



Land Management Plan – Village Greens

Version	Date of Adoption	Minute Reference	Review Date	Originator
2020v1	17.3.2020	123-2020	March 2021	Cllr N Mitchell
2021	25.3.2021	97-2021	March 2022	Cllr N Mitchell
2022-03	24.3.2022	97-2022	March 2023	Cllr N Mitchell

Perry Hill Green

Location	Tree Inspection	Tree Surgery	Grass Cutting	Post/marker stones	Planting	Village Sign	Noticeboard
Common Land – Coombe Lane (Conservation Area).	12-18 months by reputable arboriculturist appointed by WPC.	In accordance with arboriculturist's report. Dead, dying, dangerous trees may only be removed by the Parish Council's appointed contractor without planning consent. All other tree surgery requires planning consent from Guildford Borough Council.	The Parish Council's appointed grass cutting contractor will trim the area of common land in front of the properties 15 times during the cutting season. The area of common land on the Perry Hill Farm side of the lane will be cut twice a year, to a height deemed acceptable to the Parish Council.	Residents wishing to place posts or marker stones along the edge of the lane must obtain a licence from the parish Council.	Planting may only take place the express written permission of the Parish Council. Non-native plants will not be permitted.		
	Notes Any resident wishing to cut grass outside their property boundary must obtain a licence from the Parish Council. Residents are not permitted to use weed killer on the common land outside of their boundary fences. Residents must not arrange for tree surgery to be undertaken without the prior knowledge and written permission of the Parish Council. Residents are not permitted to mow the grass on the Perry Hill Farm side of the road at any time. Common Land June – cut back a 2m strip to clear the edge of the road. October cut the entire verge.						
Perry Hill Green (Conservation Area).	12-18 months by reputable arboriculturist appointed by WPC.	In accordance with arboriculturist's report. Dead, dying, dangerous trees may only be removed by the Parish Council's appointed contractor without planning consent. All other tree surgery requires planning consent from Guildford Borough Council.	The Parish Council's grass cutting contractor will cut the green on 15 occasions during the cutting season.			To be inspected monthly. Repairs to be carried out as and when required by an experienced blacksmith.	To be inspected monthly. Repairs to be carried out as and when required. Noticeboard to be replaced as and when required.
	Notes The strip of land between public footpath 465 and the boundary fences/walls of the adjacent to the properties be cut on 5 occasions during the season. Christmas tree lights are to be checked mid-November by a qualified electrician. Lights to be turned on by 1 December annually. Lights to be removed and replaced every 3 years to accommodate tree growth, next replacement December 2023.						

Pitch Place Green

Location	Tree Inspection	Tree Surgery	Grass Cutting	Post/marker stones	Planting	Village Sign	Noticeboard
Pitch Place Green	12-18 months by reputable arboriculturist appointed by WPC.	In accordance with arboriculturist's report. Dead, dying, dangerous trees may only be removed by the Parish Council's appointed contractor without planning consent.	The Parish Council's grass cutting contractor will cut the green on 15 occasions during the cutting season.	The gates and posts will be replaced as and when required.			To be inspected monthly. Repairs to be carried out as and when required. Noticeboard to be replaced as and when required.
	Notes Invasive weeds - All ragwort to be pulled up and burnt in accordance with the Weeds Act 1959 and Ragwort Control Act 2003. Perimeter of the Green to be strimmed back annually in October/November to distance of 12 feet from the wall to prevent encroachment of brambles and saplings onto the Green. Remaining strip of land to be left wild for biodiversity purposes.						

Wood Street Village Green

Location	Tree Inspection	Tree Surgery	Grass Cutting	Post/marker stones	Planting	Village Sign	Noticeboard
Wood Street Village Green (Conservation Area) Common Land Registration No CL46	12-18 months by reputable arboriculturist appointed by WPC.	<p>In accordance with arboriculturist's report dead, dying, dangerous trees may only be removed by the Parish Council's appointed contractor without planning consent.</p> <p>All other tree surgery requires planning consent from Guildford Borough Council</p>	<p>The Parish Council's grass cutting contractor will cut the main green on 30 occasions during the cutting season.</p> <p>The triangular section of the Green to be cut twice per year.</p>	<p>Technically the Parish Council should issue a licence to any residents wishing to place posts or marker stones on the common land outside their properties, however, many of these barriers have been in-situ for a significant number of years. Any encroachment issues to be dealt with by Surrey County Council. Posts near Billhurst Farm were placed by the Parish Council, These posts only to be replaced by the Parish Council as and when required.</p>		<p>To be inspected monthly. Repairs to be carried out as and when required by an experienced blacksmith.</p>	<p>To be inspected monthly. Repairs to be carried out as and when required. Noticeboard to be replaced as and when required.</p>
	<p>Notes</p> <p>A 10ft wide strip of vegetation will be left beside Nightingale Old Farm for the benefit of local wildlife.</p> <p>White Hart Lane – Section to the narrow bridge grass cut 4 times per season. The next section to be left in a “natural” state albeit the brambles will be flailed back from the road edge when necessary. Ditch to be de-silted every other year.</p> <p>The ditch near Nightingale Old Farm to be de-silted as and when required.</p> <p>Pond to be de-silted as and when required (5-10 years). Bulrushes and other weeds to be removed every 2-3 years.</p> <p>Maypole – To be inspected monthly. Electricity supply to be checked by a competent electrician annually prior to the WSVA Summer Show (WSVA to ensure checks carried out and provide WPC with evidence). Repairs to be carried out as and when required. Maypole to be replaced as and when required.</p> <p>Benches – To be inspected monthly. Repairs to be carried out as and when required. Replacement at the discretion of WPC.</p>						

General Notes

Residents must not arrange for tree surgery to be undertaken without the prior knowledge and written permission from WPC. This will only be permitted in exceptional circumstances.

Planting – Planting may only take place with the express permission of WPC. Non-native plants will not be permitted under any circumstances.

Replacement Trees - Trees will be planted and/or replaced at the sole discretion of the Parish Council.