



Land Management Plan – Parish Owned Land

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HARRY'S MEADOW – JACOBS WELL

Height barriers

Two height barriers have been installed by Worplesdon Parish Council, one at each of the vehicular accesses into Harry's Meadow. The height barrier near Douglas Close is openable to enable access when required. The height barrier adjacent to the Jacobs Well Village Hall car park is static. To be inspected monthly.

Right of Way 438

Current pedestrian gate near Douglas Close is not 'Inclusive' (wheelchair friendly), however, the Parish Council has installed a disabled access kissing gate into Harry's Meadow, accessed via the village hall car park. The land behind Harry's Meadow (now known as the 'North Moors Allotments') is owned by Guildford Borough Council. A new right of way has been dedicated adjacent to the allotment site (Right of Way 581).

Grass cutting

Seven cuts per season to be carried out once a month during the cutting season (west half of the meadow). The east half to be cut once a year to facilitate a wildflower meadow. (Arisings to be placed in the far south-east of the field.)

Vehicular access

It is intended that vehicular access will be via the security gate off Jacobs Well Road – unless a resident's group is holding an event and require additional vehicular car parking, in which case the gate from the car park may be used at the sole discretion of the Jacobs Well Village Hall Trust. The height barrier at the Jacobs Well Road entrance is wide enough to enable fire engines, tractors and lorries to enter the field.

Parking arrangements

At present, the field is only used for parking during events in the summer months when the ground is sufficiently hard to enable cars to park without causing ruts. This arrangement is not anticipated to change.

Locks – Vehicular Access to the field for events

The vehicular access gates protected by high security gates and padlocks. Keyholders: Grass cutting contractor, Chairman, Parish office.

NO heavy vehicles are to use the gate via the village hall car park at ANY time.

Height barrier opposite Douglas Close to be locked – keys to be kept by Grass cutting contractor and Worplesdon Parish Council.

Events

All organisers of events to ensure that a suitable risk assessment is carried out and that appropriate public liability insurance is in place, copies of which must be submitted to the Parish Council in accordance with the Council's Event Application form.

Fencing/maintenance

To be inspected monthly. To be repaired as and when necessary.

Tree inspections

There are trees around the boundary of the field, which are inspected annually. Any tree surgery to be carried out as and when required.

Ditch maintenance

To be inspected on a monthly basis. For the stretch of Harry's Meadow Worplesdon Parish Council are Riparian Owners with Guildford Borough Council.

JACOBS WELL PONDS

The pond beside the White House, which is believed to have been created in the 1700s when the first property was built on the site of the White House, is currently owned by Surrey County Council, albeit a small piece of the pond falls within the curtilage of No 1 White House Mews. For many years, local residents battled to maintain the pond, but sadly the battle was gradually lost... residents subsequently sought the assistance of the Parish Council.

In February 2010, the Parish Council applied for a grant from SITA to enable this ancient pond to be restored. The application was, however, unsuccessful. Undaunted, the Parish Council sought permission from Surrey County Council to de-silt the pond and agreed to pay 75% of the cost of the project (the remaining amount being funded by Surrey County Council and Guildford Borough Council). The County Council granted a licence and work to restore the pond was undertaken during the early part of 2011.

A survey undertaken by Nuffield Science students at that time indicated that the pond is once again home to an abundance of wildlife including the Great Crested Newt which is a protected species. GCN DNA also confirmed during an ecological survey carried out by Surrey Wildlife Trust in 2020.

BEFORE



AFTER





The County Council licence, which enables the Parish Council to maintain this pond was valid until 31 December 2020. A new licence was subsequently obtained, permitting the Parish Council to continue to maintain the pond on behalf of the community until 31 December 2030.

The Parish Council had applied to the County Council for an asset transfer of the pond, but this proposal was abandoned by the Parish Council due to complications i.e. de-silting of the pond (due to the presence of Great Crested Newts) and maintenance of the track which the County Council wished to transfer to the Parish Council in addition to the pond.

White House Pond - Management Plan

- Five times a year cut around the perimeter of the pond.
- Removal of the growing Typha plants from the centre of the pond and re-planting those into the bank with the majority of the reeds in it.
- Removal of poplar and willow stems that are arising from the ground.
- Removal of some of the bramble which is encroaching into the pond area while keeping a barrier of brambles along the roadside.
- Removal of the bracken beside No 1 White House Mews.
- A loggery/rubble wildlife refuge for the existing new population along the edges of the pond has been built.
- Clearance of the invasive weed Crassula helmsii to be carried out in accordance with advice from Natural England and the Environment Agency.

Parish Council Pond (near Moat House) - Management Plan

- Remove any new growing willow stems from the water and from the island in the centre.
- Cut back trees from the edges to allow light to get through to the water.
- Encourage a reed bed area for the additional growth within the water body.
- Retain the current grass cutting regime on the far side of the pond to allow for longer grass length.
- Remove Ragwort in accordance with the Weeds Act 1959 & The Control of Ragwort Act 2003.



JACOBS WELL RECREATION GROUND

Registered common land

To be managed for recreational (informal kickabout area) and biodiversity purposes.

Tree inspections

Will take place every 12-18 months and will be undertaken by a suitably qualified tree inspector appointed by the Parish Council.

Tree surgery

Will be undertaken in accordance with the tree inspector's recommendations. Emergency tree surgery will be arranged, by the Parish Council, as and when required.

Residents must not arrange for tree surgery to be undertaken without the prior knowledge and written permission of the Parish Council. This would only be permitted in exceptional circumstances.

Replacement trees

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

Grass cutting

The majority of the Recreation Ground to be cut on 15 occasions during the growing season (as per grass cutting schedule). The area behind Moat House Pond to be cut 5 times per year, to create a mosaic for biodiversity purposes (with the exception of public right of way no 461, which will be cut 15 times per year).

Moat House Pond

To be de-silted as and when required – generally every 25-30 years. Bulrushes and other weeds to be removed as and when required. Invasive species to be removed at the earliest opportunity to prevent the weeds getting hold. Biosecurity notices to be erected as and when required.

Outfall from pond to be kept clear at all times.

Informal footpath near White House Pond

Grass to be cut by the Parish Council's Groundstaff on a monthly basis.

Playground

S193 of the Law of Property Act 1925 has been applied to all commons within the County. Residents also have a right to use common land in accordance with the Commons Act 2006. Permission to fence the play area and to install play equipment has been obtained from DEFRA. No play equipment may be installed in the remainder of the Grounds without appropriate consent being obtained from DEFRA.

Logs/posts

Logs/posts were installed to prevent motorists driving onto the Grounds. These are to be maintained and /or replaced as and when necessary.

Height barrier and gate (Required to prevent illegal incursions)

To be re-painted by the Parish Council's Groundstaff as and when necessary.

Right of Way 461

Path to be kept clear of blockages at all times. Pathway to be mown on a monthly basis during the mowing season.

Bridge over ditch

To be maintained by the Parish Council as and when required.

Five-a-side goal posts

New goal posts were installed in August 2020. The Football Associations recommends replacing goal posts every five years. In a cost saving exercise, the Parish Council resolved not to replace the five-a-side goal posts. The existing goal posts will, therefore, be removed at the beginning of September 2025.

Drainage ditch running around the edge of Jacobs Well Recreation Ground

Litter pick on a weekly basis. Grass in ditch to be strimmed as part of the grass cutting contract.

De-silting work to be carried out as and when required.

The Brook beside Moat House Pond

Twice per year remove all vegetation from the Brook and any branches overhanging The Brook.

Trash screen – The Brook (near Jacobs Well Road)

Groundstaff to remove detritus from the trash screen on a weekly basis (more frequently during severe weather).

NEVINS COPSE

LAND TO THE REAR OF LUXFORD COTTAGE

REGISTERED WITH LAND REGISTRY AS “NEVINS COPSE”

S16 Exchange of Common Land



History Broad Street and Backside Commons

Broad Street and Backside Commons form part of a group of nine commons within the Parish of Worplesdon being: (Backside Common, Broad Street Common, Clasford Common, Chitty's Common, Littlefield Common, Rickford Common, Rydes Hill Common, Stringer's Common and Whitmoor Common).

On 15th November 1933 Lord Onslow (the then owner of the commons) granted residents the right to air and exercise under s193 of the Law of Property Act 1925.

Following the First World War, the commons were cleared, trees were felled and used for timber, areas were ploughed for crops (wheat and potatoes), traditional foraging took place, and areas were also used for recreational purposes by local residents.

In 1965, Lord Onslow sold the commons to Surrey County Council. In 2002, Surrey County Council entered into a 50-year lease with Surrey Wildlife Trust. Surrey Wildlife Trust's responsibilities cover conservation and grazing only. Management of the countryside estate reverted to Surrey County Council in 2020. Surrey County Council manages access to public footpaths, car parks, bins, litter, dog fouling, fly-tipping and unauthorised access.

Landscape/Ecology – Grasslands – Ponds - Scrubland - Woodlands

Grasslands

Due to the line of drainage from the Hogs Back, the areas of grassland on the commons are predominantly wet.

Scrubland

The areas of scrubland comprise of bramble, hawthorn, blackthorn and dog rose.

Ponds

There are nine ponds and a running water line, which extends along the eastern side of Broad Street Common.

Pinks Hill Pond was used as a swimming pool for Wood Street Infant School in the 1930s.

Woodlands

The self-sown woodlands have developed as a result in the decline in traditional common activities – grazing, fuel collection and turf cutting. They comprise oak, silver birch, hawthorn, blackthorn, ash, field maple, crab apple, hazel and rowan. In the wetter areas willow has become the dominant species.

Community Car Park

At a Surrey Police Neighbourhood Panel Meeting in September 2006, 48 local residents raised their concerns about traffic issues outside Wood Street Infant School. They stated that unless action was taken to alleviate parking in front of the school, a serious or potentially fatal accident might occur. In addition, due to inadequate parking facilities at the local church, shop, Post Office, and public house motorists frequently park in front of residents' driveways, on grass verges, in the bus stops and illegally on common land.

The Parish Council therefore set out to justify the need for a car park, and to prove that there are very special circumstances to warrant the construction of a car park on common land in the Green Belt. Following a great deal of work, in November 2011, planning permission was granted by Guildford Borough Council (subject to conditions) for a 29-space car park to the west of the Infant School.

Surrey Wildlife Trust confirmed that the benefits the car park would bring to the community would, by far, outweigh the loss of this very small area of scrubland. The existing commons, which are a designated Site of Nature Conservation Importance (SNCI) comprise 128 hectares and the area of scrubland that we were seeking to use, outside the SNCI, is only 0.12ha. - (0.009% of the overall common).

The loss of this area of scrubland had little impact on the ecology of the common. Nonetheless by way of mitigation the exchange land, known as "Nevins Copse", will be managed to the same standard as the existing SNCI.

S16 (Commons Act 2006) consent was granted in February 2013.

A lease for the car park was obtained from Surrey County Council – lease runs until **30th September 2073**.



Site of the community car park prior to works commencing - Land to the west of Wood Street Infant School



Community Car Park - 28TH October 2013 – Day of the opening ceremony

Land Management Nevins Copse

2025 onwards

- 1) No pesticides to be used onsite.
- 2) Tree inspections to be carried out every 12 to 18 months by specialist contractor.
- 3) Maintain the new natural pond created in 2024 for better storage of water during the summer months.
- 4) Once a year (Autumn) brush cutting of seedling tree (usually Sycamore and Ash) from cleared openings.
- 5) All felled trees to be left on site for biodiversity purposes (habitat piles).
- 6) Removal of corrugated iron roofing from copse – by end of September 2025.
- 7) Coppice Hazel and Ash where practicable. All arisings to piled up and left on site.
- 8) Continue cutting and clearing as required.
- 9) Continue stump removal as required.
- 10) Maintain designated paths around Copse, edged with cut and pegged tree stems.
- 11) Continue removal of Laurel where required.

Review date: March 2026