

## **Shere Parish Council**

**7<sup>th</sup> February 2017**

### **Agenda item 16/180: Peaslake Farm**

#### **Proposal by Cllr G Reffoe, for discussion**

At the last Council meeting, I followed up on the suggestion made by Chris Carlisle that we could put some form of covenant on the fields at Peaslake Farm to reassure Peaslake residents that SPC have no intention of developing the fields up the valley in future.

The Council asked for details about how we could make this work and agreed to explore the option. Having sought legal advice there is a straightforward way in which SPC and residents could protect the fields - if there is genuine intent on all sides to do so. It avoids the need for a covenant which some Councillors expressed concerns about and it would also make the letting of the land much less fraught as protection would be in place. Implementation would require the following agreement/actions:

- Shere Parish Council would transfer a one metre strip of land immediately inside the boundary of the field to a suitably constituted Peaslake body (that is able to hold land) at nil value. One option is the Memorial Hall Committee.
- Shere Parish Council would reserve a right of access across this metre of land for agricultural use by SPC or their tenants.
- Shere Parish Council or their tenants would maintain the one metre strip of land.
- A Land registry compliant plan would need to be drawn up by an architect for the land transfer.

The one metre 'ransom strip' would ensure that there could be no access to the fields other than for agricultural use.

I hope we might discuss this way forward at the next Council meeting on 9 February. It offers a real opportunity to take the heat out of the Peaslake Farm issue and to deliver what residents want - to maintain the rural character of the village. I'd be grateful if you could circulate this proposal in advance of the meeting so everyone is fully prepared to discuss this possibility.

G Reffoe