

23, The Bassetts
Box, Corsham
Wiltshire
SN13 8ER

23rd January 2016

Rights of Way Officer
Rights of Way and Countryside,
Waste and Environment
County Hall
Bythesea Road
Trowbridge Wiltshire
BA14 8JN

APPENDIX A
TO DECISION REPORT

Ref: SM/2015/10

Dear Sally Madgwick

As a Trustee and Director of the charitable Company Leafy Lane Playing Fields Ltd, I have been nominated by the management committee to write to you in regards to the application for an order to modify the definitive map and statement by adding footpaths at Leafy Lane, Box.

Leafy Lane Playing Fields Ltd would like to state there has never been any intention to dedicate any of the land owned by the company as public rights of way and no such paths across the land are missing from the definitive maps.

In this letter Leafy Lane Playing Fields Ltd intends to put forward evidence which clearly demonstrates the application for an order to modify the definitive map should be refused by Wiltshire County Council.

1. Legal obligations under Charitable Status

Firstly and most importantly regarding dedication of land, if Leafy Lane Playing Fields Ltd were to give away any of the land it owns for free for in this case footpath usage, equating to about 25% of the land, the company would be breaking it's charitable status, and under the Charities Commissions laws the directors and trustees would be held liable for illegally breaching our charitable status.

2. Land's status before 1998

Leafy Lane Playing Fields Ltd purchased the woodlands and field from Mr Padfield in 1998. When Mr Padfield owned the land, the woodlands were completely fenced off; he certainly did not like members of the public coming onto his land and informed the public of this by erecting signs stating "Private Keep out". Mr Padfield's son remembers erecting the signage with his father in the 1970s. This information was conveyed to me verbally by Mr Padfield's son, unfortunately he has not had a chance to put into writing his evidence yet. As this letter will become public domain Mr Padfield's number has not been included here, should verification of the status of the woods when his father owned them be required, the contact number can be supplied. The existence of "Private Keep Out" signs being in place when Mr Padfield owned the land has also been verified by three people on their forms of evidence the council received with the application. Locals who claim to having entered and walked the woodland freely prior to the company owning the land, are mistaken as the woodlands were well fenced and over grown, this has been verified in the letters from Mr Hancock and Mr Beattie (see appendix 1 and 2).

3. Land's status under Leafy Lane Playing Fields Ltd after 1998.

After Leafy Lane Playing Fields Ltd purchased the land, signs were erected at every official entrance point into the woodland and onto the playing fields, stating "THIS IS PRIVATE LAND OWNED BY LEAFY LANE PLAYING FIELDS LTD." also showing a plan of the land under Leafy Lane Playing Fields Ltd.'s ownership and a code of conduct on usage. The original signs are still in place though faded, if examined closely the words in bold stating, the word "private" can still be seen. (See appendix 3). An original sign was put into the storage shed about five years ago, after it was removed from its position and shoved through a changing room window; there was a police investigation at the time. As this sign was placed into storage five years ago it has not faded to the extent of the other signs still in place have done, meaning the information on the stored sign is clearly readable, (See Appendix 4). The sign clearly

proves that Leafy Lane Playing Fields Ltd made sure members of the public were fully aware "The land is privately owned" by the company. Most importantly all of the signs publicly displayed on all official access points, stating the land is "private" and access restricted under a set terms, demonstrates Leafy Lane Playing Fields Ltd. has never intended to dedicate any land as rights of way.

4. Public awareness of land being Private and with restrictions.

The information on the status of the company's land would be fully known by many locals, especially to the twenty people, whose forms of evidence stated they are aware of signs being in existence and also that they have been using the area before 2010. This is because the sign put into storage only five years ago, would when in position have been clearly readable before 2010, as would have the signs still in place today, leaving no doubt in the public's mind over the status of the land in question, at Leafy Lane. The signs make fully aware to members of the public that any walks marked, are private walkways within the boundaries of private land and never intended to become public rights of way. As permission for usage is granted under terms laid down by the landowners, Leafy Lane Playing Fields Ltd has the right to prevent usage on any date or during any period of time. A clear large sign still exists by the main entrance to the site which indicates who the land is owned by (see Appendix 5).

The status of the woods and field at Leafy Lane was made well known to the locals in 1999, as Mr P. Turner, evidence form no.34, would be well aware as he quotes on his form a letter received from Leafy Lane Playing Fields Ltd in 1999 to himself, written by Mr G. Cogswell, in regards to a public meeting held by Leafy Lane Playing Fields Ltd. with local residents. On Mr Turner's form where he has put "....." he omits a vital part of Mr Cogswell's letter, the letter actually reads as follows; *"An extended dog walking area is being provided around what is in fact a privately owned site, however we have always intended that the site be sensibly used by the whole community."* This clearly informs the reader of the letter, the land is private and must be sensibly used which is expressing that should Leafy Lane Playing Fields Ltd feel that use is not sensible then they have the right to prevent and restrict usage due to the land's private status. (See Appendix 6)

5. Private Permissive Dog walk status

It has been noted on the applicant's diagram of paths, there is a supposed right of way which goes across the top of the playing fields from the woodlands onto Box fields Road. People who have who claimed to walked this route, especially with their dog, prior to 1999 are mistaken. The area is a hedged off area which was not in existence until after 1999 as this is the private permissive dog walk which, is noted in Mr Cogswell's letter to Mr P. Turner in 1999. The area was not sectioned off from the main playing fields until after 1999, so did not become a permissive dog walk until a maximum of fifteen years ago. As Leafy Lane Playing Fields Ltd have always had a strict policy of prohibiting dogs on the playing fields, with signs written in red stating "No Dogs" around the playing fields (see Appendix 7), and with this supposed right of way going across the playing fields prior to 1999, people would have been in breach of Leafy Lane Playing Fields Ltd.'s strict policy on No dogs so would have definitely been told to leave. Photographic evidence enclosed (see Appendix 8) also shows evidence of the area as not being sectioned off from the playing fields before 1999.

Though the area is now sectioned off from the playing fields to create a private dog walk, under the conditions of a permissive footpath. In line with the ordinance maps' definition *"this footpath takes you over private land and isn't a right of way. The landowner has granted permission for the route to be used by the public but they also have the right to withdraw that permission if they choose. The path will often be closed for one day a year in order to protect the landowner against any future claims of continuous public right of way"*. In order to maintain the status of the area as a permissive path and to prevent claims to it being a Right of Way, Leafy Lane Playing Fields Ltd regularly blocked access along this route. Access to members of the public along the route has been denied during the tournament weekend as the programme sellers have placed themselves across this area and turned away people trying to gain access through; those who have gone through have forced their way past. Access has been deliberately blocked with the hedging being deliberately left to over grow across the area in order to prevent members of the public walking along the route. Proof Leafy Lane Playing Fields Ltd have blocked the area is evident by the fact people have even complained to Box Parish Council regarding the area. In response Box Parish Council has handed these complains to Leafy Lane Playing Fields Ltd., the company's reply to them has been to inform the Parish Council the land is private and no rights of way exist across the land, the information has then been passed onto the complaints. Mrs K. Barstow, evidence form no.3, is well aware of the area being private with no public rights of way as she has been one of the complainants and the recipient of our information back via Box Parish

Council, her response was to threaten to exercise her dog on the playing fields if the hedge was not cut back from blocking the area. (See Appendix 9)

6. Misuse and vandalism of Leafy Lane Playing Fields Ltd.'s land

The company directors and trustees of Leafy Lane Playing Fields Ltd. are all volunteers and the area at Leafy Lane is only manned when people have hired the facilities or work is being undertaken on the land. Though some locals on their evidence forms state the company is aware of how the area is being used; this is not the case, with the area not manned permanently the company is not always aware of what is happening on their land. Unfortunately the awareness of the land being unmanned is often taken for granted, with the land not being used in accordance with the company's terms and vandalism happens on a regular basis.

When company directors, trustees or persons linked to the company see members of the public breaching the company's directives they are told to leave the area. On a number of occasions I have told horse riders that they are not permitted on the land and are told to leave the area. A couple of months ago my wife witnessed two men in the woodlands metal detecting and digging holes, she informed them the land was private and permission was required from Leafy Lane Playing Fields Ltd., having been informed to the nature of the land they up tools and left the area. Even today one local resident, who was taking photographs of work being carried within the woodland, was informed by one of the directors that he was on 'Private Land' and was not permitted to photograph the work. The resident stopped taking photographs immediately and left the area without arguing this is because the person was already fully aware the woodlands status.

Vandalism is one of the company's biggest problems, with signs as seen in the picture appendix 3, being tampered with, damage to the building and astro. Whilst fencing erected by Leafy Lane Playing Fields Ltd to prevent free access is removed or bent over in order to gain access into other areas of the land (see Appendix10). The fences are regularly repaired, the one by supposed access number one is one fence in particular, it was repaired with wire mesh but as you can see in the picture in appendix 11 it is missing again. Only last week it was found that because shrubbery has been cleared people have now deliberately damaged the perimeter fence in three places and damaged a gate to gain access via other routes, I repaired a fence on Thursday 7th January 2016 only to go and find it damaged again on Sunday 10th January 2016. Unfortunately the cost of repairing these fences is high and money is not constantly available to repair this constant wanton vandalism. Leafy Lane Playing Fields Ltd. sometimes feel we are on a losing battle against members of the public creating unauthorised access points and wandering all over the land, we have tried to prevent access so that members of the public are not allowed unrestricted access, but how are we supposed to keep members of the public from accessing our land and generally wandering about, unrestricted and then claim it is a right of way, when people keep breaking through fencing and barriers?

7. Lack of defined track contrary to Note 7 on the evidence form, .

In note 7 on the form of evidence it states *"It is important that the way follows a defined track, and is not an area over which you have wandered at large"* There are no singular defined tracks within the woodland which have been in constant use for 20 years which equate to the definitions of a right of way. The woodland area which is referred to in the application is an area where people have not stuck constantly to any defined routes and generally wander at random all over the company's private land. Evidence this area does not have one defined track and is not a right of way, but is being used as just a woodland to wander at large in, is clearly evident from the twenty forms which mark out several supposed routes and mention generally wandering around different areas within the woodlands, this is contrary to Note 7. All the supposed walkways are undefined paths naturally formed either by; gaps in trees, where trees have fallen down or removed and where plants have not grown. People have abused the woodland by tramping down new areas of ground every day to avoid overgrown bushes and muddy areas or just to gain access to a different part of the woods. This means new areas of ground is being flattened, which is why there are large variation in widths and number of supposed paths. Whilst in the process flora and fauna is being destroyed. Further proof there is not a defined route is shown through the application, it has a number of supposed pathways marked, with more being added after application, the reason being the applicants are unable to show a defined right of way across the land is because there is not one in existence.

Leafy Lane Playing Fields Ltd. do tend and manage the woodland but do not clear areas so people can walk a defined route. The company wants the area to remain as natural woodland, so if bushes, trees or plants become overgrown or grow on a supposed track then these are left to grow deliberately, due to this, not one defined Right of Way has ever been established. The company only maintains the woodland in order to prevent it from becoming overgrown and unmanageable.

8. Interrupted usage within the 20 year period.

In order to prove a right of way exists so that it is to be added to the definitive map, firstly there should be evidence which shows uninterrupted usage by the public for a period of over 20 years prior to the application date of September 2015. It has been noted on your summary of the forms you have received some have claimed 20 years of using supposed paths. This in fact is not the case, firstly the woodlands cannot have been walked or used freely for a total of 20 years as before 1998 only 17 years ago, as the woodland area was fenced off, by the previous owner and his intentions made clear people were not welcome on his land with the usage of signs, evidence letters Appendix 1 and 2. Secondly, the area running along the top of the playing field did not exist until after 1999, 16 years ago and has regularly been blocked deliberately so certainly hasn't been used uninterrupted for 20 years. Thirdly, not one singular route in the woodland can be claimed to have been continuously been walked uninterrupted for 20 years as over the years as supposed paths have altered over the years as areas become over grown and not cleared.

9. Illegal access to M.O.D. property.

Leafy Lane Playing Fields Ltd. would also like to point out that a number of people seem to claim there is access through the woods through a gate into a play area at the top of Park Avenue. Please note that this gate leads onto land and a play area owned by the M.O.D. Access through this gate, is strictly forbidden and entering land beyond this gate is trespassing on M.O.D. property. Anyone doing so could be subject to arrest by the M.O.D. police if caught, there are signs stating this. (See Appendix 12) . The gate has also been padlocked to prevent the general public using this gate as an access point into or from the woodland onto M.O.D. land. The M.O.D. police distributed a letter around in the area regarding the locking of the gate and this letter also reminded locals the woodland is private land. (See Appendix 13)

10. Certificate of Incorporation and Memorandum of Association

Finally, to Mr P. Turner quotes Leafy Lane Playing Field Ltd.'s Certificate of Incorporation and Memorandum of Association. As this is something you enquired about in our telephone conversation I thought I should explain to you the nature of this document. Firstly, I would like to make clear to yourself that Leafy Lane Playing Fields Ltd.'s Certificate of Incorporation and Memorandum of Association were written up in order for the company to become registered as a not for profit charitable company. In recent months we have been in close communication with the charities commission who have verified that as a charitable company Leafy Lane Playing Fields Ltd. do not have to own the area at Leafy Lane or any other land in order to operate as a company and fulfil its objectives. So long as the company's objectives are followed the directors are at liberty to choose where and how they fulfil these objectives, as verified by the Charities Commission.

This being the case under our Memorandum of Association objective *"To advance and improve the education and physical, mental and social well-being of the community by the provision of sporting and recreation amenities, grounds and facilities of all kinds"* and the additional objective *"To provide for the inhabitants of Corsham and surrounding areas in the interests of social welfare facilities for the recreation and leisure time occupation with the object of improving their conditions of life"* Leafy Lane Playing Fields Ltd. is not legally tied to providing these facilities solely at Leafy Lane nor is the company obliged to provide any facilities free of charge. After all the company needs to charge usage in order to maintain and improve the area. Nor does the company's Memorandum of Association state the company is in anyway obliged to provide for locals; free footpaths, free dog walks, freedom to ramble within the woods or any other free usage or free activities. Neither does the document state the company must consult or be answerable to local residents or any other members of the general public, all decisions made on the usage of the land and facilities, and other company business is entirely down to the discretion of the directors and trustees of Leafy Lane Playing Fields Ltd.

As a charitable company the only body the company has to consult about certain decisions is The Charities Commission. This being the case Leafy Lane Playing Fields Ltd.'s Memorandum of Association carries no relevance with regards to this application. Unfortunately this document is used by the applicants whenever this group feel they have some form of right, over the company's land, as recently demonstrated in their application to register the land as a community asset, the application was unsuccessful, this application is yet another attempt to prevent Leafy Lane Playing Fields Ltd.'s carrying out its legal right to sell the woodland.

Leafy Lane Playing Fields Ltd. would like it to be known that the company adheres to its objective completely by hiring its grounds and facilities at a cost to local football clubs, cricket clubs, the local scouting group, slimming clubs, the local polling station and other local groups. Money raised from the selling of the woodland will greatly help towards the continuation of providing, improving and building on the facilities Leafy Lane Playing Fields Ltd. offers.

11. Summary

In summary, Leafy Lane Playing Fields Ltd has through this letter and evidence given that;

- It has never been the intention to dedicate any rights of way by ourselves or the previous owner.
- It was clear the land was labelled '**Private Keep Out** ', by the previous owner before 1996.
- Signs erected by Leafy Lane Playing Fields Ltd. stated '**Private**' together with limitations of public use.
- People have been told to leave when not abiding by the company's terms of use.
- Areas regularly blocked so no continuous usage.
- Less than a period of 20 years usage of supposed walks.
- Access points opened via vandalism.

Leafy Lane Playing Fields Ltd. are hopeful that on reading this letter and studying the evidence, it demonstrates the company never intended to dedicate any form of rights of ways, and that Wiltshire County Council comes to a decision where by it is decided no public rights of ways exist within the land, meaning a modification of the definitive map does not apply in this case.

Yours Sincerely,

A large, dark, rectangular redaction mark covering the signature of Mr Robert Mullins.

Mr Robert Mullins

Treasurer, Director and Trustee
Of
Leafy Lane Playing Fields Ltd.

boxmadhouse@aol.com

Appendix 1

Leafy Lane Playing Fields

R.F.Hancock

20 Fleetwood Close

Neston

Wilts SN13 9TF

3rd January 2016

TO WHOM IT MAY CONCERN

My recent conversation with Mr. Robert Mullins about the land you own at Rudloe gives me cause for concern. Firstly let me explain about myself, being born in the area at Folly Farm Rudloe in 1941 and brought up in the area.

In 1968 I took the tenancy of the Quarrymans Arms, and shortly afterwards was invited to remove Timber from the wood at Leafy Lane which you now own.

At that time no one used the wood for recreation either for themselves or their dogs. The fences were all in good order, and to be quite honest there were not a lot of dogs in the area at that time.

Yours sincerely

R.F.HANCOCK

A handwritten signature in dark ink, appearing to read 'R.F. Hancock', written in a cursive style.

Appendix 1

R.F.Hancock

20 Fleetwood Close

Neston, Wilts.

SN13 9TF

3rd January 2016

Robert Mullins,

Re: Leafy Lane Playing Fields

Dear Bob, recent to our conversation about the wood which your organisation own at Rudloe, I had a lot to do with the setting up of the complex in the 90's. My first concern was of dogs fouling on the playing areas.

So the committee at that time drew up a plan to allow for dogs in a restricted area. There were fences erected and hedges planted to the west side of the site which now still stands, and as you said is still maintained. Also at the same time there was a section of land set aside with a narrow strip of woodland and grass alongside to the officer's quarters to the North side of the site.

Within a week the fence was cut and a steady stream of dog walkers ignored the regulations laid down at that time. There were notices erected and the wire was repaired several times to no avail, although you tell me that the fouling of the pitch is fairly minimal now.

There has been an explosion of dogs in the past 20 years as we are all aware, and right to roam legislation was brought into force did not help. I said at the time I was groundsman to some of the committee, why not call a meeting with the local residents and discuss the problem. Their argument was they were there before the playing fields, which not true as the ministry used it themselves during and after the war for their own sports.

It is since the new developments have arrived since that this problem has arisen. Perhaps you should call another meeting with the residents. There might be now more concern with this new disease outbreak in Wiltshire which affects dogs feet especially in muddy areas and which is a killer.

Anyway Bob good luck with your venture, I am sure you will need it.

Regards

Bob Hancock

A blacked-out redaction mark covering the signature of Bob Hancock.

Appendix 2

Mr P Beattie
11 Pine Close
Rudloe
Corsham
Wilts SN13 0LB

Rights of Way and Countryside
Waste and Environment
County Hall
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

F.A.O Ms Sally Madgwick

Your Ref: SM/2015/10

Wildlife and Countryside Act 1981 s.53
Application to add public footpaths to the definitive map and statement at Leafy Lane

Dear Ms Madgwick

I see from looking at the rudloescene website <http://rudloescene.co.uk> that you have received an application from the Springfield and Clift Residents Association for an order to add public footpaths to the definitive map and statement at Leafy Lane Rudloe and that this application is supported by evidence of use from some 42 local people dating back in some case to the early 1970s.

The reason for writing to you is to give you some information from what I know about the woodland at Leafy Lane. I was born on the old Rudloe Estate in June 1953 and at the age of one moved to Boxfields where I lived until September 1964 when we moved back to the newly built council estate at Rudloe. I continued to live here until 1980 when I bought my first house in Ashwood Road and then in March 1987 I moved to my current address in Pine Close. As you can see from this I have lived around Rudloe all my life nearly 63 years.

I vaguely remember going to the woods with my older brothers and friends while still living at Boxfields but during my teenage years I can vividly remember spending many of the school holidays playing in the woods making dens and generally having lots of fun. I remember there was a metal fence all around the wood which you had to climb over to get in and that it was 'Private Property'. I also vaguely remember friends and myself being chased out by the farmer on a couple of occasions with him telling us it was 'Private Property'. I also remember that the wood was much denser back then than what it is now with more trees and bushes and certainly no clearly defined footpaths. I also remember playing in the fields where Springfield Close and Clift Close now stand so I have more years of knowledge than any of the 42 local people mentioned above.

I know the woodland is now privately owned by Leafy Lane Playing Fields Ltd and that they intend to sell it at auction and use the proceeds from the sale to enhance and improve the current sporting facilities at Leafy Lane. It is only since this intention was made known to local residents that they have tried everything they can to prevent this with the above application being the latest attempt.

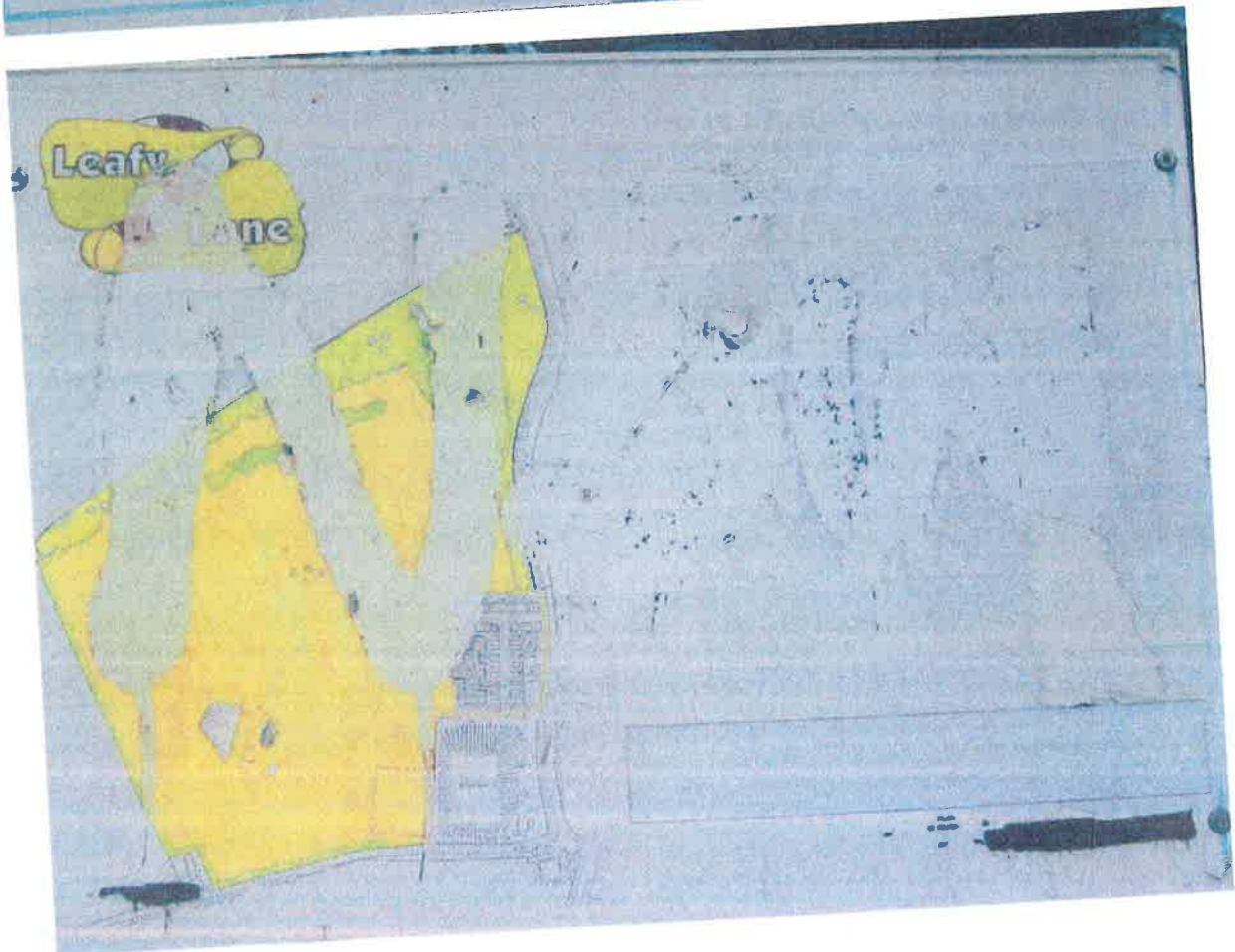
I trust you will take my evidence and knowledge of the woods into account along with any other evidence from locals you may have when making your decision as I cannot see how this application can be approved when there have never been any public footpaths through the woods as far as long as I can remember the woods have always been privately owned.

Yours sincerely

Phil Beattie

Appendix 3

sign still in place see last picture as to position, writing can still be read. Please note vandalism to sign.



Appendix 5





← Can still be read.



Appendix 4

Sign in Storage.



**THIS IS PRIVATE LAND OWNED
LEAFY LANE PLAYING FIELDS LTD**

We are pleased to welcome walkers and dogs in the designated areas coloured GREEN on the adjacent map and marked by signs on site.

This has been developed for the enjoyment of local residents and walkers. Please make sure that dogs do not enter the playing field areas coloured RED because it is used by young children, cricketers and swimmers.

- In play areas where young children are not always discriminating about what they touch or pick up.
- On sports pitches where players, often young people, frequently slide on the surface.
- To ground staff when mowing.

There is concern about toxocarosis, a disease which can be spread through dog faeces, even though the risk to health is comparatively small.

PLEASE ENSURE YOU KEEP TO THE DESIGNATED AREAS IN THE INTEREST OF ALL USERS.



**THIS IS PRIVATE LAND OWNED
LEAFY LANE PLAYING FIELDS LTD**

We are pleased to welcome walkers and dogs in the designated areas coloured GREEN on the adjacent map and marked by signs on site.

This has been developed for the enjoyment of local residents and walkers. Please make sure that dogs do not enter the playing field areas coloured RED because it is used by young children, cricketers and swimmers.



Leafy Lane
Welcome to
Leafy Lane Playing Fields
the home of



AFC CORSHAM

ALSO USING THIS FACILITY ARE

• CORSHAM CRICKET CLUB •



TO HIRE ANY OF THESE FACILITIES

TELEPHONE 01225 810508

Leafy Lane Playing Field Project

Registered Charity No. 1062013

Bam House
Middlehill
Box
Corsham
Wilts
SN13 8QN
13 January 1999

Dear Mr Turner,

I refer to your letter of 3 January and apologise for the delay in replying.

We have had a number of open meetings to explain the details of the project over the last year or so. The last one in early 98 was specifically to explain the proposals for the wooded area and use by local residents. It was well advertised by letter and posters and reasonably well attended, although I don't recall your name being on the attendance list.

That meeting generated some interest and a group of some 7 or 8 people stayed behind to discuss further. I went away with the impression that they would meet and come back with ideas. Mrs Burstow was the named contact that I had from that group. I had at least two subsequent telephone conversations with Mr Burstow over a three month period following that meeting, but no positive or concrete proposals or support. I had also arranged a meeting with the Wiltshire Wildlife Trust to discuss proposals and grants etc. which he pulled out of at the last minute.

Peter Morgan as a local resident then offered to get involved with the project and represent local views. I understand that he has spoken to you in passing. A letter was sent to local residents asking for help and ideas but again there was no positive response. Appeals have been put out for help with fund raising, but again with no response. I am not sure what else we could have done to get more local people involved, bearing in mind that all of the input on our side is voluntary and that we also have other commitments.

We have real concerns about the use of the main playing area by dogs. We already have the problem of pitches being fouled excessively and owners not clearing up after their dogs. I am sure as someone who has been involved in football you understand the 'unpleasantness' of playing in such conditions and the health risks involved. We have and will closely follow the guidelines laid down by the NPFA (copy attached). We are in the process of erecting fencing to the wooded area to the north and north east. This is being extended on the western (Box side), with hedging. A line of trees has been planted inside the wall adjacent to Boxfields road. This will create a circular dog walk around the majority of the site in addition to the large wooded area to the north.

We are advised by our experts that the wooded area to the north needs work to make it safe as there are a number of trees that need attention. Lack of funds at this time has delayed this work so people use this area in the meantime at their own risk.

The project has been substantially funded by the Lottery Sports Council with the principal aim of maximising its use for sporting activity by the local community. There is a real dearth of good sporting facilities in the North Wilts area, hence the highest priority given to this project by North Wilts District Council in their Leisure Strategy.

Corsham Boys Football Club would not have been able to run as many teams as they have this season without these facilities, because of lack of pitches in the area. Hence the early use of part of the site before the changing rooms are complete. At the present time we intend and need to use the 'strip paddock' area for training and games for the younger age groups. This is unlikely to start until the summer when the adjacent field is completed, cut and rolled.

In conclusion we have always encouraged local residents to get involved in the project and will continue to do so. Well over 100 Rudloe people already do so as parents and / or users of the facilities so far. We believe that our proposals enhance the site for all users and are based on national guidelines. An extended dog walking area is being provided around what is in fact a privately owned site, however, we have always intended that the site be sensibly used by the whole community.

Can I also urge you to contribute to the project in any way you can. Perhaps you would like to discuss with Peter Morgan ways in which this can be achieved.

Yours sincerely



Graham Cogswell (Project Manager)

Appendix 7



Appendix 8

Evidence no walkway existed at the top of the playing fields before 1998. Date of picture is accurate as our son sitting in front row is aged 8 years old in the photo.



Fence which can be seen at top of the picture is the farmer's boundary fence, note there is no hedge separating the playing field from the farmer's field. Anyone walking along the top of the field at this time with a dog would have been told to leave as can clearly see they would have been on walking directly on the playing fields.



Corsham Boys Football Club 1998

Box Parish Council

Communication regarding top area of playfield.

From: "Kathryn Barstow" [REDACTED]
Date: 08 January 2013 23:29
To: "box parish council" <mailbox@boxparish.org.uk>
Subject: Footpath along side of Leafy Lane playing fields

At the end of November I wrote asking that the council to request that the hedge along the footpath around the Leafy Lane playing fields field be trimmed. I notice that the hedge on the inside of the field has been trimmed but the footpath side remains uncut.

I am fed up of catching my clothes on the brambles/ thorn bushes / rose thorns, one of these days it is going to cause damage and I do not suppose that the Playing fields committee will want to pay for a replacement jacket! The footpath is muddy slippery and dangerous. If the hedges are not cut I shall be walking my dogs on the playing field side of the hedge!

As council tax payers who have no choice in whether the playing fields get a grant from our Parish, I think that we should get something back with the money that we put in.

I am fed up of this situation, no expense seems to be spared for the footballers, with floodlights on every night. If people are expected to use the footpath around the field then it should be properly maintained.

I would like to hear the Council's opinion in this matter.

Regards

Kathryn Barstow

BOX PARISH COUNCIL

Mrs.M.S.CAREY
Clerk to the Council

**COUNCIL OFFICE
THE PARADE
BOX
CORSHAM
WILTS SN13 8NX**

Telephone: 01225 742356
Fax: 01225 744049

Office Hours
Monday & Thursday
9.30 – 12.30
or by appointment

E-mail: mailbox@boxparish.org.uk
Website address: www.boxparish.org.uk

Our ref: PFC/MC

14th January 2013

Mr S. Bray
27 Highlands Close
Rudloe
Corsham
Wilts
SN13 0LA

Dear Stevenne,

Leafy Lane Playing Fields

Please find attached an email from a parishioner regarding the state of the footpath alongside the Leafy Lane Playing Fields.

Could you please pass this on to the management committee and ask that they look into this please.

Yours sincerely,



Margaret Carey
Clerk

Leafy Lane Playing Fields Limited

Registered Charity No 1062013

VAT Reg. No 701 2210 14

23 The Bassetts
Box
Corsham
Wilts
SN13 8ER

Tel no 01225 743201

Chairman
Box Parish Council
The Parade
Box
Wilts
SN13 8NX

Date 11th February 2013

Private and Confidential

Dear Mrs Carey

I am writing to you with reference to your letter dated 14th January 2013 regarding the path which runs along the top end of Leafy Lane Playing Fields.

There are no public rights of way across any of the land owned by Leafy Lane Playing Fields Ltd. The path referred to by the parishioner, belongs to Leafy Lane Playing Fields Ltd. It is **not a thoroughfare but an access path only to the rear of Leafy Lane Playing Fields Ltd** property. Your parishioner is incorrect in their assumption that the hedge is not cut back as I can confirm that the hedges to each side of the path are regularly maintained by our contactor so it is kept clear to enable us gain access to our property.

Please could you notify your parishioner that the public right of way in fact goes diagonally across the farmer's field next to Leafy Lane Playing Fields, as marked by stiles. **So when walking along the path referred to in the e-mail they are not on a public right of way but on private property.**

Could you also pass onto your parishioners that due to health and safety. Leafy Lane Playing Fields Ltd have a strict no dogs policy, anybody seen walking their dogs across the field containing the pitches are asked to leave and if persists will be banned from entering any of the property owned by Leafy Lane Playing Fields Ltd, as use of any of the areas and facilities owned by us does so at the discretion of the Directors of the company.

Regards

R Mullins
Director Leafy Lane Playing Fields Ltd

BOX PARISH COUNCIL

Mrs.M.S.CAREY
Clerk to the Council

Office Hours
Monday & Thursday
9.30 – 12.30
or by appointment

E-mail: mailbox@boxparish.org.uk
Website address: www.boxparish.org.uk

COUNCIL OFFICE
THE PARADE
BOX
CORSHAM
WILTS SN13 8NX

Telephone: 01225 742356
Fax: 01225 744049

Our ref; PFC/MC

14th February 2013

Mr R. Mullins
Leafy Lane Playing Fields Ltd
23 The Bassetts
Box
Corsham
Wilts
SN13 8ER

Dear Mr Mullins,

Further to your letter to the Parish Council dated 11th February, I enclose a further email received from the parishioner in question.

Yours sincerely,



Margaret Carey
Clerk

Box Parish Council

From: "Kathryn Barstow" [redacted]
Date: 13 February 2013 17:54
To: "Box Parish Council" <mailbox@boxparish.org.uk>
Subject: Re: Footpath along side of Leafy Lane playing fields

Dear Margaret,

Thank you for forwarding the letter from Mr Mullins. My comment to that reply is that I would have no cause to complain if the hedge in question had been trimmed on the footpath side. I take it that Mr Mullins does not actually look at the footpath very often and certainly not in the last few months!! I would like say also to the football club that if I am not allowed to take my dog onto the field why do I often see spectators with their dogs on the field? One rule for us and another for them! I have no intention of taking my dogs onto the field as I do respect the health and safety issues involved, others are less so.

In a recent conversation with Mr Bray, he told us that the Football club had never maintained the hedge and that had been done by the Parish Council.

Does the left hand know what the right hands doing? Sounds like chaos to me! If Mr Mullins says that the hedge is maintained on both sides perhaps he would like to show the council that he is telling the truth, as he appears to be saying that I am incorrect. I can assure you that I am quite correct in this case. I live here! I just wish that the management would try to get on with the people who live in the area and not try to make enemies of us. Dog walkers patrol the area for them and are on the whole very responsible people. After all campers in the summer do far more to damage the environment, and I will not go into detail of the rubbish left by them, and by others, which is more often than not cleared up by locals, with no word of thanks.

Kind Regards

Kathryn Barstow

On 13 Feb 2013, at 11:32, "Box Parish Council" <mailbox@boxparish.org.uk> wrote:

> Dear Kathryn

>

> Further to your letter please find attached a reply from the Leafy Lane Playing Fields Ltd which sets out the situation re the hedge and the footpath

>

> Margaret

>

> -----Original Message----- From: Kathryn Barstow

> Sent: Tuesday, January 08, 2013 11:29 PM

> To: box parish council

> Subject: Footpath along side of Leafy Lane playing fields

>

> At the end of November I wrote asking that the council to request that the hedge along

Appendix 10
Broken fencing.



Appendix 12.



Appendix II





MINISTRY OF DEFENCE
Community Police Office

MOD Community Centre
Portal Avenue, Corsham, Wiltshire, SN13 0LQ
Tel/Fax: (01225) 812677 VPN: 94 382 x 7186
Mobile: (07775) 826178



e-mail: lee.maplesden671@mdpga.mod.uk



Corsham Dcpo

MAY 2010

Dear Resident,

You may have recently been affected by the appearance of a padlock securing a gate in the fence that forms the left-hand boundary of the field at the end of Park Avenue. The gate allows access into the top end of a wooded area used by many local residents to exercise their dogs. This wood along with the adjoining sports fields, floodlit astro-turf pitch and clubhouse, is private property belonging to Leafy Lane Playing Fields Ltd (LLPF).

Local enquiries confirmed initial suspicions that the padlock had been put on the gate by a representative of the LLPF committee. I have spoken with LLPF on a couple of occasions since and spent time walking their property with them, listening to their concerns. The main issues were as follows:

- LLPF are keen to provide good-quality, safe and hygienic facilities for local football and cricket teams, the vast majority of which are youth teams. However, they are fighting a continuous battle against wanton vandalism to the clubhouse and also the constant fouling of the sports pitches, by dogs being allowed to run-free under little or no control from their owners. Dog excrement on the sports pitches is not only extremely annoying and very unpleasant it also harbours disease, namely Toxocara Canis, which can reportedly cause partial blindness and other long term debilitating disorders especially in young children.
- 'No dogs allowed' signs have been positioned around the perimeter and in an attempt to reduce points of easy access to the sports pitches LLPF have put a wire fence across an opening that leads from the top end of the woods. It is through this opening that LLPF believe most of the offending uncontrolled dogs enter the fields. Unfortunately this wire fence is being ignored; with people either going over it, under it, or on some occasions, cutting through it. Although unsubstantiated it was assumed that those responsible for the damage were coming through the gate at the end of Park Avenue and therefore must have been service families; hence the use of the padlock. Having discussed the matter in person with LLPF that assumption of service family involvement, which can't be totally discounted, is now far more proportionate.
- Another area of concern for the club is the safety of walkers within the wooded area. Many of the trees planted by the RAF decades ago to act as a privacy screen and a wind-break for their properties in Park Avenue are not indigenous to the UK. Unlike the

Community Stakeholder Partners



Page 1 of

native oaks that were already in the area these trees have very shallow and wide-spreading root systems, which as they get taller are failing to provide suitable support to them; the danger being that these trees are starting to fall down by themselves. LLPF are investing a lot of time and available money in managing this problem, in order to make it as safe as possible. A considerable amount of work has already been carried out to remove the most unstable trees and to clear safe walking routes through the woods, although there are still many trees leaning at quite precarious angles, as their roots are being pulled-out of the ground; these trees are being managed. LLPF do not want to have to close the woods off to the public; they want to be able to continue to provide this safe dog-walking area as it protects their interests in the sports pitches as previously mentioned, however, they do ask that walkers take care and stick to the cleared routes.

At the end of that meeting I made various recommendations to hopefully assist them in achieving their goals in partnership with the local community, as opposed to being at odds with them. The padlock, which was used to cause inconvenience and local upset in order to promote this kind of dialogue, has been removed and advice has been given regarding the use of barbed wire in the area. LLPF is therefore requesting the help of the local community with 'policing' the area, so that they can continue to provide these excellent facilities for years to come, by:

1. Respecting the sports pitches by using the route around them; through the wooded area, along the footpath and out into Boxfields Road, as opposed to across them.
2. Ensuring that any dog waste is collected and removed in accordance with the law.
3. Educating irresponsible dog owners who do allow their dogs to run-free on the fields and/or roam uncontrolled within the wooded area and foul unsupervised.
4. Informing LLPF (number to be made available on signage around the perimeter) of any instance of blatant disregard for the facility (e.g. dog fouling or acts of damage), so that punitive action may be sought against the offenders.
5. Staying on the cleared walkways within the woods and notifying LLPF of any trees that could be deemed to be dangerous.

Lee Maplesden
PC 1902
Defence Community Police Officer