

High Hedges: Grounds For Complaint Checklist

In order for the council to accept a complaint the complainant must first meet all of the following criteria:

1.	Is the hedge in question located in Sheffield?	Yes / No
2.	Are you the owner or occupier of the affected property? / Or, if you are an agent or other person is acting on the behalf of the owner or occupier do you have their permission to act in that capacity?	Yes / No
3.	Is the affected property a domestic property?	Yes / No
4.	Is the height of the hedge affecting 'living space', i.e. the house, garden, yard etc.? (Vegetable patches, sheds, stores, greenhouses etc. are not classed as 'living space')	Yes / No
5.	Are you sure the hedge is on someone else's land and not your own? (You must be sure of boundary lines and may need to refer to your property deeds. It may also help to complete a land registry check if necessary. Contact the local office or obtain a form or from www.landregistry.gov.uk .)	Yes / No
6.	Is your complaint on the grounds that the <u>height</u> is adversely affecting the reasonable enjoyment of the affected property? (Other issues such as appearance, width, overhang or root damage are not dealt with by the legislation)	Yes / No
7.	Is the hedge in question made up by a line of two or more trees or shrubs?	Yes / No
8.	Is the hedge mostly evergreen or semi-evergreen?	Yes / No
9.	Is the hedge more than two metres in height above ground level, as measured from the hedge-owner's side?	Yes / No
10.	If there are gaps in the foliage is the hedge still capable of obstructing light or views?	Yes / No
11.	Has the complainant attempted to discuss the problems directly with the hedge-owner?	Yes / No
12.	Can the complainant provide evidence of the latest attempts to settle the problem with the hedge-owner, such as dates and details of discussions, results of mediation (if appropriate) and copies of any correspondence etc.?	Yes / No

13.	Is the complainant willing to pay the fee of £450 (£75 if proof can be provided of receipt of housing benefit or job seekers allowance)?	Yes / No
14.	If the hedge in question is situated on a Sheffield Homes [Council] property, have you first discussed this with your local area housing office?	Yes / No / Not applicable

If the answer is 'no' to any of these questions then Environmental Services will not be able to accept the complaint.

If the answer is 'yes' to all of these questions then it is likely to be a 'high hedge' for the purposes of the act. Provided the complainant has taken sufficient action to first try and resolve the problem with the hedge owner then the complaint may be accepted.