



15 December 2011

As another year passes without the sound of spades digging the footings for desperately needed housing stock, Laura Stevens takes a stroll down the meandering path to the village green and the associated complications for developers.

A definition of a village green is noted in the Countryside and Rights of Way Act 2000 as land 'on which for not less than 20 years a significant number of inhabitants of any locality, or neighbourhood within a locality, have indulged in lawful sports and pastimes as of right... and continue to do so'.

In 1965, the first Commons Registration Act provided for registration of greens including 'Class C Greens' relating to land on which 20 years use had accrued. In *R v Suffolk County Council (ex parte Steed)* (1996), the Court of Appeal held that 'as of right' meant that people using the land had to have believed they had a right to use the land; this seemed to deviate from the traditional meaning of 'as of right' in the context of prescriptive easements...

Click [here](#) to view the full article written by Laura Stevens, Underwriter at CLS.

To find out more about Village Greens or any other title-related matter, call Laura on 01732 897 530 or email laura.stevens@cls.co.uk.

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