harvesting systems and apply for retrospective permission.

• Inspections: Parish Council representatives will conduct regular, unannounced site inspections to audit water storage compliance.

5. Breach of Policy & Tenancy Termination

• Immediate Termination: Any tenant caught or proven to be filling an IBC tank or any large private storage container from the communal Parish Council water supply will have their allotment tenancy terminated with immediate effect.

• Loss of Plot: In the event of termination, the tenant will forfeit their plot, any crops in situ, and must clear their personal belongings within a timeframe specified by the Council. Legal or disposal costs incurred by the Council to remove non-compliant tanks will be billed directly to the tenant.

6. Sustainability Commitment

The Parish Council actively encourages responsible environmental stewardship. Properly managed rainwater harvesting protects natural resources, builds site resilience against dry weather, and directly helps the Council manage water utility costs to keep plot rental fees affordable for the entire allotment community.