

IN THE MATTER OF
AN APPLICATION TO REGISTER LAND AT
STOKE LODGE PARKLAND AS
A TOWN OR VILLAGE GREEN
UNDER SECTION 15 OF THE COMMONS ACT 2006

BETWEEN:

MR D MAYER – APPLICANT

AND

BRISTOL CITY COUNCIL & ORS – OBJECTORS

Statement of: - *CHRISTOPHER CHARLES ANDERSON*
(BLOCK CAPITALS)

My Name is: - *Christopher Anderson*

My Address is: - *28 Druid 8162 Avenue*
BRISTOL.
BS9 1DD.

My occupation is: - *CONSULTING ENGINEER*

I will say as follows: -

1. Please refer to my Questionnaire attached and dated: - *22. 3. 2016*

2. Please refer also to my Statement attached and dated: - *3. 4. 2016*

I believe that the facts stated in these statements are true.

Signed *Chris Anderson*

Dated..... *3. 4. 2016.*

Witness Statement
in support of
Town Green Application
for
Stoke Lodge Parkland

Statement of Christopher Charles Anderson

1. I am Christopher (Chris) Charles Anderson and I live at 28 Druid Stoke Avenue, Stoke Bishop, Bristol BS9 1DD. I am a Consulting Engineer, specialising in Accident Reconstruction and I carry out my business from the above address.
2. I, along with my family, moved to the above address in July 2005, over 10 years ago. I and my wife Elaine were already familiar with the area as we had met while we were both students at Bristol University. I was fortunate enough to have been resident in Wills Hall on Parrys Lane for almost 3 years between 1973 and 1976.
3. As a student, I was aware of 'the playing fields' at Stoke Lodge and I believe that some students used it for informal games.
4. When we moved to Druid Stoke Avenue in 2005 it was immediately obvious that people used Stoke Lodge Parkland for informal recreation, walking dogs, and for more formal sporting activities. Every time I passed, on foot or in the car I would see such use.
5. In about September 2006 we acquired a German Short Haired Pointer, as a 3 months old puppy. Before doing so, mindful of the need for space to exercise such dog, I had explored the local area to see where this might be possible. It was clear that many people did take their dogs onto Stoke Lodge Parkland and I assumed that I would be able to likewise.

6. I did at that time see one of the signs, either the one by the east corner (by the newer gas plant) or the one behind the changing rooms, I cannot now remember which. However, on reading the sign my understanding was that the activity proscribed was any which caused or permitted nuisance or disturbance to others. I had no intention of allowing my dog to be a nuisance to anybody. In all events, the sign was in the name of Avon County council which had ceased to exist some years before.
7. Shortly after acquiring the dog I did take him onto Stoke Lodge Parkland, entering by the way between the wall and the fence near to the mini roundabout at the junction of Parrys Lane and Stoke Hill.
8. I walked the dog frequently on Stoke Lodge Parkland thereafter, sometimes just once a day but often twice in one day. I guess that on average I would have walked that way about 5 - 7 times a week. I became extremely familiar with Stoke Lodge Parkland and I got to know many of the other dog walkers. I am ashamed to say that I knew many of them by their dogs' rather than their own names but I did meet some of my neighbours for the first time while walking on Stoke Lodge Parkland.
9. This continued until the death of our dog in November 2014.
10. Whilst we have lived in Stoke Bishop I and my family have often walked on Stoke Lodge Parkland for reasons other than walking the dog. We have taken guests and visiting family for a walk, taking in Stoke Lodge Parkland. I have picked blackberries there, I have collected fir cones and I have also collected rubbish from the playing fields. Since the building of the children's playground I have taken friends with children there. The Parkland is a facility that has been and continues to be extremely valuable to me and which I cherish. It is perfectly plain that it is seen as such by very many other local people.
11. I have been on Stoke Lodge Parkland before sunrise and after sunset as well as at all times of the day. I have entered by all the several entrances, by the mini

roundabout, from Ebenezer Lane, through the Stoke Lodge entrance, and from Cheyne Road. I have been there when there is nobody else about and when there have been hundreds of people present playing sports. I have seen, and have sometimes stopped to watch formal games of cricket, rugby, football and also athletics. I have seen informal games of baseball, rounders, cricket and football.

12. I have often seen groups of children, sometimes with a parent, practising kicking a football or rugby ball or practising cricket. On the lower area of the Parkland I have seen individuals practising their golf. I have seen groups of teenagers and families sitting and chatting. Many a time I have seen people of all ages just walking and people making their way across the Parkland between Parrys Lane and Shirehampton Road, or Cheyne Road.
13. Never once has anybody ever questioned my presence on Stoke Lodge Parkland, I have never been approached by anybody to say that that I should not be on Stoke Lodge Parkland or that I should leave. I have not ever heard of anybody else being approached by anybody to say that they should not enter Stoke Lodge Parkland or that they should leave. I am not aware of any action to restrict access. Paths and ways onto Stoke Lodge Parkland, other than the gated entrance to the lodge, have to my knowledge never been closed, blocked or obstructed.

I believe that the facts stated in this witness statement are true.

Signature: 

Date: 3rd April 2016

Save Stoke Lodge Parkland - Application for Town Green Registration – Evidence Questionnaire

| | | |
|----|--|--|
| | NAME of Witness Print | CHRISTOPHER ANDERSON |
| 1 | Your address when you used the land being claimed as "Town Green" and edged in red on Map "A"? | 28 Dromed Stoke Avenue BS9 1DD. |
| 2 | Your address when you knew the land edged in red on Map "A" was being used by the local inhabitants? If different from 1 above? | As above |
| 3 | Did you sign the map "A" attached to confirm your understanding of the extent of The Land being claimed? As "Town Green" edged in Red? And relates to the evidence | Yes |
| 4 | Confirm your agreement that the Locality or Neighbourhood is the Political Ward of Stoke Bishop plus parts of Westbury on Trym, Sea Mills and Coombe Dingle. Map "B" | Agreed. |
| 5 | Please confirm that you have marked the location of your house on Map "B" with an X. | Yes |
| 6 | By what name, if any, is The Land edged in red on Map "A" known? | Stoke Lodge Parkland |
| 7 | Has the land, referred to in question 6, ever been known by any other name? If so what? | Not to my knowledge |
| 8 | For how many years have you known about the Land edged in red on Map "A"? | 10 years as resident / 40 years since a student. |
| 9 | Between which years did you use the Land edged in red on Map "A"? | July 2005 to date |
| 10 | Do you consider yourself to be a local inhabitant in respect of the Land edged in red on Map "A"? | Yes |
| 11 | During the time you have used the Land edged in red on Map "A", has the general pattern of use remained basically the same? | Yes |

| | | | | |
|----|--|---|-------------------------------------|--|
| 12 | What recognisable facilities are available to the local inhabitants of your locality? Please tick all boxes that apply and add any other additional matters not covered | | | |
| | Local infants school | ✓ | Community centre | ✓ |
| | Local junior school | ✓ | Sports facility | ✓ |
| | Local secondary school | | Swimming pool | |
| | Residents association | | Library | |
| | Neighbourhood watch | | Alt green space within easy walking | |
| | Neighbourhood Partnership | ✓ | Area police | |
| | Local place of worship | ✓ | Doctors surgery | ✓ |
| 13 | To your knowledge are there any public paths crossing the Land edged in red on Map "A"? | | | Not known |
| 14 | How do you gain access to the Land edged in red on Map "A"? | | | gap between wall & hedge by mini-rt Ebenezer lane, & Stoke Lodge gate. |
| 15 | How do you travel to and from the Land edged in red on Map "A"? | | | On foot |
| 16 | Why do you go on to the Land edged in red on Map "A"? | | | My own exercise + walking a dog. |
| 17 | How often do/did you use the Land edged in red on Map "A"? | | | On average once per day from 2006-14 |
| | (apart from use of any public paths on the Land) | | | Sometimes twice. Since 2014, 1 per week. |
| 18 | What activities do/did you take part in on the Land edged red on Map "A"? | | | Walking. When with visitors, playing games. |
| 19 | Does your immediate family use the Land edged in red on Map "A"? | | | Yes |
| 20 | If so, for what? | | | Walking and walking a dog. |
| 21 | Do you know of any community activities that take place or have taken place on the Land edged in red on Map "A"? | | | YES |
| 22 | If so please list them and state when and for how long they have taken place? | | | Brownies, junior foot ball/rugby. Cricket Runners. Informal gatherings. Baseball |
| 23 | Do/did you participate in any of them? | | | No. |

| | | | |
|----|---|-------------------------------------|-----------------|
| 24 | Do any organisations use the Land edged in red on Map "A" for sports or pastimes? If so, please specify. | Yes, but names unknown. | |
| 25 | Do any seasonal activities take place on the Land edged in red on Map "A" | Blackberry picking! | |
| 26 | Please tick all the activities that you have seen taking place on the Land edged in red on Map "A" | | |
| | Children playing | <input checked="" type="checkbox"/> | Fetes |
| | Rounders | <input checked="" type="checkbox"/> | Football |
| | Drawing and painting | <input checked="" type="checkbox"/> | Rugby |
| | Dog Walking | <input checked="" type="checkbox"/> | Cricket |
| | Team Games (Formal) | <input checked="" type="checkbox"/> | Bird watching |
| | Team Games (informal) | <input checked="" type="checkbox"/> | Picnicking |
| | Picking blackberries | <input checked="" type="checkbox"/> | Kite flying |
| | Community celebrations | <input checked="" type="checkbox"/> | People walking |
| | | | Bonfire parties |
| | | | Bicycle riding |
| | | | Carol singing |
| | | | other |
| | | | other |
| | | | other |
| | | | other |
| | | | other |
| 27 | Do you know the name of the owner of the Land edged in red on Map "A"? And if so please state. | Bristol City Council. | |
| 28 | Do you know the name of the occupier of the Land edged in red on Map "A"? And if so please state. | Not sure. | |
| 29 | Has the owner or occupier seen you on the Land edged in red on Map "A"? | I do not know. | |
| 30 | What did they say? If anything? | Not Applicable | |
| 31 | Was permission ever sought by you for activities on the Land edged in red on Map "A"? | No | |
| 32 | If so, from whom and when? | Not Applicable | |
| 33 | Did anyone ever give you permission to go onto the Land edged in red on Map "A"? | No | |
| 34 | If yes, when and for what reason? | Not Applicable. | |
| 35 | Have you ever been prevented from using the Land edged in red on Map "A"? | No | |

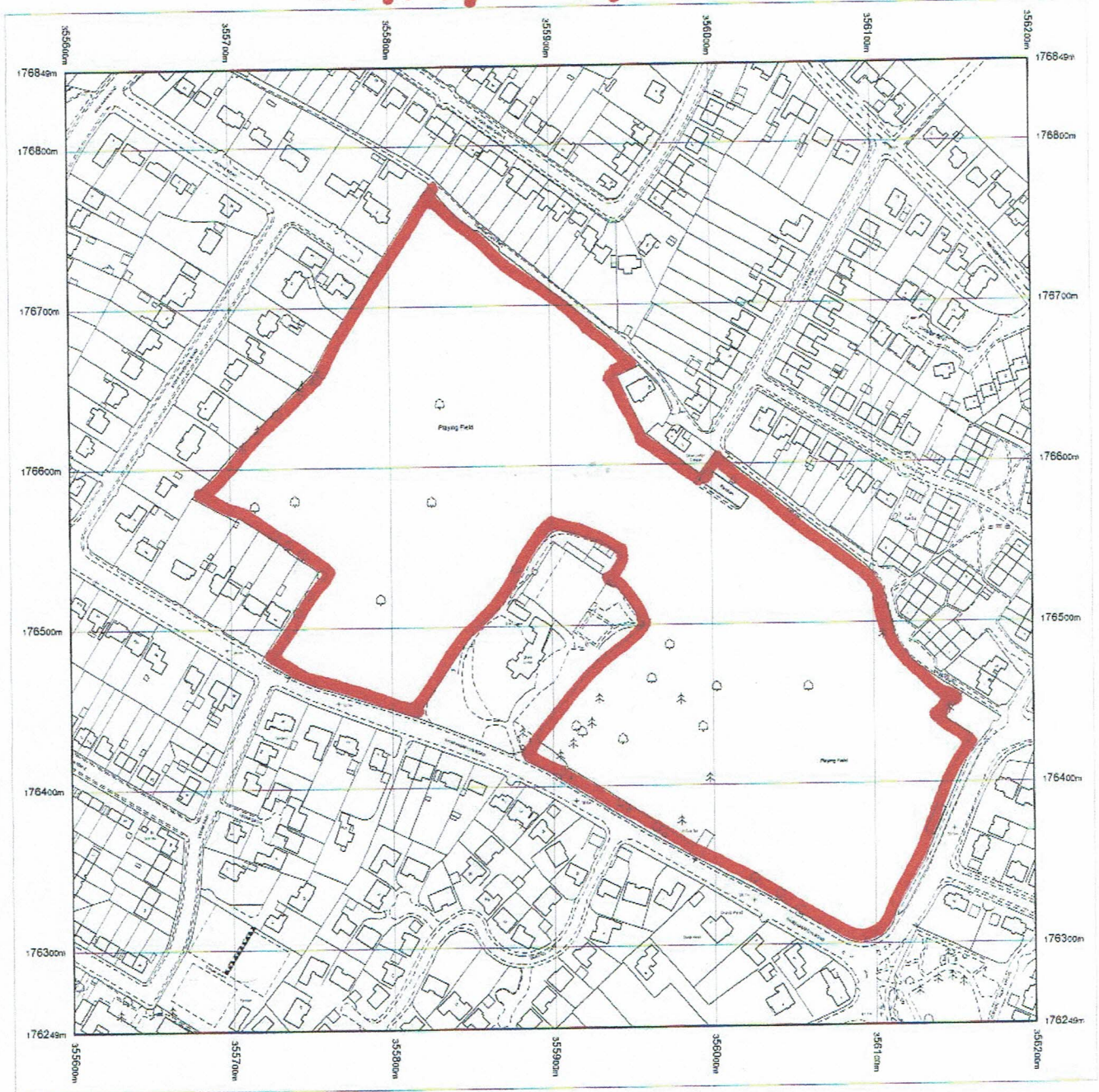
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|----|---|--|
| 36 | If yes, when and for what reason? | NOT Applicable |
| 37 | Has any attempt been made by any means to prevent or discourage the use being made of the Land edged in red on Map "A" by local inhabitants? | There is a sign adjacent to the Lodge, not at the entrance / used (see statement). I had by then been using SLF for more than 2 years and I had no notice of it. |
| 38 | If yes, give examples and dates | The sign detailed above. |
| 39 | Are you aware of any signs or notices restricting access to the Land edged in red on Map "A" by local inhabitants? | No. |
| 40 | Do you have any photographs or any other evidence of use of the Land edged in red on Map "A" by local inhabitants? | |
| 41 | Are you willing to allow us to copy them for use as part of our application? | |
| 42 | If you have additional information please attach a separate statement? (witness statement etc) | See statement. |
| 43 | If you have knowledge of others who may be in a position to complete an evidence form, would you please write their names and addresses upon the reverse of this form. | |
| 44 | I have carried on the activities referred to in this questionnaire, on the Land edged in red on Map "A", for XX 10 years without anybody trying to stop me and I believe the activity should be treated by the law as having a lawful origin. | |
| 45 | I understand that the evidence form I have completed in relation to this application may become public knowledge and I authorise the applicant to disclose this form to anyone reasonably requiring access to this application. | |
| 46 | I also understand that this evidence may be presented at a non-statutory inquiry and I authorise the applicant to use this form for that purpose. | |
| 47 | Signed | <i>Chris Anderson</i> |
| 48 | Name | CHRIS ANDERSON. |
| 49 | Date | 22-3-2016 |

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OS Sitemap®

MAP 'A'



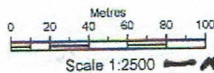
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The representation of features as lines is no evidence of a property boundary.



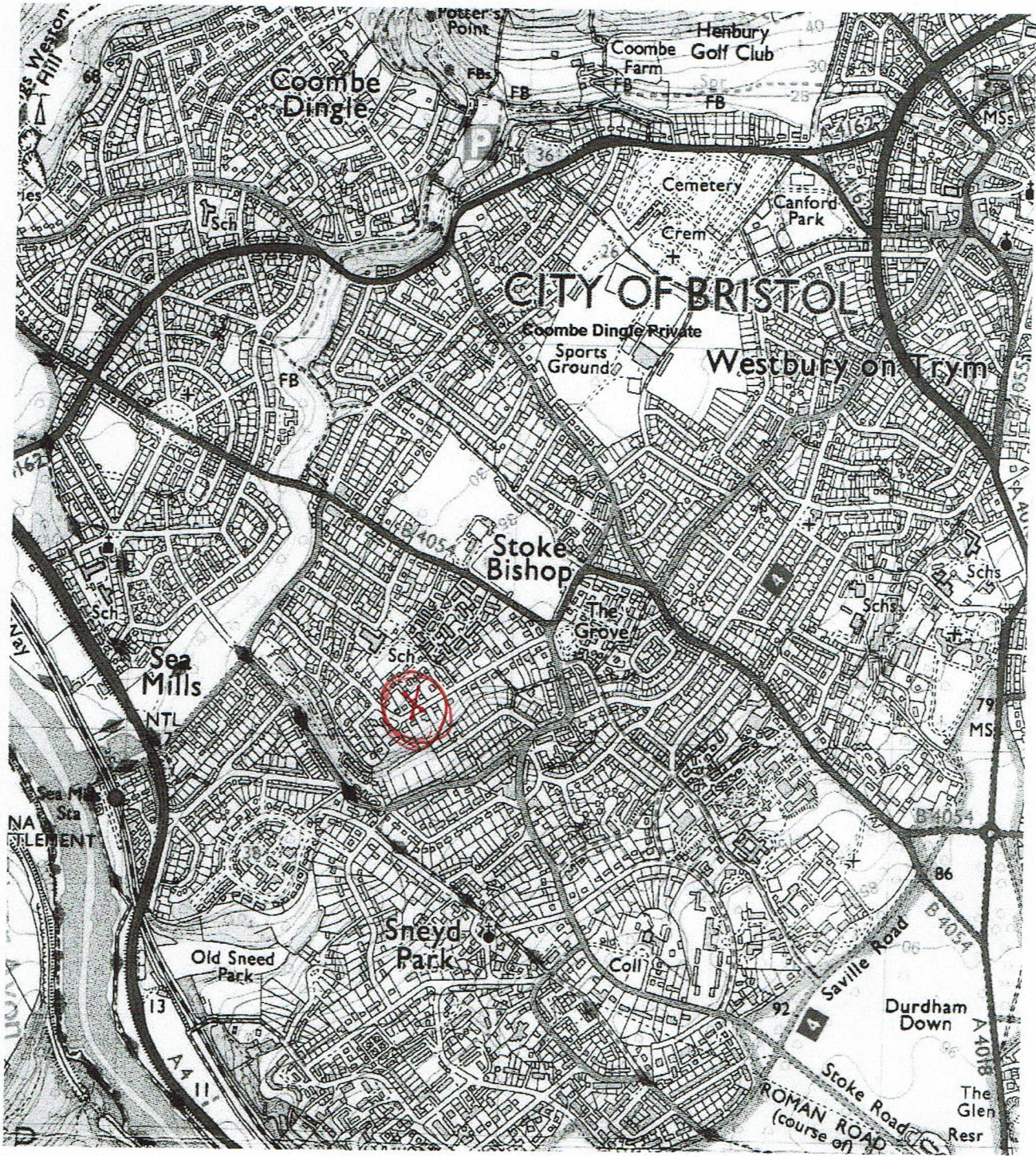
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Serial number: 09349100
Centre coordinates: 355899.67 176549.37

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

Chris W. Anderson

NOT TO SCALE WHEN COPIED AT A4.

Map "B" of locality surrounding Stoke Lodge Parkland



0 100 200 300 400 500



Meters