

PARCEL OF LAND OFF THE LAMMAS LAND

In about 1986 when the Millbrook estate was constructed the builders Wetenhall Cooper gifted a strip of land abutting the Lammas Land to Shenstone Parish Council. This land was of no use to Wetenhall Cooper for building on due to the ground being water logged and the level of the land. The area is about point 8 of an acre. Since then, the land has remained fairly inaccessible due to it being water logged most of the year and has become overgrown. The only persons accessing this area apart from the Lammas Land Committee members are the residents whose homes back onto this area. Two of which have removed their boundary fences altogether and one who has erected a substantial set of steps to access the area.

Due to the difference in land levels between some of the adjoining properties and this lower parcel of land there are substantial retaining walls forming the boundaries, these walls are showing signs of strain and will at some time need reinforcing or replacing.

The Lammas Land Committee has been asked to assess the possibility of making a footpath into this area. Is it possible, yes, with the removal of a fallen tree and the lower branches of the remaining trees and the strimming of the bracken a footpath could be created. Would it be used, I do not think that it would. The fact that it would lead to nowhere and that the ground is very unstable would deter most walkers. The path would have to be regularly mown to stop it from becoming overgrown with bracken. This could only be done by hand as the unstable nature of the land would not allow it to be mowed by a machine. Taking into account all of the above along with the fact that the safety of the existing trees in that area would have to be established before people were allowed to use the path, I feel that the amount of work required and the ongoing maintenance of the path out ways any positive gains of having a path.

There is an alternative. As the land offers no benefit to the residents of the Parish it could be sold and any monies put to good use. There are 7 properties that back onto this land who would have an interest in purchasing it. If the Council thinks that there is any merit in this suggestion, then I suggest that a site visit be arranged and if agreed, that a reserve price is decided and the area is sold as one lot by means of a sealed bid. The option to purchase should be given to everyone not just the 7 adjoining properties and if felt necessary could be sold with a covenant to prevent the land being built on. It would also require a detailed map being drawn up to identify the exact size and area of the land for sale.

The options are, leave this piece of land in its present state, make a path into the area and maintain it or sell it. Please let me know which option you prefer.

Richard Partridge

Lammas Land Committee. Chairman.