



### **Briefing Note: Village Green Boundary**

#### **Introduction**

The precise line of the village green boundary in the southwest corner requires clarification. This is an outstanding matter that needs addressing since the owners of 200 The Street purchased additional land at the rear of their existing property and formed a boundary that may be encroaching on our asset and causing the right of way access to Sella and Oak Tree Cottage to be reduced. There was a topographical survey carried out in March 2021 by Calvert Consulting but the issue of the definitive boundary line of the Village Green, remains. The Village Green is “common land”, and it is incumbent on the Parish Council to ensure its safe-keeping.

Having spent some time identifying a solicitor to act for us with the specialist expertise required, Kate Jackson of Surrey Hills Solicitors has been commissioned to undertake the work. The Council approved expenditure in June 2021 (minute 21.125 refers); the first phase was estimated at £500 +VAT and authority to proceed was given by the Clerk & Chairman under the Scheme of Delegation.

#### **Current Position**

In recent weeks, it has been observed that the hedging along the southwest corner has been trimmed with the cuttings left on the Village Green in several piles (since removed by the Village Warden), and some stones laid. Except for the removal of the pile of cuttings once noticed, the work has not been authorised by the Parish Council.

The boundary line needs to be resolved in the interests of both the Council and the owners of the neighbouring property. It is acknowledged that such matters can be complex with the potential for disagreement. Given this, the Council is asked to note that the requirement of Section 11.1 (i) in our Financial Regulations for specialist legal advice/work to address this matter has been met. At this time, it is believed no additional funds need to be allocated but this will be kept under review by the Clerk.

#### **Recommendation**

It is recommended that Surrey Hills Solicitors be appointed for the full works associated with this matter of boundary resolution.

Cllr Graham & Chairman  
January 2022