



MINUTES OF MEETING OF AMENITIES COMMITTEE
24 June 2024
10:00, Woolton Hill Church Hall

Chairman: Cllr Rand (Chair)
Present: Cllr Cooper, Cllr Hurst, Cllr Blakeway, Cllr Roots
Clerk: Amy White

1. Welcome and apologies

None.

2. Declarations of Interest

None.

3. To Agree Minutes of Previous Meeting

The minutes of the meeting held on 21 May 2024 were agreed and signed by the Chairman, Cllr Rand.

4. To update on actions from previous meeting

- **Action:** Cllr Rand to write a piece for Spectrum on the CCTV improvement. **Actioned- this will be placed in the August edition, website and Facebook.**
- **Action:** Clerk to accept free offer from Scofell for weedkilling in parish field. **Actioned-** the path has been sprayed and it is felt to be satisfactory until Autumn, when a decision will be made as to whether another spray is required. The boules court has also been sprayed.
- **Action:** Cllr Rand to contact the National Trust on material recommendations for path repair. **Actioned removed for National Trust**, Cllr Rand to try other options and contacts.
- **Action:** Clerk to confirm £100 match funding for the gate for FP22. **Actioned.**
- **Action:** Clerk to call PCSO Simon Denton and also report incidents to Cllr John Izett at BDBC to see if he can encourage further action. **Actioned.**

5. Recreation Grounds update

Cllr Rand has contacted the BDBC S016 team about the number of quotes required for the S106 spend. BDBC requires three quotes for S106 spend.

Action: Clerk to contact two more companies for quotes for S106 spend in recreation ground.

6. Parish field and biodiversity update

A working group has been established to review and recommend the future biodiversity and maintenance of the parish field. The group recently met for the first time and subsequently Cllr Roots sent to the Amenities Committee a draft position paper which, as a first step, drew attention to the terms of the restrictive covenant in the Deed of Gift when the field was given to the Parish Council in 1959 and requested the Amenities Committee to recommend to the full Council that it should confirm that the Council will, for the foreseeable future, respect the wishes of Mr Eliot-Cohen as expressed in the Deed, by adhering to the words and underlying intention of the covenant. If the Council confirms this, it would mean that that it is the intention of the Parish Council to allow the field to continue to be used for agricultural purposes and to prevent any use or activity which contravenes or is inconsistent with the covenant. This would provide an important indication of the 'direction of travel' for the working group, who would then work towards making recommendations to the Committee which are consistent with the covenant.

The Amenities Committee endorsed this recommendation and agreed to put this recommendation before the full council in July.

The parish field review document can be reviewed at the end of the Minutes.

At least one of the trees planted by the doctor's surgery has failed to thrive. Cllr Roots will check the other trees and contact Penwood Nurseries as necessary to discuss replacements.

Action: Clerk to tape off the two triangle areas of wildflowers so that it is not cut before flowers have seeded.

Part of the fencing at the top end of the field near the doctor's surgery is wobbling and rotten- this will need replacing at some point, likely Autumn.

7. Copnor Trees

Some trees in the Copnor area have been removed over the years, on the land belonging to Hampshire Highways. More information can be found in Cllr Dick's Highways report. This is not an Amenities Committee remit.

8. Footpaths

Cllr Blakeway's report is at the end of the Minutes.

Cllr Blakeway thanked all volunteers who helped clear a huge amount of Himalayan Balsam. Whilst the Countryside Rural Estate team have expressed concern that no permission was sought, our Ranger, Corinne Davis-Cooke was aware and supportive. The Estates team have now requested dates for the bramble clearance so that all parties are aware.

The boardwalk at the Trade St entrance is not in a good state with a number of boards rotten and fallen through. These have been reported but HCC has not actioned any repair.

The Amenities Committee discussed a working group, 'Friends of the Boardwalk', focused on obtaining grants for the boardwalk replacement. This would not be a parish council led group but would be aimed at community engagement.

The Clerk made the committee aware that borough councillor grants are now available. This will be on the agenda for next month.

9. Meadowbrook

No further update on land transfer.

10. ASB on EWPC property

The Clerk was made aware of ASB at the playground, which is visible on CCTV. The victim has been advised to report it to 101.

11. Finance

The CCTV maintenance quote has come in at £600 plus VAT; this is the same price as last year. The committee approved the quote and this will be approved at full council.

12. General Maintenance

The lengthsman is in EW today- 24th June. Tasks involve strimming and cutting back foliage on the pavement between the infant and junior school to improve safety.

Tree survey- The committee asked the Clerk to initiate the tree survey in East Woodhay.

Action: Clerk to initiate tree survey for EW.

13. Items to take to next meeting

Usual items. Borough Councillor grants. Communication.

Next meeting 10am, 22 July 2024

Actions from 24 June meeting

Action: Cllr Rand to try other options and contacts for parish field path material.

Action: Clerk to contact two more companies for quotes for S106 spend in recreation ground.

Action: Clerk to tape off the two triangle areas of wildflower seed so that it is not cut before flowers have seeded.

Action: Clerk to initiate tree survey for EW.

REVIEW OF THE PARISH FIELD

Introduction

1. This is a review of the Parish Field in Woolton Hill which is owned by the East Woodhay Parish Council. The purpose of this review is to record information about the field as a baseline for taking decisions about the use, maintenance, potential liabilities, potential improvements and biodiversity. The review is also intended to serve as a source of information for those responsible for the field in future. It is based upon detailed inspections in mid April and mid May 2024.
2. This Review is in two parts: the first part comprises this text and two plans, and the second part comprises photographs around the boundaries with comments.
3. The land known as “the Parish Field” extends to about 3.36 hectares (8.30 acres). It was given to the Parish Council in 1959 by Mr E C Eliot-Cohen who, at that time, owned Hollington House and other land known as “The Hollington Estate”. The gift was conveyed by means of a document called a “Deed of Gift” dated 18th March 1959. The Deed of Gift states that the freehold was given to the Council subject to the then existing agricultural tenancy.
4. The Deed of Gift provides that the Council “*shall not at any time ... permit the said piece of land to be used otherwise than for agricultural purposes and shall not erect any buildings whatsoever thereon ...*”
5. The Deed of Gift does not state who is responsible for maintenance of the boundary hedges, fences and ditches.
6. The plan included in the Deed of Gift (Appendix 1) shows that few of the houses which now border the field existed at the time of the gift. This may be compared with the current position shown on the Land Registry Plan (Appendix 2). The houses adjacent to the field have been numbered on Appendix 2 and their names are listed in the table following Appendix 2.
7. There is a small triangle of land at the north east corner of the field known as “the Brownie Garden” or “Brownies Corner” which was not part of the gift in 1959. This triangle had been given to the Parish Council by Mr E C Eliot-Cohen on 16th June 1954, that is, about five years before he gave the field to the Council. This explains why that Land Registry plan of the field (Appendix 2) excludes the triangle.
8. The Deed of Gift of the triangle contained a restrictive covenant which prevents any building and requires it to be kept as public open space. The deed required the Council to plant and

thereafter maintain a hedge on the “southwesterly boundary” (ie where the post and wire fence is now). It also required the Council to undertake the maintenance of the existing hedges on “the northeasterly and northwesterly boundaries”. Consequently, it should be borne in mind that the Council is responsible for both the field and triangle.

Recent and Current Use

9. The field was subject to an agricultural tenancy at the time of the gift in 1959. It is understood to have been the subject of an agricultural tenancy in about 1986. On 1st March 2007, a farm business tenancy under the Agricultural Tenancies Act 1995 was granted by the Parish Council to Mrs Joyce Irene Kidd of Mannin West, Woolton Hill for a term of 3 years at a rent of £500 per year. In the tenancy agreement, the tenant undertook to fulfil various obligations including maintenance of the hedges and boundaries, maintenance of the ditches and to arrange for insurance covering (amongst other things) third party liability. The tenancy could be terminated on 12 months’ notice.
10. Although the original grant of the tenancy was for 3 years, the tenancy was presumably allowed to continue on the same terms until 2019. On 9th September 2019, the Clerk of the Parish Council wrote a letter to Mrs Kidd and Mr Early agreeing, on behalf of the Council, to a reduction in the rent from £500 (which had remained unchanged since 2007) to £1. Presumably the reduction in rent reflected recognition by the Council that agricultural use of the field no longer justified the rent stated in the 2007 tenancy of £500.
11. The field may at one time have been used for grazing animals but in recent years the grass has been cut, baled and removed.
12. A footpath with a murrum surface has been created diagonally across the field with gates at each end. This does not have the status of a public footpath. Apart from this, no physical changes have been made to the field since 1959.

Future use

13. The terms of the Deed of Gift severely limit the uses to which the field can lawfully be put and the activities which the Council can allow to be carried on within the field. In short, no use other than agriculture can be permitted. It follows that any steps taken by way of management and maintenance must be consistent with, and not conflict with, agricultural use.
14. While there have been a variety of suggestions as to uses to which the field could be put, most of these are ruled out by the terms of the Deed of Gift restricting the use to agriculture.
15. Agriculture has changed significantly since 1959. Although the field may at one time have been used for grazing animals, it has not been used for animals in recent years. Indeed, it is uncertain whether any farmer could now be found willing to use it for grazing animals. Even if such a farmer could be found, he/she might well require closure of the footpath while the animals

were present. Since the grass needs to be grazed or cut periodically, in the absence of demand for grazing land for animals, the only alternative is to cut the grass and remove the arisings.

16. Owners of land are being encouraged to take steps to increase biodiversity and also to plant trees to contribute to the control of climate change. There are opportunities in the field to improve the existing hedges and to plant new hedges where there are none at present. A number of trees have recently been planted and more could be planted in future if funds become available.

Boundaries

17. The field is roughly rectangular on a north-east to south-west orientation. For ease of reference, references to the boundaries in this report are simplified by calling:
 - the boundary along Church Road - the “eastern” boundary,
 - the boundary adjacent to Copnor - the “southern” boundary;
 - the boundary parallel to Trade Street - the “western” boundary; and
 - the boundary which runs north west from Brownies Corner – the “northern” boundary.
18. The boundaries of the Parish Field are as described below. The condition of the hedges and fences around the boundaries is described in more detail with photographs in Part 2 of this Review which is a separate document.

The Eastern Boundary

19. The eastern boundary runs parallel to Church Road and comprises a continuous hedge most of which appears to be of considerable age. Identified species in this hedge include thorn, ash, sycamore, holly and chestnut. There is one opening with a metal gate (kept padlocked) opposite the church providing good access for farm machinery. In the line of the hedge opposite the entrance to Enbridge House, there is a stone memorial recording the gift of the field.
20. The hedge has been cut regularly and was cut on both sides and the top in the winter of 2023. There are a few gaps in the hedge which might benefit from supplementary planting. There is one large oak tree on the hedge line towards the southern end of the eastern boundary. A large branch fell off this tree not long ago leaving a large visible scar which raises the question whether this tree needs any further work either in the interest of safety or in the interest of the health of the tree. There is also a semi-mature sycamore tree in this hedge about half way along the eastern boundary (and very close to a wooden telegraph post).
21. There is nothing in the Deed of Gift which states who owns the hedge along this boundary or whose responsibility it is to maintain it. It is also not clear from the Land Registry Plan which shows the ownership boundary as a line without showing the hedge as such. However, since the hedge separates the field (which at the time of the gift was used for agriculture) from a public highway (Church Road), it is probably correct to regard it as owned by the Council which has the responsibility to maintain it. Regardless of ownership, it must be in the interests

of the Council and the residents of the area to ensure that the hedge is well maintained. Not only does it mark the boundary of the field, but also it contributes to visual amenity and hedges are important to biodiversity.

The southern boundary

22. There is a continuous hedge along the southern boundary which is generally in poor condition. This is partly because this hedge adjoins the gardens of houses in Copnor where solid fences have been erected so that the light which reaches the south side of the hedge is restricted. The houses in Copnor did not exist when the field was given to the Council in 1959. The hedge along this boundary has in the past been cut along the top and the side facing the field but was not cut in the autumn of 2023. It needs to be cut otherwise it will continue to grow up towards the light with the lower parts becoming increasingly thin. After it has been cut, this hedge needs to be reviewed to ascertain whether supplementary planting should be undertaken.
23. As with the eastern boundary, there is nothing in the Deed of Gift which states who owns the hedge along this boundary or whose responsibility it is to maintain it. It is also not clear from the Land Registry Plan which shows the ownership boundary as a line without showing the hedge as such. However, since fences have been erected along the south side of the hedge bordering the gardens of the houses, it may be presumed that the Council owns the hedge. As with the hedge along the eastern boundary, regardless of ownership, it must be in the interests of the Council and the residents of the area, to ensure that this hedge is well maintained. It contributes to visual amenity and hedges are important to biodiversity.

Western Boundary

24. With regard to the western boundary, the field now adjoins the gardens of several houses which did not exist when the field was given to the Council in 1959 (compare the plans in Appendices 1 and 2).
25. At the south west corner of the field there is a gate giving access to the footpath across the field. Adjacent to the gate but outside the field are some cherry trees which are not in good condition. There are two larger cherry trees on the boundary between the field and Copnor (one inside and the other outside the gate) is covered in ivy with a significant amount of dead wood. These would benefit from some maintenance.
26. From the gate, the western boundary initially runs parallel to Trade Street opposite the doctors' surgery. This part of the boundary comprises a post and rail fence with wire sheep netting. The fence is in reasonable condition at present, but it is far from new and there is evidence of past repairs. When the works to provide additional parking for the surgery were carried out, a large tree which used to be on the boundary was removed (the stump can still be seen), the post and rail fence near the tree was patched up and three new pyrus calleryana "chanticleer" (ornamental pear) trees were planted by the contractors inside the field. As these three trees

grow, they may well prove to have been placed too close to the boundary fence and too close together.

27. Along the western boundary north of the surgery, Trade Street curves to the west while the field boundary continues straight and consequently ceases to run parallel to the road leaving an area of land between Trade Street and the field where there are now a number of houses with gardens adjoining the field. Most of these houses did not exist when the field was given to the Council in 1959. The owner of each of the houses along the western boundary has either planted a hedge and/or erected a fence. One can observe a few remnants of an old field hedge but little of it remains. Thus, this part of the western boundary is not cohesive comprising partly fencing (mainly post-and-rail) and partly hedges. Not all the fences are in good condition. Some of the houses have gates from their gardens into the field. Some of the hedges appear to have been cut in autumn 2023 including on the side facing the field, but not all. There are several trees which are either within the line of the hedge or close to the hedge with branches overhanging the field.
28. Where there are fences, they are mainly post and rail. Not all the fences are in good condition. Where there are hedges, they are mainly of mixed native species but some are of laurel. The hedge along the boundary with Chancer's Barn has been cut low, presumably to maintain the view over the field which contrasts with other hedges along this boundary which have been left higher.

Northern boundary

29. On the northern boundary, along the boundary with the house called Badger's Holt, a bank has been formed to try and reduce flooding from the ditch which is on the field side of the boundary (see the description of this ditch below). Along the boundary with Corner Lea, there is a hedge and ditch. Along the boundary with Glebe Cottage, the ditch must have been culverted and a hedge planted over the culvert with the result that the hedge is situated further into the field than the hedge bordering Corner Lea. The northern boundary meets the eastern boundary at "Brownies' Corner" where there is a short length of fencing formed by wooden posts and wire sheep netting which is not in good condition.

Brownies Corner

30. As mentioned above, the triangle of land known as Brownies Corner is owned by the Council. There is a gate which gives access from the triangle of land to the footpath across the field. There is a large and attractive acer pseudoplatanus (sycamore) tree on the triangle on which ivy has started to grow that needs to be removed. There is a solid wooden fence along the boundary between the triangle and Glebe Cottage with miscellaneous shrubs or small trees such as holly and hazel between the ditch and the wooden fence. There are two seats and a rubbish bin. There is a low chain-link fence on wooden posts along the side of the road. The Council arranges for the grass to be cut at Brownies Corner.

The ditches

Ditch along eastern boundary

31. On the eastern boundary, there is a ditch along Church Road on the road side of the hedge. The function of the ditch seems to be to carry rain water run-off from the road in a northerly direction to Brownies Corner. The Deed of Gift does not indicate whose responsibility it is to maintain this ditch. It is understood that the tenant has in practice cut the vegetation and kept the ditch clear. It is interest of the Council and the residents to maintain the ditch.

Ditch parallel to western boundary

32. On the western side of the field, there is a ditch inside the field which runs parallel with the boundary. It seems likely that, originally, this ditch followed the line of Trade Street but at some time and for some reason it has been diverted onto its present alignment. The profile of the field is a shallow curve with the low point where the path has been created and the eastern and western boundaries higher than the centre where the path is. Consequently, the ditch along the western side is on ground which is noticeably higher than the path.
33. The ditch starts outside the field on the eastern side of Trade Street and, until, recently continued along the eastern side of Trade Street past the doctors' surgery where it entered the field before the boundary with the house called Chancer's Barn. Last year, a new parking bay for several vehicles to serve the surgery was created by culverting the ditch. This culvert now discharges into the open ditch where it enters the field. At first, where the ditch enters the field, it is at least a metre deep and nearly a metre wide. There is a large area of nettles in the field where the ditch enters the field. The function of the ditch appears only to be to carry rainwater run-off from adjacent roads. After rainfall, the ditch is full of water, but after a few days without rain, it has very little water. The flow runs in a northerly direction.
34. The distance between the ditch and the western boundary of the field varies between 2 metres opposite Chancer's Barn to 1 metre further north. As the ditch proceeds north, it becomes shallower until it is little more than an undulation in the ground. It eventually reaches the northern boundary of the field where it meets the ditch which runs along the northern boundary described below.

Ditch along northern boundary

35. A third ditch exists inside the field along the northern boundary with water flowing from Brownies' Corner in a westerly direction. Consequently, the water from the ditches along the eastern, western and northern boundaries combine and together disappear into a culvert at the north west corner of the field. The owner of Badger's Holt says that their garden is prone to flooding and an attempt to alleviate this has been made by the creation of a mound along the boundary.

Vegetation and habitats

36. A Habitat Survey was carried out by Hampshire Biodiversity Information Centre in September 2020 which lists the many species of plants found in the grass and hedges. A copy is held by the Clerk to the Council. The conclusion was: "...the site was found to be dominated by good semi-improved pasture and retained a variety of neutral grassland herbs".

Responsibilities and Liabilities

37. The ownership of land carries with it responsibilities and potential liabilities. The fact that several houses have been built adjacent to the field since the gift in 1959 has increased the risks that the Council as owner of the field must manage. The principal matters requiring regular attention seem to be:-

- a. Trees: the trees around the boundaries are an attractive feature of the field, but they require monitoring and maintenance. Branches falling from trees onto the public highway could cause injury to members of the public or damage to vehicles. Branches falling onto private land could cause damage to property and possibly injury to third parties. In addition, maintenance of the trees may be required from time to time simply to preserve their appearance and life. A number of trees which are not in the field but are close to the boundaries have branches overhanging the field; these also may require occasional maintenance.
- b. Hedges: the hedges are another attractive feature of the field but they also need maintenance and, in particular, cutting, every year at an appropriate time. While the tenancy agreement provides for those responsibilities to be undertaken by the tenant, it is ultimately the Council as freehold owner who must either ensure that the tenant fulfils his/her obligations or step in to deal with them.
- c. Ditches: flooding from the ditches could cause problems for adjacent owners and could undermine efforts to keep the grass in the field in good condition.
- d. The path: the path will need regular maintenance to prevent grass from encroaching on the edges.

Current problems needing a solution

38. There are a few current problems for which solutions are needed:
- a. The hay cut from the field last year was baled but not removed. The bales were stacked in the field near the eastern boundary, but the stack collapsed. The bales now need to be removed.
 - b. There is a pile of twigs and cuttings in the middle of the field towards its southern end which looks as though it may have been intended as a bonfire which has never been lit. This needs to be removed.
 - c. There is evidence of garden waste being deposited partly spread on the ground towards the western side of the field and partly on the 'bonfire' pile. Nearby residents should be encouraged not to dump their garden waste anywhere in the field.

- d. There are reeds growing in the centre of the field which indicates that this part tends to be excessively wet and is not draining. A possible cause that perhaps should be investigated is the ditch along the western boundary which is on higher ground than the area of reeds. The fall of the ditch is slight so water stays in part of the ditch rather than flowing to an exit. This water may be escaping to lower ground.
- e. The hedge on the southern boundary is not in good condition. It needs to be cut and then reviewed to consider how it could be improved.
- f. The path across the field is formed by murrum without hard hedges. The grass has encroached on the edges of the path and needs to be cut back and treated (work on this has just commenced).
- g. The drainage on the field is not good. Rainwater tends to pond and after prolonged rainfall, standing water can be observed. The path may be inhibiting drainage of surface water across the field.

Future responsibilities and potential liabilities

- 39. While the field was in productive agricultural use, it could be expected that, to a large extent, it would look after itself with the tenant undertaking maintenance of the hedges, fences and ditches. However, it is clear that agricultural use of the field no longer supports its maintenance. Notwithstanding this, Mr Sean Early has kindly continued to arrange for the grass to be cut and some of the hedges to be maintained and has indicated a willingness to continue to do so again this year. The Council needs to be aware that, when the current arrangement with Mr Sean Early ceases, the cost of maintenance will have to be met by the Council and this will have to be anticipated in preparing future financial budgets.
- 40. With regard to the trees, although the Council in a previous year commissioned a tree survey of certain land within the Council's ownership, it is understood that the Parish field and Brownies Corner were not included. It is strongly recommended that, whenever the next survey is commissioned, the instructions should include all the trees (i) within the field and Brownies Corner, (ii) on the boundaries and within the boundary hedges, and (iii) outside the field but close enough to have branches overhanging the field.

Biodiversity

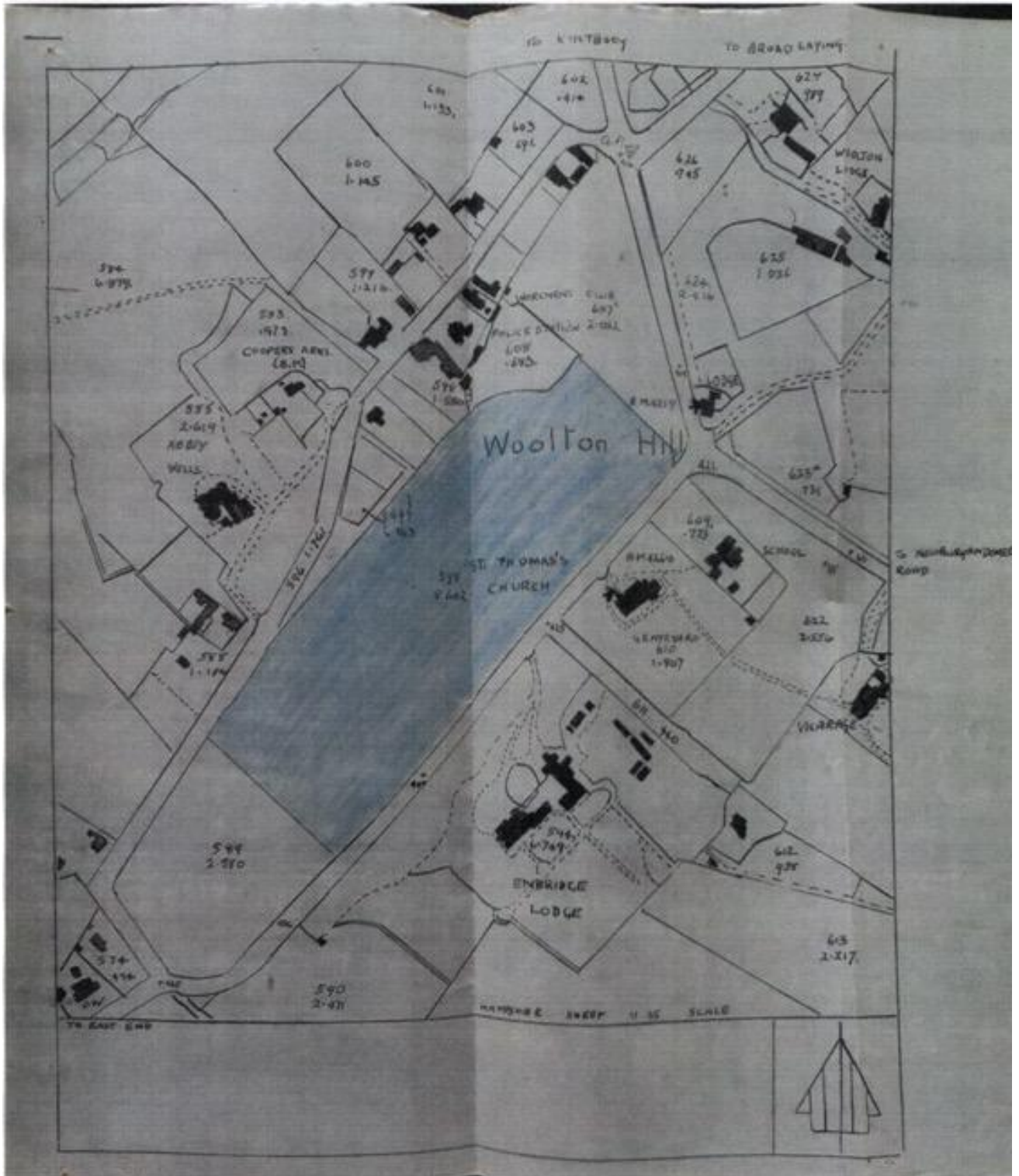
- 41. Landowners are encouraged to take steps to improve biodiversity. While the restrictive covenant (which prevents any use other than agriculture) limits what can be done with the field, options which would be consistent with the covenant include:
 - a. Hedges: planting hedges along the boundaries where there are none at present, improving the existing hedges so far as possible.
 - b. Trees: three new ornamental pear trees were planted in the field close to the post and rail fence on the western boundary near the doctors' surgery by the contractors who undertook the works to create the additional parking. In addition, the Council arranged

for nine new trees to be planted in the field during the winter 2023/24. The species are:, 3 Quercus Robur (oak) near the eastern boundary, 2 Crataegus Lavellei, 2 Amalanchier Lamarkii and 2 Malus Evereste. The species and location of the new trees were chosen with care so as not to affect the views towards the Downs to which importance is attached.

- c. Wild flowers: it is not feasible to create a proper wild flower meadow but there may be scope to increase the range of wild flowers within the grass. By way of experiment, in the autumn of 2023, wildflower seeds were sown on two small triangular areas (marked with wooden stakes. It is too early to assess the success of the experimental seeding, but a recent inspection indicates that some at least of the seeds have germinated. These test areas must not be cut until after the seed drop. If these experimental areas are successful, it may be possible, subject to financial constraints, to sow wild flowers seeds over a wider area.

14th May 2024

APPENDIX 1



The names of the houses with numbers are listed below

Number on plan	Name of house
1	Chancer's Barn
2	Fairfield
3	Halesworth
4	Oakleigh
5	Casablanca (now Old Shop)
6	Mannin West
7	Belle Vue South
8	Badger's Holt
9	Corner Lea
10	Glebe Cottage

This is the end of Part 1 of this review of the Parish Field. Part 2 of this Review is a separate document.

REVIEW OF THE PARISH FIELD: PART 2



View of the Parish Field from the entrance gate at the south west corner. It is apparent that the profile of the field is a slight curve so that the path lies at the lowest point and the land rises from the path to the western and eastern boundaries. The predominance of buttercups looks attractive in mid May but inhibits the establishment of other species.

Photo: 4777

Plans of the field identifying the boundaries and the houses adjacent to the boundaries are in Part 1 of this Review.



This photo looks south along the path towards the entrance gate at the south west corner. Two large cherry trees on the boundary with Copnor either side of the gate are in poor condition being covered in ivy (which should be removed) with dead wood (which also should be removed). Another tree near the gate but outside the field has fungal growth that could be honey fungus. The smaller cherry trees are outside the fence line.

Photo No.4776



This photo looks north along the western boundary from the gate at the south end. Between the gate and the house called Chancer's Barn, the boundary is formed by a post and rail fence with wire sheep netting but with no hedge. There is a row of small cherry trees outside the fence some of which have branches which hang over the field.

Photo No.4721



When the additional on-street parking for the doctors' surgery was created in 2023, a large tree on the line of the fence was removed, the ditch was culverted and three new ornamental pear trees were planted in the field by the contractors rather too close to the fence and too close together. The post and rail fence was repaired but it is not in good condition.

Photo No.4722



The ditch emerges from the culvert under the verge opposite the doctors' surgery and enters the field. At this point, the ditch is about 1 metre wide and 1 metre deep. It appears to carry a considerable amount of water when there is rain, although there was little flow after two days without rain.

Photo: 4726



The ditch continues in a northerly direction parallel to the western boundary about 3 metres into the field from the fence. By the time the ditch is adjacent to Chancer's Barn, it is shallower, but continues parallel with the western boundary.

Part of the boundary with Chancer's Barn comprises a post and rail fence behind which is a substantial hedge. The post and rail fence is not in good condition with some broken rails.

There is a substantial oak tree in the garden of Chancer's Barn close to the boundary with several branches overhanging the field.

Photo: 4725



Chancer's Barn is close to the boundary. In front of the house, there is a mixed species hedge which has been kept trimmed low (a height of about 1.5 metres). There is a substantial laurel hedge from the fence (at least 2m high and over 1m wide] between Chancer's Barn and Fairfield the end of which is on the boundary of the field. The ditch at this point is about 3 metres into the field from the hedge.

Photo: 4731



The boundary with Fairfield is mainly a hedge, but there is gate from the garden into the field. There is a medium size tree within the garden of Fairfield which overhangs the field.

Photos: 4729 and 4730



Part of the boundary with Fairfield is a hedge (which appears to have been planted relatively recently) and part of the boundary is a post and rail fence without any hedge. Bee hives are being kept adjacent to the boundary where there is no hedge. There is a substantial laurel hedge on the boundary between Fairfield and Halesworth. The ditch continues parallel with the boundary but at this point the distance between the ditch and the boundary is only about 1.5m.

Photo: 4732



This photo shows the boundary between Oakleigh and the field. There is a hedge and a dilapidated white 'palisade' fence. There are several large trees on or close to this boundary. One tree is in the hedge on the (assumed) boundary, but the remainder are within the garden of Oakleigh. One of the trees in the garden of Oakleigh is dead and another is covered with ivy (see photo 4738 below).

Photo: 4736



This photo shows part of the boundary between Oakleigh and the field. See also photo 4736.

Photo: 4738



The boundary between the field and Casablanca (Old Shop) is a post and rail fence with no hedge. There is a substantial oak tree on the boundary of the field just within the garden of Casablanca (Old Shop) (see also photo 4739).

Photo: 4737



There is a large oak tree which seems to be within the hedge which forms the boundary between Casablanca and Mannin West and on the boundary between those houses and the field. There is gate into the field from the garden of Mannin West. Some of the branches overhang the field. The ditch at this point is merely a shallow line in the grass.

Photo: 4739



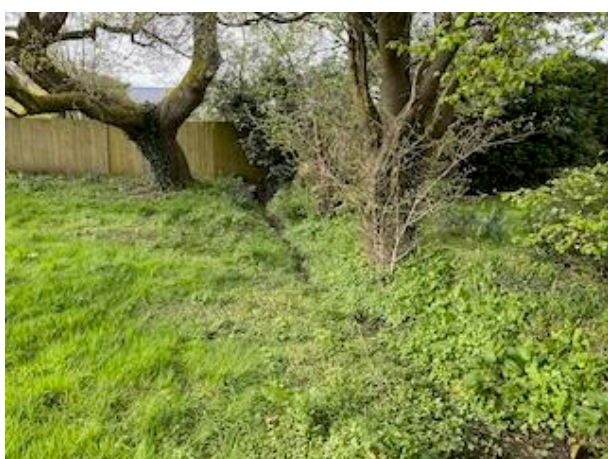
This photo shows the boundary between the field and Belle Vue South which is formed by a post and rail fence with some shrubs. There is a fine oak tree close to the boundary although the post and rail fence has been placed so the tree is within the garden of Belle Vue South. Its branches overhang the field.

Photo: 4742



This photo shows the north west corner of the field. Belle Vue South is on the left and Badger's Holt in the centre distance. The boundary with Belle Vue South is a post and rail fence with some trees. Between Belle Vue South and Badger's Holt, the boundary is formed by a solid wooden fence. There is a medium size tree in the field close to the boundary. The ditch at this point is merely a shallow line in the grass only just visible in the photo. The ditch at this point is merely a shallow line in the grass.

Photo: 4744



This photo shows the north-west corner of the field where the western boundary meets the northern boundary. To the right of the photo is the boundary with the garden of Badger's Holt. The ditch along the northern boundary runs towards the west and meets the ditch that follows the western boundary and enters a culvert in the corner of the field. A low bank has been formed to try and prevent flooding of the garden of Badger's Holt, although the owners say that flooding of their garden still occurs. There is a tree and some shrubs on the bank.

Photo: 4747



This photo shows the northern boundary between Corner Lea and the field. There is a mature oak in the boundary hedge with branches which overhang the field. This tree appears to have been the subject of **recent tree surgery**

Photo: 4748



This photo shows the boundary between the field and Glebe Cottage which is at the eastern end of the northern boundary. The ditch along the boundary with Glebe Cottage appears to have been culverted at some time and the hedge planted over it. Assuming that the ditch is within the field, the hedge (or at least part of it) also must be within the field.

Photo: 4749



This photo shows the triangle of land known as “Brownies Corner” owned by the Parish Council where the northern boundary meets the eastern boundary. Separating the field from this triangle, there is fence formed by wooden posts and wire sheep netting (not in good condition) without any hedge. There is a gate into the field. There is a fine sycamore tree on the triangle. There are 2 seats and a rubbish bin.

Photo: 4750



This photo shows the triangle known as Brownies Corner. On the boundary between the triangle and the garden of Glebe Cottage there is a solid wooden panel fence with miscellaneous shrubs such as holly and hazel in poor condition. Parallel to the fence, there is a short length of open ditch (see photo 4751). The water in the ditch flows in a westerly direction and disappears into a culvert under the hedge on the boundary with Glebe Cottage (see also photo 4749). The purpose of the ditch appears to be to carry surface water run-off from the roads and other areas.

Photo: 4752



Photo: 4751

See the text to photo 4752



This photo shows the eastern boundary of the field looking towards Brownies Corner. The hedge runs parallel with Church Road. The hedge comprises a mixture of species and the size of many of the trunks indicates that it is of considerable age. It appears to have been regularly maintained with both sides and the top cut in the winter of 2023/24. There are several gaps which in due course may need supplementary planting (see photos 4756, 4763 and 4759 below).

Photo: 4753



The section of the eastern boundary looking south from the gate. There is a semi-mature sycamore tree in the hedge line close to a wooden telegraph pole.

Photo: 4754



A 4m metal gate provides good access for agricultural vehicles from Church Road

Photo: 4755



This photo shows the southern section of the eastern boundary looking south. There is a large oak tree within the hedge. It appears that a large branch has fallen off in the recent past leaving very obvious damage. Branches of this tree overhang the public highway Church Road.

Photo: 4762



This photo shows part of the southern boundary adjacent to Copnor.

Photo: 4763



This photo shows part of the southern boundary adjacent to Copnor.

Photo: 4764



This photo shows the southern boundary looking towards the house next to the doctor's surgery.

Photo: 4765



Large coil of blue water supply pipe embedded in undergrowth on southern boundary. Without cutting back the vegetation, it is not clear whether it is connected and serves a function or has just been discarded.

Photo: 4766

14th May 2024