

# Shamley Green Commons Enhancement & Management Plan

May 2011



# Shamley Green Commons Enhancement & Management Plan

This document sets out the long term management objectives and guidelines for Shamley Green. The plan has been developed with local involvement and it is intended that it should be the first point of reference for all those with an involvement and interest in Shamley Green.

## Background Information

This document deals with the Village Green, covering the cricket green, the duck pond green and surroundings; and Lordshill Common, covering the area around the Lordshill Common Road. The conclusions are presented in two parts, one for each area.

The bye-laws governing common land are on display on the notice board at the Parish Council office in Wonersh.

## The Village Green

The Village Green covers an area of 5ha, 4.2ha of which is owned by Waverley Borough Council (Appendix I). Of the remaining area, 0.4ha is owned by Wonersh Parish Council with the rest being privately owned or S9 common land, i.e. land for which there is no known owner.



The B2128 bissects the area and a number of smaller roads and access tracks to properties fragment the area further. However, the Village Green personifies a typical English village comprising open grassland, cricket green and ponds.

As for many of the villages in the area the Village Green would have been traditionally managed in the past. Photographs from 1906 show the area to be very closely grazed and much more open with



only a few scattered mature trees mostly elms, with some lime and wild service trees.

Today, the area is still predominately open grassland and managed for amenity and informal recreation.

## Site Status

Almost the whole area is registered common land (CL 175) covered by the Commons Registration Scheme and bye-laws (Appendix II). Small areas of land at the entrance to Nursery Close and Hullmead are not registered common land and are managed by Waverley Borough Council Housing Department.



Most of the Common land lies within Shamley Green Conservation Area (Appendix III). The land to the east of the B2128 is within the Surrey Hills Area of Outstanding Natural Beauty. The entire area is within an Area of Great Landscape Value.

The triangle of land containing the cricket pitch has been designated as a Site of Nature Conservation Importance (SNCI) due to the presence of chamomile (Appendix IV).

## Landownership/Leases

The majority of land under Waverley's ownership was purchased from the Earl of Onslow in 1957 by Hambledon Rural District Council, under the Commons Act 1899 for the purpose of providing open access and recreation for local people. The areas managed by the Housing Department were purchased under the Housing Act 1936 in the post-war council house development of Hullmead.

Landownership at the Village Green is complicated by the fact that there are multiple owners. For a project to be successful all landowners need to be supportive of the proposals.





Shamley Green cricket club leases the Cricket Green from Waverley Borough Council and the Red Lion has an annual licence. This licence allows it to place an agreed number of tables on the Green (Appendix V). Easements have also been granted permitting named properties to have vehicular rights to cross but not park on the Common.

There is provision for limited parking outside the Post Office and Arbuthnot Hall.

As landowner Waverley can give permission to other parties to use the Green for a range of activities. Permission to hold events or place a skip on the Green may be sought by contacting the Countryside Ranger. Events require a notification period of eight weeks.

## Landscape Character

In order to understand what makes the Village Green in Shamley Green special a landscape assessment was carried out by the Enhancement Project Group using a standard methodology developed by the Countryside Agency. The following three areas were identified:

**1. Cricket Green** – A roughly triangular area of land forming a typical village green landscape comprising of a cricket pitch overlooked by attractive cottages and houses fringed with trees. Overall the appearance is formal due to the closely mown grass, which supports a good population of chamomile. Although the area has an open aspect to the northeast, towards the Red Lion



with views to the surrounding hills, the narrowing funnel effect (typical of many commons) towards Hullbrook Lane creates a more enclosed character.

**2. Pond Green** – Another roughly triangular area of land dominated by a line of horse chestnuts along one side the main road. This area is more

dominated by trees so feels more enclosed offering only occasional glimpses of the surrounding properties. This pond green contains the duck pond. There is another pond across the road from the Bricklayer's Arms pub. This was until the summer of 2010 hidden behind encroaching vegetation and scrub and in



need of repair. Thanks to a grant from the Community Foundation for Surrey, it has been dredged and is on its way to recovery.

**3. Linear Green** – A tapering area situated either side of the B2128 and mostly open in aspect. This area contains a narrow strip of wetland to the east of the road.

## Guiding Principles

These are the policies that have been developed to protect and enhance Shamley Green. They should be used as the guiding principles for any future management decisions.

### **1. Protect the common land and its historic common pattern**

Only by constant vigilance has this valued amenity been protected from encroachment. Commons legislation requires that if any common land is taken for any purpose an equal area of adjacent land has to be offered in recompense for any permanent intrusion.

### **2. Protect the rural character of the Village Green**

Most of the area is registered common land which offers the area a great deal of protection from development. Further protection is offered by most of the site being within a Conservation Area and part of the area being within the Surrey Hills AONB. Whilst it is unlikely that encroachment onto the common will occur, minor infringements such as unauthorised planting or the use of block paving or lighting on an access track may occur which can easily change the character of the area. The rural character of the Village Green should be protected from creeping urbanisation.

### **3. Conserve and enhance the distinct landscape character of the Village Green**

The survey identified three character areas. The distinct features and views of these areas should be respected and enhanced whenever possible.

### **4. Protect and enhance key views**

The survey identified three character areas. The distinct features and views should be protected and taken into account when any works or development are to be considered.

The key view is from Hullbrook Lane, looking east towards the Red Lion and the sandstone hills beyond.



## **5. Protect and enhance 'treescape' of the area**

Trees are an important feature in any landscape. However, they are not a permanent feature and a long term tree management and replacement plan is necessary to ensure

continuity of tree cover and to ensure that the right trees are planted in the right places.

The placing of trees will need to take into account the landscape character of each area.

## **6. Prevent parking and erosion of verges**

The most pressing problem for the Village Green is the issue of parking. It is illegal to park or drive on common land. Parking causes unsightly and damaged verges, which leads to the gradual loss of common land to the highway. Due to the common land status of the area it is likely that parking will be an unsolvable problem.

The most problematic areas will be identified and steps taken to prevent the verges being eroded by cars. However, it is important that any measures introduced to prevent the verges from being eroded are not eyesores themselves and are sympathetic to the village setting.

## **7. Prevent proliferation of access tracks**

There are numerous access tracks over the common, allowing residents to gain access to their properties. These tracks have been permitted and in most cases regularised by Waverley Borough Council through an easement. An easement does not grant a right to park on the Common, it only permits access across the Common to allow vehicles to be parked within the property boundary.

To retain the rural character of the area and to comply with Waverley's specification for access, these tracks should be single vehicle width and of an



unbound surface (see Waverley Borough Council Guidelines for Access Tracks on Common Land Appendix VI). The responsibility for maintaining the track lies with the owner of the property that enjoys right of access over the Common. The costs to do this are usually divided equally between all the users who benefit from the access. All works to access tracks need to be agreed in advance with the Countryside Ranger.

## **8. Prevent and reduce visual impact of signs and street furniture**

The survey revealed that there were a number of rubbish bins on the common but that many of them were in a poor state and that none of them matched! In order to improve the visual appearance of the area only one style of bin should be used throughout and careful consideration be given to the location of new bins.

Highway signs and unsightly advertising signs detract from the rural character of Shamley Green. Unfortunately, SCC is not obliged to consult over the installation of new signs or obliged to remove redundant ones. As some of the area is within the Surrey Hills AONB some Surrey Hills standard design wooden directional sign posts have been installed.

Advertising is controlled by the planning regulations and the bye-laws (see Appendix VII for Guidelines for Temporary Signs on Common Land). All unauthorised signs will be removed.

## **9. Provide for formal and informal public recreation and community events**

Shamley Green is used for informal recreation, with the duck pond being a popular spot. During the summer cricket is the major activity. There is the annual village fete and the area adjacent to the duck pond is used, by permission only, for parking for events such as garden open days.

## **10. Provide opportunities for biodiversity**

Part of Shamley Green is a Site of Nature Conservation Importance (SNCI) due to the presence of chamomile on the cricket pitch surrounds. In the past chamomile was widespread on many closely grazed areas of grassland. The cessation of grazing on village greens led to its loss. However, the closely mown cricket green has created the same short turf conditions so chamomile has managed to survive.

Where possible management should provide opportunities for biodiversity. The grassland adjacent to the pond is managed on a semi-conservation mowing regime to allow for the flowering of damp grassland species such as ladies smock. To increase the long term benefit of this area to wildlife all grass cuttings are removed from site.

The duck pond has very limited value to wildlife due to the presence of the ducks. However, the second pond has a great deal of potential in terms of both wildlife and amenity. The pond has been dredged (summer 2010) supported by a grant from the Community Foundation for Surrey. Within a couple of months life started to return, newts, snails, shrimps and dragon flies were all identified. Duckweed remains a problem, but regular removal and the possible introduction of grass carp may provide a long-term solution.

The wooded wetland area has been unmanaged and as such provides a contrast to the rest of Shamley Green. It would benefit from some management to promote structural diversity. It contains the Dip Hole spring, the former source of water supply, and has been colonised by the non-indigenous American Skunk Lilies.

## Management Issues & Solutions

The landscape assessment identified a number of issues. By applying the guiding principles above the following solutions have been identified. These will form the basis of the Shamley Green Enhancement Plan, for which funding will be sought and will also guide the long term management actions

### Character Area – Cricket Green

Variable standard of access tracks	Ensure owners of properties benefiting from access tracks are aware of maintenance responsibilities and standards
Variable style of benches	New/replacement benches to be of same style
Unsightly bins	Seek to remove such features where sited inappropriately. This has now been done with same style bins installed throughout in 2009.
Granite setts in poor condition	Reset (SCC Highways)
Clutter of urbanising road signs some in poor condition	Remove redundant and inappropriate signs. Request full consultation if Highways propose new signs
Unauthorised signs	Ensure all signs comply with 'Signs on Common Land Guidelines' or have planning permission
Lack of 'treescape' plan	Develop long term tree strategy plan for Shamley Green Common Land.





Unightly Highways posts and variable style of posts throughout.	Plastic Highways posts have been replaced [2007] with wooden posts. Ensure same style posts used throughout.
Erosion of verges	Prevent erosion by erecting posts where appropriate and ensure demarcation of verge boundary or use logs.

### Character Area – Pond Green

Variety of style and condition of posts throughout	Replace with same style of post throughout. This has been done with a Surrey Hills grant in 2009.
Erosion of some access tracks	Ensure owners of properties benefiting from access tracks are aware of maintenance responsibilities and standards
Unightly tree stumps	Remove any found.
Pond across the road from the Bricklayer's Arms pub.	Funding was obtained from the Surrey Community Foundation for Surrey and the pond was dredged in 2010. The Parish Council has registered an interest in this piece of Section 9 land.
Silting up of duck pond and erosion alongside road edge and outflow	Carry out desilting of pond [this was last done in 2005]. Explore possibility of preventing further silting. Works have been carried out [2009] to prevent further erosion
Dilapidated signs	Remove/replace any dilapidated signs.
Unightly utilities signs	Investigate removing to less intrusive position and remove redundant ones
Unightly Highways signs	Replacing with more attractive and appropriate wooden signs
Lack of overall 'treescape' plan leading to lack of cohesive visual appearance	Develop long term tree management plan
Variety of styles of benches	New/replacement benches to be of same style



Erosion of verges resulting from inconsiderate parking	Repair verges and install posts to ensure demarcation of verge boundary
Problems with timing of grass cutting by contractors	Ensure grass cutting carried out as per contract

### Character Area – Linear Green

Wooded wetland area neglected	Identify appropriate long term management for area
Electricity sub station	EdF have been contacted and have painted the doors
Lack of foresight in tree selection and planting location	Develop long term tree management plan for area
Unauthorised signs	Ensure all signs comply with 'Signs on Common Land Guidelines' or have planning permission
Unsightly utilities signs	Investigate removing to less intrusive positions and remove redundant ones
Variety of styles of posts	Replace with same style where appropriate
Problems with timing of grass cutting by contractor	Ensure grass cutting carried out as per contract
Large unsightly bramble patches	Clear brambles and return to grass. Brambles have been cleared [2009] on land adjacent to Shamley House.

# Lordshill Common

Lordshill Common covers an area of 3.3ha (Appendix VIII) and is owned by Waverley Borough Council.

One minor road runs north south through the site and the area is further dissected by a number of access tracks and bridleway 463.



It is a very rural settlement in aspect and character. An aerial photograph from 1947 shows the whole area to be open and treeless because, as was the case with many other commons in the area, Lordshill was grazed.

Today the area is a mix of open grassland and secondary woodland.

## Site Status

The majority of the area is registered common land (CL 172) and covered by the Commons Registration Scheme and bye-laws (Appendix II). The strip of roadside verge in front of Lords Hill Cottages is owned by Surrey County Council and is not common land. Lordshill Common lies within the Area of Great Landscape Value.

## Landownership/Leases

The land was purchased by Hambledon Rural District Council in 1965 from John Grenville St George Syms under the Physical Training and Recreation Act 1937. The purpose of acquisition was to provide for open access and recreation for local people.

The playground area is leased to Wonerish Parish Council (Appendix IX).

As landowner Waverley can give permission to other parties to use Lordshill Common for a range of activities. Permission to hold events or place a skip can be sought by contacting the Countryside Ranger. Events require a notification period of eight weeks.



# Landscape Character

In order to understand what makes Lordshill Common special a landscape assessment was carried out by the Enhancement Project Group using a standard methodology developed by the Countryside Agency. The following two areas were identified:

**1. Wooded Area** - This area is predominately woodland that has developed over the last 70 years. It is fairly uniform in age and structure and has a limited shrub and ground layer. There is a small area of open grassland in front of Spring Cottage.

In addition to the Hullbrook that flows along the South West of the Common, there are a number of ditches with seasonal streams that ultimately drain into Cranleigh Water.

**2. Grassland** – This area is predominately open grassland and more open in character, offering views out into the wider countryside. The area of grassland opposite Hillside Cottages offers some botanical interest and is managed as a hay meadow.

## Guiding Principles

These are the policies that have been developed to protect and enhance Lordshill Common. They should be referred to as the guiding principles guidance in any future management decisions.

### 1. Protect the common land and its historic common pattern

A map from 1640 shows that the basic footprint of Lordshill Common has, with one exception (curtilage of Lordshill Cottage estate), remained almost unaltered in over 300 years. To ensure that the area remains intact for the future it is important that immediate action is taken against any encroachment.

### 2. Protect the rural character of Lordshill Common

Lordshill is extremely rural in character and has escaped many urbanising features that have occurred elsewhere. As registered common land it benefits from a great level of protection which prevents enclosure and works unless approved by Secretary of State.

Seemingly minor 'improvements' such as the use of block paving or lighting on an access track will have a major impact on the character of the area.



Unfortunately some of the common is misused by local residents as a place to dump garden waste. This is illegal and detracts from the attractiveness of the area and can lead to further misuse.

### **3. Conserve and enhance the distinct landscape character of Lordshill Common**

The distinct character and features of the two areas that were identified during the survey should be conserved and enhanced. The key view is from the brow of the hill outside Hillside Cottage looking southwest.

### **4. Prevent parking and erosion of verges**

Under common land legislation it is illegal to drive or park on common land. Parking on the common leads to damaged and unsightly verges, especially in wet weather. This can lead to further damage and eventual permanent loss of common land through creeping erosion.

Any measures taken to prevent parking should take into account the rural nature of the area and not be visually intrusive.

### **5. Prevent proliferation of access tracks**

There are a number of access tracks over the common, allowing those properties with an easement to pass lawfully over common land. However, an easement permits only access across the common to allow vehicles to be parked within the property boundary, and not parking on the access track.

In order to retain the rural nature of the common new access tracks will not be permitted. Existing tracks should be single vehicle width and of an unbound gravel surface (see Appendix VI). The responsibility for maintaining the easements lies with the owners of the properties that enjoy right of access over the common, in compliance with guidelines and after agreement with the Ranger.

The exception to the above rule is the track to Stonards Brow which is classified as a bridleway and requires the approval of Surrey County Council Rights of Way Officer before any works are undertaken.

### **6. Prevent and reduce visual impact of signs and street furniture**

As Lordshill is so rural in character with very few urbanising intrusions it is essential that the installation of any new signs or street furniture is carefully considered as it could easily damage its distinctive rural character.

## **7. Provide for informal public recreation and community events**



Lordshill is used very informally mostly by locals. The most used part of the common is the playground which attracts people from further afield.

There is a playground committee of local villagers who raise funds for the play equipment; the Parish Council is responsible for its maintenance.

There is some scope for the area to be used for local community events.

## **8. Provide opportunities for biodiversity**

Due to its rural character, Lordshill lends itself to being managed more sympathetically for wildlife.

The annual cutting of the grassland area for hay will, over time, improve this area for wildlife. Removing the cuttings will reduce nutrient levels and increase species diversity. The woodland areas have had limited management and would benefit from work that would develop structural diversity.

## **9. Tethering of dogs**

Dogs should be tethered on the children's playground and not allowed to wander freely, in particular to minimise the risk of Toxocara.

## **Management Issues & Solutions**

The landscape assessment identified a number of issues. By applying the guiding principles above the following solutions have been identified. These will form the basis of the Lordshill Common Enhancement Plan, for which funding will be sought and will also guide the long term management actions.



## Character Area – Wooded Area

Woodland either side of access track to Cherry Tree Cottage in need of management	Improve woodland structure and stop dumping of garden waste
Garden waste being dumped in woodland adjacent to Westlands Lodge	Stop local residents illegally dumping garden waste on common
Verges badly damaged by vehicles	Protect verges from further damage
Water leaks in road near Thanescroft	Contact utility company to carry out repairs. [This has now been dealt with].
Damaged drain cover	Contact utility company to carry out repairs. [Work has been done].
Brambles encroaching onto grass area in front of Spring Cottage	Ensure contractors cut up to edge of ditches

## Character Area – Grassland

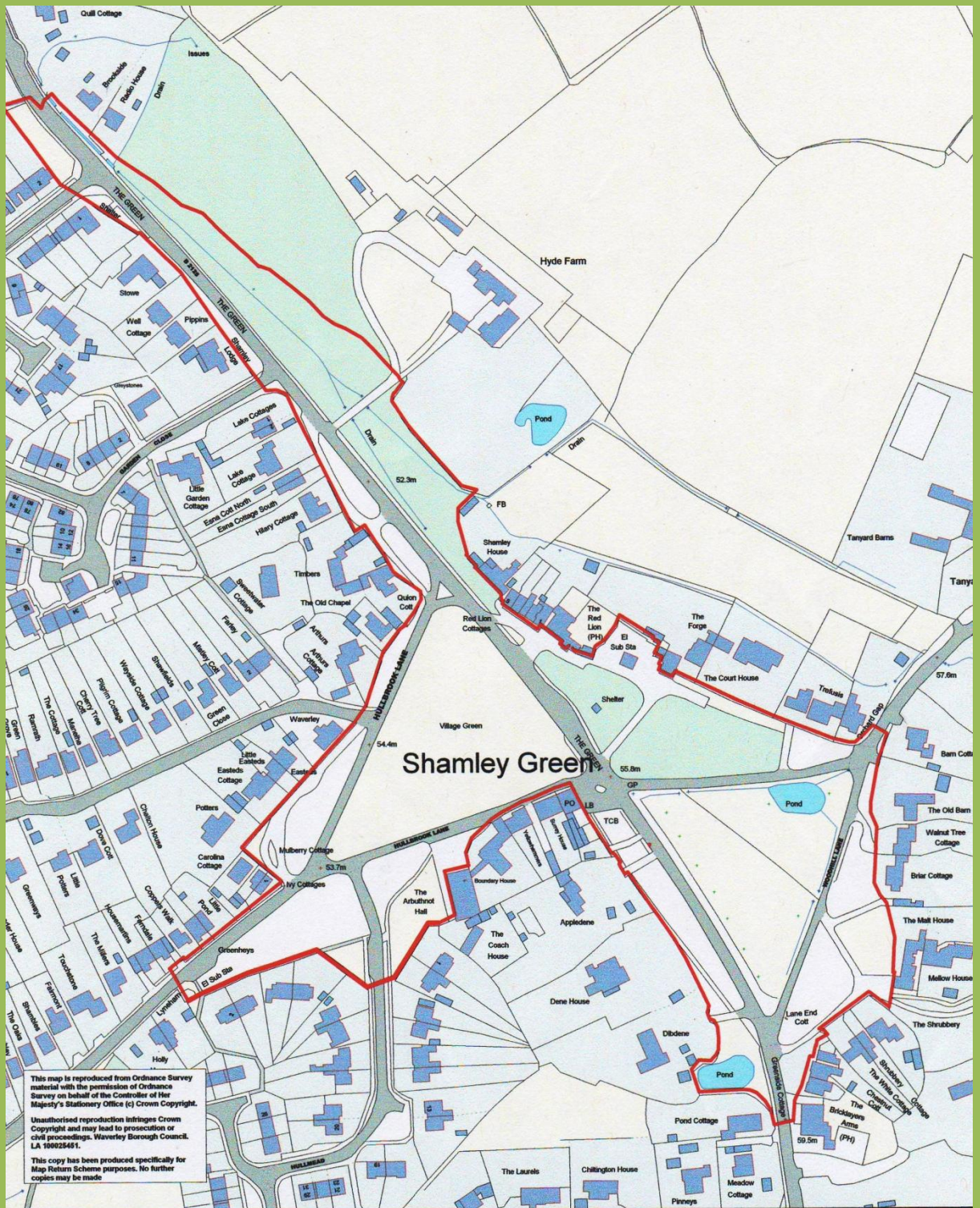
Posts alongside bridleway	These were replaced [2009] with uniform chestnut posts
Bridleway sign damaged	Replace with new sign, preferably wooden (SCC RoW)
Woodland adjacent to play ground in need of some management	Improve woodland by carrying out a light thinning
Tarmac path adjacent to Dawson Cottages in poor condition	Widen path to original width
Lack of information about species present in grassland	Carry out a botanical survey



## **Appendices**

- I Area of Enhancement Plan – Shamley Green
- II Bye-laws
- III Shamley Green conservation area
- IV Site of Nature Conservation Importance (SNCI)
- V Areas leased out in Shamley Green
- VI Guidelines on Access Tracks over Common Land
- VII Guidelines for Temporary Signs on Waverley Common Land
- VIII Area of Enhancement Plan – Lordshill
- IX Area leased out to Wonersh Parish Council – Lordshill playground





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## Appendix I: Map showing area of enhancement plan

**NORTH**  
1:2485  
30/03/2011  
MAP SHEET: TQ0343





## Appendix II

### Bye-laws

BYE-LAWS made by the RURAL DISTRICT COUNCIL OF HAMBLEDON  
in pursuance of a Scheme made by them and approved by the Minister of  
Agriculture & Fisheries under Section 1 (1) of the Commons Act, 1899  
with respect to the commons in the  
PARISHES of BRAMLEY, CHIDDINGFOLD, CRANELIGH, DUNSFOLD,  
EWEHURST, and WONERSH  
In the COUNTY of SURREY

1. Throughout these Bye-laws the expression. "the Council" means the Rural District Council of Hambledon in the County of Surrey, the expression "the Commons" means, except where inconsistent with the context, each of the pieces of land with the ponds, streams, paths and roads thereon in the County of Surrey, and referred to as "the Commons" in the Scheme approved under the Commons Act, 1899, on the 22<sup>nd</sup> day of February, 1951 by order of the Ministry of Agriculture and Fisheries; and the expression "Scheme" means the aforesaid Scheme.
2. An act necessary to the proper execution of his duty on the commons by an officer of the Council, or by any person or servant of any person employed by the Council, shall not be deemed an offence against these bye-laws.
3. A person shall not without lawful authority
  - (a) Dig, cut or take turf, sods, gravel, sand, clay or other substances on or from the Commons; or cut, fell or carelessly or negligently injure any gorse, heather, timber or other tree, shrub, brushwood or other plant growing on the commons.
  - (b) Post or paint bills, placards, advertisements, or notices on trees or fences, or erections on the Commons.
  - (c) Catch birds, set traps or nets, or lay snares for birds or other animals, take birds' eggs or nests, or shoot or chase game or other animals on the commons, provided that this bye-law shall not apply in any case where an offence is committed against any of the provisions of the Wild Birds Protection Acts, 1880 to 1939, or of any Order made thereunder and for the time being in force in the Hambledon Rural District.
  - (d) Draw, drive or place upon the commons, or any part thereof, any carriage, cart, caravan, truck, motor cycle or other vehicle or any aircraft (except in the case of accident or other sufficient cause), provided that this bye-law shall not be deemed to apply to a wheel chair, perambulator or chaise drawn or propelled by hand, and used solely for the conveyance of a child or children or an invalid; or to any vehicle in,



or proceeding to or from, any space set apart by the Council as a parking place.'

- (e) Light any fire on the commons.
  - (f) Erect any tent or camp on the commons.
  - (g) Fire or discharge fire arms or throw missiles on the commons
  - (h) (i) Break in any horse on the commons.
    - (ii) Drive or exercise any horse on the commons to the danger of any other person.
  - (i) Turn out, or permit to remain on the commons any cattle, sheep or other animals.
4. A person who in the exercise of any right of common or other right over the commons, shall dig or take turfs, sods, gravel, sand, clay, or other substance or shall cut, fell or take trees or underwood shall not:
- (a) Commit any unnecessary damage to the commons or the turf, trees, shrubs, brushwood, gorse, heather, ferns or other natural products thereon;
  - (b) Do so on any part of any of these commons which is enclosed temporarily for. The revival of turf, trees, shrubs or plants or set aside for games, or the parking of motor or other vehicles, if similar substances as aforesaid can conveniently be dug or taken, or cut, felled, or taken from some other part of the commons.
5. A person shall not carelessly or negligently injure or deface, or willfully, carelessly or negligently, remove any seat, shelter, pavilion, drinking fountain, fence, rubbish receptacle, or any works erected or maintained by the Council on the commons.
6. (a) A person shall not without lawful authority, place on the commons any show, exhibition, swing, roundabout, or other like thing.
- (b) Where the Council set apart any space on the Commons for the holding of a lawfully held fair, a person shall not place any show, exhibition, swing, roundabout or other like thing on any other part of the commons.
7. Where the Council temporarily enclose, or set apart any space on any of the commons for the purpose of games, or as a parking place for vehicles, a person shall not interfere with the proper use of that space for the purpose for which it is intended.
8. The charge made for the use of a parking place on the commons shall not exceed the appropriate charge set out in the following schedule :-
- |                          |         |
|--------------------------|---------|
| Motor Bus or Motor Coach | 2s. 6d. |
| Motor Car .....          | 1s. 0d. |
| Motor Cycle .....        | 6d.     |



9. A person shall not on the commons willfully obstruct, disturb, interrupt or annoy, any other person in the proper use of the commons, or hinder or obstruct any officer of the Council in the exercise of his powers or duties under the Scheme or under any of the foregoing bye-laws.
10. Every person who shall offend against any of the foregoing bye-laws, shall be liable on summary conviction to a fine not exceeding two pounds.
11. It shall be lawful for any officer of the Council, after due warning, to remove from the commons any vehicle or animal drawn, driven or placed thereon in contravention of the Scheme, or any of the foregoing bye-laws, or to exclude from the commons any person who within his view commits, or whom he reasonably suspects of committing an offence against any such bye-laws, or against the Vagrancy Acts.

*THE SEAL of the. RURAL DISTRICT COUNCIL of HAMBLEDON was hereunto affixed at a Meeting of the Council held on the twenty-sixth day of February, 1953.*

(Signed) J. W. DIXON, Chairman

(Signed) ROBIN J. GARLAND, Clerk.

I hereby confirm the foregoing bye-laws and fix the date on which they are to come into operation as 1<sup>st</sup> July, 1953.

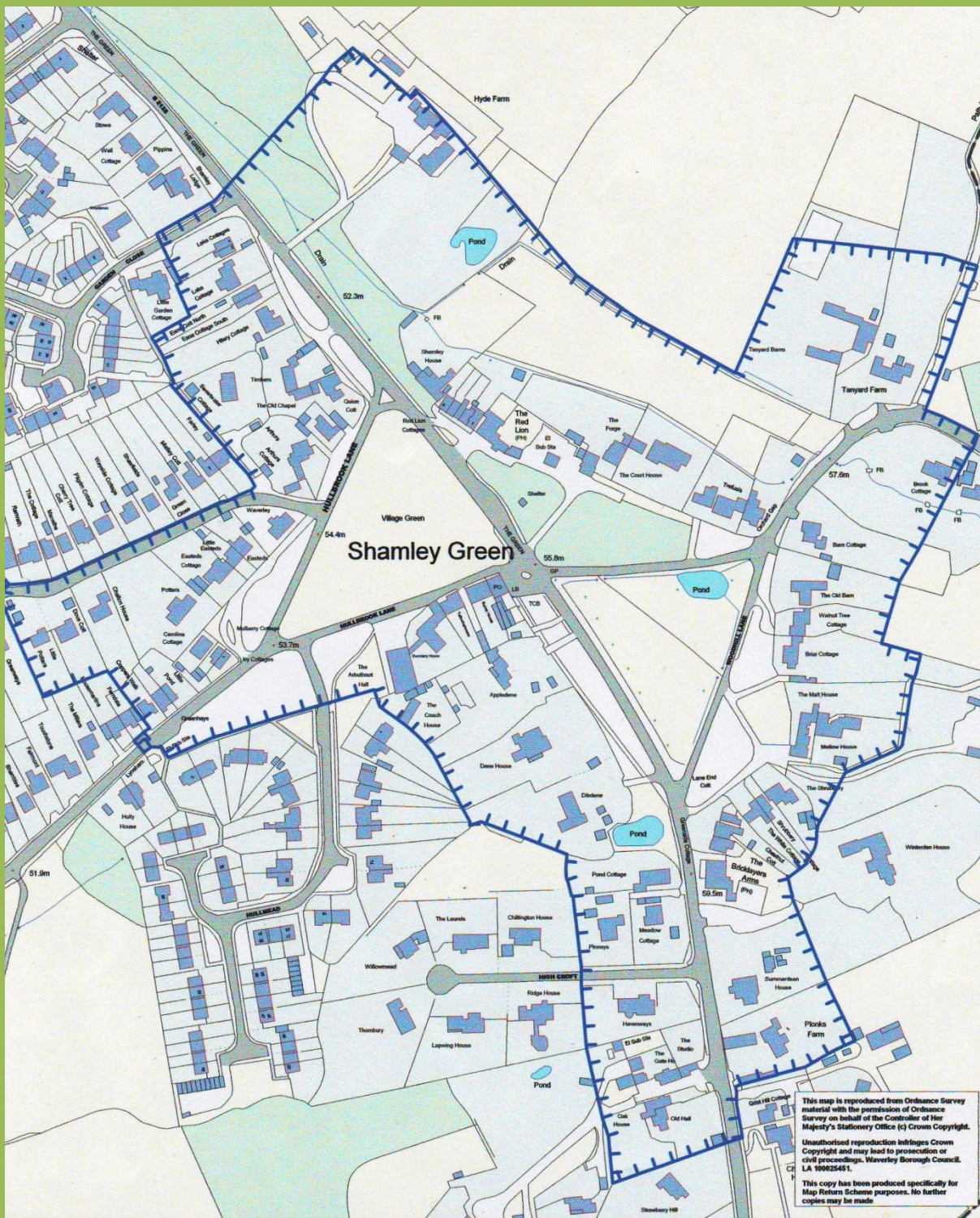
(Signed) DAVID MAXWELL FYFE

One of Her Majesty's Principal Secretaries of State.


WHITEHALL

21<sup>st</sup> May, 1953.





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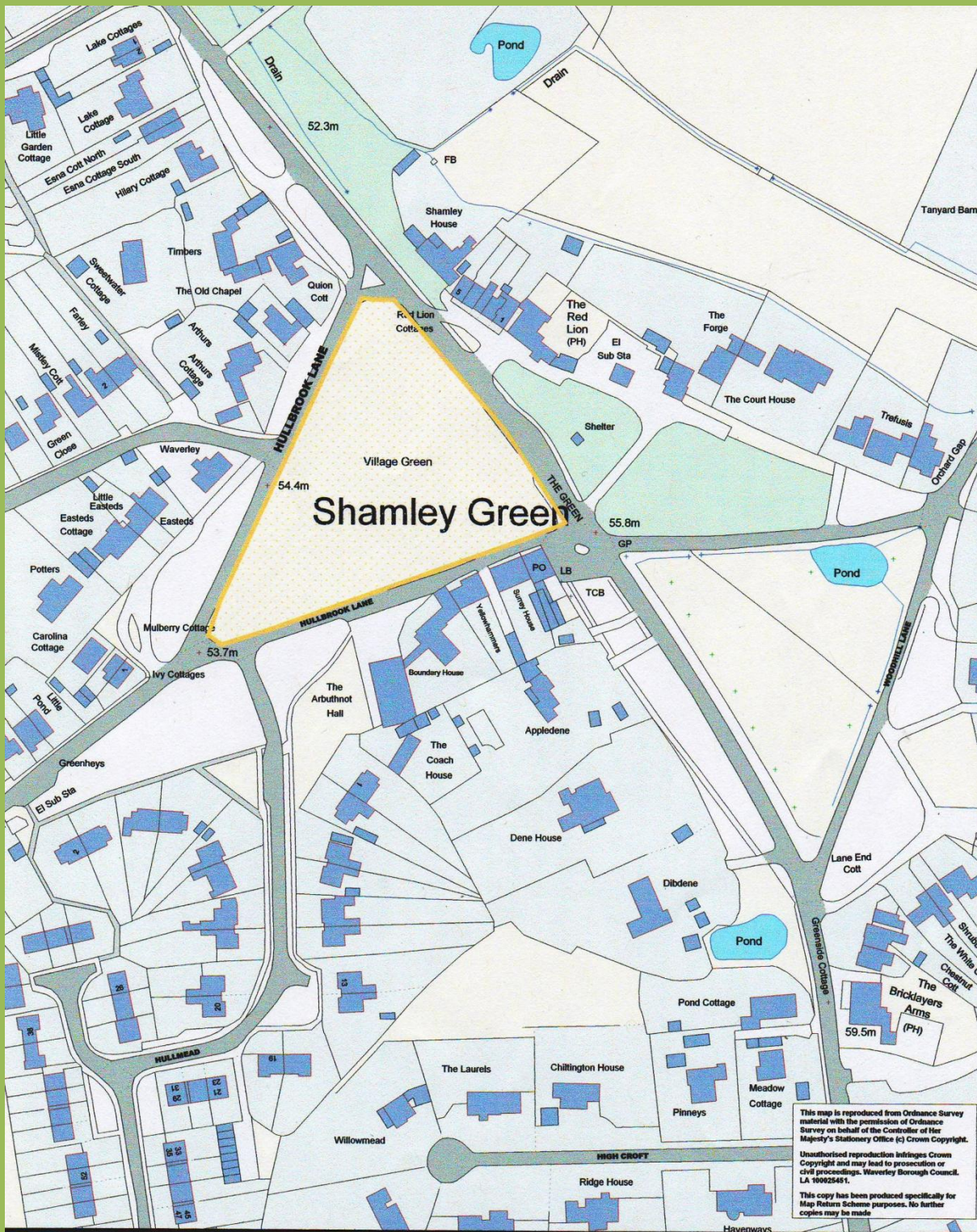


### Appendix III: Map showing Shamley Green Conservation Area

**NORTH**  
1:2782  
30/03/2011  
MAP SHEET: TQ0343







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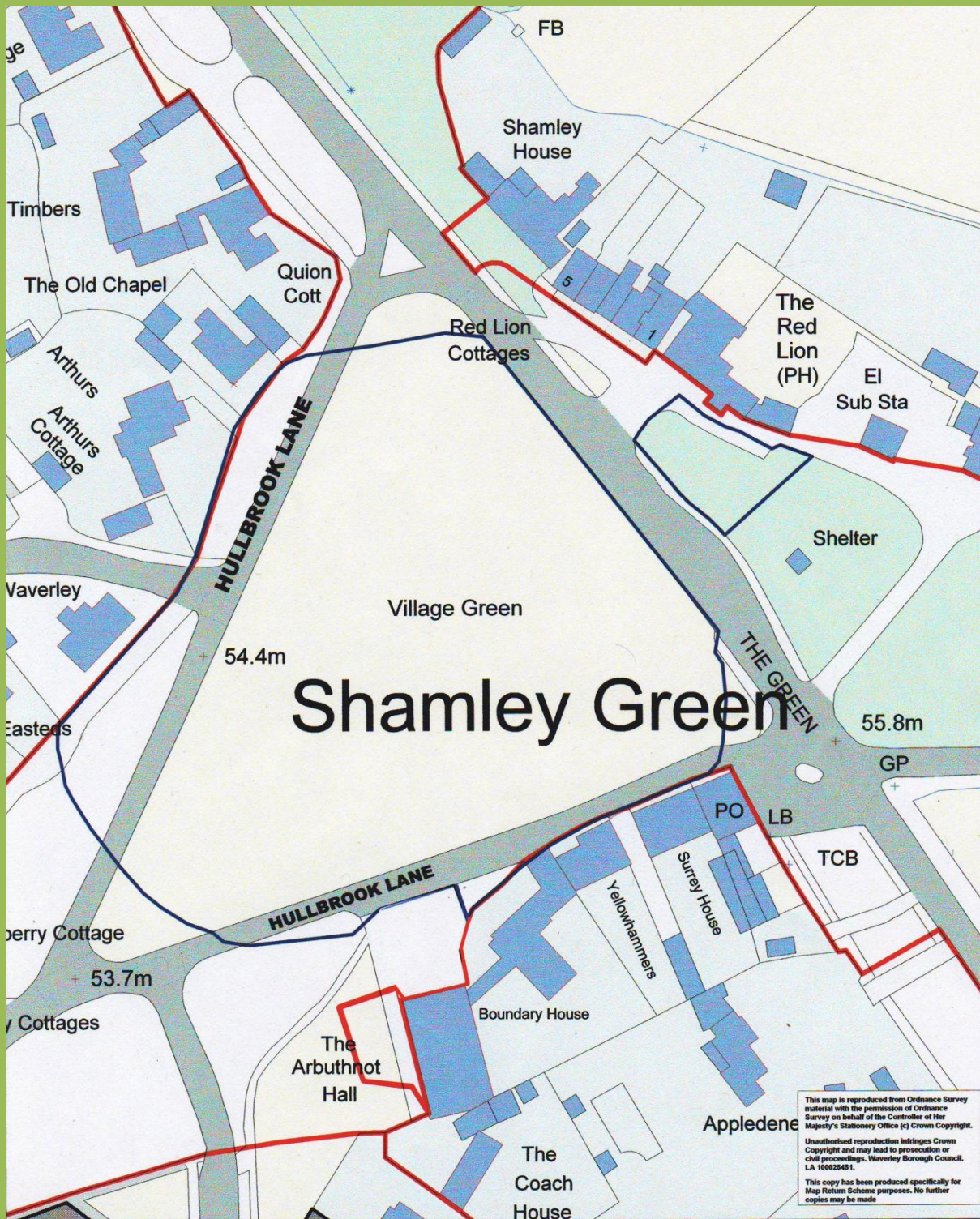


## Appendix IV: Map showing Site of Nature Conservation Importance (SNCI)

**NORTH**  
1:1841  
30/03/2011  
MAP SHEET: TQ0343







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## Appendix V: Map showing areas leased out in Shamley Green

**NORTH**  
1:954  
30/03/2011  
MAP SHEET: TQ0343





## Appendix VI

### Guidelines on Access Tracks over Common Land

Some of the most scenic villages in Waverley have developed around the common land that was a vital resource for the villagers of the past. Today these commons and village greens are much valued open spaces for everyone.

Common land is steeped in history and legislation. Some of it might seem a bit quirky by modern standards but it has helped protect these areas for hundreds of years. Waverley Borough Council believes it is important to protect its commons for future generations and so actively manages and protects the common land it owns and manages.

#### Legal Aspects

It is an offence to drive across common land without the lawful authority of the landowner. To avoid breaking the law and in order to secure a legal right of way to a property a householder can apply to Waverley Borough Council to regularise the access. Not having a legal access agreement or easement frequently holds up property sales. However, having an easement or license to cross the common does not entitle householders to park on the common.

Access tracks can be intrusive and detract from the landscape and recreational value of the common. The following guidelines are applied by Waverley Borough Council to protect the rural nature of its commons. You must consult with the Countryside Section before carrying out any works on common land.

#### Guidelines for Access Track

- Access tracks should be no wider than 3m. Where the track joins an A or B road a bell mouth of up to 5m is permitted and you will also need to consult Surrey County Council Highways.
- Construction and maintenance of the track is the responsibility of the owner of the property. The surface must be maintained free from potholes and trip hazards.
- The track is for access only. Parking is to be within the property boundary and not on the common.
- The householder is responsible for surface drainage.
- Where access tracks cross ditches, streams or water courses the householders is responsible for the installation and replacement of damaged drainage pipes and ensuring they are of sufficiently diameter (at minimum of 225mm) to allow the free flow of water. Passing vehicles can easily damage a pipe so it is important that the culvert is constructed to a high enough specification, the amount of water passing through a culvert should also be taken into account. Please contact the Countryside Ranger for advice before undertaking any works.





- Sealed surface materials such as tarmac and concrete are not permitted and where they have been installed without permission a surface dressing of tar and chip should be applied. As the commons are predominately in rural locations or Conservation Areas surfaces such as brick and block paving are not acceptable.
- Aggregate surfaces such as; hoggin-type gravel, graded crushed limestone and proprietary granular materials are permitted.
- Usually edging is not necessary. However, if it is considered to be necessary only timber edging can be used.
- Permission for new access tracks over the common land will not normally be granted. New developments must share existing access tracks.
- House names plates must be located on or within the property boundary.
- Lighting columns, plants and trees must not be put on the common.
- Skips and building materials may only be stored on common land if there is no alternative within the property boundary and a license is required, in advance, from the Countryside Ranger.

## **Laying and Maintenance of Services**

You will also need to apply to the Estates and Valuation Manager for a way leave to permit the use of land owned by the Council for repairs or the laying any services to your property.

Estates and Valuation Manager:

Ailsa Woodruff 01483 523459 or [ailsa.woodruff@waverley.gov.uk](mailto:ailsa.woodruff@waverley.gov.uk)

Any works to the common can only be undertaken with the prior written approval from the Countryside Ranger for your area:

Sarah Henderson - Cranleigh, Ewhurst, Wonersh, Bramley, Godalming. Contact 01483 423081 or [sarah.henderson@waverley.gov.uk](mailto:sarah.henderson@waverley.gov.uk)

Ian Baldwin - Haslemere, Chiddingfold, Dunsfold, Alfold, Hambledon, Witley, Hascombe. Contact 01483 423081 or [ian.baldwin@waverley.gov.uk](mailto:ian.baldwin@waverley.gov.uk)

Vicky Booth – Tilford, Elstead, Thursley, Bealswood Common. Contact 01252 792416 or [Vicky.booth@waverley.gov.uk](mailto:Vicky.booth@waverley.gov.uk)

Steve Webster - Frensham Common. Contact 01252 792416 or [steve.webster@waverley.gov.uk](mailto:steve.webster@waverley.gov.uk)

## Appendix VII

### **Guidelines for Temporary Signs on Waverley Common Land**

If you want to place signs on Waverley common land you need to seek approval in advance. This is because the erection of signs requires landowner permission, is subject to by-laws and planning restrictions and we want to prevent a proliferation of unsightly signs spoiling the countryside.

The Countryside Ranger for your area can give permission for certain types of signs and advise on suitable locations, but only if they comply with the following guidelines:-

- Temporary notices or signs advertising local charitable or fundraising events, but not for commercial purposes
- The advertisement does not exceed 0.6 of a square metre
- Placed on the common not more than 28 days before the event
- Removed the day after the event
- Freestanding – not attached to a tree or structure
- At least 2 metres back from the highway. If a footpath is present this is considered part of the highway.
- Should not obstruct any sight lines

Other types of advertising or size of sign may require planning permission and you will need to check with Waverley Borough Council Planning Department (01483 523336).

Any unauthorised signs will be removed from the common. If you wish to reclaim them you will need to collect them from the ranger's office.

### **Countryside Rangers:-**

Sarah Henderson, 01483 423081 (Cranleigh, Ewhurst, Wonersh, Bramley, Godalming)

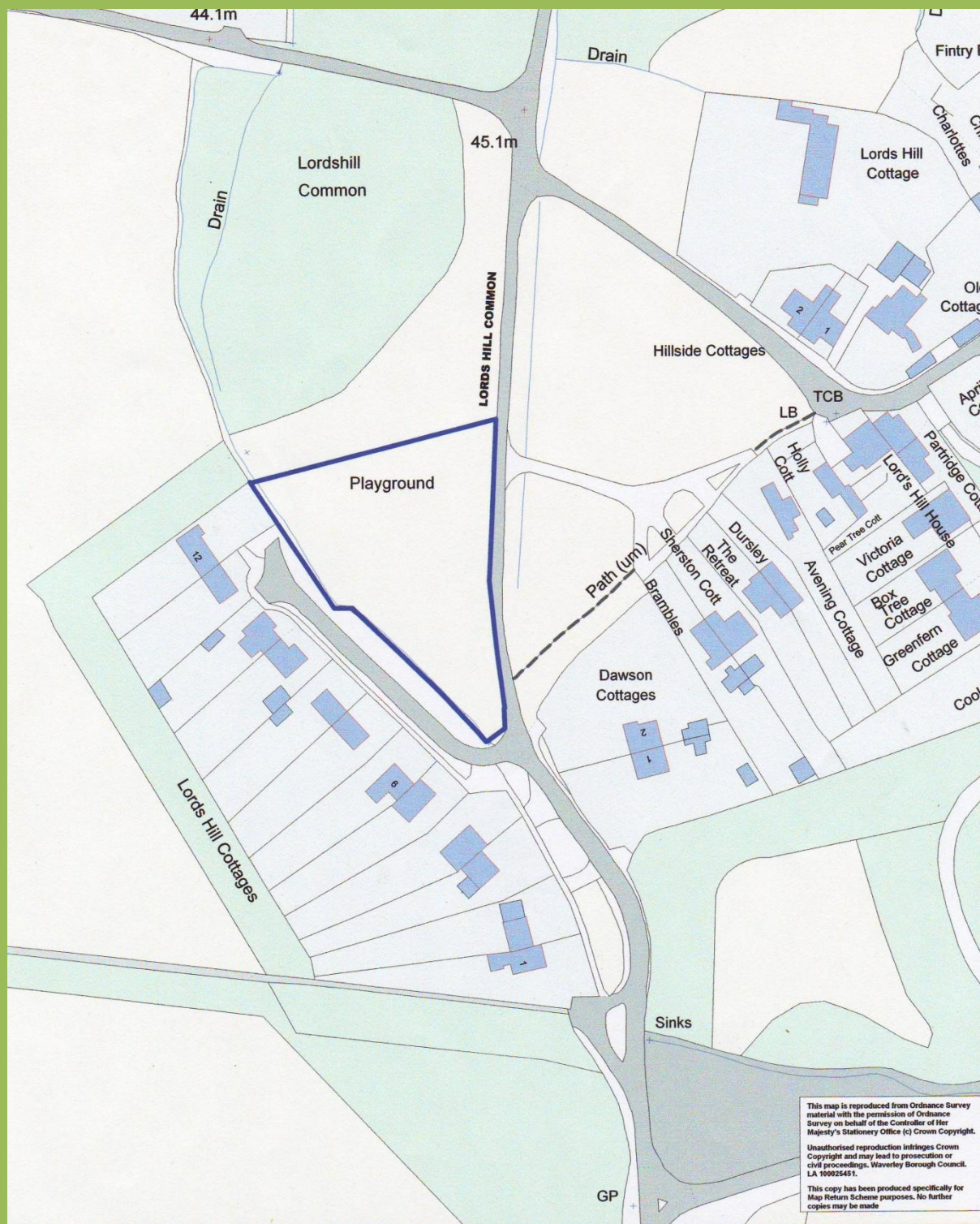
Ian Baldwin, 01483 423081 (Haslemere, Chiddingfold, Dunsfold, Alfold, Hambledon, Witley, Hascombe)

Vicky Booth, 01252 792416 (Farnham, Tilford, Elstead, Thursley, Bealswood)  
Steve Webster, 01252 792416 (Frensham Common)









**Leisure and Regulation**  
Waverley Borough Council  
The Bury, Godalming, Surrey, GU7 1HR  
Telephone: (01483) 523333  
Fax No: (01483) 523643 DX No:58303



## Appendix IX: Map showing area leased out to Parish Council

**NORTH**  
1:1296  
30/03/2011  
MAP SHEET: TQ0243

