

Shere Parish Council

7th March 2017

Peaslake Farm fields: proposal by Parish Councillor G Reffo

Proposal deferred from February 2017 meeting

The proposal is for 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 Parish Council asked for details about how this could work and agreed to explore the option. There is a straightforward way in which SPC and residents could protect the fields. 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.