FILE NOTE

Well Street, Buckley

Following a phone call from Mrs XXXXX of XX Longford Crescent claiming her back garden is slipping into the field at Well Street, I inspected the property on 21 February 2003.

The situation on the ground at this boundary is a deep ditch on the field side, with a thick hawthorn hedge part way up the bank on the garden side. The hedge appears to act as a field boundary, with the bank forming part of the garden.

The back gardens to 29-35 Longford Crescent are elevated above the field by between 4ft and 6ft. Over the last 25 years since the properties were built, a few inches a year have slipped down the bank into the ditch at the bottom, so the back gardens are now several feet shorter than they were originally. According to Mrs XXXXX when the properties were built, the hawthorn hedge located on the garden side of the ditch was at the top of the slope, now it is nearly at the bottom as the ground has gradually slipped taking the hedge with it.

Mrs XXXXX asks whether she has any rights of support, and if so, if the WDA is responsible for retaining her rear garden boundary so that no further slippage occurs. She is particularly concerned about her rights if the field is developed.

I confirmed that I would consult our Solicitor on the boundary responsibilities and would write to her in due course.

ALB/SMcG
11 March 2003