

Clavering Parish Council

Village Greens

Policy & Procedures

(includes Parish Land)

CONSULTATION DRAFT No 8
SUBJECT TO CHANGE

[Consider whether the operative provisions of this document should form the basis of Byelaws under the Open Spaces Act 1906]

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Introduction

Clavering Village Greens (referred to in this document collectively as “**Village Greens**” (and “**Village Green**” in the singular)) are an integral part of the village community and, as such, should provide its residents with a focal point around which they can live a peaceful and friendly existence. They are the essence of rural England, evoking community activities and long summer evenings.

On Village Greens, people are allowed to engage in lawful sports and pastimes. What is lawful may vary from place to place but it is accepted it includes unorganised and organised recreational activities. Though courts have not defined its scope, recognised sports include cricket, football, tennis and bowls. Case law held that pastimes are to include dog walking, children playing, flying kites, picking blackberries, fishing and even tobogganing in the snow.

The Covid-19 pandemic in England in 2020 made everyone more aware – and appreciative – of local open spaces which provided for recreation and which could be enjoyed by everyone. This was the case also for Clavering, despite it being in open countryside, especially at Upper Hill Green with its space for ball games and Lower Hill Green where over 70 bee orchids were sighted that year.

This publication is designed to sustain the enjoyment of these unique and special places, ensuring we all understand how they came to be and how they must be looked after and respected so that a lasting legacy can be left for generations to come.

This is **not** a legal document, and nothing in it is intended to be given as legal opinion.

All the references are drawn from primary legislation or regulations made by lawful authorities, or published guidance issued by specialists in the field.

Practical directions issued by the Parish Council are made within the powers given to it in law, and as either the freehold or leasehold owner of the land on behalf of the wider community.

Note: This document is published on the Clavering Parish Council website. Hard copies may be obtained on application to Clavering Parish Council (referred to in this document as the “**Parish Council**”) through its Clerk under a Freedom of Information request.

1. Plans showing extent of the Village Greens and other Parish Council land

Appendix I contains plans (referred to collectively in this document as the “**Plans**”) that show:-

- boundaries of Village Greens and other Parish Council land over which public access is permitted as edged red.
- tracks and accesses over Village Greens as coloured green. (*NB The tracks and accesses shown are those noted on Land Registry documents or of which the Parish Council is aware of a Deed of Easement and may not each have the same status in law. Tracks and accesses which may have a claim to exist through prescriptive rights have not been shown. The Parish Council Clerk should be contacted in the first instance for any clarification.*)
- public rights of way over Village Greens or Parish Council Land by blue dotted lines.

Please note the attached plans are for indicative purposes only, and are extracts which have been copied with permission from Official Copies showing the state of title plans from maps issued by the Land Registry and provided to the Parish Council and thus are not an 'Official Copy to be used for scaling'

The originals are held by the Parish Council are available for inspection or official copies may be obtained from the Land Registry.

2. Background and ownership

The Parish of Clavering has the remarkable privilege of having a number of registered Village Greens within its boundaries. They are a diverse collection of amenity areas; some (such as Upper Hill Green) large enough for organised games while others (such as Stickling Green and Lower Hill Green) are also maintained as areas of wildflower-rich grassland. They form part of the rich diversity of the village and its cluster of surrounding small hamlets.

There are also a number of other areas of Parish Council land not registered as Village Greens over which the Parish Council also allows the public to have access.

The Village Greens are each owned by the Parish Council, either as freeholders or leaseholders and all have been registered as Village Greens under the Commons Registration Act of 1965. The other areas of Parish Council land are each owned by the Parish Council as freeholders.

In addition, both the Village Greens and the other Parish Council land are registered at HM Land Registry and all accesses across the Village Greens are recorded on the Parish Council's files with the widths and surfacing details measured and recorded and these accesses form part of the Village Greens themselves.

No-one (not even a person who has acquired or been granted rights of vehicular access) has an exclusive right to use any part or parts of the Village Greens since they must remain accessible to pedestrians at all times.

It is a common misconception that it is equally possible to acquire a squatter's title to Village Green land as it is for any other area of land. This is not so. In the first place, even if a third party succeeds in a claim to ownership, this does not mean that the land in question ceases to be registered Village Green or that public rights of access over it are erased. Secondly, some of the activities that, in other circumstances, might help to establish a squatters title will, in the case of the land in question being part of a registered Village Green, amount to a criminal offence. Since criminal acts cannot be used to secure title, this limits significantly the avenues open to a potential squatter.

3. Definition of Village Greens

Village Greens are defined in Section 22 of the Commons Registration Act, 1965 as amended by Section 98 of the Countryside and Rights of Way Act, 2000 as:

“land ...on which for not less than twenty years a significant number of the inhabitants of any locality, or of any neighbourhood within a locality, have indulged in lawful sports and pastimes as of right, and either (a) continue to do so, or (b) have ceased to do so for not more than such period as may be prescribed...”.

Village Greens are protected by Section 12 of the Inclosure Act, 1857 and Section 29 of the Commons Act, 1876. Section 12 makes it a criminal offence to do any act which injures a green or interrupts its use as a place for exercise and recreation. Section 29 also makes it an offence to encroach upon or ‘inclose’ a Green, or to build upon or disturb the soil of a Green, otherwise than with a view to its better enjoyment.

It is not possible for the Parish Council to give consent to any works that contravene this legislation because to do so would amount to condoning a criminal offence.

4. Legislation and guidance

The following is a list of the most common legislation that exists for the protection and rights that cover Village Greens;

- The Inclosure Acts of 1845 and 1857

- The Commons Acts of 1876, 1899 & 2006
- The Open Spaces Act, 1906
- The Law of Property Act, 1925
- The Occupiers Liability Act 1957
- Commons Registration Act, 1965
- The Acquisition of Land Act, 1981
- The Countryside and Rights of Way Act, 2000
- Various Local Government Acts

Guidance has also been issued by Department for Environment, Food and Rural Affairs (DEFRA):

- Vehicular access across Common Land and Town or Village Greens: Non-Statutory Guidance Note: October 2007
- Management and protection of registered town and village greens: January 2010
- Common Land and Town or Village Greens: How a claim of ownership can affect the land: Non-Statutory Guidance Note October 2015

All 3 are available at www.defra.gov.uk

Guidance has also been issued under www.gov.uk/common-land-village-greens

5. Responsibilities for the Village Greens and the tracks and accesses across them

All the Village Greens are administered by the Parish Council, which is responsible for their maintenance and protection. In doing so, the Parish Council will have regard to legislation and published guidance from appropriate bodies such as DEFRA.

It is the responsibility of the owners of property fronting directly onto the Village Greens to check their Deeds as to the boundary of their property to ensure that no items such as fences, flowerbeds, shrubs, hedges, edging materials or lighting columns extend beyond it.

Some property owners, or their predecessors, have laid tracks or other access ways to service their properties that front onto the Village Greens. These routes may have existed for many decades, and the evolved right to use them for access may amount to a 'prescriptive right', which is protected in law. There is no public right of vehicle access. These rights were also established before the Village Greens became registered Village Greens. Over the years, loose surfacing has been laid down by some property owners over the surface of their accesses. As these tracks or other accesses are for the benefit of the property owners (and in some cases, local farmers for access to their land and barns) it is not for the Parish Council, using public funds, to maintain them. It is the responsibility of the property owners to maintain the tracks or other accesses in at least a condition that is fit for pedestrians to walk on, thus ensuring that anyone from the neighbourhood can enjoy every part of the Village Greens including these tracks and other accesses. If, whether due to failure to maintain or for some other reason, the Parish Council deems any of the tracks and other accesses unsafe, it has the right to close them until they are made safe. Property owners whose access rights are governed by Deeds of Easement granted by the Parish Council will be bound by the terms of those Deeds as regards responsibility for maintenance of access routes and other matters.

As custodians on behalf of the community the Parish Council must ensure that the Village Greens are protected against encroachment, damage, and uses other than those consistent with their normal enjoyment.

Property owners and others need to be aware that the Parish Council will take all necessary steps to prevent alterations to the dimensions of or the creation of new accesses.

6. Lawful and prohibited uses

While not exhaustive, the following is a list of lawful and prohibited uses of the Village Greens.

Lawful uses include:-

- Walking across them with or without a dog (provided dog owners clear up after their dogs).
- Playing sports and games.
- Village gatherings (with the prior permission of the Parish Council and subject to the requirements of Appendix IV).
- Public gatherings for entertainment (with the prior permission of the Parish Council and subject to the requirements of Appendix IV).
- Use of existing paths for access/egress on foot.
- Use of existing vehicular rights of access that cross the Village Greens.
- Per advice of the National Association of Local Councils, parking which is solely related to a recreational use of the green.

Prohibited uses include:-

- Any physical alterations to the Village Greens.
- Fencing of the Village Greens or otherwise making them inaccessible to the public.
- Damage wilfully or knowingly caused (e.g. by vehicles, bicycles or horses).
- Storage/siting of building materials or skips or the laying of pipes or cables unless with the prior permission and subject to such conditions as may be imposed by the Parish Council.
- Planting of trees unless with the prior permission of and subject to such conditions as may be imposed by the Parish Council.
- The pruning or cutting down of trees, shrubs or other growth except by or with the prior permission of and subject to such conditions as may be imposed by the Parish Council.
- The building or introduction of any structure (including even small things such as steps, bollards, posts, marker stones, retaining walls or similar) except by or with the prior permission of and subject to such conditions as may be imposed by the Parish Council.
- Erection of house signs, except those of such reasonable size, materials and in such reasonable position as shall have first been approved by the Parish Council and which will not, in the Parish Council's opinion, detract from the general ambience and environment of the Village Greens or impede access across them by pedestrians.
- Erection of any other signage.
- The driving of any vehicle across grassed areas (see Appendix I – Common Questions and Answers).
- Parking of any vehicle except in connection with community events and where authorised by the Parish Council provided that any damage is made good to the Parish Council's satisfaction.
- Camping or caravanning (see Appendix I – Common Questions and Answers).

- Resurfacing of existing accesses across the Village Greens unless with the prior permission and subject to such conditions as may be imposed by the Parish Council and in accordance with the requirements of Appendix III.
- Depositing of grass or other garden cuttings or rubbish of any kind.
- (In relation to Stickling Green and Lower Hill Green only) Any cutting of the grass or other growth on the Village Greens except as arranged by the Parish Council as part of its annual grass cutting regime or where the cutting is confined to no more than a 1 metre strip immediately adjacent to an owner's property or the access to it.
- Fires or other open flames of any size or type.

A degree of common sense must prevail in interpreting the possibilities for use of the Greens. However, the overriding factor is the protection of the Greens against damage, maintaining access and enjoyment for all in the neighbourhood and guarding against changes of use or any attempt by property owners to secure ownership by adverse possession.

The Parish Council will be pleased to advise anyone on Village Green use. For this purpose they should make contact with the Parish Council through its Clerk.

7. Enforcement

Where any of the Village Greens have been unlawfully used, damaged or trespassed upon, the Parish Council will take whatever action is available to it in law to have the damage remedied and for cessation of the unlawful use or trespass. It should be clearly understood that any use of the Village Greens in contravention of the Parish Council's requirements as set out in this document will amount to a trespass. Use only ceases to be a trespass to the extent that it complies with these requirements.

Those responsible for any damage to any of the Village Greens will be expected to pay all subsequent costs in relation to their repair or reinstatement, and the works will be subject to standards and timescales as required by the Parish Council.

Should the Parish Council have to commission its own works in relation to repair or reinstatement, all costs incurred will be charged to those responsible for the damage.

8. Maintenance

The Parish Council maintains all parts of the Village Greens, whether grassed, earth or surfaced, with the exception of vehicular accesses as explained in Section 5 above. The Parish Council has a programme of planned maintenance for all the Village Greens and fixed assets upon them and this is set out in Appendix V, which may be amended by the Parish Council from time to time. When any significant amendment occurs, this Policy and Procedures document will be re-issued to reflect the change.

All decisions relating to maintenance and repair of the Village Greens will be taken by the Parish Council before any works are carried out.

9. Inspections

The Parish Council will inspect the Village Greens at least annually, or otherwise as required, to determine their condition and that of its assets. The Planned Maintenance programme referred to in Appendix V will be reviewed against these inspections. Any necessary works that may be required will be prioritised with resources made available. The results of such inspections will be formally recorded.

10. Protection of trees

All trees on the Village Greens are in the ownership of the Parish Council and some are protected by being either in a Conservation Area or subject to a Tree Preservation Order. They must not be pruned or cut down without obtaining permission from the Parish Council (in all cases) and in addition, Uttlesford District Council in the case of those that are in a Conservation Area or are subject to a Tree Preservation Order. Subject to these planning controls the Parish Council has the right to make decisions on the maintenance, moving and replanting of trees and other plants on any of the Village Greens, although it will seek to consult with affected residents on the Village Green in question as necessary.

11. Work carried out by property owners

All work required on the Village Greens (other than in relation to the tracks or other accesses referred to in Section 5 above) will be carried out by, or by contractors appointed by, the Parish Council except where the Parish Council have, in this Policy and Procedures document or by separate written consent, envisaged that this will be done by a property owner.

It must be clearly understood that any work by a property owner will be carried out entirely at the cost and risk of that property owner (whose responsibility it is to carry out a risk assessment) and in accordance with the requirements of this Policy and Procedures document and any additional terms of the separate written consent. Avoidance of risk is key and the Parish Council cannot accept any third party liability in relation to such work unless the work has not only been approved by the Parish Council, but the person carrying it out has undertaken appropriate Health and Safety training as specified by the Parish Council and its insurers and the work has been done in accordance with any conditions laid down by either of them.

Any property owner shall, by virtue of entering voluntarily onto the Village Green for the purpose of carrying out any work, be deemed to have willingly accepted that the Parish Council owes them no duty of care whether pursuant to the Occupier's Liability Acts or any other legislation.

12. Outcome

Village Greens are part of our English heritage and should be protected and enjoyed by everyone as much as possible, and especially by the residents of the village with which they are connected. We should all be proud of our Village Greens and feel honoured to live and be a part of a community that has the good fortune to have so many to choose from.

13. Other Parish Council land

As mentioned in Sections 1 and 2 above, the Parish Council is the legal owner of a number of other areas of land within the Parish as shown edged red on the Plans and as the legal owner, it has the right to allow public access on such terms as it sees fit. The Parish Council has agreed to allow such public access, but only on the same terms as apply to the Village Greens as set out in this Policy and Procedures document. The majority of these areas are largely wooded and it must be appreciated that the nature and extent of any public access must necessarily recognise that fact.

Maintenance of these other areas of Parish Council land will be regulated by the Planned Maintenance Programme set out in Appendix V and the provisions of Section 8 above as to any amendments to that Programme will apply equally to amendments affecting the other areas of Parish Council land as they do to those affecting the Village Greens.

***LET US WORK TOGETHER TO PRESERVE THE CHARACTER OF OUR VILLAGE
GREENS***

Appendix I. Plans of the Village Greens and other Parish Council land

Plans of the Village Greens

- Plan 1. The Bridges and the Druce (VG No. 53, Land Registry Title no. EX 742806)
- Plan 2. Upper Hill Green (VG No. 54, Land Registry Title No. EX 751779)
- Plan 3. Lower Hill Green (VG No. 54, Land Registry Title No. EX 742802)
- Plan 4. The Horse Pond area (VG No. 54, Land Registry Title No. EX 742804 & EX 742802)
- Plan 5. Stickling Green (VG No. 56, Land Registry Title No. 742787)
- Plan 6. The Mill End triangle (VG No. 56, Land Registry Title No. EX 742785)
- Plan 7. Butts Green (VG No. 58, Land Registry Title No. EX 742789)
- Plan 8. Marlow's Knoll (VG No. 60, Land Registry Title No. EX 742786)
- Plan 9. Starlings Green (VG No. 61, Land Registry Title No. EX 742792)
- Plan 10. Area close to Hillside Cottage, Lower Hill Green (VG No. 244, Land Registry Title No. 742798)

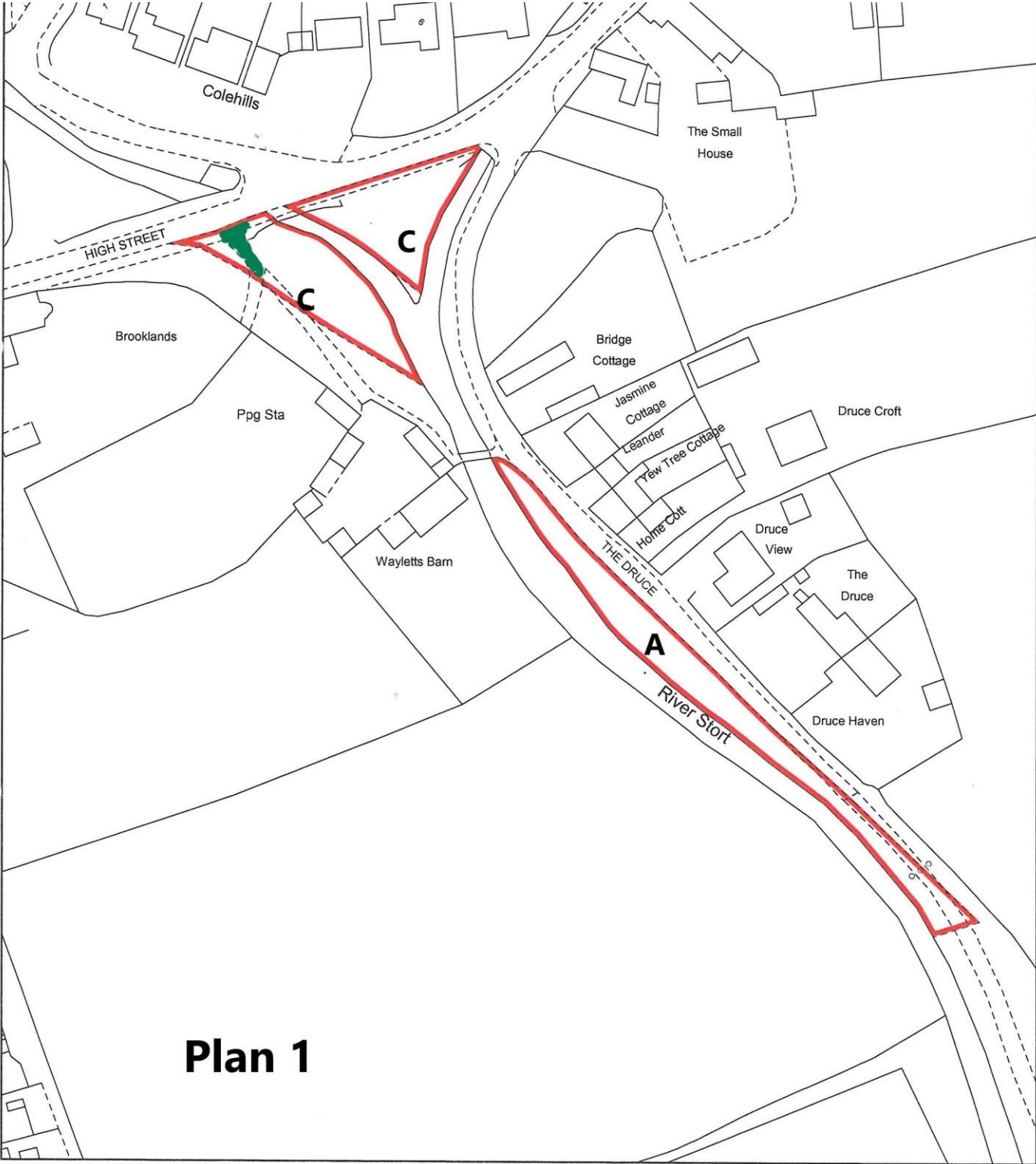
Plans of the other Parish Council land

- Plan 11. Areas at Colehills Close (Land Registry Title No. EX 621844)
- Plan 12. Mill End Pond area (Land Registry Title No. EX 742809)
- Plan 13. Arkesden Road by the Cricketers (Land registry Title No. EX 763149 & EX 762225)
- Plan 14. Dick Ball Meadow (Land Registry Title No. EX 595952).
- Plan 15. Middle Street (Land Registry Title No. EX 742808)
- Plan 16. Roast Green (Land Registry Title No. EX 789728)
- Plan 17. Land at the Allotments (Land Registry Title No. EX 738847)

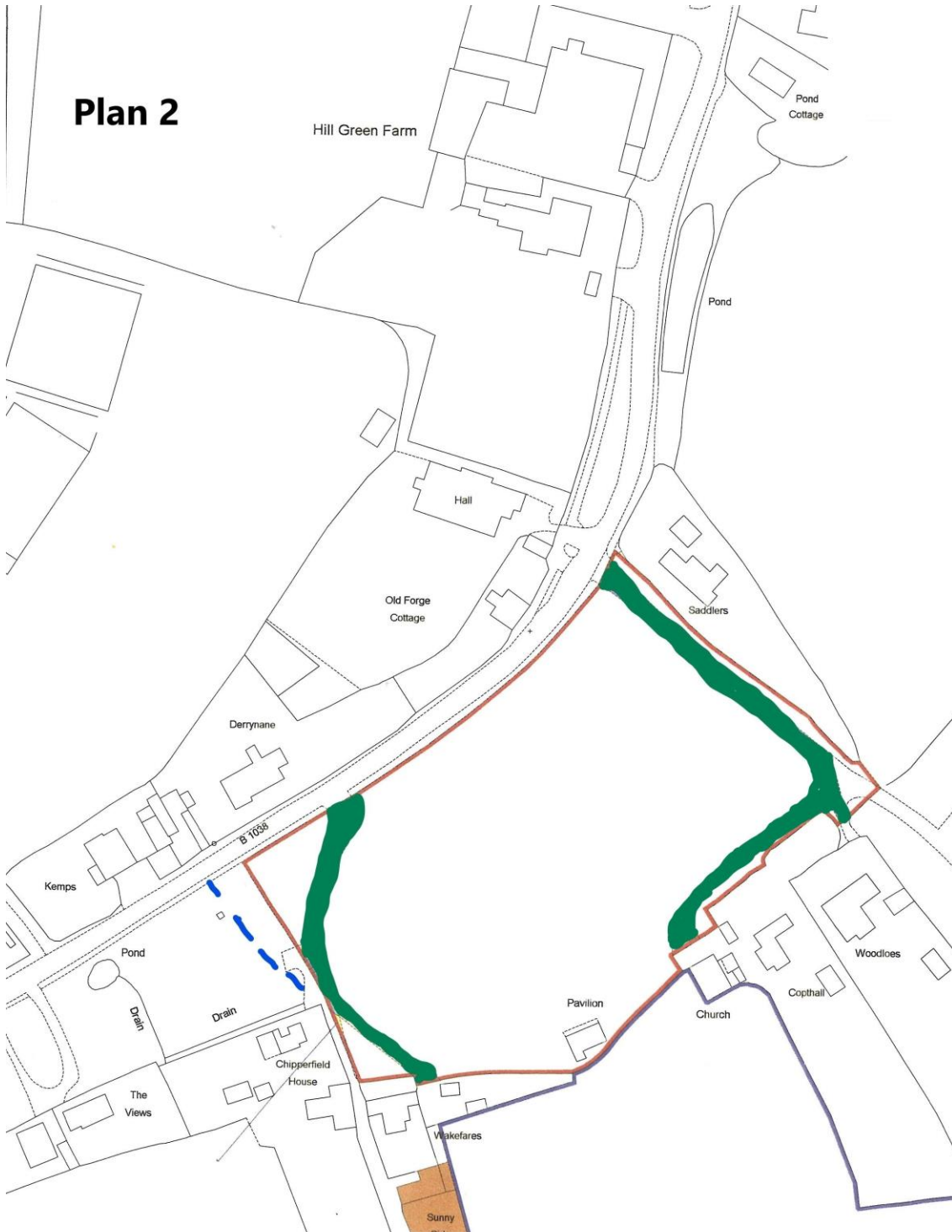
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Plans of the Village Greens

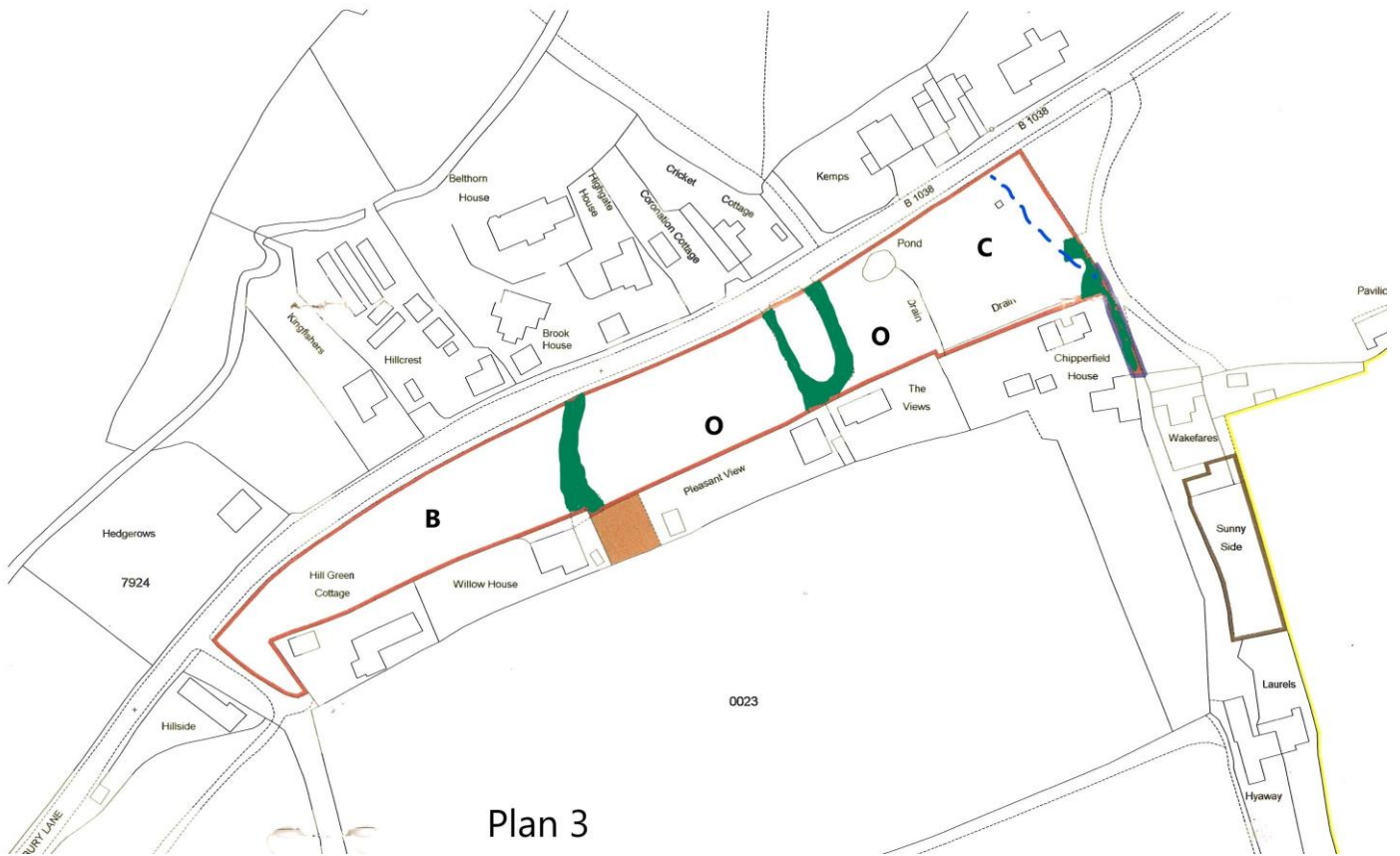
Plan 1. The Bridges and the Druce



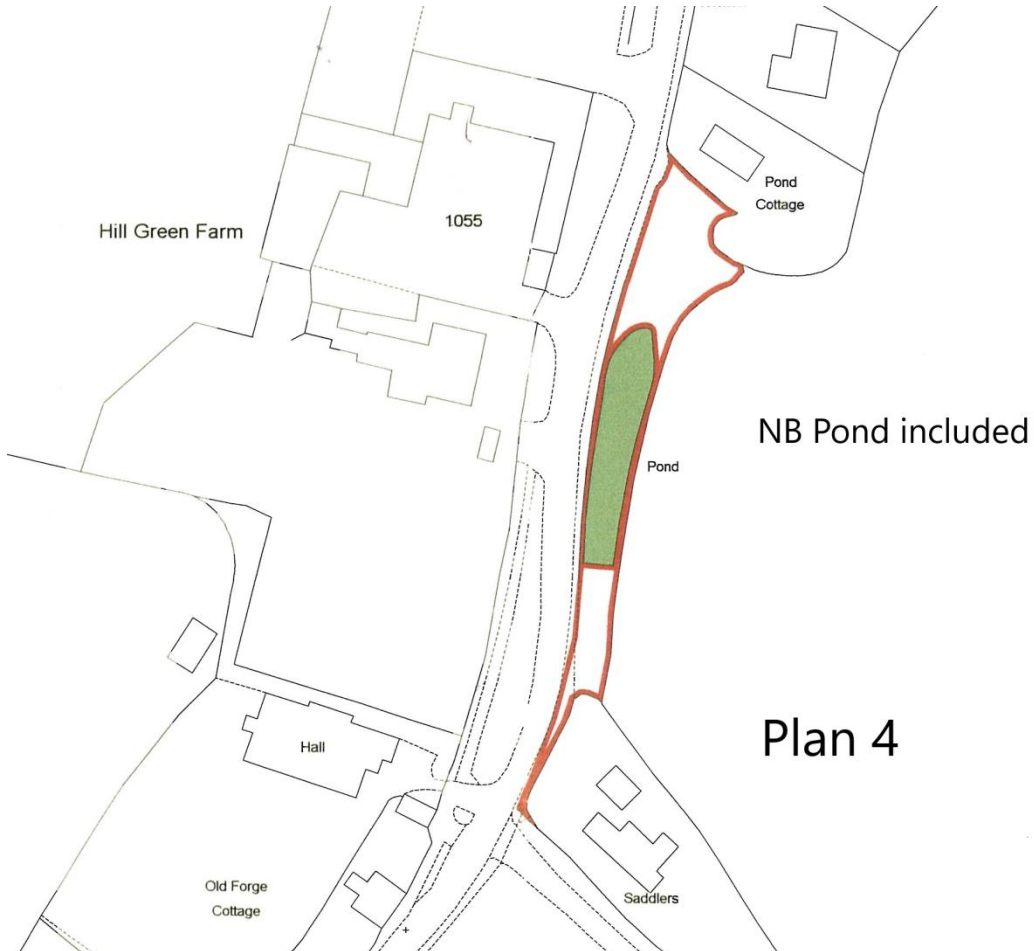
Plan 2. Upper Hill Green



Plan 3. Lower Hill Green

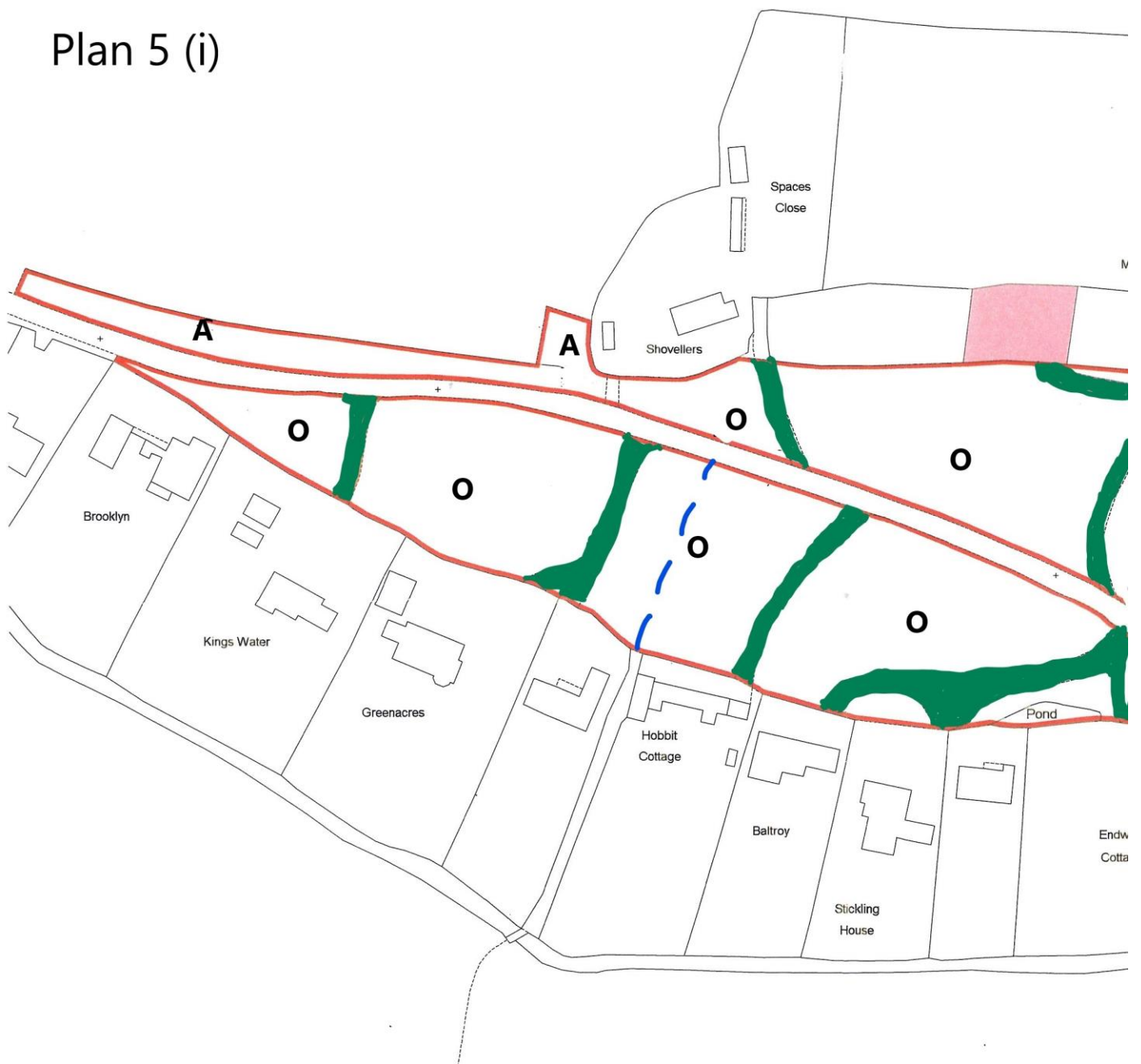


Plan 4. The Horse Pond area

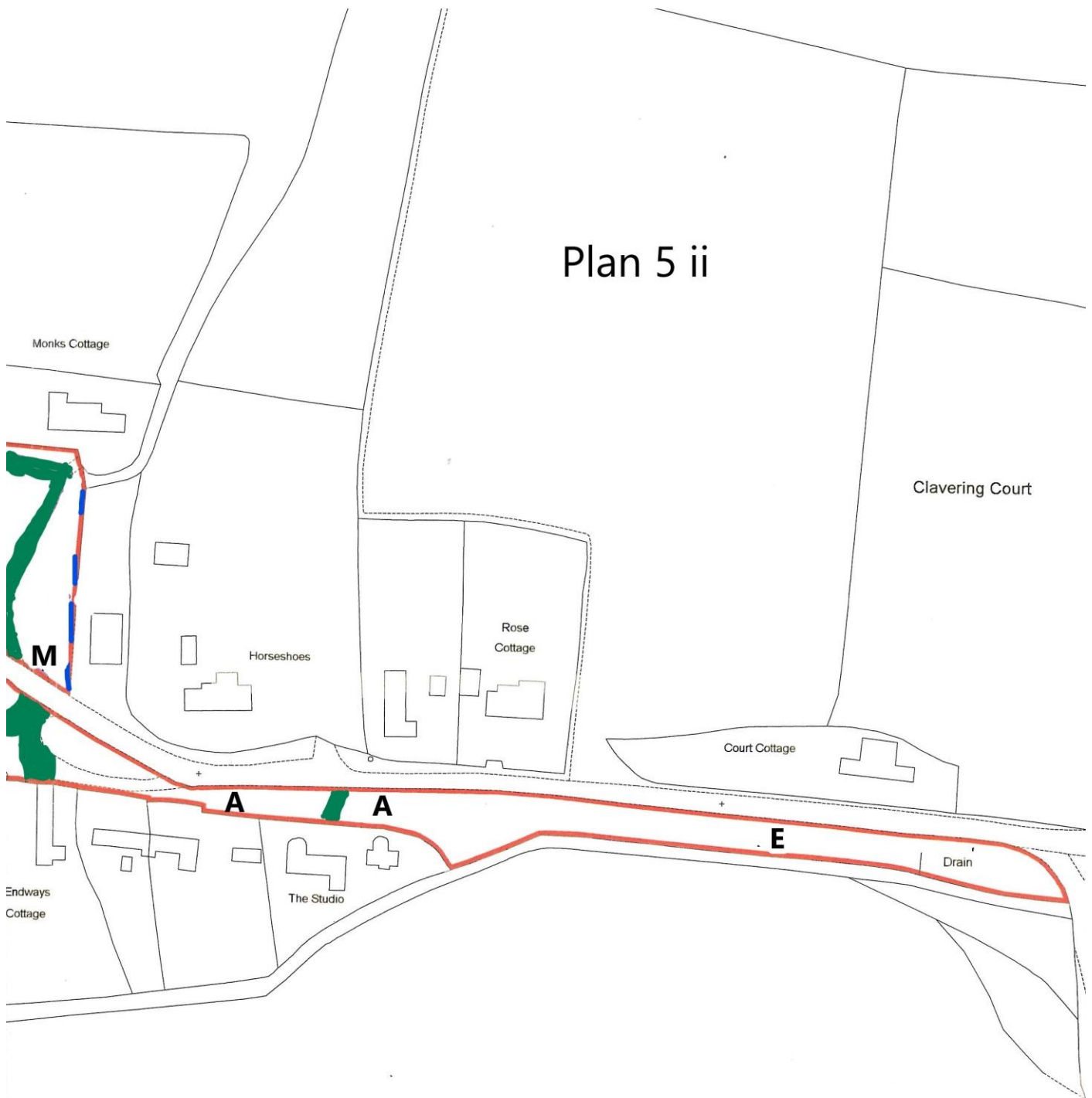


Plan 5. Stickling Green

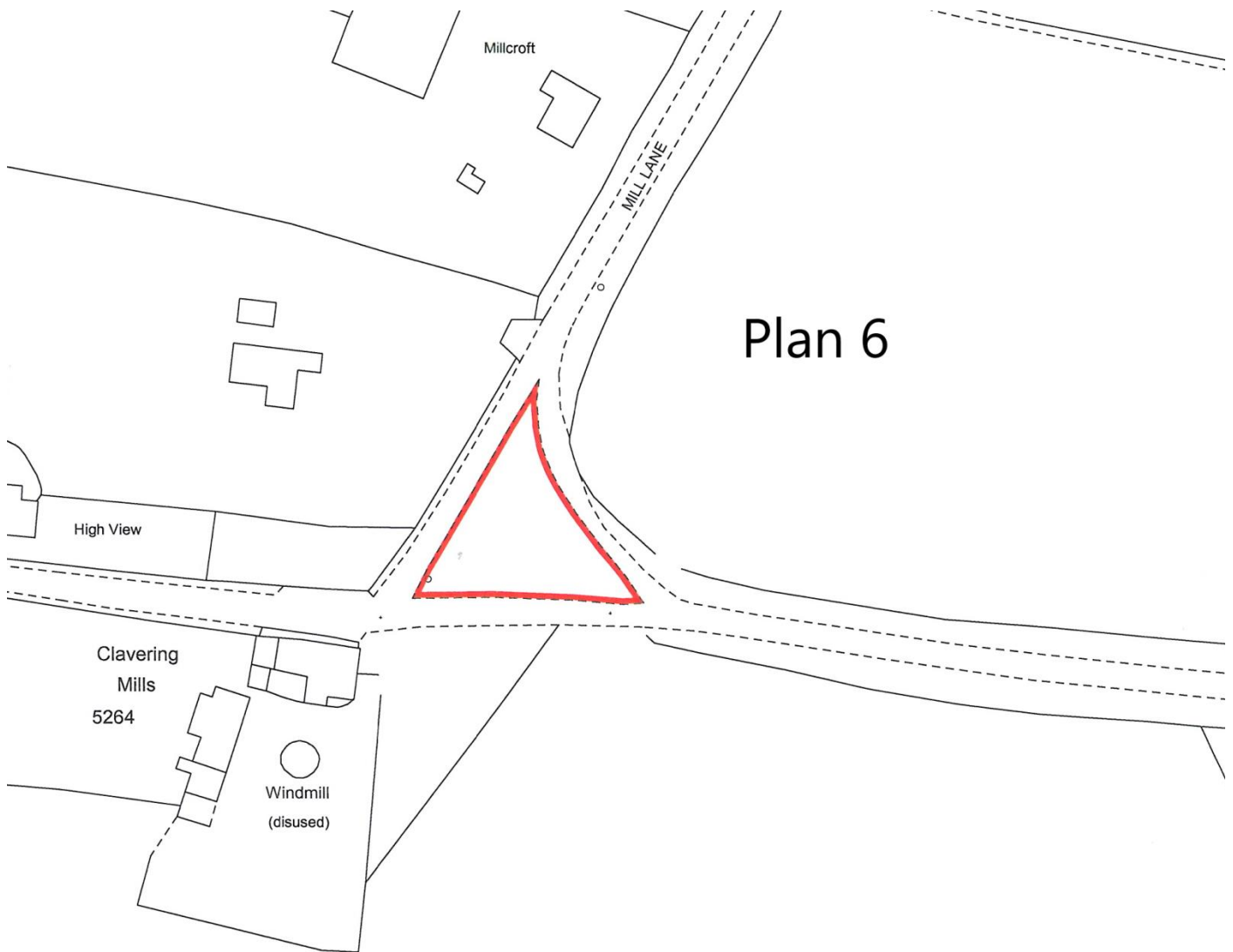
Plan 5 (i)



Plan 5 ii

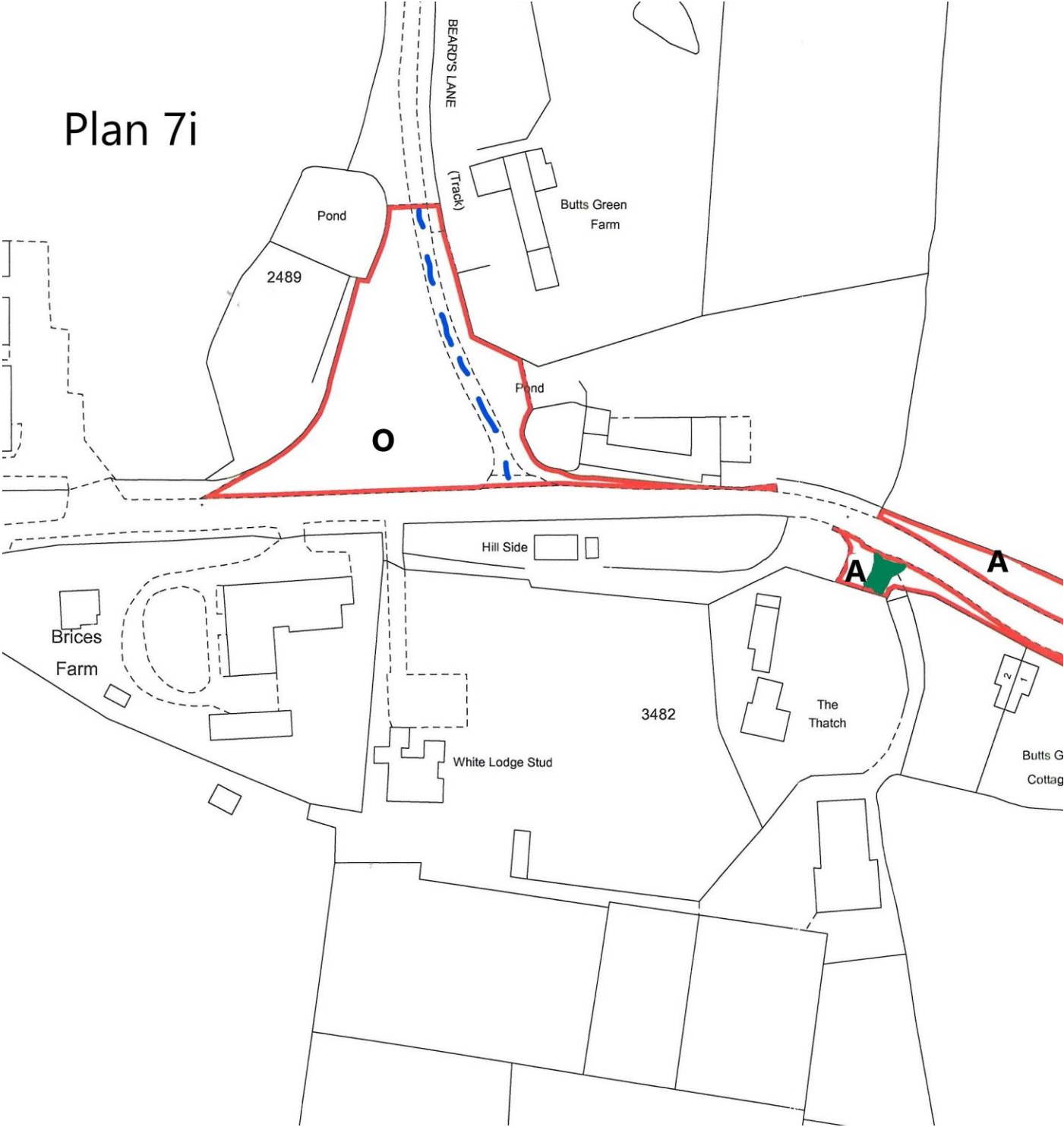


Plan 6. The Mill End triangle

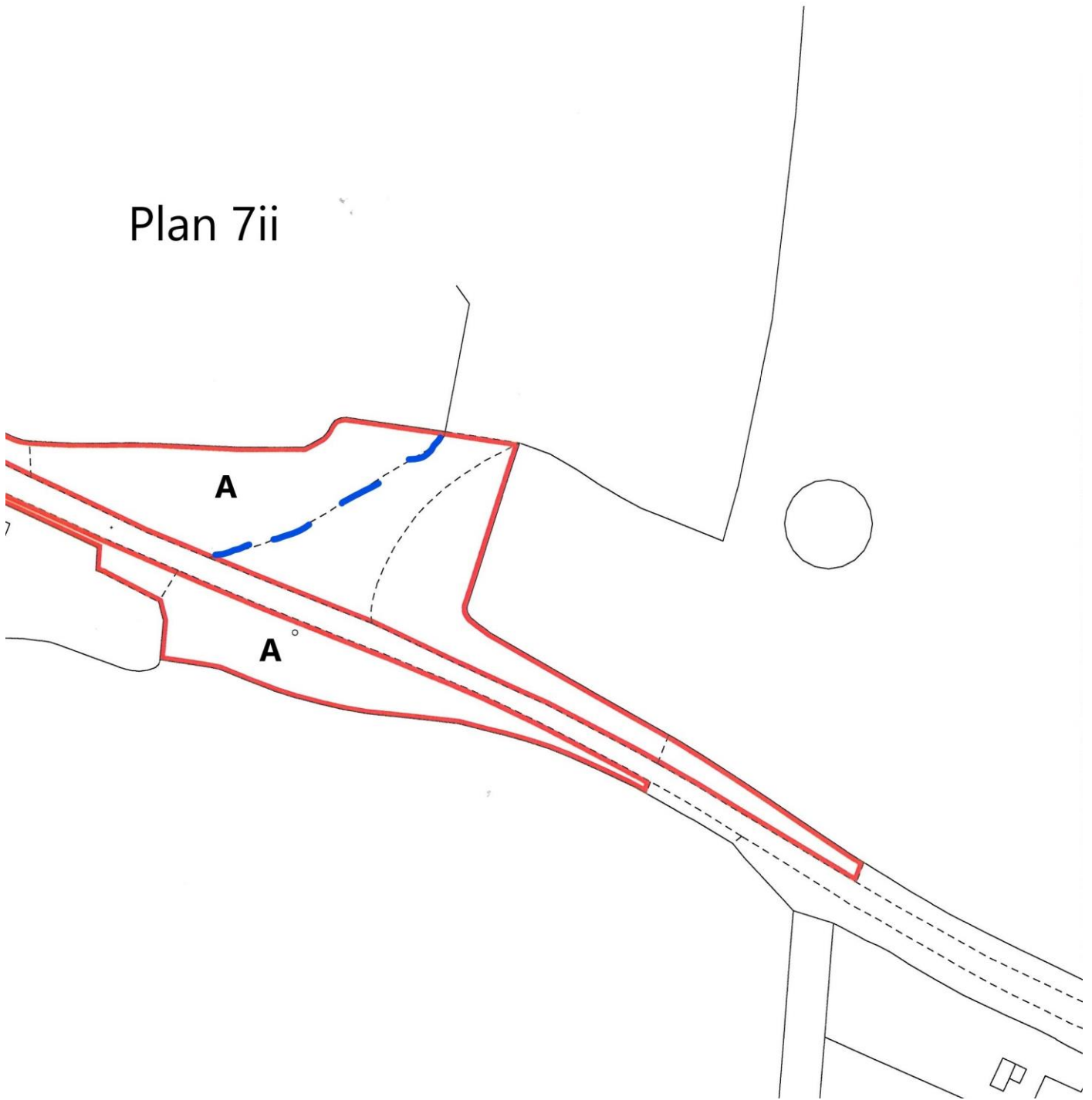


Plan 7. Butts Green

Plan 7i



Plan 7ii



Plan 8. Marlow's Knoll

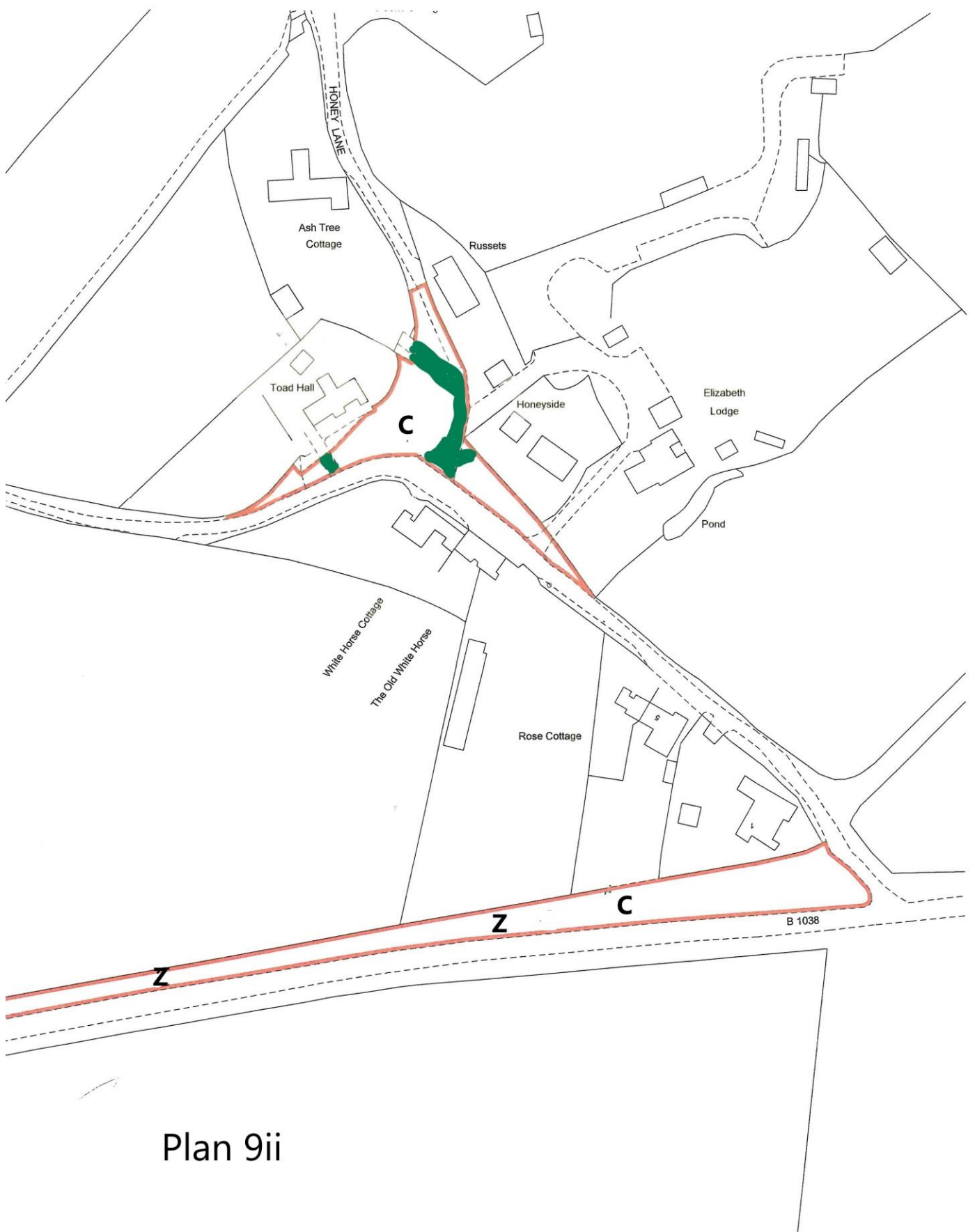


Plan 8

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Plan 9. Starlings Green

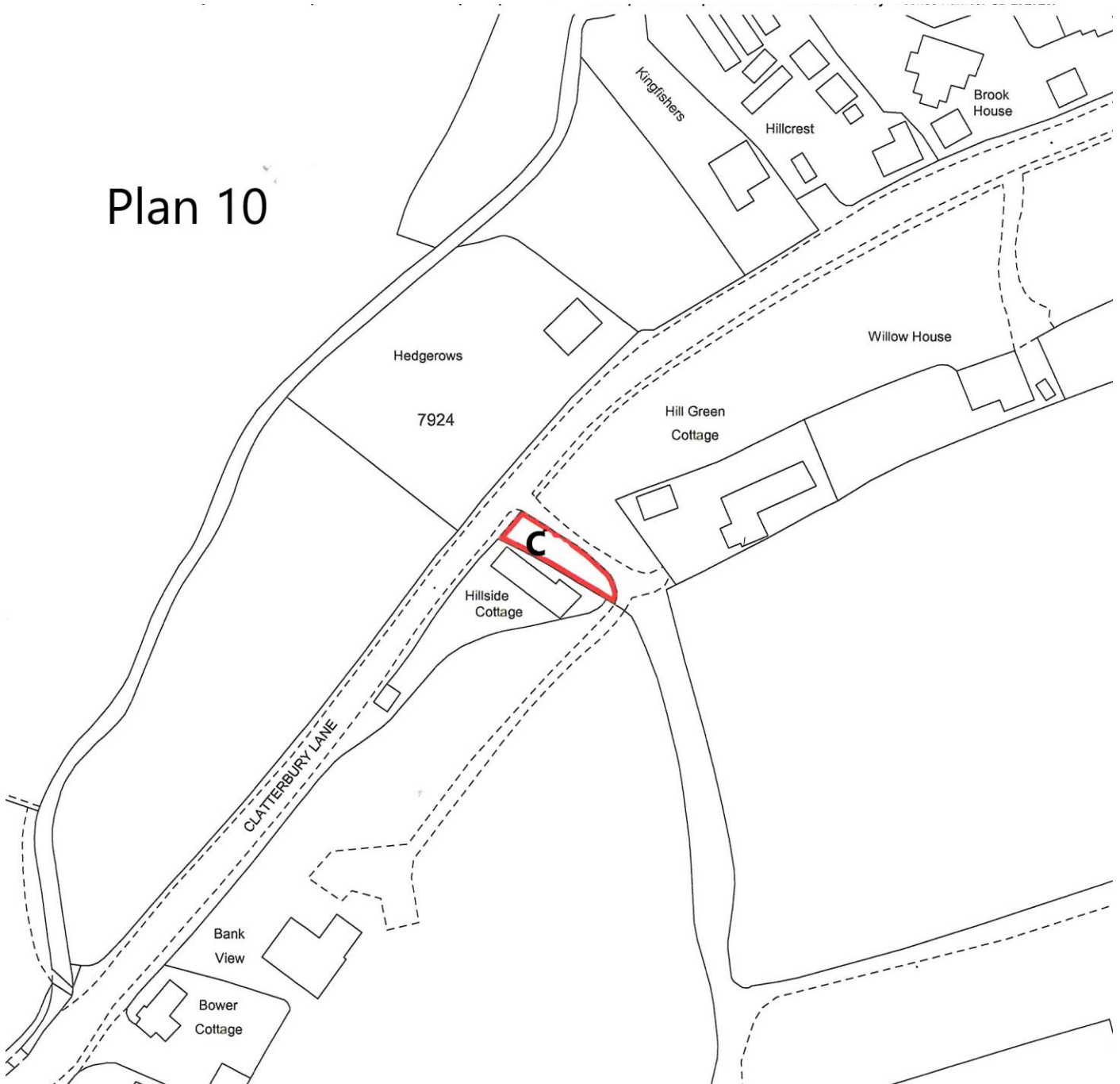




Plan 9ii

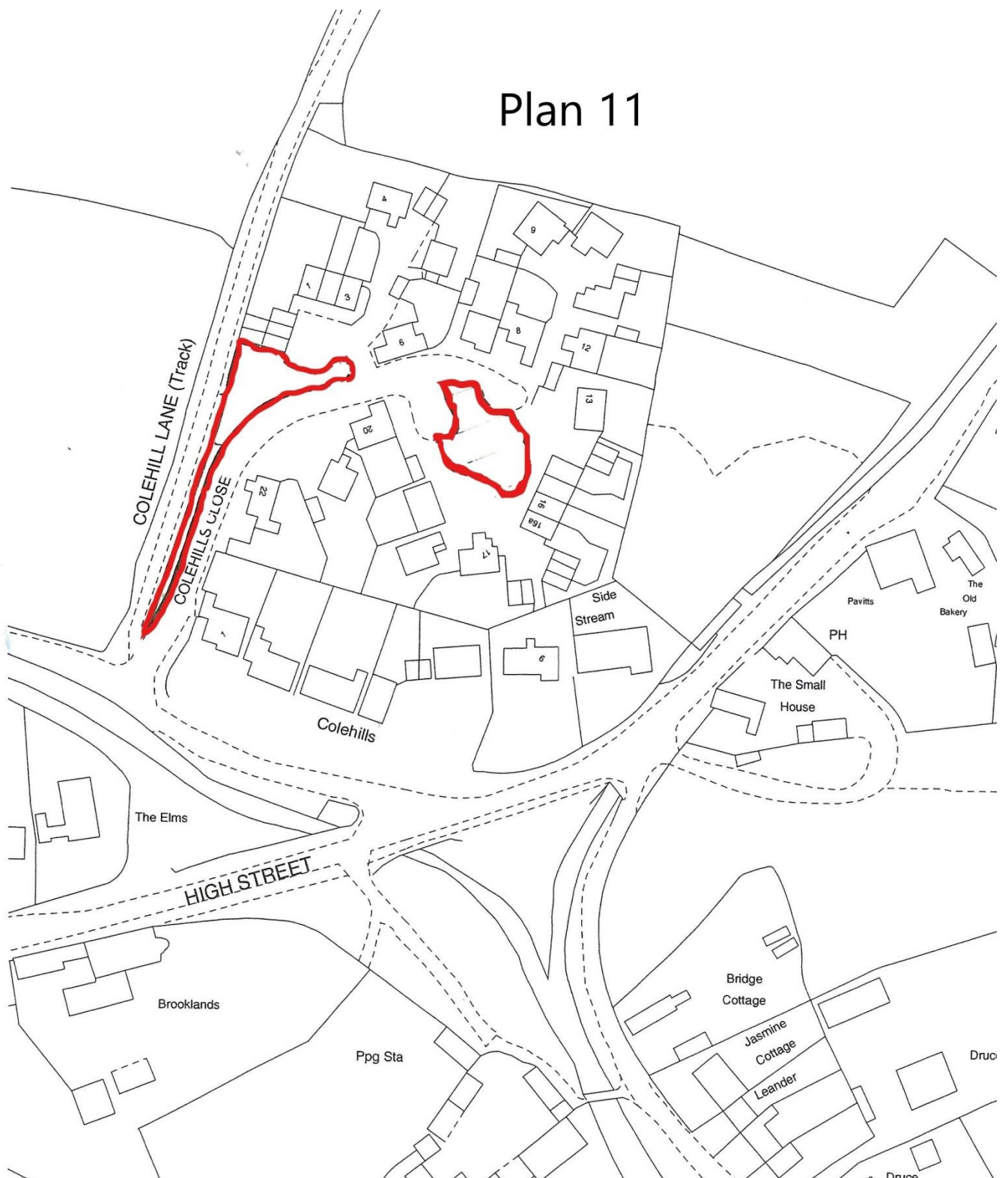
Plan 10. Area close to Hillside Cottage, Lower Hill Green

Plan 10

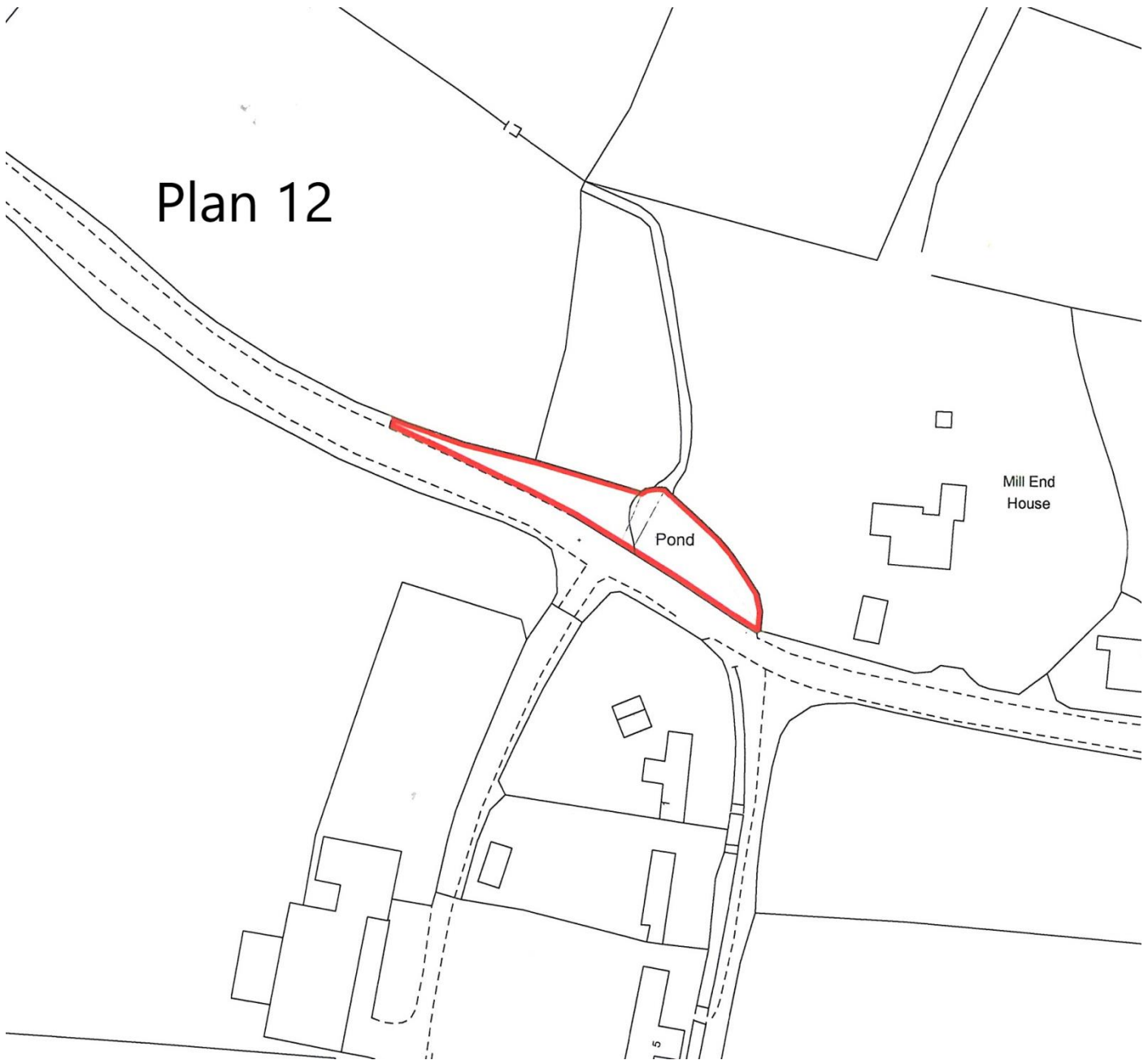


Plans of the other Parish Council land

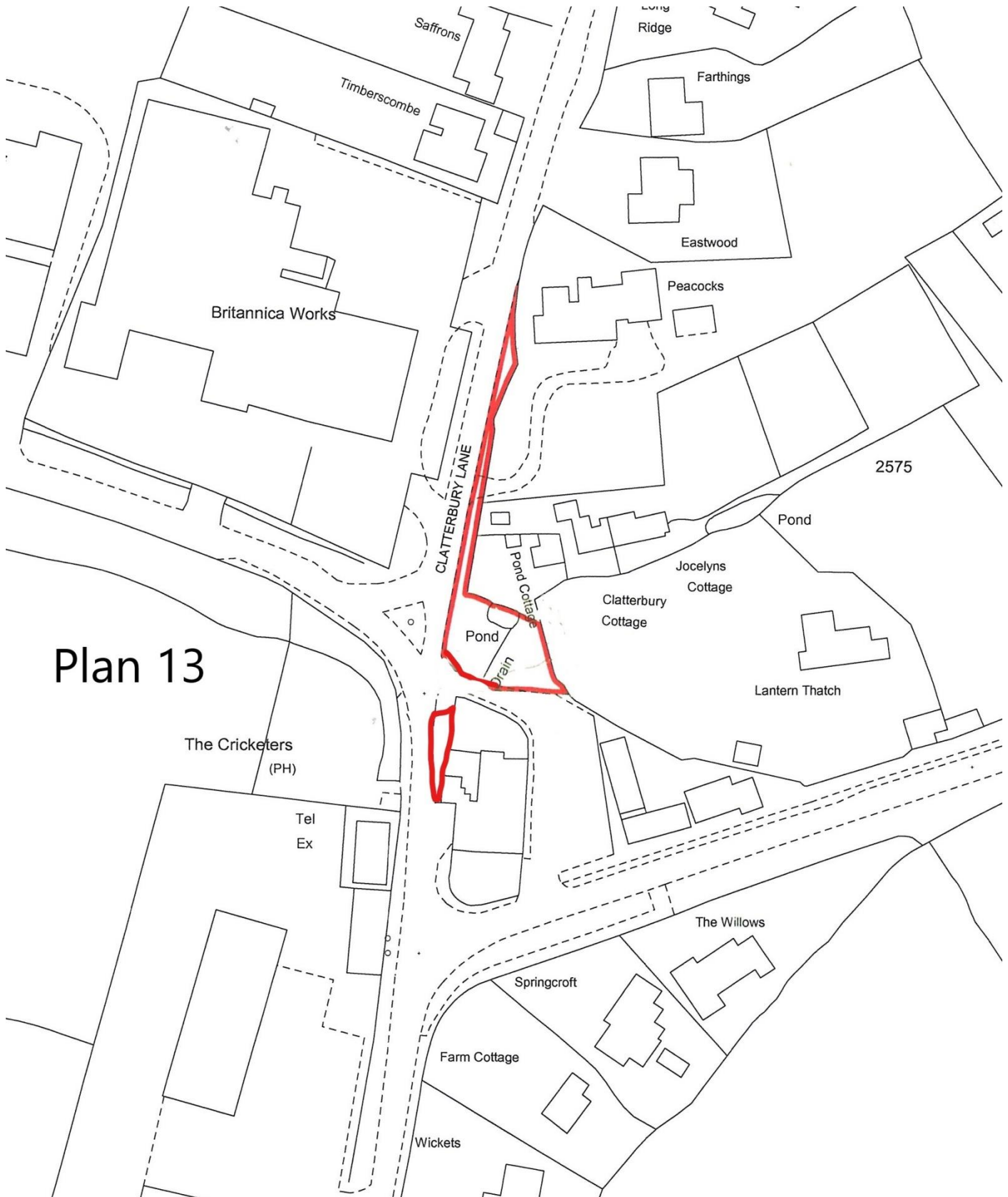
Plan 11. Areas at Colehills Close



Plan 12. Mill End Pond area



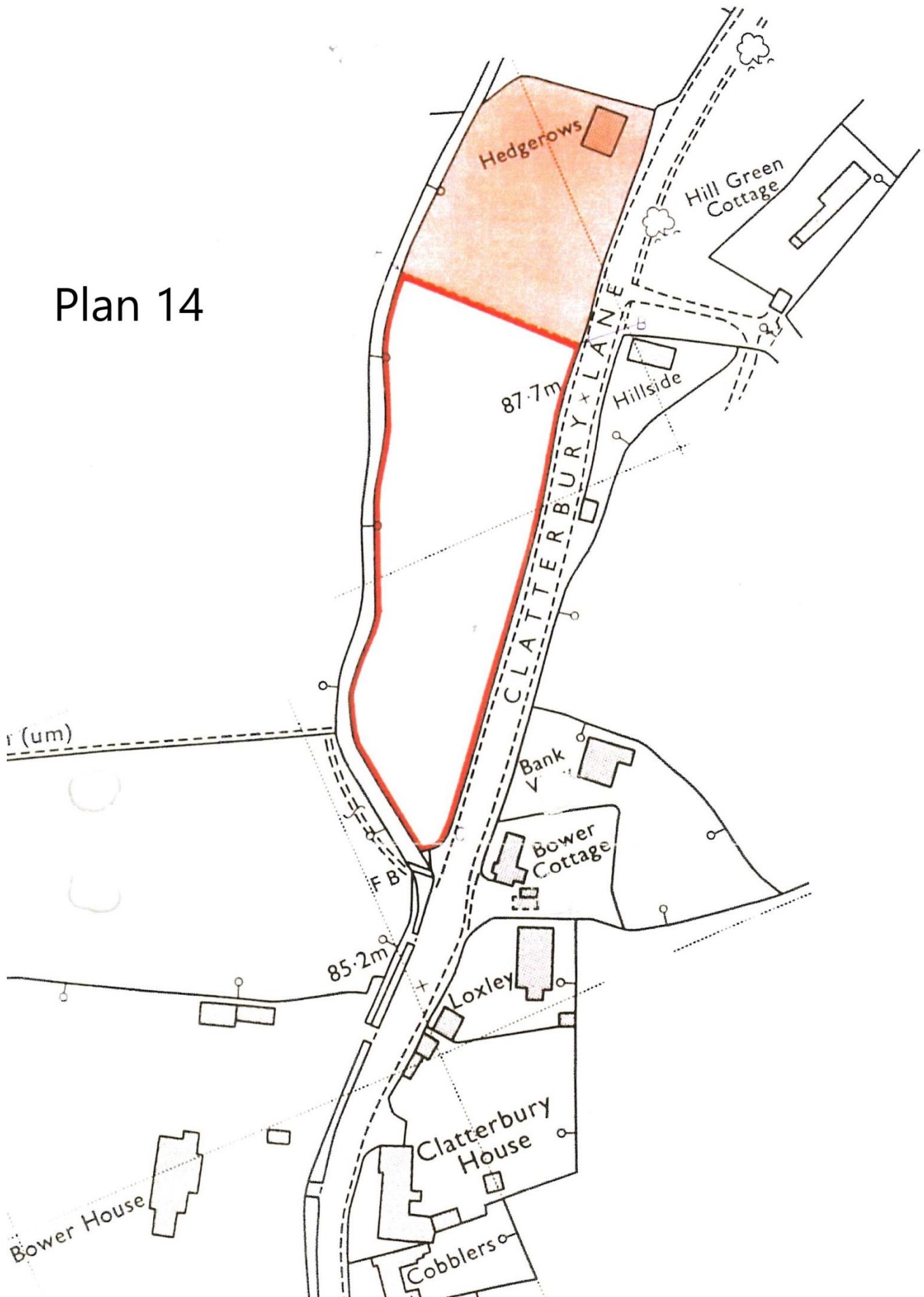
Plan 13. Arkesden Road by the Cricketers



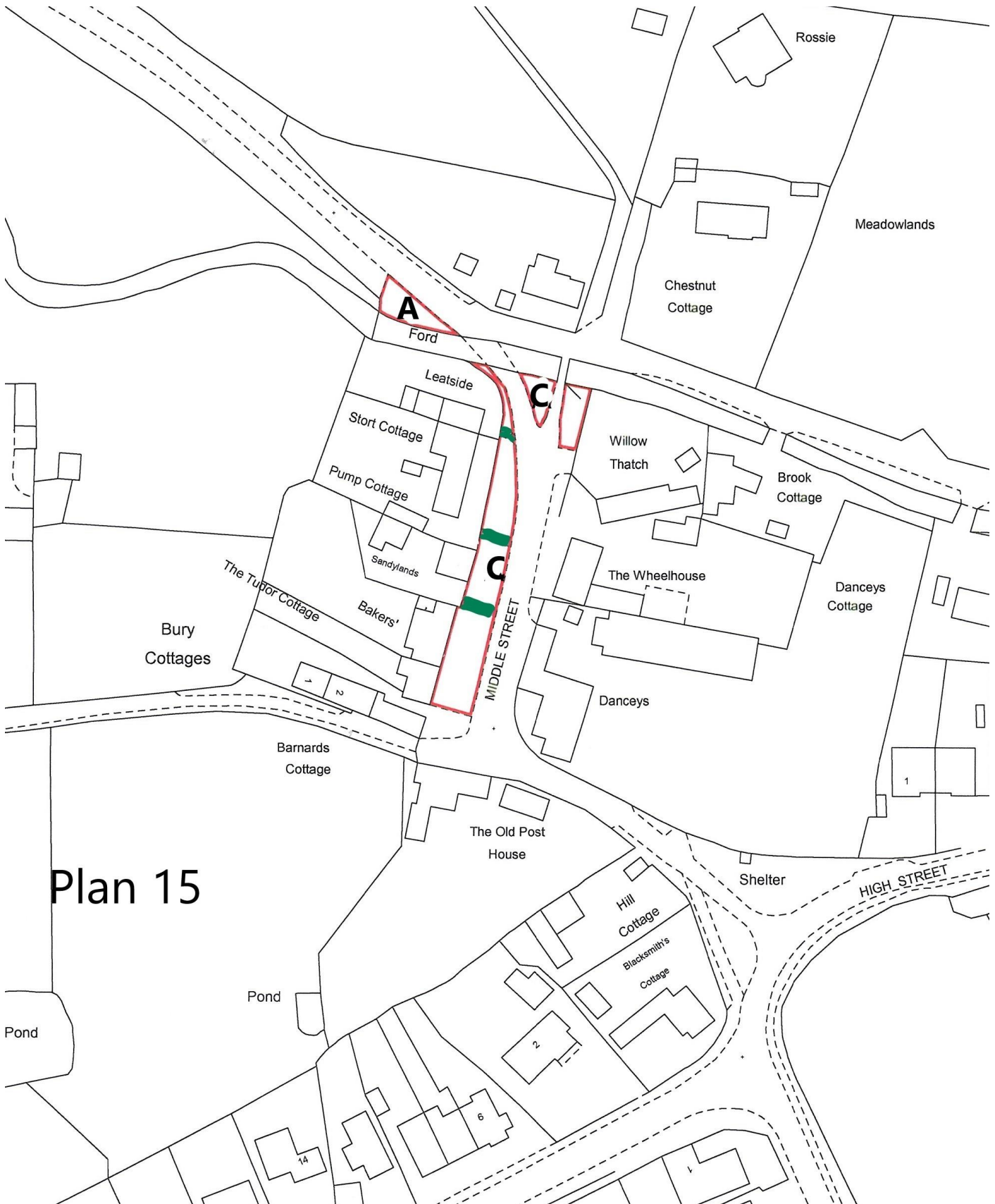
Plan 13

Plan 14. Dick Ball Meadow

Plan 14



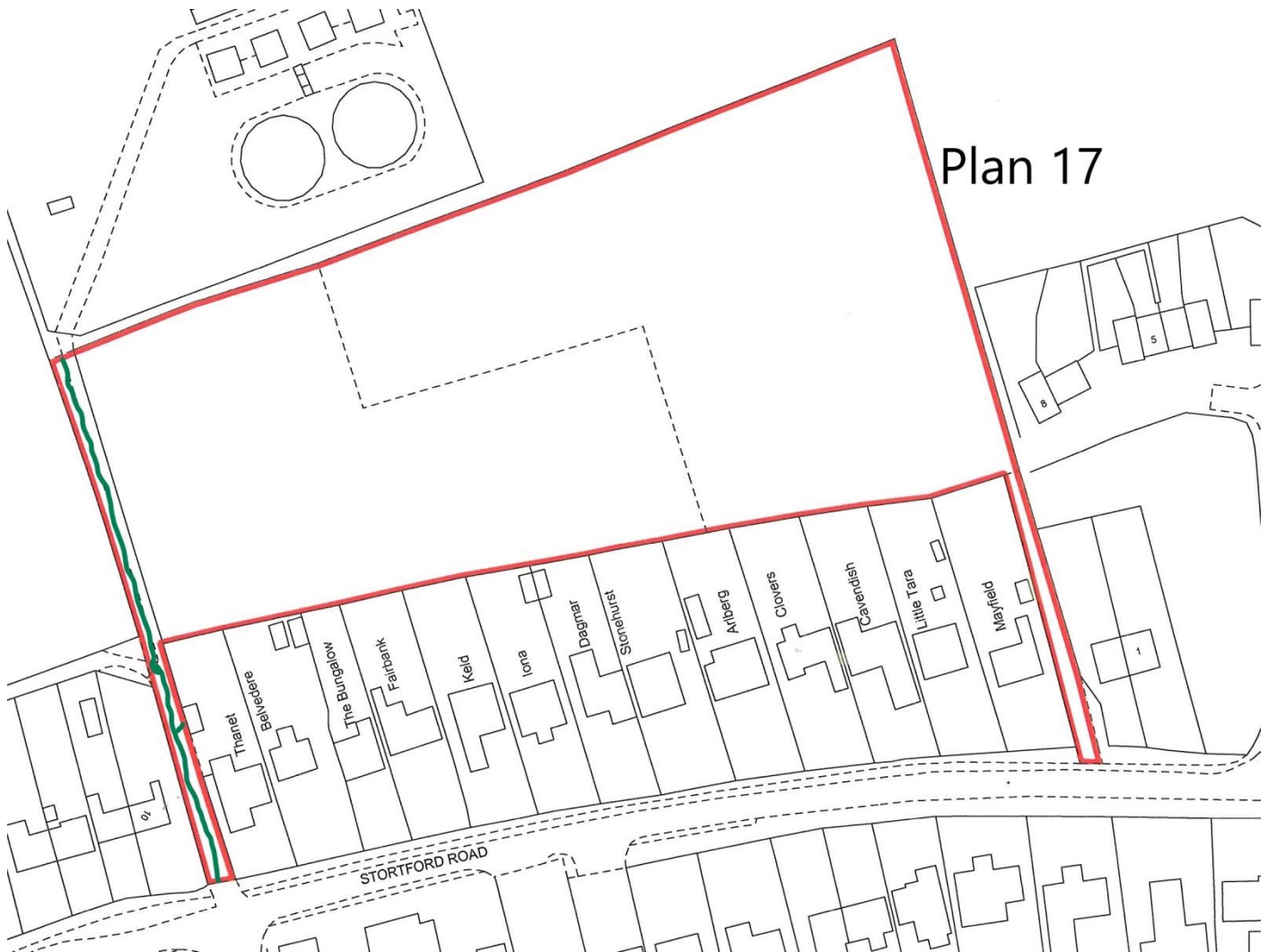
Plan 15. Middle Street



Plan 16. Roast Green



Plan 17. Land at the Allotments



Appendix II. Common Questions and Answers

Question 1: Can vehicles drive over or park on Village Greens?

DEFRA's answer (as per: 'Management and protection of registered town and village greens – Frequently asked questions' published in January 2010): Section 34 of the Road Traffic Act, 1988 makes it a criminal offence to drive over, or park on land (including a Village Green) not forming part of a road without lawful authority to do so. In this context 'lawful authority' includes either the lawful permission of the owner of the land or a private vehicular right. Those who have lawful permission, a private right or some other form of lawful authority may drive over, or park on, a Village Green without committing an offence under the 1988 Act. Furthermore it is not an offence under the 1988 Act to drive on a Village Green within 15 yards of a public road solely for the purposes of parking on a Village Green.

As a separate issue, driving and parking on a Village Green is also possibly an offence under section 1 of the Criminal Damage Act 1971.

However, irrespective of whether an offence has been committed under the 1971 or 1988 Acts, driving over or parking on a Village Green may still be an offence under section 12 of the Inclosure Act, 1857 or section 29 of the Commons Act, 1876. For example, if a court adopted a strict interpretation of section 12 of the 1857 Act, any interruption of the use or enjoyment of a Village Green would be an offence under that provision. However, in DEFRA's view, occasional driving of private vehicles over a Village Green in exercise of a private right of way, for the purposes of parking on private land beyond the boundary of a Village Green, is unlikely to be viewed by a court as giving rise to an offence under the 1857 and 1876 Acts, if the interference with recreational enjoyment is very brief. In DEFRA's view, a court is more likely to find that vehicular use contravenes section 12 or section 29:

- if the use is very frequent;
- if the use is by very large or slow moving vehicles;
- if the vehicle is parked on a Village Green; or
- if damage is caused to a Village Green by the vehicular use.

A court would need to consider each case on its merits in order to decide whether the vehicular use was an offence.

Further information regarding vehicular access over Village Greens can be found in Defra's non-statutory guidance note entitled 'Vehicular access across Common Land and Town or Village Greens' at www.defra.gov.uk.

Question 2: Can you camp or caravan on a Village Green?

Answer: Almost certainly not. Someone putting a tent up or placing a caravan on a Village Green may stop other people from enjoying their right to recreation and exercise. Section 29 of the Commons Act of 1876 states that any 'enclosure....or erection thereon' (e.g. a tent or caravan) is deemed to be 'a public nuisance' (i.e. it is an offence under the Act). A caravan would be deemed to be interfering with the recreational rights of others and would probably damage the surface – both offences under the 1876 Act. The owner also has powers in common law to remove a trespasser. Where land is occupied by travellers, the owner will need to pursue possession proceedings.

Question 3: Can you graze animals on a Village Green?

Answer: The owner of the land or someone with rights to graze stock can do so, provided they do not stop people enjoying their right to exercise or recreation.

In Clavering Parish, however, there are no registered grazing rights except on the leasehold area of Upper Hill Green where restricted grazing rights may exist. Even here and bearing in mind the close proximity of the public highway and the fact that fencing or the placing of stakes in the ground is not allowed, grazing of livestock is not a realistic proposition.

Appendix III. Maintenance of tracks and accesses across the Village Greens

- 1 It is the duty of all lawful users of tracks and other accesses (referred to in this Appendix collectively as “**Accesses**” (and “**Access**” in the singular) across any of the Village Greens to maintain them to a minimum safe standard for pedestrians. As all parts of the Village Greens must remain accessible at all times to pedestrians, any damage caused by vehicles must be remedied promptly so as to permit safe use.
- 2 If the existing surface of any Access is to be maintained by the lawful users for vehicular access then potholes arising are to be filled as necessary with a similar material in which the Access has been constructed and as previously agreed with the Parish Council before work begins or unless otherwise agreed in any relevant Deed of Easement. Adjacent damaged grass/turf must also be reinstated.
- 3 The dimensions of all Accesses shall be no greater than those that are in current use and are as detailed on the Plans.
- 4 No grass/turf is to be damaged or removed from the Village Greens.
- 5 Any stone setts currently demarcating the highway cannot be removed
- 6 No other stone setts, kerbs or any other permanent edging or markers of any kind will be allowed
- 7 The lawful users of any Access are responsible for its surface water drainage and must ensure that any land drains beneath the Access that serve the property benefiting from the Access are (or have previously been) constructed of appropriate materials, having regard to any vehicular use of the Access. Nothing in this document shall affect the normal rights and obligations in relation to ditches, streams, ponds and the like.
- 8 The above requirements are in addition to, and not in substitution for, such maintenance requirements as may be contained in individual Deeds of Easement regulating access across the Village Greens.
- 9 It is the responsibility of the lawful user of a vehicular to ensure that debris, mud, stones & etc. do not egress from the access onto highway land and any overspill of access surface material on the highway should promptly swept back onto the access.

Appendix IV. Events Management Policy

The Parish Council is responsible for managing the use of the Village Greens for events, using the following policy as a guide:

- 1** All requests for use of any Village Green must be made in writing by the event organiser to the Clerk of the Council at least 2 months prior to any event taking place. An application form will be sent to the event organiser and bookings will only be accepted once that form has been returned to the Clerk duly completed not less than 6 weeks prior to the event taking place.
- 2** The Village Greens may only be booked by Clavering residents or those with a close association with Clavering.
- 3** The Village Greens may only be used for events open to the general public, not for private purposes and not for commercial gain.
- 4** All requests must detail the exact nature of the event to take place, likely levels of attendance, with car parking and welfare arrangements planned.
- 5** The protection of the Village Green in question and the safety or welfare of those attending are each the responsibility of the organiser of the event throughout the event and this includes:
 - a.** ensuring the event is properly supervised;
 - b.** ensuring that local residents are not troubled in any way (e.g. through rowdy behaviour, loudspeakers, bright lights and the like);
 - c.** ensuring that no damage takes place as a result of the event. If in the opinion of the Parish Council any damage has been caused, then this will be rectified at the expense of the user;
 - d.** ensuring Public Liability Insurance (if required) is in place; and
 - e.** ensuring any Liquor or Public Entertainment Licence (if required) is in place.
- 6** No vehicles are allowed on the Village Greens.
- 7** No overnight stays are permitted on the Village Greens. Everyone must leave the Village Greens by midnight at the latest.
- 8** No charge may be made by the user for any event on the Village Greens without prior consent of the Parish Council.
- 9** All rubbish to be removed from the Village Greens immediately after the event.
- 10** Any pre-event work requested (e.g. grass cutting) will be charged, if not arranged by the event organiser and such pre-event work shall first be approved by the Parish Council where it impacts on the Village Greens.
- 11** Any post-event work required (e.g. litter clearance or rectification of damage to the Village Greens) will be carried out by the Parish Council and charged to the event organiser if not arranged promptly by the event organiser.

Appendix V. Planned Maintenance programme

Village Greens

Note: Areas where trees are the main feature are maintained by the Parish Council. Other areas are generally maintained by the Parish Council except for those that (by arrangement with the Parish Council) are maintained by frontagers. Where maintenance is by Essex County Council, this is specifically stated.

The Bridges and The Druce (Plan 1)

Area marked 'A' on the Plan – Cut as and when required.

2 triangular areas marked 'C' on the Plan – Cut every 3 weeks during the growing season.

Upper Hill Green (Plan 2)

Cut for recreation purposes as and when required except for certain perimeter areas that are cut every 3 weeks during the growing season.

Lower Hill Green (Plan 3)

'Rough' section marked 'O' on the Plan – Cut once a year.

Area marked 'C' on the Plan – Cut every 3 weeks during the growing season.

Lower section marked 'B' on the Plan – Cut once a year except for (i) reasonable sight lines, (ii) a 1 metre strip adjacent to the road pavement (iii) the long triangular sight line starting from opposite 'Hillcrest' to a point 4 metres (measured from the road) up the access drive at the lower end of the Green and (iv) a 1 metre wide path from the road pavement to 'Hill Green Cottage', each of which will be cut at reasonable intervals.

The Horse Pond area (Plan 4)

Cut every 3 weeks during the growing season.

Stickling Green (Plan 5)

Area between the Colehill Lane (byway) and 'The Studio' marked 'E' on the Plan cut by Essex County Council at appropriate intervals for highways purposes.

Area to the immediate east of 'The Studio' marked 'A' on the Plan cut as and when required.

Area separating 'The Studio' and 'End Thatch' from the road marked 'A' on the Plan cut as and when required.

Area to the immediate west of 'High Elms' marked 'M' on the Plan – Cut monthly.

The principal part of Stickling Green marked 'O' on the Plan – Cut once a year.

Areas adjacent to 'Shovellers' and marked 'A' on the Plan – Cut as and when required.

Area opposite 'Brooklands' and 'Willow End' marked 'A' on the Plan – Cut as and when required.

The Mill End triangle (Plan 6)

This is mainly trees – Maintained as and when required, save for sight lines around it cut by Essex County Council for highways purposes.

Butts Green (Plan 7)

Area opposite Brice's Farm marked 'O' on the Plan – Cut once a year.

Other areas (mainly trees) marked 'A' on the Plan – Maintained as and when required.

Marlow's Knoll (Plan 8)

Mainly trees – Maintained as and when required.

Starlings Green (Plan 9)

Area in the centre of the Green marked 'C' on the Plan – Cut every 3 weeks during the growing season.

Elongated area fronting the B1038 marked 'C' on the Plan – Cut every 3 weeks during the growing season.

Remaining area marked 'Z' on the Plan mainly scrub – Maintained as and when required except for 1 metre strip adjoining the road cut by Essex County Council for highways purposes and area around the pond cut every 3 weeks during the growing season.

Area close to 'Hillside Cottage', Lower Hill Green (Plan 10)

Area marked 'C' on the Plan – Maintained every 3 weeks during the growing season.

Other Parish Council land

Areas at Colehills Close (Plan 11)

Maintained as and when required.

Mill End Pond area (Plan 12)

Maintained as and when required.

Arkesden Road by the Cricketers (Plan 13)

Maintained as and when required.

Dick Ball Meadow (Plan 14)

Entrance and circular track within Meadow – Cut every 3 weeks during the growing season. The remainder is cut once a year.

Middle Street (Plan 15)

Verges marked 'C' on the Plan – Cut every 3 weeks during the growing season.

Triangular area (mainly trees) by the ford marked 'A' on the Plan – Maintained as and when required.

Roast Green (Plan 16)

Maintained as and when required.

Land at the Allotments (Plan 17)

Maintained as and when required.

Fixed assets

To the extent that the Parish Council chooses to retain these, they will be maintained as and when required by the Parish Council.

General repair/pruning/lopping/replacement

While grassed areas may be cut and seeded as required by this Appendix, other areas may be subject to repair/pruning/lopping/replacement from time to time, depending on the circumstances.