

## Iver Lodge / Swan Meadow Boundary Fencing

### 1.0 Background

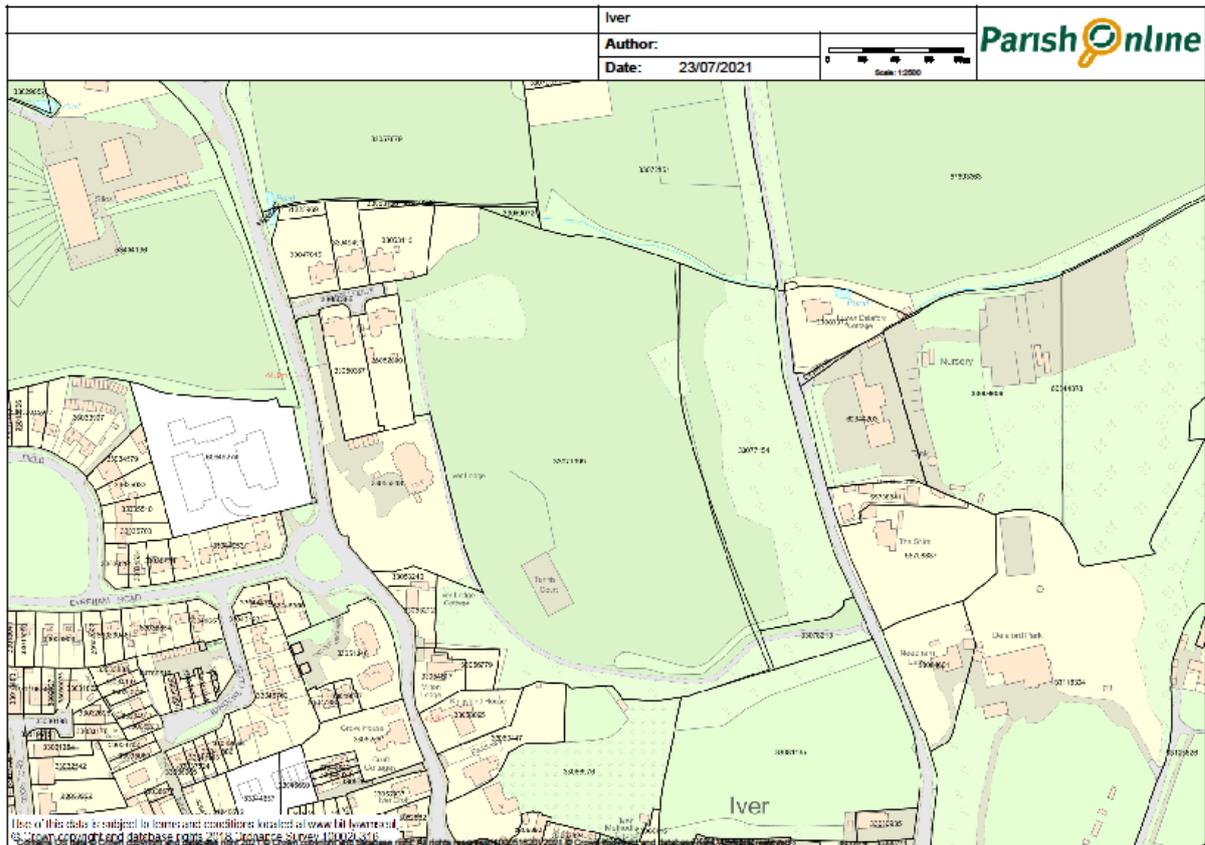
Swan Meadow Nature Reserve has been leased by Ivers Parish Council from Buckinghamshire Council since around since 2013. The annual cost is £5,000 and is payable once a year with next payment due to be billed in October 2021. The Parish Council as part of the agreement maintain the area for the enjoyment of walking residents, and those interested in conservation and wildlife. The area attracts significant species of wildlife with specific paraphernalia required to attract and encourage species to the Nature Reserve.



The management committee have been in contact to raise a number of concerns they have regarding seemingly unintentional trespass on the Iver Lodge land, the state of the boundary fence and the boundary generally and the wandering of dog, again unintentional, onto their land. This includes consideration to an access gate for residents use to walk through to Iver Village. They have willingly contacted us and appreciate that we will look into the matter.

## 2.0 Current Condition

The Boundary fence is currently in varying degrees of condition including damaged wooden posts and rails, missing post and rails and sections that are in a satisfactory condition.



Map and pictures will be shown at the Open Spaces and Highways Committee Meeting.

## 3.0 Definition of Trespass

'To enter another's property without permission of the land owner.' In English law, trespass to land involves the "unjustifiable interference with land which is in the immediate and exclusive possession of another". Matters are mostly of a civil tort nature rather than a criminal offence.

## 4.0 Clerk's Advice

Provided the fence line is not broken and there are clear signs advising private property we believe that this is sufficient and the risk to the council is low. Dogs are the responsibility of the owners not the Parish Council.

What would be advisable is to revisit the signage to Swan Meadow to ensure it states dogs to be kept on leads and to remind people that they remain responsible for their dogs. Existing signage may appear 'stale'.

Possible signage could be: 'If walking with a dog please keep them on a lead', 'Please do not let your dog stray into private property from the Nature Reserve.'

## **5.0 Options**

- a) Do nothing. Consequence of this is that users of Swan Meadow will continue to potentially enter (trespass on to) the property of Iver Lodge and this could impact the reputational value of the Parish Council. Dogs not on leads will continue to be exercised in this area.
- b) Replace post and rail fencing where remedial work needs completing to secure the boundary. Place signs at regular intervals on our side stating 'Keep Out. Private Property'. Revisit the signage for users of the Nature Reserve. Consider planting brambles along the fence to discourage the crossing of the boundary and encouraging more wildlife.
- c) As above but install low level protection to prevent dogs from entering at low level where the fencing is exposed from vegetation.
- d) Completely replace the entire fencing to include dog protection and place signage at regular intervals to deter trespass.

## **6.0 Recommendation**

The Deputy Clerk recommends that Committee consider option b immediately. In coming to a decision the Parish Council will have considered the cost of replacing fencing where needed and the condition of the existing fence and boundary line.

## Iver Lodge Manor Management Company

14-04-2021

To Iver Parish Council/ whom it concerns

We, the residents/owners of Iver Lodge Manor, are writing to express our urgent concerns regarding the lack of security of the boundary between Swan Meadow and Iver Lodge private grounds.

### TRESPASSERS

Since opening Swan Meadow to the public we have noticed an increase in the number of trespassers who are crossing the boundary fence. We have noticed graffiti, discarded drink cans and other rubbish. Most concerning of all are dog walkers who appear to think nothing of loosing their dogs into our private grounds to foul on the grass and to scare and chase off the wildlife.

### A WILDLIFE SANCTUARY

None of the residents of the Manor have pets. We regard our 14 acres of pasture and woodland as a wildlife sanctuary. We are anxious to preserve this safe environment for the birds, small animals and deer that have made our grounds their home. The presence of a large herd of deer in view of our homes is a rare privilege which we do not wish to have compromised.

### BOUNDARY ENHANCEMENT

We respectfully request that the Parish Council take the necessary steps to prevent trespassers from entering our private land. This could be easily and economically achieved by either placing a (low cost wire) fence along the tree line at the north edge of the meadow. This would create a 'buffer'zone between the public and private lands. Alternatively, the security of the current fence could be enhanced in some manner.

### GATE

The residents currently enjoy 'informal' access to Swan Meadow across the fence line. This short cut route to the village is certainly more pleasant, safer and peaceful than walking around the roads. If an accommodation can be made to incorporate a gate into the enhanced boundary (secured from Iver Lodge side), this would be most welcome. The board of residents would be willing cover the cost of creating a secure private access point to Swan Meadow.

### CONTACT

Iver Lodge Manor would welcome the opportunity to discuss potential resolutions to this issue. If the Parish Council are willing to schedule a convenient time when this could take place - either on the phone, by conference call or ideally, in person, in the open in Swan Meadow, please email [christianhain99@yahoo.co.uk](mailto:christianhain99@yahoo.co.uk) in order to arrange communication,

Thank you

Yours sincerely

Christian Hain  
On behalf of Iver Lodge Manor Management Company

**Jeremy Day**  
**Deputy Clerk**  
July 2021