



# Northumberland County Council

NORTH NORTHUMBERLAND LOCAL AREA COUNCIL  
RIGHTS OF WAY SUB-COMMITTEE  
27 October 2021

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## REVIEW OF THE DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY ALLEGED PUBLIC FOOTPATH NO 20 PARISH OF BELFORD

Report of the Executive Director of Local Services  
Cabinet Member: Councillor Jeff Watson, Healthy Lives

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### **Purpose of report**

In this report, the Committee is asked to give consideration to all the relevant evidence gathered in support and rebuttal of a proposal to add to the Definitive Map and Statement a public footpath from the B6349 road (South Road) south of South Lodge in a general northerly direction to join the C60 road (Cragmill Road) immediately north-east of East Lodge.

### **Recommendation**

**It is recommended that the Committee agree that:**

**there is insufficient evidence to justify that public footpath right have been reasonably alleged to exist over the claimed route.**

### **1.0 BACKGROUND**

1.1 The relevant statutory provisions which apply to adding a public right of way to the Definitive Map and Statement based on 20 years user evidence are Sections 53(3)(b) and 53(3)(c)(i) of the Wildlife and Countryside Act, 1981, which require the County Council (as Surveying Authority) to modify the Definitive Map and Statement following:

“The expiration, in relation to any way in the area to which the map relates, of any period such that the enjoyment by the public of the way during that period raises a presumption that the way has been dedicated as a public path or restricted byway” [s53(3)(b)]

or

“the discovery by the authority of evidence which (when considered with all other relevant evidence available to them) shows that a right of way which is not shown in the map and statement subsists or is reasonably alleged to subsist over land in the area to which the map relates, being a right of way such that the land over which the right subsists is a public path, a restricted byway or, subject to section 54A, a byway open to all traffic;” [s53(3)(c)(i)]

- 1.2 It is an unresolved question whether it is permissible to invoke section 53(3)(c)(i) in a case to which section 53(3)(b) applies. There is a case (Bagshaw), which is indirect authority to the effect that in any case of deemed dedication reliance on paragraph (c)(i) is perfectly acceptable. Members are therefore invited to apply the lower test.
- 1.3 Section 31 of the Highways Act 1980 (HA80) provides for the presumption of dedication of a public right of way following 20 years continuous use. Sub-section (1) states:

“Where a way over any land, other than a way of such a character that use of it by the public could not give rise at common law to any presumption of dedication, has been actually enjoyed by the public as of right and without interruption for a full period of 20 years, the way is deemed to have been dedicated as a highway unless there is sufficient evidence that there was no intention during that period to dedicate it.”
- 1.4 It is necessary to show that there has been uninterrupted use, as of right, by the public over a period of 20 years or more. ‘As of right’ means openly, not secretly, not by force and not by permission. The public must have used the way without hindrance (e.g. objections, verbal / written warnings, etc.) or permission from the landowner or his agents. The 20 year period may be shown at any time in the past and is generally taken to run backwards from the date when the use of the path was first “brought into question”, whether by a notice or otherwise.
- 1.5 The Sub-Committee must consider whether there is sufficient evidence to allege that the presumption is raised. The standard of proof is the civil one that is the balance of probabilities. Members must weigh up the evidence and if, on balance, it is reasonable to allege that there is a public right of way, then the presumption is raised. The onus is then on the landowner to show evidence that there was no intention on their part to dedicate.
- 1.6 Such evidence may consist of notices or barriers, or by the locking of the way on one day in the year, and drawing this to the attention of the public, or by the deposit of a Declaration under section 31(6) HA80 to the effect that no additional ways (other than any specifically indicated in the Declaration) have been dedicated as highways since the date of the deposit.
- 1.7 All the relevant statutory provisions and competing rights and interests have been considered in making this report. The recommendation is in accordance with the law and proportionate, having regard to individuals’ rights and the public interest.

## **2.0 PUBLIC EVIDENCE**

- 2.1 In July 2019 the County Council received an application to add to the Definitive Map and Statement a public footpath from a point marked U on the B6349 road (South Road) south of South Lodge in a general northerly and north-easterly direction over McLaren Drive and to the west and north of Belford Hall then continuing in a general north-westerly direction to the west of Home Farm Cottages to a point marked V on the C60 road (Cragmill Road) immediately north-east of East Lodge, as indicated on the attached plan.
- 2.2 The proposal is supported by user evidence from 19 local people, 16 of whom claim to have used the route on foot for periods in excess of 20 years. Two users claim to have used the path with a pedal cycle and one with a car.

## **3. LANDOWNER EVIDENCE**

- 3.1 In July 2019 Stephen Corpe on behalf of Belford Hall management Company Limited, submitted the following comments:
- i) “Further to our previous telephone conversation, a copy of the above application has now been received, and whilst we appreciate that we will have the opportunity to formally object as part of due process, there are a number of factual matters which we feel should be brought to your attention at this stage, to assist your deliberations in whether a prima facie case has been made for a modification order to the Definitive Map.
  - ii) “By way of background, Belford Hall is a Grade I Listed Building. Its environs and grounds are both a Conservation Area and Listed in English Heritages Register of parks and gardens. The Hall itself was restored in the 1980’s under the auspices of North of England Civic Trust who remain the Freeholders, but to make the restoration sustainable and to give the building a secure future it was converted into private residential apartments, and for the last 30 years the hall and its grounds have been very well maintained as a heritage Asset at the sole expense of its residents, without any outside assistance from public sources. The management of the hall is by Belford Hall Management Company Ltd. A closed company made up of and solely funded by the residents, who each enjoy unrestricted use of the Hall estate.
- Signage**
- iii) “From the completion of the restoration in 1987 continuously to the present day, Belford Hall Management Company Ltd has protected itself against claims of Presumed Dedication of our drive as a Public Right of Way by displaying Privacy and Restricted Access signs. There has been ‘Private’ signage both at the entrance gatepost to Belford Hall (south end of the claimed Public Right of Way) and at the entrance to Home farm (north end of the claimed Public Right of Way).

- iv) “There is also a Notice Board at the Top of the Drive (part of the way along the claimed Public Right of Way) showing the location of the flats for deliveries, visitors, etc. and again this has long had a separate ‘PRIVATE’ sign on it on a crossbar made for the purpose.
- v) “There are additional private signs, both at the notice board where the road forks and on our side of the gate to Home Farm, which are prominently displayed. The public can therefore have been in no doubt at any point that there was no public right of access [see note 1].

### **Walking the routes as of Right**

- vi) “We can confirm that residents, employees of the Company and of its residents have on numerous occasions throughout that period since the Hall was restored in the late 1980’s regularly challenged visitors who were not known to us. [See Note 2].

### **Access with Consent**

- vii) “We do open the Hall to the public and groups on certain days of the year and also by prior appointment, and as a result of those days, people access the grounds but with our express consent which we strictly control and usually with an officer of the company present, further demonstrating our intention not to create a public right of way.

### **Physical Control of Access**

- viii) “Part of the way along the public right of way being claimed is a gate which since the 1980’s restoration has been locked closed. 5 years ago it was mutually agreed between Home Farm and Belford Hall that their respective residents could have access through the gate/over a stile, and the gate was unlocked to accommodate a request from a Home Farm resident so that their dog could get through.
- ix) “However, to ensure that ***no public right of way was created***, and to demonstrate our control over the access, notices were placed on both sides of the gate stating that the ***access was for residents of Belford Hall and Home Farm only***. It is closed on given days of the year. [See Note 3].

### **Northumberland County Council’s Definitive Map and Statement**

- x) “Currently does not record a Public Right of Way across BHMC LTD’s demise and the company will oppose any proposed modification to the definitive Map to create one.

### **Land Owner Statement**

- xi) “To avoid any future claim to create a Public Right of Way across its demise BHMC Ltd intends to lodge a Land Owner Statement to this effect with the Authority under Section 31(6) of the Highways Act 1980 [See attached application form]

### **Notes**

1. We have photographic evidence, digitally stamped, going back to 2016 of 'Private' signs being displayed on the route claimed.
  2. In addition, we can obtain numerous additional statements in support, including from those who are no longer resident at the Hall or with any interest in the Hall.
  3. These permanent notices thus asserted our control, and restricted access to a specific group of people, namely Hall & Home Farm Residents. The act of locking on certain days each year demonstrates both our physical control and intention **not** to create a public right of way.
- xii) "We hope that we have demonstrated that we have physical evidence that the various elements required to indicate that there is a right of way that should be included on the definitive map, are not satisfied in any respect."

3.2 In July 2019 Graham Bell on behalf of Cultura Trust submitted the following comments:

- i) "I am writing on behalf of Cultura Trust, the freeholder of Belford Hall, to object to the application to establish a public right of way over land in our ownership. The Hall was recovered from total dereliction in the 1980s by us under the name of Northern Heritage. The name you will be more familiar with is North of England Civic Trust but we changed our name in May 2019.
- ii) "I have been director of the Trust for 24 years; I am only the second director since the Trust was founded in 1965. At the time of taking up the post one of my roles was to conclude final matters concerning the restoration. The combination of continuity from my predecessor, proximity to the restoration, and the duration of my employment and involvement in the Hall being for more than 20 years, together qualifies me to comment from direct continuous experience and personal knowledge to challenge the grounds upon which this application has been made.
- iii) "I have seen the letter of objection submitted by the Belford Hall Management Company Limited and believe this to be a full, accurate and compelling statement which comprehensively extinguishes the claims of legal precedent that this application for a public right of way has any established legitimate basis. There is no evidence in the title deeds or in our management records that at any time have the requirements have been met to now recognise and convert habitual use into a registered right.
- iv) "As a charity, it has always and will be our aim to provide public benefit from our projects and assets but to enable such benefits to comply with our obligations and due diligence, those provisions must be managed. When the hall was brought back into beneficial use, provision was made, legally and practically, for public enjoyment of the hall on occasions such as Heritage Open Days, and to the parkland, whilst respecting the needs of the residents of the hall and those living in separately owned houses accessed along our driveway. Those

provisions are conscientiously fulfilled by the Management Company, enabling many people each year to enjoy a Grade I listed country house in its landscaped setting.”

3.3 In August 2019 Dr Saul Miller on behalf of Home Farm Residents’ Association, submitted the following comments:

- i) “Further to our previous telephone conversation, a copy of the above application has now been received, and whilst we appreciate that we will have the opportunity to formally object as part of due process, there are a number of factual matters which we feel should be brought to your attention at this stage, to assist your deliberations in whether a prima facie case has been made for a modification order to the Definitive Map. We appreciate too that Belford Hall Management Company Ltd have already done so but, whilst their evidence and ours will overlap, they are not identical.
- ii) “By way of background, Belford Home Farm is the former stables and steading of Belford Hall and along with it form part of Belford village Conservation Area. Home Farm has remained privately owned since the heyday of The Hall but its buildings were sold off by a Mr George Brown for private housing in the 1980s. Since then there have been several households though in recent years there has also been a building plot (yet to be developed); there is a small field in addition. Even within Home Farm, the property-owners have different rights of access over the shared lanes reflecting their differing needs for access. The shared lanes are mostly still owned by George Brown though all the responsibilities relating to their care and maintenance are delegated to the property owners as a shared responsibility.

#### Signage

- iii) “From the late 1980s continuously to the present day, Home Farm has protected itself against claims of Presumed Dedication of our shared lanes as a Public Right of Way by displaying a sign at the entrance which reads ‘Private No Unauthorised Access’. This was and is backed up by residents’ willingness to challenge those entering Home Farm without an obvious legitimate purpose. Indeed, in 1997 I was challenged by a former resident of 6 Home Farm when visiting to view 4 Home Farm regarding its purchase!

“The short section of lane that connects the main section of shared lane with the lane at the back of Belford Hall actually forms part of the garden of 1 Home Farm and leads to a gate that was permanently chained and locked since at least the late 1980s onwards (that is, for over 25 years). There was no problem with, nor perceived risk of, trespassers via that direction and hence no motive for any signage until starting about 5 years ago. It was then that a stile was built to permit mutual access as a private agreement between residents of Home Farm and residents of Belford Hall with the consent of the owner of 1 Home Farm. Signage was put up at the same time as the stile on each side of it to clarify the nature of the agreement, reading:

'Belford Hall Management Co.Ltd. This stile is provided for the convenience of residents of Belford Hall and Home Farm. It is **not** a public right-of-way. The stile will be closed on Christmas Day, New Year's Day and Easter Sunday each year.

"Nevertheless, it is from the time of erection of the stile that occasional trespassers were noted to start appearing in Home Farm from that direction for the first time.

Walking the route as of Right

- vi) "We can confirm that residents have always challenged those entering Home Farm without a clear and clearly valid purpose. As Home Farm is a small cul-de-sac, this was rarely needed over the years and trespassers invariably turned out simply to be lost.

Beginning with the time of erection of the stile, this pattern changed as occasional trespassers started using Home Farm as a through route to or from the stile connecting with the Hall. They too were challenged when seen. Sometime in the past few years however an updated version of a booklet of village walks was printed which included this route though without any consultation or permissions and this triggered a significant increase from occasional to regular trespassing. This in turn led, as signage and challenging trespassers failed to address the issue, to the removal of the stile and the re-locking of the gate beside it (the gate was unlocked about 4 years ago as not all Home Farm and Hall residents could manage the stile).

Access with Consent

- vii) "There has never been and is not any right of access to or through Home farm without the express consent of an owner or resident.

Physical Control of Access

- viii) "Part of the way along the public right of way being claimed is a gate which since the 1980's restoration of Belford Hall has been locked closed. 5 years ago it was mutually agreed between Home Farm and Belford Hall that their respective residents could have access, initially via a stile that was built for the purpose; the gate next to it was later unlocked to accommodate a request from a Home Farm resident so that their dog could get through. However, as stated above, to ensure that no public right of way was created and to demonstrate our mutual control over access, notices were placed on both sides of the gate stating that the access was for residents of Belford Hall and Home farm only; and closed on given days in the year.

**Northumberland County Council's Definitive Map and Statement**

- x) "We note that this currently does not record a public right of way through Home Farm. We as its Residents' Association representing all the owners and residents of Home Farm, will oppose any proposed modification to the definitive Map to create one. The proposed route

would go the garden of 1 Home Farm as well as via a portion of the shared lanes within Home Farm for which residents have responsibility.

- xi) We can supply photographic evidence in relation to the signage and also statements by current and former occupants if these are required to support the statements made herein.
- xii) “We hope that we have thereby demonstrated to your satisfaction that the various elements required to indicate that there is a right of way that should be included on the definitive map, are not satisfied in any respect.”

3.4 In November 2019 Dr Saul Miller on behalf of Home Farm Residents' Association, submitted the following additional comments:

- i) “By way of addition to our earlier letter on this matter, I write again with further information to underpin our objection. It should be noted that our focus is on the parts of the proposed route which pass through Home farm, there being two distinct segments to that since one part forms lane with shared access and ownership responsibility and the other is in fact the garden of 1 Home farm.
- ii) “We understand that in order to approve the application to create a new right of way along the proposed route, it is necessary for its use:
  - 1. To have occurred for the prior 20 years without interruptions;
  - 2. For this to have been as of right rather than in secrecy, force or with permission;
  - 3. And for it to have been by the public at large

“We can confirm that none of these conditions are met in relation to the application concerned. We will deal with each of these conditions in turn.

- iii) *“Use of the proposed route over the 20 years 1999 to 2019*  
The large white sign at the sole entrance to Home Farm, which is from Cragmill Road, was made and erected in the mid- 1980s by a former resident of 2 Home Farm, Tony Stone. At various points since it has been reviewed by residents and always has been felt still to be clear and unambiguous in its message: ‘Private No Unauthorised Access’.
- iv) “For as long as anyone still around can remember, the old wooden farm gate that is at the bottom of the garden of 1 Home Farm and leads onto private lane along the side of Belford Hall’s garages, was chained shut. It was certainly like that when I moved here in 1997. It was generally believed that the key had long ago been lost and, since the gate was also topped with barbed wire, there was no prospect of using it to access the hall’s grounds.
- v) “We have established that, in 2013 a resident of the Hall, being friends with Mrs Gill Somerville, the owner of 1 Home Farm at that time, negotiated with her the erection of a stile beside the gate between their properties. A notice accompanied the stile from the start, reading

'Belford Hall Management Co. Ltd. This stile is provided for the convenience of residents of Belford Hall and Home farm. It is **not** a public right-of-way. The stile will be closed on Christmas day, New Years Day and Easter Sunday each year.'

- vi) "Mrs Somerville has confirmed to us that she was the owner of 1 Home Farm from 11<sup>th</sup> November 1987 until she sold it to the current owners in 2015 and that there was no public access through her garden 'at any time'.
- vii) "Mrs Somerville later asked if the barbed wire could be removed and the gate unchained since her old terrier could not manage the stile. This was done in 2014 but the signage was also maintained.
- viii) "Prior to the stile, no-one ever entered Home Farm from the Hall through the garden of 1 Home Farm and so we had no need of signage in that direction. It was unusual to find anyone unrecognised entering Home Farm via our entrance either and generally the reason was not intention to trespass but simply being lost.
- ix) "From 2013 onwards, some trespassers did start to come through from the direction of the Hall, Mrs Somerville confirms she generally gave consent to villagers and only challenged those she did not recognise. The other residents of Home Farm generally behaved in the same way, for the sake of maintaining positive relationships within the village. Indeed, the village walking group sought and were given permission to come through on occasion.
- x) "Later, perhaps from 2017 onwards, a problem started to emerge of dog-walkers from South Meadows Caravan Site coming through as well. This in turn led to the decision by the Hall, in agreement with Home Farm, to remove the stile and to place a combination padlock on the gate, the code for which was shared with Hall and Home Farm residents only. This in turn triggered frustration enough amongst at least one village resident that signage along the Hall drive was removed and the lock glued to prevent it being used by anyone. Soon afterwards, the application to create a right of way along the route was instigated.
- xi) "So, in conclusion, use of the section of the proposed route passing through Home Farm was non-existent prior to 2013 and with interruption subsequently. Signage did not leave any room for doubt regardless of which direction trespassers might come from.
- xii) *Use of the route as of right*  
It should be apparent that at no point has there been any use of the route as of right. Prior to the erection of the stile in 2013, the locked and barbed wire covered gate effectively prevented any access at all into Home Farm from the Hall grounds or in the other direction. Nor subsequently can it be considered reasonably possible for anyone to have traversed the route without knowing they either trespassed or had been given permission because of multiple clear signage.
- xiii) *"Use of the route by the public at large*

The route in question is not marked on any maps and, particularly where it accesses Home Farm via a garden behind the Hall's garage block, would not be identifiable without being given some direction or advice from someone local. Not even residents of the Hall and Home Farm used the route prior to 2013, never mind anyone else. Subsequent to that date, as we have confirmed, we have continued to challenge those entering Home Farm without clear cause and permission. As soon as a problem developed whereby those we were challenging proved to be non villagers (that is, the public at large) the decision was made to remove the stile and lock the gate again; the Hall also revisited the question of the amount of private signage along its drive. This was largely effective from the perspective of Home Farm, only a few individuals (villagers only, who had permission to use the route prior to this) since persisting in trying to come through (virtually always from the direction of the Hall, ignoring the signage, the locked gate, and any request on our part).

- xiv) "Having shared evidence such as that above with Belford Parish Council, we were pleased to note that the apparent support they expressed in their October meeting was not only withdrawn in their recent November meeting but actually they have instead now declared their opposition to the creation of the proposed route. Not realising their opinion would be part of the due process for your consideration of this application, we had not sought to share anything with them prior to their October meeting – clearly in retrospect an error on our part, but one which they have kindly enabled us to overcome by reconsidering the matter in November.
- xv) "We hope that the above, taken together with the evidence in our earlier letter as well as that supplied by those on behalf of the hall residents, will also satisfy the Northumberland Rights of Way Committee that none of the conditions necessary for the creation of a new public right of way along the proposed route are met in this case. We hope therefore that the application will be rejected and that we can start a return to an approach based on consent and neighbourliness instead."

3.5 In December 2019 Mr John Harris of Belford Hall submitted the following comments:

- i) "In connection with the attempt to add a public footpath from the B6349 to the C60 via Belford Hall and Home Farm, I am writing to acquaint you with relevant information.
- ii) "My wife and I acquired the lease of a flat in Belford Hall in October 1999 to use the flat for weekends and holidays. We acquired a second lease, on a different flat for our main residence, in October 2006. We are still resident there.
- iii) "I can state categorically that, in the time for which we have been associated with Belford Hall, there has never been a right-of way as alleged.

- iv) “In 1999 the gate between Belford Hall grounds and Home Farm, and adjacent fence, were topped with barbed wire. The gate was padlocked. This was a matter of some regret since, if passage through the gate was allowed, an alternative shorter route to the north end of the village would have been possible for Belford Hall residents.
- v) “In about 2012, by which time I was Managing Director of Belford Hall Management Co. Ltd., I approached Mrs G. Somerville, owner of the Home Farm cottage nearest to the gate, and owner of the stretch of tarmac between the gate and the rest of Home Farm, and asked if it would be possible to put a stile adjacent to the gate. The stile would be mutually advantageous to residents of Belford Hall, and to residents of Home Farm, some of whom worked at Belford Medical Practice, but restricted solely to these residents. Mrs Somerville agreed, the stile was built by me and a notice fixed to both sides (copy attached).
- vi) “At a later date the gate was opened, sufficiently to allow a pedestrian and dog to pass, and the remaining barbed wire removed. The arrangement worked well. Very occasionally other local people would attempt to use the route, but when seen were challenged and informed that the route was not available to the public. I can also state that ‘Private’ signs were always prominently displayed at the entrance to Home Farm (C60) and the entrance of the Hall grounds from McLaren Drive. McLaren Drive is of course a private road, but gives access to other properties along it.
- vii) “I am at a loss to see how a car could have used the alleged route since for most of the last twenty years the gate was padlocked, the key’s whereabouts being unknown, and a large block of stone prevented, and still prevents, vehicular passage. Bicycles, pre 2012, would have had to be lifted over the barbed wire. Since 2012, non-resident riders would have been challenged.
- viii) “I confirm that I object to any suggestion that the route in question is, or should become, a right-of-way.”

3.6 In December 2019 Stephen Corpe on behalf of Belford Hall Management Company Limited, submitted the following additional comments:

- i) “Further to our previous telephone conversation and a copy of the above application having now been received. We wish to lodge this Witness Statement in support of the formal objection on behalf of Belford Hall Management Company to be taken into account as part of your due consideration process. As such I represent the 15 Directors of this Company & in total, 28 Residents (see Appendix A).
- ii) “And I make the following sworn statement setting out a number of factual matters which we feel should be brought to the Committee’s attention (along with supporting photographic and documentary evidence) to assist in their deliberation of whether a prima facie case has been made out for a modification order to the Definitive Map (See Appendix B).

### **Pertinent Legislation**

- iii) “It is my understanding that the current application for dedication as a Public Right of Way is being brought under s.31 of the Highways Act 1980, as set out in Appendix B – *the underlining for emphasis is my own.*

### **Background**

- iv) “Belford Hall is a Grade I Listed Building. Its environs and grounds are both a Conservation Area and Listed in English Heritage’s Register of Parks and Gardens. The Hall itself was restored in the 1980’s under the auspices of North of England Civic Trust who remain the Freeholders. (now Cultura Trust). To make the restoration sustainable and to give the building a secure future it was converted into 16 private residential apartments, which were sold to recoup some of the costs of restoration.
- v) “Historically there may have been a feeling by some residents in the village, that Belford Hall would be an amenity for the benefits of residents of the village as a whole. Heritage bodies having received grant funding for the restoration. And it is possibly against this background, that Mr Newman has found those willing to lend their support this application, feeling they have a degree of entitlement to free and unrestricted access of the Hall’s private grounds.
- vi) “For Belford Hall’s residents’ part, these apartments are all their private homes which they purchased at full marked value. For the last 30+ years, the Hall and its grounds have been extremely well maintained as a Nationally Important Heritage Asset at residents’ sole expense and without outside help, financial or otherwise, from anyone!
- vii) “The management and running of Belford Hall is by Belford hall Management Company Ltd. A closed company made up of, and solely funded by, the Residents. As an indication, the Hall currently costs its residents circa £40,000pa to maintain.
- viii) “In fact, when a number of years ago the Civic Trust decided to sell off parts of the Estate donated to it by the Sainsbury family trust to fund its work elsewhere, yet again at their own expense, a number of residents clubbed together to purchase the land and thus protect the long term setting of the Hall and its approach from the village.
- ix) “We open to the public on certain days of the year in accordance with the original grant aid. We do this on a totally voluntary basis, without charge and through the goodwill of the residents, who give up their own time free of charge, to show people round.
- x) “We have supported the Heritage Open Days for a number of years now and this brings visitors into the village. As residents, we support a number of community initiatives and provide facilities free of charge i.e. Bell View Mothers’ Union, Walking Group. And are hoping to get involved with the coming years Belford Arts Festival too.

- xi) “We do all this because we want to be an active part of the village. But are totally against the current application, which would see a public right of way driven straight through the Hall’s grounds, which in effect is the residents’ private garden for most of the year.
- xii) “We already accommodate public access, but if approved the effect of this application on all our domestic life in general and our privacy and security in particular, would be intolerable.

### **Qualification**

- xiii) “For my part I am currently Managing Director of Belford Hall Management Company Ltd.
- xiv) “Myself and my family, have also owned apartments at Belford Hall for over 22 ½ years. My current apartment, Yew Tree Flat, has a prominent south-westerly aspect at ground floor level, with clear views down the drive to the south and also up the road leading round to the back of the hall that ultimately reaches the gate into Home Farm.
- xv) Throughout the period 1997 to Present, I have been a Director of Belford Hall management Company. I have also served as Chairman from 2000 to 2005 & also as Managing Director from 2003 to 2005 & then from 2018 to date. During the intervening period, I served as Vice-Chairman & Board Member for the majority of that time. So I am exceptionally well qualified to speak on behalf of the Hall in refuting this application, having been a principal officer of BHMC at the beginning, end & most of the time in between of the requisite 20 year period.
- xvi) “By profession I am a Chartered Surveyor of 25 years standing, having a diploma in Surveying awarded with Merits through the College of Estate Management, prior to election to the Royal Institution of Chartered Surveyors. I am also a Corporate Member of the Institute of Rating, Revenues & Valuation awarded with Honours, a Member of the Institute of Directors, as past Chairman of RICS Junior Organisation and Board Member of the International Valuation Board. And previously worked in the Senior Civil Service at the Head Office of an Executive Agency of Central Government advising the network on Heritage Assets & Historic Buildings. In 2000 I was appointed a Justice of the Peace for the Northumbria Advisory Committee Area, on which I served for a period of 10 years. I am a Fellow of the Society of Bereavement Practitioners & a long standing member of MENSA.

### **Chronology**

- xvii) “The pertinent period for the application under s.31 of the Highways Act 1980 to establish a public right of way is 20 years. Hence a chronology of evidence working back the requisite period is attached as APPENDIX C.

### **Requirements of s.31 of the Highways Act 1980 for dedication of a ‘Public Right of Way’...**

- 1) ‘Actually enjoyed by the Public’

- xviii) “Part of the way along the claimed public right of way there is a gate & for a significant proportion of the 20 years being claimed by the applicants this gate has actually been physically locked closed.

“In fact I understand that it was rusted shut without a key for a long period. And it was only at some point after 2008 following on from John Harris’ taking over as the Managing Director, (possibly 2013) that any access was permitted through this gate and only then for the express use of Belford Hall Residents & Home Farm Residents only.

“It was mutually agreed at this time between Home Farm and Belford Hall that their respective residents could have access through the gate/via a stile and it was only as a request from a Home Farm residents the lock was taken off so their elderly dog could get through.

“To expressly ensure that NO PUBLIC RIGHT OF WAY WAS CREATED and to demonstrate our control over access –Notices were placed on both sides of the gate stating that the access was for RESIDENTS OF BELFORD HALL AND HOME FARM ONLY, that it was NOT A PUBLIC RIGHT OF WAY and that it would be CLOSED on Christmas Day, New Years Day and Easter Sunday each year. (SEE EXHIBIT 15).

“The continued notices thus asserting our control, restricting access to a specific group of people, namely Hall & Home Farm Residents and ultimately the act of locking on days of the year demonstrates both our physical control and intention NOT to create a right of way, public or private.

“We are at a loss to see how a motor vehicle or bike could have possibly passed through a locked gate, taking it to be a public right of way, as we understand has been claimed for the requisite period by some of the applicants.

## 2) ‘As of Right’

- xix) “During my 22 ½ years at the Hall, I can confirm that throughout the period there has been a ‘Private’ sign on the entrance gatepost to Belford Hall (south end of the claimed Public Right of Way). This was only removed by me personally in February of this year to make way for new notices, which again I installed myself.

“For a number of years & well within the 20 years, there was also a diagram of a pedestrian with a red circle around & a line crossed through it, indicating no pedestrian access, which was also displayed on the wooden backboard. (SEE EXHIBIT 7)

“There are also two notice boards at the top of the drive, both of which are part of the way along the route of the claimed ‘Public Right of Way’, showing the location of the flats for deliveries, information for authorised visitors, etc. (SEE EXHIBITS 11 & 12)

“The first board has a ‘PRIVATE’ sign on a cross member, which has been there for as long as I can remember. The board was specifically made for the purpose in the late 1980s when the Hall as converted to apartments and has certainly been in situ for the duration of my 22 ½ years at the Hall. (SEE EXHIBIT 11)

“The Second is a glazed display case with a notice inside, this indicates that the grounds are ‘PRIVATE’ please see a copy of the original notices displayed there in. (SEE EXHIBIT 12). Following the theft of a number of signs earlier in the year, a bespoke notice was produced and the case locked secure to avoid any further interference/theft.

“Since February of this year a number of signs at the front gatepost have been stolen and/or vandalised. Please see final paragraph of Steve Newman’s letter attached – threatening to take signs down & the Companys response also attached. (SEE EXHIBIT 10 & 19) the signs were vandalised with paint the following day.

“The police have been informed of the Theft and Criminal Damage both to the signs and the lock on the Home Farm gate, and as a result spoke to Steve Newman who has admitted the theft of the initial signs, and also to knowing who defaced, stole the subsequent signs and caused damage to the lock.

“You will also note from Steve Newman’s letter (EXHIBIT 17) that the principal applicant believes there is no ‘Law of Trespass’, which you will appreciate is both factually and legally incorrect. He clearly believes he has a ‘right’ to walk anywhere he chooses, including over private land, without consent – which makes one wonder why he considers it necessary to have the route designated as a public right of way.

“You will also note from his letter of 2<sup>nd</sup> March 2019, that at that stage Steve Newman refers to his legitimate right of access for himself and his guests – not any ‘Public’ Right of Way, that he is now claiming and alleges has existed for a number of years.

“On 10<sup>th</sup> June 2019, Mr Newman posted on Facebook – ‘Just walk up the Hall Drive to see (his garden) – No problem as we have right of access for our guests’ – again no mention of any public right of way. (SEE EXHIBIT 20)

“There are additional ‘PRIVATE’ signs, both the the road forks at the top of the drive (SEE EXHIBIT 13) and on Belford Hall’s side of the gate into Home Farm (SEE EXHIBIT 14). These signs are prominently located and I can attest to them having been in situ for a number of years, supported by photographic evidence.

“Furthermore the gate to Home Farm was locked for a number of years at the start of the requisite 20 year period, at other times signs stating that the access was for the use of Residents of Home Farm & Belford Hall only, it was not a public right of way and that the gate would be locked on certain days of the year were clearly displayed (SEE EXHIBIT 15)

“So the public can have been in no doubt at any point during the last 20 years that there was no public right of way along the route and that they were in fact trespassing.

“We have photographic evidence, digitally date stamped, going back to 2016 of ‘Private’ sign & Notices being displayed along the claimed route. (SEE EXHIBITS 10 - 15)

### 3) “& Without Interruption

xx) “During my 22 years at Belford Hall, I can confirm that myself as Managing Director, my co-directors, various residents and indeed other employees of the Company and its residents have on numerous occasions throughout that period, & indeed since the Hall was converted in the late 1980s, have regularly challenged visitors who were not known to us. (SEE EXHIBITS 3 & 4)

“In addition to this statement, which I make on behalf of the Company. We can obtain numerous additional statements supporting our case if required. Including from those who are no longer resident at the Hall or with any vested interest in the matter.

“Also attached are contemporaneous Company Minutes dating back to 2013 confirming that consent was granted to a specific group ‘Bell View Walking Group’ to walk the route – again affirming our control over it. (EXHIBIT 5) And confirming the renovation of the gate/installing the stile with signage that it was for the use of Belford Hall/Home Farm residents ONLY and that it was NOT A PUBLIC RIGHT OF WAY again in 2013 (EXHIBIT 4) supported by the 2015 & 2017 Photographs (SEE EXHIBIT 15)

“Raymond Duncan, a resident of Belford village, was Groundsman/Caretaker at the Hall for a number of years from its restoration until circa 2006, having originally worked on the project himself. His contract explicitly included a watching brief on security and he actively challenging visitors who were not known to him (SEE EXHIBIT 8)

“A major part of his time was spent outdoors maintaining the grounds and the verges along the length of the drive. And during his 3 ½ days employment each week, he would actively challenge anyone in the grounds or walking the drive, who were not known to him.

“As Raymond’s employer and line manager up to circa. 2005, he would report any such incidents to me. And anyone I encountered outside of those times would be challenged in a similar manner.

xxi) “**In closing**, hopefully by this sworn statement and supporting evidence we have equivocally demonstrated that the various elements required under s.31 of the Highways Act 1980 to prove that a public right of way exists, and one which should be included in the definitive map, are not satisfied in any respect.

xxii) “**We believe** this application to be unsubstantiated and vexatious.

“It is pertinent that Steve Newman only purchased the house on the Hall drive in November 2016. As owner of that property he has a private right of access over part of the Hall drive. This was expressly granted to the property to access the rear of his and other houses on the Drive and is enshrined in the title deeds at the Land Registry.

“We wrote to all the residents of the Drive (Steve Newman included) in January 2017 (SEE EXHIBIT 16, informally granting them neighbourly, private access up the hall drive as far as the Home Farm Gate.

“This was a private arrangement made 3 years ago and only 3 months after the applicant (Steve Newman) moved in. It clearly stated our ownership and about challenging visitors, dog walkers etc. So he can have been in no doubt that we retained control over the route and that there was no public right of way.

“He does not however have a formal right to walk the Hall grounds at will. And we believe that it is only as a result of his access to the Hall’s private grounds being curtailed (see BHMC response following his letter EXHIBIT 15) that has resulted in damage to our signs (SEE EXHIBIT 16) him bringing forward this application.

“There has never been any question that we intending to dedicate a public right of way through the Hall grounds, either by our acts or omissions. Access has been granted to specific groups (i.e. Bell View Walking Group) but with express consent, by arrangement or private agreement, which is totally different to giving unfettered access to the general public.

“The elements of the test which need to be made out are set down by s.31 and the application fails at each hurdle...

“Actual enjoyment as of right’ – not physically possible to access the route due to locked gate for a number of years and notices displayed throughout the period meant that any member of the general public using the route must have known that they were doing so as a trespasser.

“Without disruption’ – trespassers & those not known to residents have been regularly challenged.

“For the requisite period’ – the gate en-route was locked for a significant period during the 20 year period, when it was opened it was only for the use of a closed group of residents as indicated by the notices and has been locked on specific days to assert control and prevent a right of way being inadvertently created.

“Unless there is ‘Sufficient Evidence ...of no intention...to dedicate.’ – substantial dated photographic evidence and contemporary written evidence has been supplied to confirm that notices have been up/maintained & control exercised/visitors challenged during the period. Job description, testimony and copies of filed Company minutes confirm the trespassers have been challenged. The decision to lock the gates

on certain days of the year and notices placed on gateposts to that effect further demonstrates that the Company had no intention to dedicate as a public right of way. In fact, the Company actively took a number of positive steps to ensure it did not dedicate.”

#### **4. CONSULTATION**

4.1 In September 2019, the County Council carried out a consultation with the Parish Council, known owners and occupiers of the land and the local representatives of the “prescribed and local organisations” listed in the Council’s “Code of Practice on Consultation for Public Path Orders”.

4.2 By email dated 29<sup>th</sup> November 2019, the Clerk to Belford Parish Council responded to the consultation with the following comment:

“At the Belford Parish Council meeting held on 28th November Parish Councillors reconsidered the Alleged Footpath No 20 between points U-V and have agreed to support the residents of Belford Hall, Home Farm and the surrounding area, and object to this Alleged Footpath No 20 as part of the footpath goes over private land.”

#### **5. DOCUMENTARY EVIDENCE**

5.1 A search has been made, relating to historical evidence and the following copies of O.S. Maps are enclosed for consideration.

1957 O.S. Map: Scale 1:10,560 (enlarged)

There is evidence of a track over the claimed route although there appears to be a gate/boundary between Belford Hall land and Home Farm and also at either end of the route

1970 O.S. Map: Scale 1:10,560 (enlarged)

There is evidence of a track over the claimed route although there appears to be a gate/boundary at either end of the route.

1988 O.S. Map: Scale 1:10,560 (enlarged)

There is evidence of a track over the claimed route although there appears to be a gate/boundary at either end of the route.

#### **6. SITE INVESTIGATION**

6.1 A site inspection was undertaken by the Area Countryside Officer in August 2021 and photographs will be presented at the meeting for members information and attention.

## **7. COMMENTS RECEIVED ON THE DRAFT REPORT**

- 7.1 In August 2021 a draft copy of the report was circulated to the applicant and the owner/occupiers of land at Belford Hall and Home Farm who responded to the consultation.

## **8. DISCUSSION**

- 8.1 Section 53 (3)(c)(i) of the Wildlife and Countryside Act 1981, requires the County Council to modify the Definitive Map when evidence is discovered which, when considered with all other relevant evidence available to them shows:

that a right of way, which is not shown in the Map and Statement, subsists or is reasonably alleged to subsist over land in the area to which the Map relates, being a right of way such that the land over which the right subsists is a public path, a restricted byway or, subject to section 54A, a byway open to all traffic.

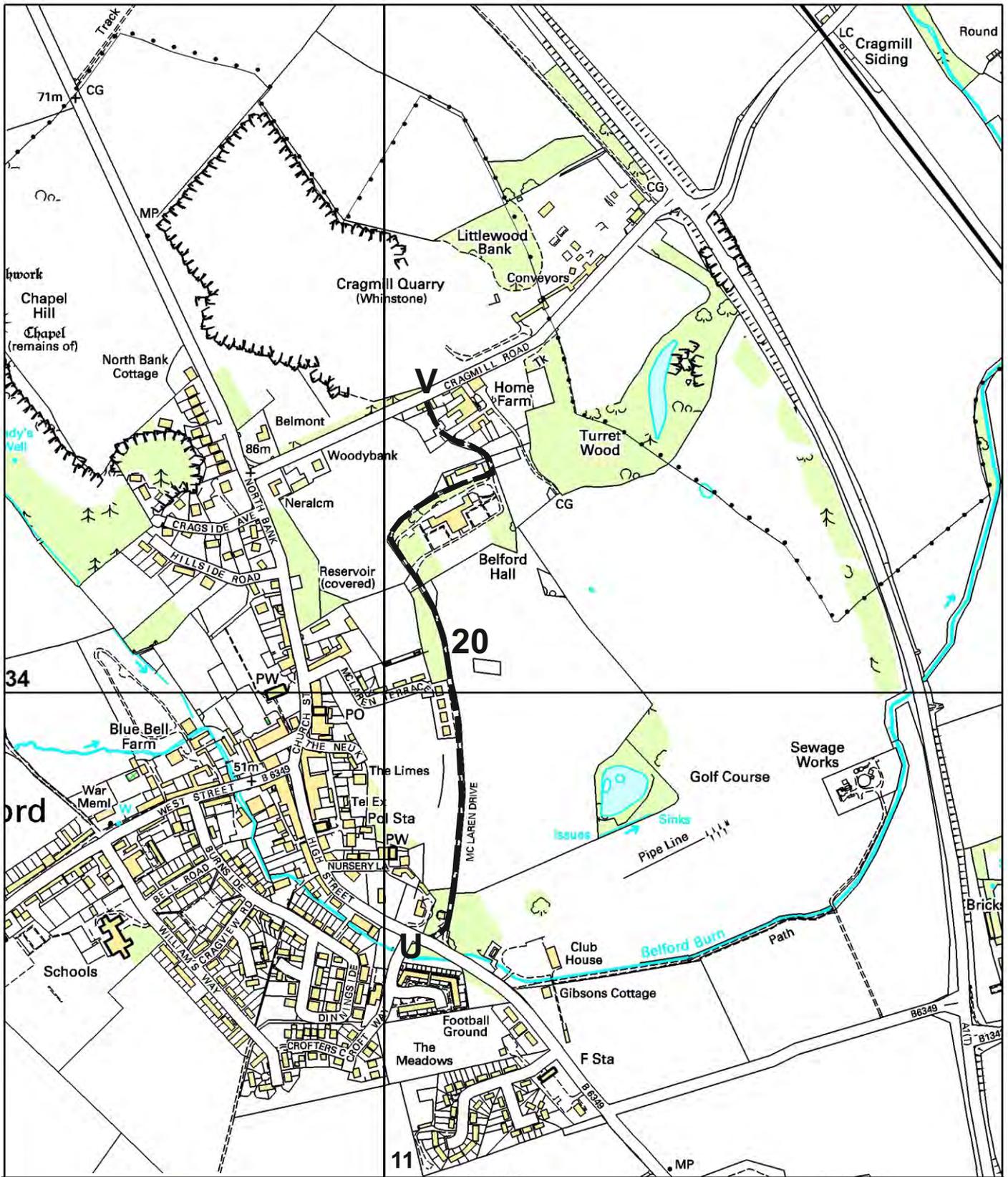
- 8.2 The representation of a path or track on an Ordnance Survey Map is not conclusive evidence that it is a public right of way. It is only indicative of its physical existence at the time of the survey.
- 8.3 Under Section 31 of the Highways Act 1980, a particular way may be presumed to be a highway if it can be shown that there has been twenty years uninterrupted use by the public, as a right of way, and that the landowners have not taken steps to rebut this presumed dedication during that twenty year period.
- 8.4 The proposal is supported by user evidence from 19 local people, 16 of whom claim to have used the route on foot for periods in excess of 20 years. Two users claim to have used the path with a pedal cycle and one with a car.
- 8.5 It would appear from the user evidence that the use of the alleged path is predominantly on a weekly or monthly basis with only one evidence provider claiming to use the path daily. Although two of the evidence providers claim to have used the route on bicycles and one with a car there does not appear to be sufficient evidence to raise a presumption of either public vehicular or public bridleway rights over the route.
- 8.6 If the date the public's right to use the alleged paths was called into question is taken to be January 2019, the date the application was submitted, then 16 of the user evidence providers can still claim to have walked the path for periods in excess of 20 years, prior to this date. The frequency and purpose of this use is considered to be sufficient to raise a presumption of dedication.
- 8.7 The historical map evidence would suggest that a physical route has existed over the claimed route since at least 1957 and probably a lot earlier. However, the evidence also suggests that there may have been gates at either end of the alleged route and it is not disputed that there has been a gate at the boundary between Belford Hall and Home Farm.

- 8.8 Whilst none of the evidence providers claim to have been given permission to use the route, one of the evidence providers was, for a period of time, a resident at Home Farm and as a result may have benefitted from private access during this period. Also, three of the evidence providers live on McClaren Drive therefore they have private rights over a southern length of the Belford Hall drive to access their properties. As a result, their evidence of use (whilst living on McClaren Drive) cannot be included to acquire public rights over the section of the alleged path to their respective properties. None of the evidence providers claim to have been stopped from using the path prior to 2019 when 'new' private signs were erected and changes made securing the boundary between Belford Hall and Home Farm.
- 8.9 One of the evidence providers acknowledged that a 'private' sign was erected on the Belford Hall access in 1985/87 while another acknowledges that a gate was erected at the location of the Belford Hall and Home Farm boundary in 1985 and the gate was padlocked in 2019.
- 8.10 The Belford Hall Management Committee has submitted photographic evidence of the erection of a notice on the stile at the border of Belford Hall and Home Farm with the wording 'It is not a public right of way'. This is supported by copies of the minutes authorising the erection of the notice and also suggests that the notice was in situ at the date of the meeting in November 2013. If it is accepted that this notice was erected in 2013 and this is taken to be the date of interruption there are still 16 evidence providers claiming to have used the route for periods in excess of 20 years.
- 8.11 There is strong evidence to suggest that since at least 1987 there has been a 'private' sign on the southern access to Belford Hall. There is also evidence from the Home Farm Residents Association that there was a sign at the northern end of the route stating 'Private No unauthorised access'. Also in 1987 the resident at 1 Home Farm has stated that on occasions she gave permissive access to a number of local residents. There is also convincing evidence that in 1997 the gate at the Belford Hall and Home Farm boundary was chained shut. If the date of interruption is taken to be 1987 on the assumption that there were notices erected at either end of the claimed route then there are only 5 evidence providers who can claim to have used the path for periods in excess of 20 years. The frequency of their use is indicated as monthly.
- 8.12 In a village the size of Belford 5 individual users is not considered a reasonable representation of local people to claim to have walked the route, especially as the frequency of that use is on a monthly rather than daily basis. Members must consider whether this is sufficient to satisfy the test that a public right of way has been reasonably alleged to exist over the route. It is noted in the response to the consultation that Belford Parish Council does not support the application.

## **9. CONCLUSION**

- 9.1 In the light of the evidence submitted, it appears that there is insufficient evidence to justify that public footpath rights have been reasonably alleged to exist over the claimed route.





**Northumberland**  
County Council

Infrastructure  
Local Services  
County Hall Morpeth Northumberland  
NE61 2EF  
Telephone 0845 600 6400

## Wildlife and Countryside Act 1981 Public Rights of Way

----- Claimed Public Footpath

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Former District(s)

Berwick

Parish(es)

Belford

Scale

1: 10,000

Def. Map No.

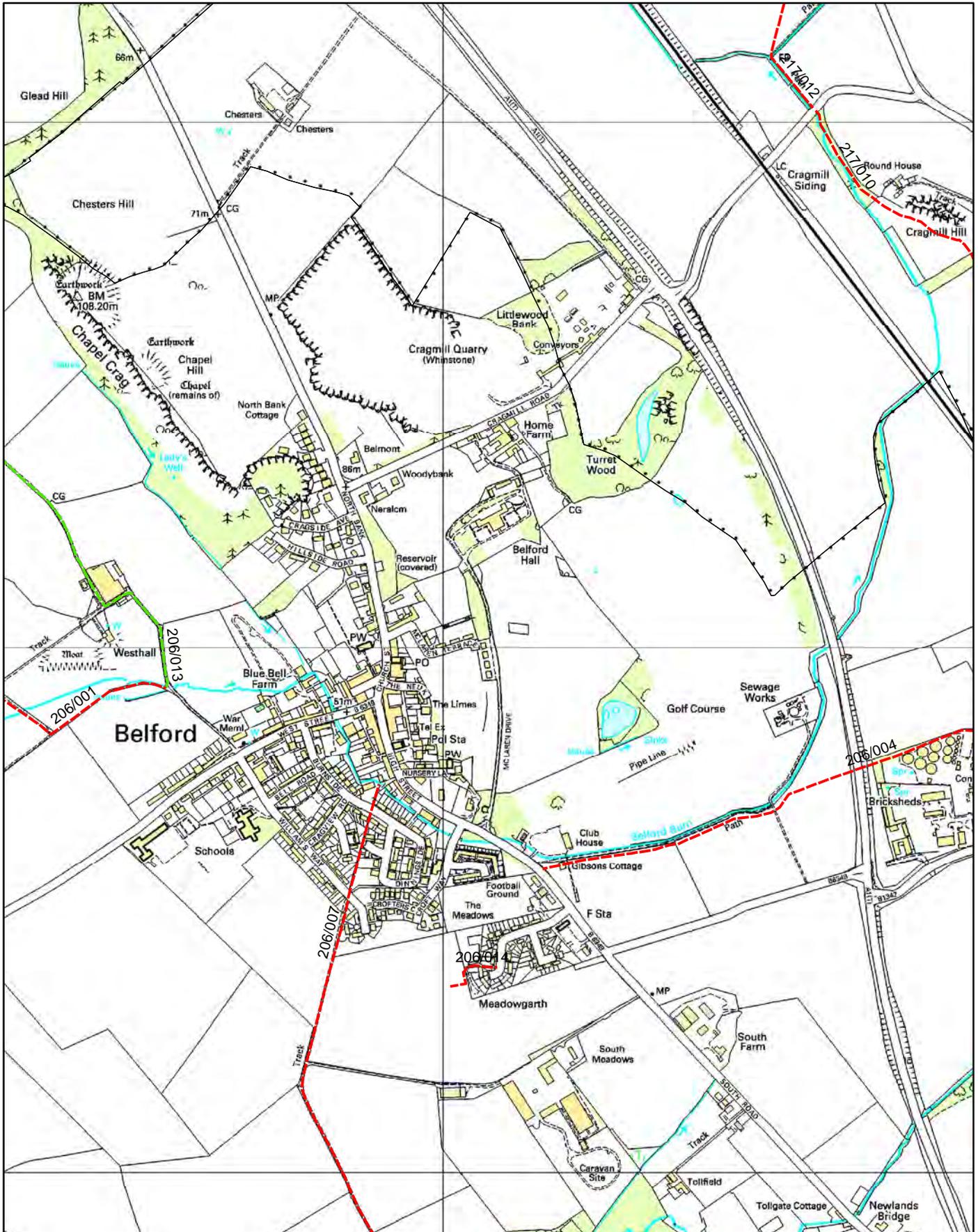
31

O.S. Map

NU 13 SW

Date

September 2019



**Legend**

- - - Footpath
- - - Bridleway
- - - Restricted Byway
- Byway Open to All Traffic

This is a computer generated extract of the Working Copy of the Definitive Map of Public Rights of Way

Contact: John McErlane  
 Tel: 01670 624136  
 EMail: John.McErlane@northumberland.gov.uk

Scale: 1:10,000

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PUBLIC RIGHTS OF WAY

WILDLIFE AND COUNTRYSIDE ACT 1981, PART III  
DEFINITIVE MAP AND STATEMENT FOR THE COUNTY OF NORTHUMBERLAND

APPLICATION FOR MODIFICATION ORDER

Former Borough/District BERWICK

Parish BELFORD

To: Infrastructure Records  
Local Services Group  
Northumberland County Council  
County Hall  
Morpeh  
Northumberland  
NE61 2EF

We S.R. NEWMAN AND A GROUP OF BELFORD VILLAGERS (Name)  
of c/o 2 McLAREN DRIVE, BELFORD (Address)  
NORTHUMBERLAND NE70 7LX

hereby apply for an order, under Section 53 (2) of the Wildlife and Countryside Act 1981, modifying the Definitive Map and Statement for the County of Northumberland, by adding the footpath:

from SOUTH ROAD, BELFORD O.S. MAP 75 112338

to CRAEMILL ROAD, BELFORD O.S. MAP 75 112345

as shown on the plan attached.

We attach copies of the following documentary evidence (including statements of witness) set out below in support of this application.

List of Documents

STATEMENTS OF WITNESSES

Dated 18 July 2019 Signed 

NOTE: This application must be accompanied by a map showing the right(s) of way applied for. Legally such a map must be at a scale of not less than 2½" to 1 mile, but 1:10,000 scale (being the scale at which the Definitive Map is to be prepared and maintained) will normally be preferable.

PUBLIC RIGHTS OF WAY

WILDLIFE AND COUNTRYSIDE ACT 1981, PART III  
DEFINITIVE MAP AND STATEMENT FOR THE COUNTY OF NORTHUMBERLAND

CERTIFICATE OF SERVICE OF NOTICE OF  
APPLICATION FOR MODIFICATION ORDER

Former Borough/District ..... BERWICK .....  
Parish ..... BELFORD .....

To: Infrastructure Records  
Local Services Group  
Northumberland County Council  
County Hall  
Morpeth  
NE61 2EF

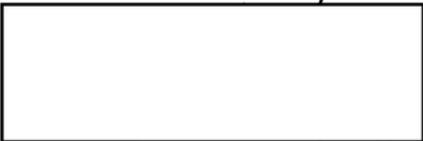
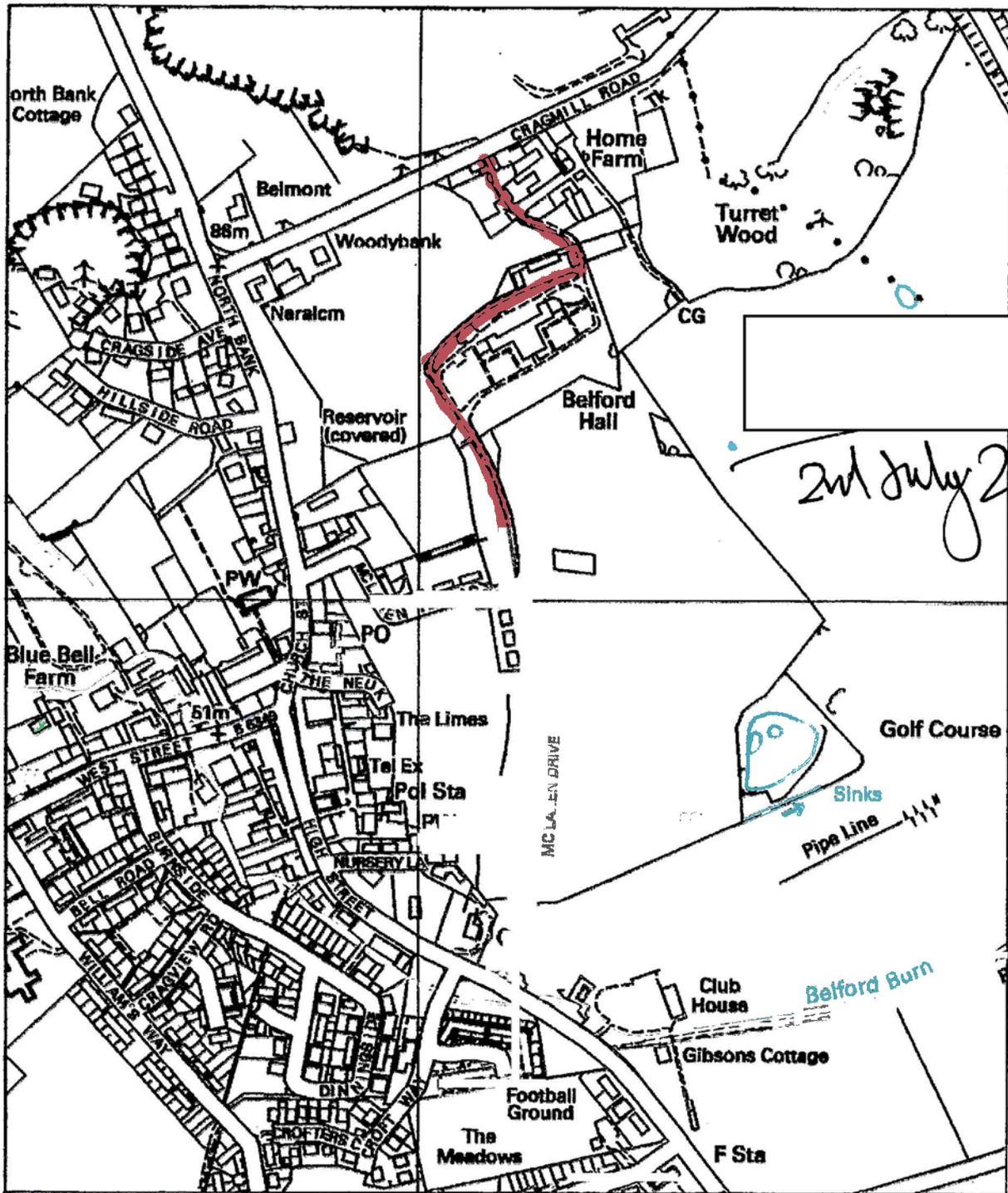
At/We S. NEWMAN AND A GROUP OF BELFORD RESIDENTS (Name)  
of c/o 2 MCLAREN DRIVE, BELFORD (Address)  
NORTHUMBRLAND, NE70 7LX

hereby certify that the requirements of Paragraph 2 of Schedule 14 to the Wildlife and Countryside Act 1981 have been complied with, and each of the following landowners and occupiers affected by the claim have been notified.

Name	Address
<u>NORTH EAST CIVIC TRUST</u>	<u>12 BROAD CHAPE, NEWCASTLE UPON TYNE NE1 3DF</u>
<u>BELFORD HALL MANAGEMENT COMMITTEE</u>	<u>BELFORD HALL, BELFORD</u>
<u>HOUSES ADJACENT TO MCLAREN DRIVE</u>	
<u>HOUSES ADJACENT TO THE ROAD NORTH OF BELFORD HALL</u>	
<u>MR WILLIAM MCLAREN "NERALCM"</u>	<u>CRAIGMILL ROAD, BELFORD</u>

LAND OWNER BELFORD HALL IS  
THE NORTH EAST CIVIC TRUST  
THE OLD SCHOOL HOUSE  
12 BROAD CHAPE  
NEWCASTLE UPON TYNE  
NE1 3DF

Dated 2nd July 2019 Signed



2nd July 2019

**Northumberland**  
County Council

Infrastructure Records, Local Services  
County Hall Morpeth Northumberland  
NE61 2EF Telephone 0345 600 6400

**Wildlife & Countryside Act, 1981**



Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S.Map	NU13SW	Date	June 2019

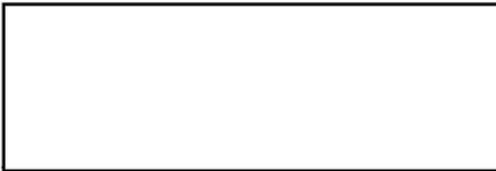
Additional Possible Evidence Re: Right of Way Application – South Road to Crag Mill Belford

2 McLaren Drive  
Belford  
Northumberland  
NE70 7LX

As you can see from the map the proposed route uses the old service road running west to east behind the north side of Belford Hall as I understand it put in by McLaren's to ensure their right of access when Belford Hall was renovated and thus not intrude on the residents privacy.

This application follows the route of that road so that both the front of Belford Hall and rear access roads are not included to ensure continuous private use by the residents.

I have not been able to ascertain who owns the road running Northwards to Crag Mill Road from the presently padlocked gate but am led to believe that Belford Hall have responsibility for maintaining it.



S.R. Newman

2nd July 2016

# LETTER TO BELFORD HALL MANAGEMENT COMMITTEE

2 McLaren Drive  
Belford  
Northumberland  
NE70 7LX

The Chairman  
Belford Hall Management Committee  
Belford Hall  
Belford  
Northumberland

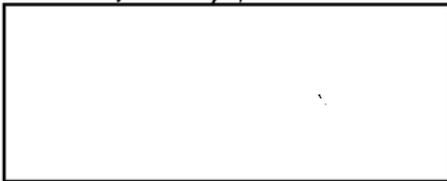
Dear Mr Corpe

Please find enclosed details of an application made by a group of Belford residents who have used this route for many years for a proposed Public Right of Way from South Road Belford to Cragmill Road for you to distribute to the residents of Belford Hall.

As you can see the proposed route uses the old service road put in as I understand it by McLaren's for their right of access. This ensures that both the front of Belford Hall and rear access road are not included in the route to cement private use by the residents.

I am sure you understand that neither I or other members of the Group should not receive any communication written or spoken on this matter until after the County's Committee has made its decision whatever that outcome may be.

Yours Faithfully



S.R. Newman

2nd July 2019

24/06/2019

2 Mclaren Drive  
Belfad.

Dear Amy

Thank you so much for all your efforts to help the village.  
Please find the completed forms.

THE North of England Civic Trust (NECT)  
HOLDS the Freehold of the Hall.

THE SCHOOLHOUSE  
12 TRINITY CHAPEL  
QUAYSIDE  
NEWCASTLE UPON TYNE  
NE1 3DF

I have tried to explain about Peter's and William's  
Right of Way and their solicitors being involved.

I have not mentioned that the residents of McLaren  
Drive have access rights for their guests.  
Please do add this if you think it relevant.

Kindest regards many, many thanks again.

Steve

(213707 - 07952739789)

2 McLaren Drive  
Belford  
Northumberland  
NE70 7LX

tel. 01668 213707 Mob. 07952739789  
email [stevenewman2@btconnect.com](mailto:stevenewman2@btconnect.com)  
[www.stevenewman.co.uk](http://www.stevenewman.co.uk)  
Twitter [@SteevNewman](https://twitter.com/SteevNewman)

Infrastructure Records  
Infrastructure  
Local Services Group  
County Hall  
Morpeth  
NE61 2EF

Dear Mr McErlane

Thank you for all your help in this matter

Please find:

Form A

Form B giving details of the landowner.

Form C (copy of format sent to people concerned.)

Possible Additional evidence

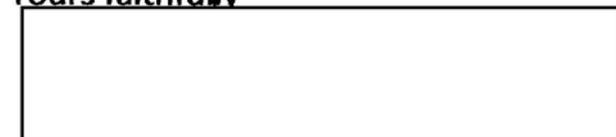
A copy of the letter sent to Belford Hall Management Committee

A list on Form B of all those people who I have notified.

Map showing the route marked in red.

May I thank you once again for all your help and guidance.

Yours faithfully



Steve Newman

PARISH OF ALNMOUTH ALLEGED PUBLIC FOOTPATHS NOS 24 & 25

	1960	1970	1980	1990	2000	2010	2020	Frequency and Type of Use	Have you ever been stopped
S Newman								Daily on foot	Yes in 2019
H Westcott								Every few months on foot	No
S Carr								Weekly on foot	No
S Hunter								Weekly on foot	No
D France								Weekly on foot	Yes in May 2019
A Thomson								Weekly on foot	No
I Thomson								Weekly on foot	No
C Cook								Monthly on foot	Yes in 2019
C Fairbairn								Every few months on foot	No
L Tait								Monthly on foot	No
J Tait								Monthly on foot	No
C Carr								Monthly on foot	Yes, recently
C Hunter								Monthly on foot	No
L Duncan								Monthly on foot. Once a year on bike	No
M Pyle								Weekly on foot. Monthly on bike	Yes, maybe last year
M George								Monthly on foot	No
A George								Monthly on foot	Yes, in 2019
S Dixon								Weekly on foot. Monthly by car	No
F Reed								Weekly on foot	No

PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT

ABOUT YOU

Name ..... STEPHEN NORMAN

Address ..... 2 MULLEN DRIVE  
BELFORD

..... NORTHUMBRIA Postcode ..... NE70 7LX

Year of Birth ..... 1952

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

..... 12 NIM ST, BELFORD  
..... 1990 - 2016

ABOUT THE APPLICATION ROUTE

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

..... SOUTH ROAD, BELFORD, - CRAIGMIL ROAD

..... O.S. LAN ORANGE 75 112336 - 112844

MAP OF THE APPLICATION ROUTE

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From ..... 1990 ..... To ..... 2019 .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

..... NO .....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot	✓					
On horseback						
By pedal cycle						
By car						
Other [ ]						

4. Has the application route always followed the same course?

Yes

Don't know

No

If no – how and when was the route altered?

.....  
 .....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

..... Three metres / nine foot .....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

Tarmac with Concrete

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

YES

How long were they in place?

39 YEARS

b. Gates [state locations, indicate whether locked - and when - and show on your map]

ONE GATE (LOCKED) 2019

c. Other barriers [state what they were and location, how long they were in place and show on your map]

~~\_\_\_\_\_~~

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

COULD NOT CLIMB OVER AS STILE REMOVED

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes - state when and give details, including when they were present and mark their location on your map

Briefly in 2019 for some three weeks (see page 7)

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

Local villagers who have been walking through for many years. Historically villagers have walked this route since the hall was a ruin in the 1950s.

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No  Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No  Yes

If yes,

a. From whom? .....  
b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No  Yes

If yes, by whom and when?

Some residents of Belford Hall apartments in 2019

14. Have you ever been stopped or turned back when using the application route?

No  Yes

If yes, please give details including when this happened

2019 - BELFORD HALL RESIDENT.

15. Has anyone else ever told you that they were prevented from using the application route?

No  Yes

If yes, please give details including when this happened

Many villages from 2019.

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
Previous walks leaflet now out of print  
and lost.  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

.....  
Mr. W. McLaren and Mr P. Brown own  
fields around the route. As I understand it  
they have instructed their solicitor to set up  
mures to replace a small slipping century wood  
posts & plants to the North of the gate at the route  
as they have a right of way access for their farm vehicles.  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes

**PART F: Statement of Truth**  
(all applicants must complete this Part)

**I BELIEVE THAT THE FACTS AND MATTERS CONTAINED IN THIS STATEMENT ARE TRUE**

Signature (of the person making the statement of truth):

Print full name:

Date:

21/06/2019

**You should keep a copy of the completed statement**

Warning: If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

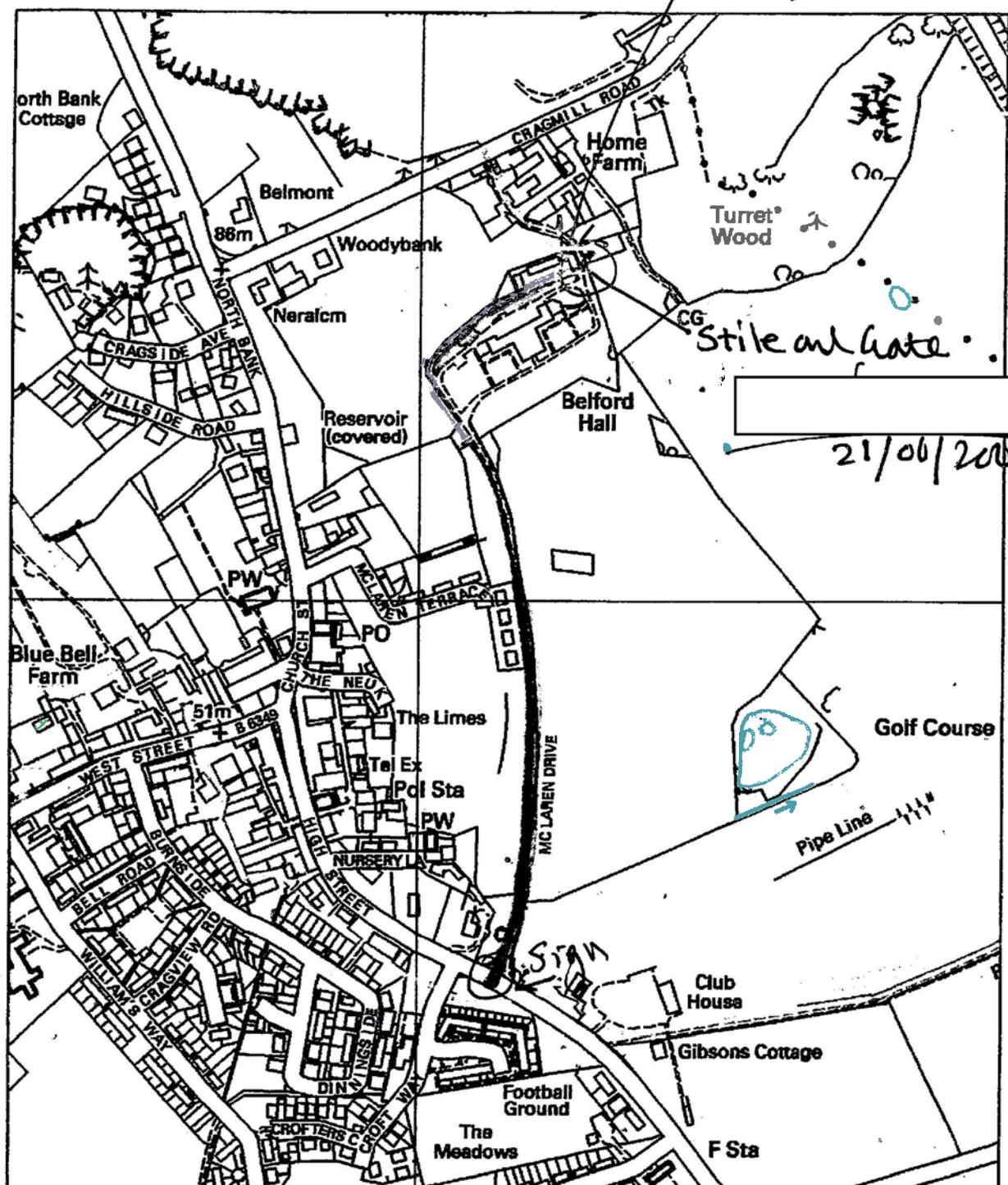
Question (18)

I understand that McLaren's who owned the quarry on Craghill road had a right of access to drive through to gate to collect water from the pumping station at the top of McLaren Drive.

Question (9)

A sign stating "No unauthorised access" appeared in Spring 2019 at Drive entrance (Map ref. 112336)  
This sign has been removed and replaced and is currently in position.

and fenced plants blocking  
the road with North of the gate  
20th June 2018



**Northumberland**  
County Council

Infrastructure Records, Local Services  
County Hall Morpeth Northumberland  
NE61 2EF Telephone 0345 600 6400

**Wildlife & Countryside Act, 1981**

————— Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT

ABOUT YOU

Name HEATHER WESTCOTT

Address S CROFT WAY

BELFORD

2015-PRESENT Postcode NE70 7ET

Year of Birth 1949

Have you lived at any other addresses during the time you have used the path or way? If so, please provide details and years [full addresses are not required]

36 HIGH STREET, BELFORD

1991 - 2015

ABOUT THE APPLICATION ROUTE

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

O.S. LANDRANGER 75 112336 to 112344

MAP OF THE APPLICATION ROUTE

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1991 To PRESENT

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

NO

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot				✓		
On horseback						
By pedal cycle						
By car						
Other [                    ]						

4. Has the application route always followed the same course?

Yes                       Don't know                       No

If no – how and when was the route altered?

.....

.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

9 feet

.....

.....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

Concrete and tarmac

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

YES

How long were they in place?

SINCE 1980's

b. Gates [state locations, indicate whether locked – and when - and show on your map]

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

.....  
.....  
.....  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No                       Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No                       Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No                       Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No                       Yes

If yes, please give details including when this happened

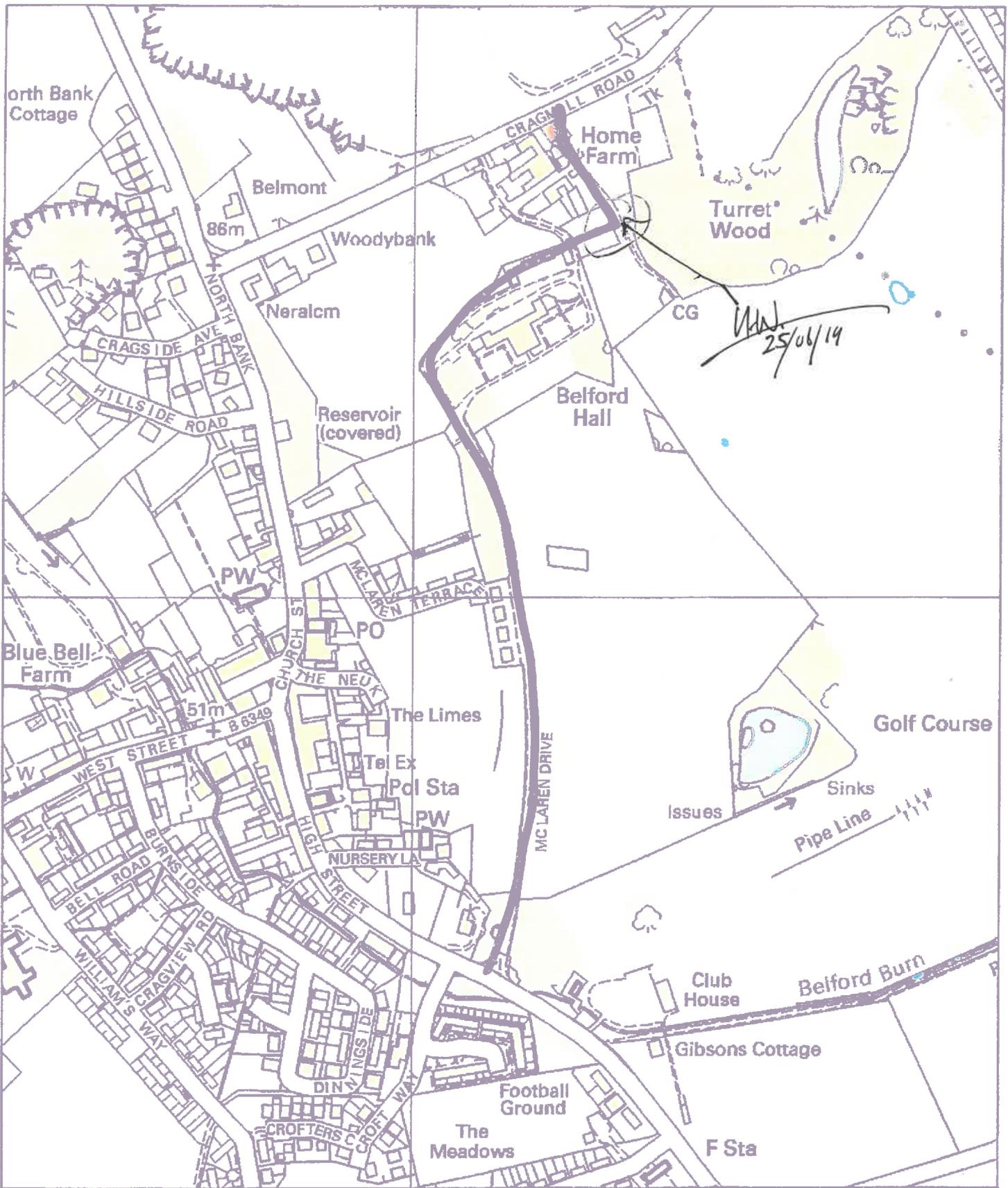
.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
 NE61 2EF Telephone 0345 600 6400

**Wildlife & Countryside Act, 1981**  
 Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name MRS Sylvia E Carr

Address 2 Clark Place

Belford

Postcode NE70 7LT

Year of Birth 1937

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

YES - FROM 1958 - 1992 but still visited +  
Stayed regularly at the above address + used  
the path

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

OS handranger 75 112336 - 112344

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1945 To 1958  
Then again from 1992 to 2000

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

Only when I was married between 1958-1987 as I lived 5 miles away, although still at Clark Place at least twice a week + would take a walk up the drive.

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot		✓				
On horseback						
By pedal cycle						
By car						
Other [ ]						

4. Has the application route always followed the same course?

Yes       Don't know       No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

3 metres ~~or~~ or 9 feet  
.....  
.....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

concrete + tarmac

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

Yes

How long were they in place?

Since 1980's

b. Gates [state locations, indicate whether locked – and when - and show on your map]

Yes - not locked, to get through to Home Farm

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No  Yes

If yes, please give details

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes  Don't know  No

If yes – state when and give details, including when they were present and mark their location on your map

Not when I used the path but 'Private keep out' signs have been put up in recent months on entrance

10. Have you seen other people using the application route whilst you have been using it?

No  Yes

to Hall Drive

If yes, please provide any additional information about this

I used the path with friends + would meet other people on it.

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No                       Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No                       Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No                       Yes

If yes, by whom and when?

*However have heard recently that an individual who has a weekend residence in the Hall is saying it is not public.*

14. Have you ever been stopped or turned back when using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No                       Yes

If yes, please give details including when this happened

*I have heard that people have recently been turned back by an individual who has a weekend home in the Hall.*

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No  Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No  Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

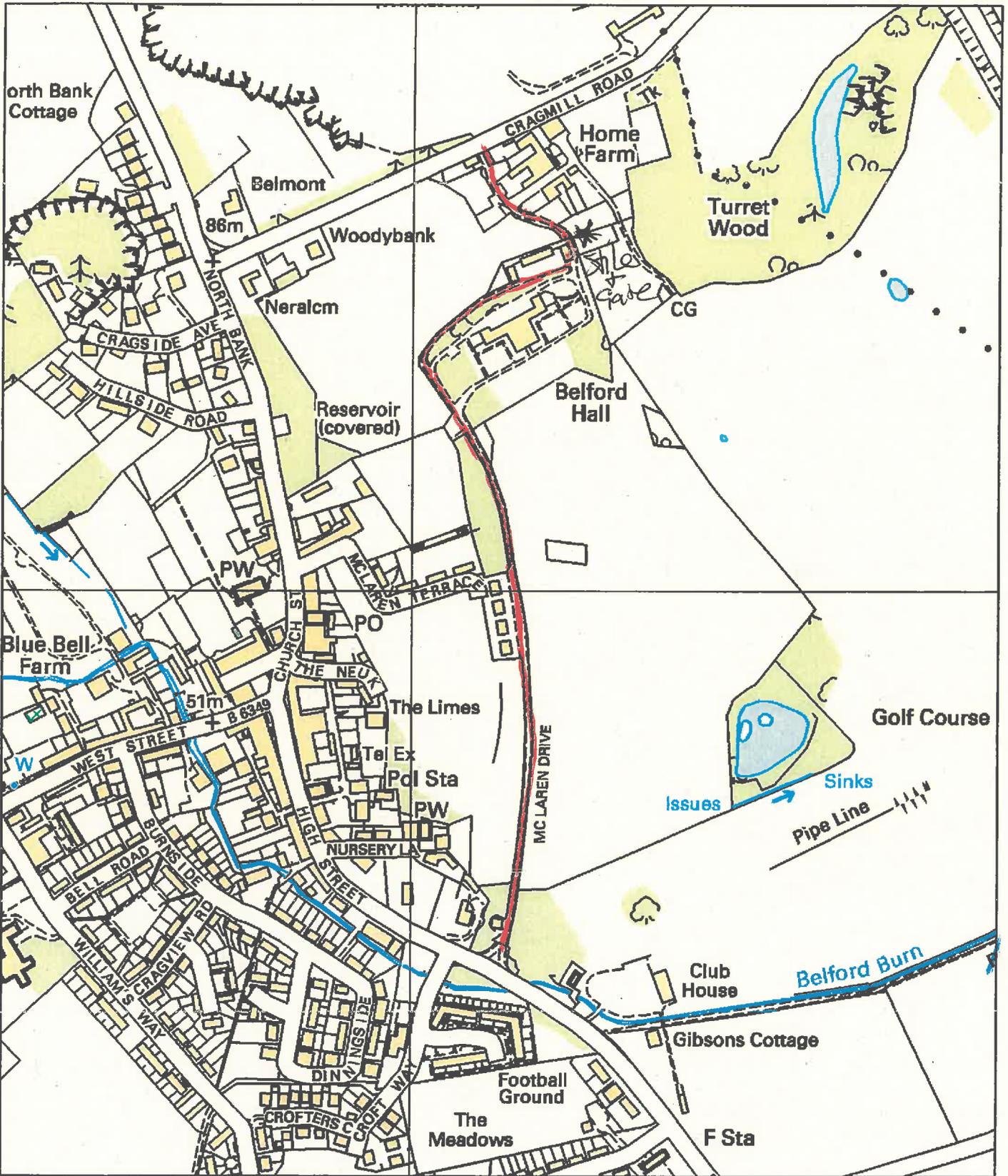
I have lived in Belford since birth and <sup>being</sup> ~~being~~ able to walk the path concerned has never been an issue. Also cars have been driving up the path since I can remember

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No  Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No  Yes



**Northumberland**  
County Council

Infrastructure Records, Local Services  
County Hall Morpeth Northumberland  
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## Wildlife & Countryside Act, 1981



Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name ..... SANDRA HUNTER .....

Address ..... 45, THE MEADOWS .....

..... BEVORD .....

..... Postcode ..... NE70 7NZ .....

Year of Birth ..... 04 05 1967 .....

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

.....  
.....

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

.....  
.....  
.....  
.....

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From ..... To .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

.....  
.....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot		/				
On horseback						
By pedal cycle						
By car						
Other [                    ]						

4. Has the application route always followed the same course?

Yes

Don't know

No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

.....  
.....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

.....  
Tarmac.  
.....

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

.....  
How long were they in place?  
.....

b. Gates [state locations, indicate whether locked – and when - and show on your map]

.....

c. Other barriers [state what they were and location, how long they were in place and show on your map]

.....

8. Did any of the above prevent you from using the application route?

No                      Yes

If yes, please give details

.....

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes                       Don't know                       No

If yes – state when and give details, including when they were present and mark their location on your map

.....

10. Have you seen other people using the application route whilst you have been using it?

No                       Yes

If yes, please provide any additional information about this

.....

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No  Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No  Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No  Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No  Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No  Yes

If yes, please give details including when this happened

.....  
.....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No                       Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No                       Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

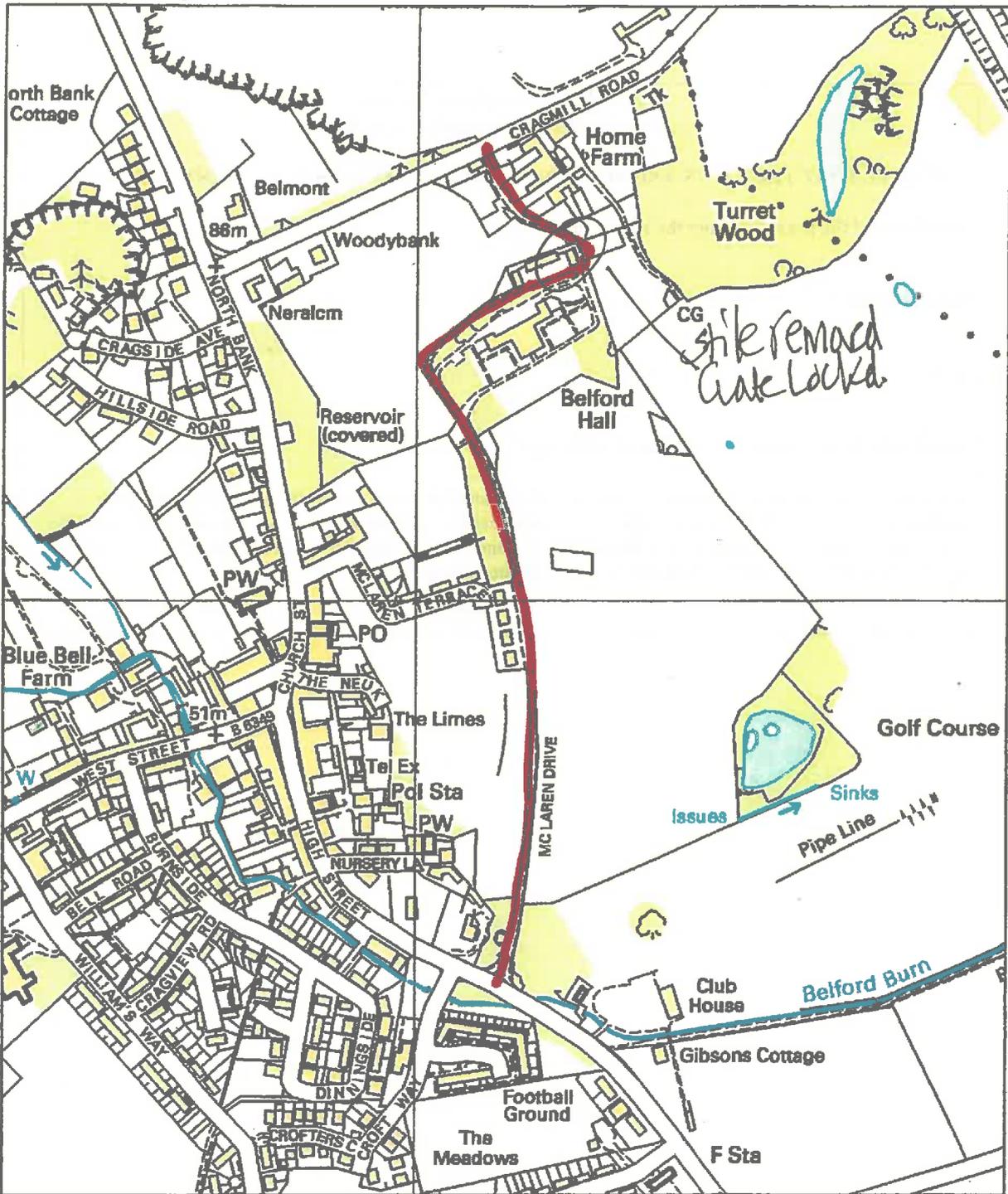
.....  
.....  
.....  
.....  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No                       Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No                       Yes



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
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**Wildlife & Countryside Act, 1981**  
 Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name ...DAVID...FRANCE.....

Address ...3...CROFT...FIELD...BELFORD.....

.....

.....Postcode ...NE70...2ER.....

Year of Birth ...1960.....

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

...5...HOME FARM...BELFORD.....

...17...CROFT...FIELD...BELFORD.....

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

START - FROM ENTRANCE TO BELFORD HALL OFF SOUTH  
ROAD THROUGH HOME FARM ON TO GRASMILL ROAD  
VIA BELFORD HALL.....

O.S. LANDRANGER 75 112336 To 112344.....

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1982 ..... To PRESENT .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

NO .....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot		<input checked="" type="checkbox"/>				
On horseback						
By pedal cycle						
By car						
Other [                    ]						

4. Has the application route always followed the same course?

Yes                     Don't know                     No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

3 METRES .....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

TARMAC AND CONCRETE

7. Have there ever been any of the following on the application route?

- a. Stiles [state locations and show on your map]

BOUNDARY BETWEEN HOME FARM AND BELFORD HALL

How long were they in place?

ERECTED IN 1980s

- b. Gates [state locations, indicate whether locked – and when - and show on your map]

AS ABOVE. PADLOCKED APRIL 2019

- c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

BECAUSE OF PADLOCK AND LACK OF STILE ACCESS WAS PROHIBITED

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

SIGNS PUT IN PLACE CIRCA IN SPRING 2019

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

DOG WALKERS, FAMILIES

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No

Yes

If yes, provide details and dates

TENANT AT HOME FARM  
.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No

Yes

~~If yes,~~

a. ~~From whom?~~ PERMISSION WAS NOT REQUIRED BY

b. ~~When?~~ THE PUBLIC

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No

Yes

If yes, by whom and when?

A BELFORD HALL RESIDENT, MAY 2019

14. Have you ever been stopped or turned back when using the application route?

No

Yes

If yes, please give details including when this happened

AS ABOVE  
.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No

Yes

If yes, please give details including when this happened

OTHER DOG WALKERS, MAY 2019  
.....  
.....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No  Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No  Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

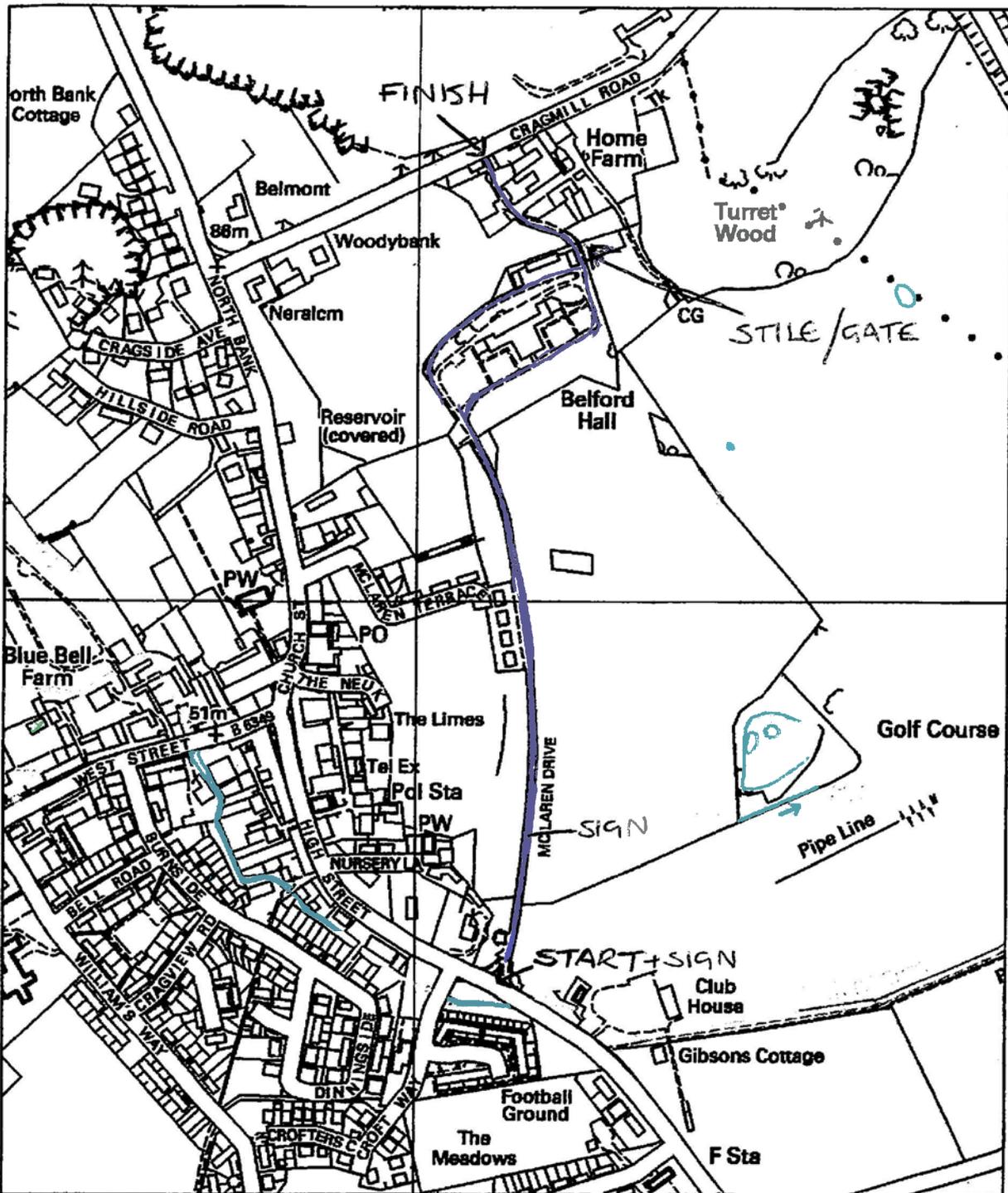
..... KNOW PEOPLE TO USE THIS ROUTE FOR 30+ YEARS .....  
..... WITHOUT PROBLEMS OR CONFRONTATIONS .....  
.....  
.....  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No  Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

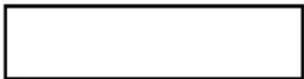
No  Yes



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
 NE61 2EF Telephone 0345 600 6400

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<b>Wildlife &amp; Countryside Act, 1981</b>			
		Claimed Public Right of Way	
Former District	Berwick	Parish	Belford
Def. Map. No.	31	O.S. Map	NU13SW
Scale	NTS		Date
			June 2019



19.06.19

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name ..... Audrey Thomsan

Address ..... 3 Nursery Lane  
..... Belford

..... Postcode ..... NE70 7NW

Year of Birth ..... 1950

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

..... 56 The Meadows, Belford

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

..... McHaven Drive - Belford Hall - Home farm -  
..... Woody bank

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1974 ..... To 2018 .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

NO ;  
.....  
.....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot		✓	✓	✓		
On horseback						
By pedal cycle						
By car						
Other [                    ]						

4. Has the application route always followed the same course?

Yes                     Don't know                     No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

2.5 mtrs.....  
.....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

Tarmac

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

yes - between north exit Belford Hall and Home Farm after 1985  
How long were they in place?

since approx 1985/87

b. Gates [state locations, indicate whether locked - and when - and show on your map]

yes - as above. Gate fitted after Hall was renovated  
sometimes locked. Access was over stile

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No Yes

If yes, please give details

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes  Don't know  No

If yes - state when and give details, including when they were present and mark their location on your map

Private sign erected 1985/87 on entrance to Belford Hall only

10. Have you seen other people using the application route whilst you have been using it?

No  Yes

If yes, please provide any additional information about this

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No                       Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No                       Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No                       Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

I have always enjoyed walking this route with my children since the 1970's and would like to continue to do so. Since the stile has been removed and a barrier in place beside the gate between the Hall x Howe Farm it is impossible.

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

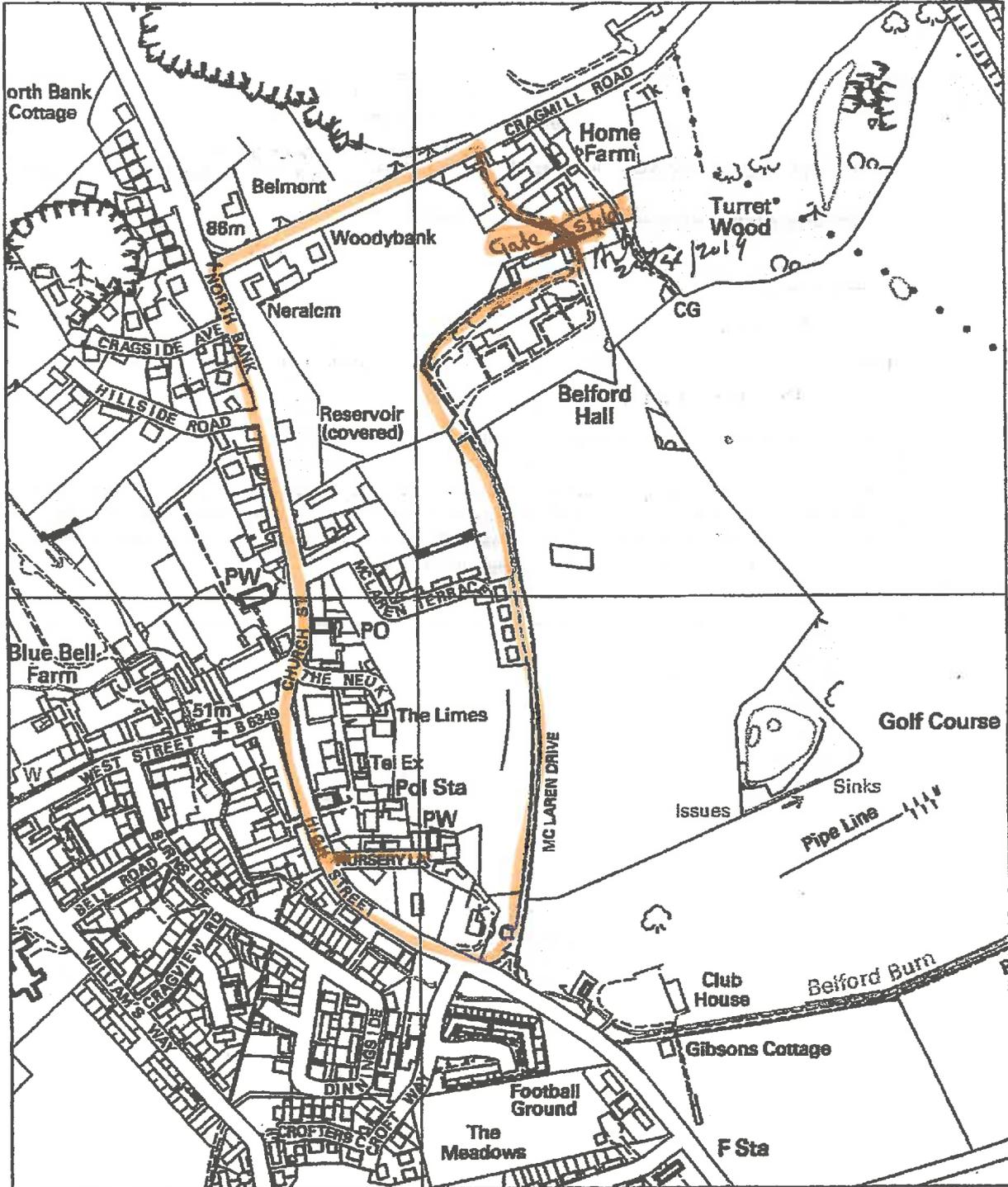
No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
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**Wildlife & Countryside Act, 1981**

 Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S.Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name IAN THOMSON

Address 3 NURSERY LANE

Belford

Postcode NE70 7NW

Year of Birth 1948

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

43 THE MEADOWS

56 THE MEADOWS

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

McLAREN DRIVE - BELFORD HALL - HOME FARM

WOODY BANK

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1950 To 2018

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

NO

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
On horseback						
By pedal cycle						
By car						
Other [ ]						

4. Has the application route always followed the same course?

Yes       Don't know       No

If no – how and when was the route altered?

.....  
 .....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

2.5 mtrs approx

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

TARMAc

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

YES. AFTER GATE WAS ERECTED APPROX 1985  
BETWEEN HALL x HOME FARM  
How long were they in place?

SINCE BELFORD HALL RENOVATIONS 1985 approx

b. Gates [state locations, indicate whether locked - and when - and show on your map]

YES - AFTER THE ABOVE - LATER GATE WAS  
PADLOCKED. ACCESS WAS OVER THE STILE ONLY

c. Other barriers [state what they were and location, how long they were in place and show on your map]

STILE REMOVED x BARRIER IN PLACE NEXT  
TO GATE - NO ACCESS AVAILABLE NOW - 2019

8. Did any of the above prevent you from using the application route?

No Yes

If yes, please give details

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes  Don't know  No

If yes - state when and give details, including when they were present and mark their location on your map

PRIVATE SIGNS ON ENTRANCE TO HALL ONLY

10. Have you seen other people using the application route whilst you have been using it?

No  Yes

If yes, please provide any additional information about this

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No                       Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No                       Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No                       Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

I HAVE LIVED IN BELFORD SINCE BIRTH AND SPENT MANY HOURS WALKING THIS ROUTE VISITING SCHOOL FRIENDS LIVING AT HOME FARM. SINCE RETIREMENT I HAVE ENJOYED WALKING THIS ROUTE MUCH MORE AND FEEL DISAPPOINTED I CANNOT CONTINUE TO DO SO.

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

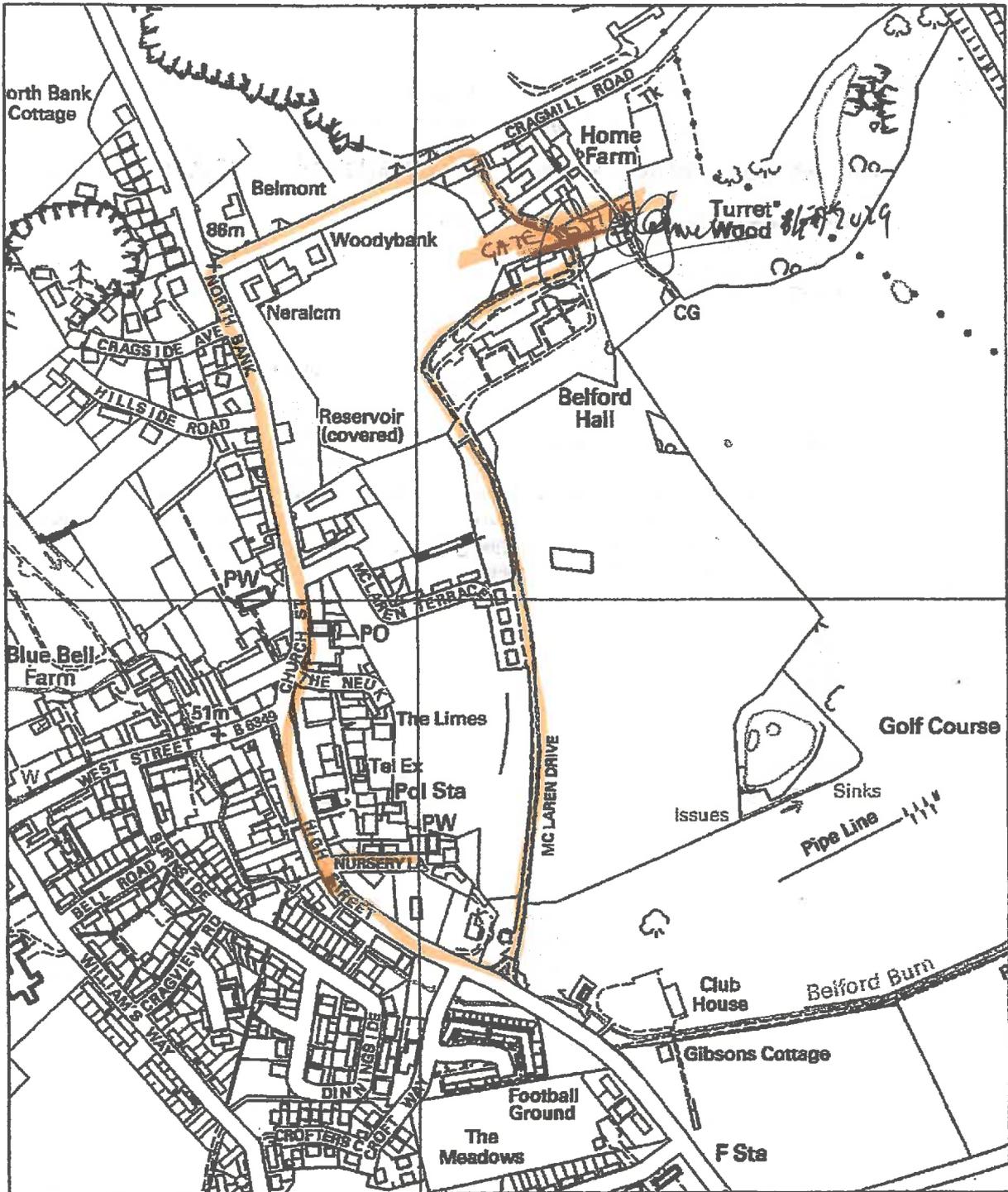
No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes



  
**Northumberland**  
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**Wildlife & Countryside Act, 1981**  
 ————— Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S.Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name Caroline Cook

Address 2 McLaren Drive

Belford

Postcode NE70 7LX

Year of Birth 1950

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

12 High Street - 1990 - 2016

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

South Road Belford to Cragmill Road

OS Landranger 75 11233 to 112344

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From Sept 1990 To 2019

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

No

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot			✓			
On horseback						
By pedal cycle						
By car						
Other [                    ]						

4. Has the application route always followed the same course?

Yes

Don't know

No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

9 feet.

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

Concrete + Tarmac

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

Yes

How long were they in place?

39 Years

b. Gates [state locations, indicate whether locked – and when - and show on your map]

1 Gate – locked 2019 → Present

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

Could not climb over as stile removed

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

2019

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

Families + dog walkers

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No  Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No  Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No  Yes

If yes, by whom and when?

Some residents of Belford Hall in 2019

14. Have you ever been stopped or turned back when using the application route?

No  Yes

If yes, please give details including when this happened

2019

15. Has anyone else ever told you that they were prevented from using the application route?

No  Yes

If yes, please give details including when this happened

Holiday makers 2019

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
Previous walks leaflet around Belford  
no longer in print  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

.....  
.....  
.....  
.....  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

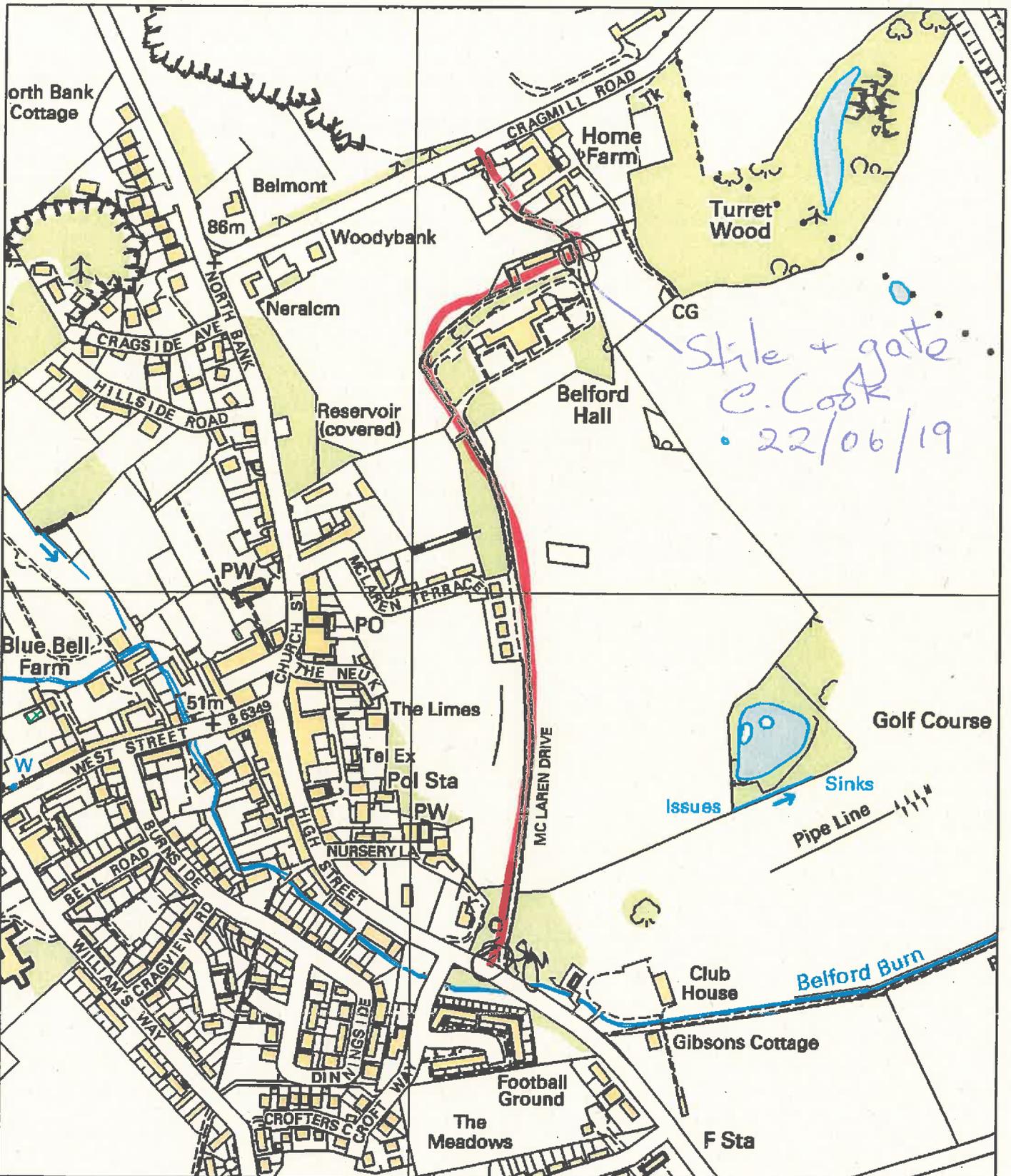
No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes



Stile + gate  
C. Cook  
22/06/19

  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
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**Wildlife & Countryside Act, 1981**

————— Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S.Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name CLARE FAIRBAIN

Address 18 RAINHAM ROAD

BELFORD

Postcode NE70 7NS

Year of Birth 1985

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

NE70 7NY - 5 YEARS

NE70 7NX - 20 YEARS

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

OS LANDRANGER 75 112336 to 112344

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

Route marked in blue

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From ..... To .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

.....  
.....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot			<del>WAA</del>	✓	<del>SS</del>	
On horseback						
By pedal cycle						
By car						
Other [ ]						

4. Has the application route always followed the same course?

Yes       Don't know       No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

3 meters  
.....  
.....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

concrete + Tarmac  
.....  
.....

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

Yes  
.....

How long were they in place?

since 1980  
.....

b. Gates [state locations, indicate whether locked – and when - and show on your map]

locked gate at Home Farm  
.....

c. Other barriers [state what they were and location, how long they were in place and show on your map]

.....

8. Did any of the above prevent you from using the application route?

No                      Yes

If yes, please give details

.....

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes                       Don't know                       No

If yes – state when and give details, including when they were present and mark their location on your map

Now - Private sign  
.....

10. Have you seen other people using the application route whilst you have been using it?

No                       Yes

If yes, please provide any additional information about this

.....

**Land Ownership**

**11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?**

No                       Yes

If yes, provide details and dates

.....  
.....

**12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?**

No                       Yes

If yes,

a. From whom? .....

b. When? .....

**13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?**

No                       Yes

If yes, by whom and when?

.....

**14. Have you ever been stopped or turned back when using the application route?**

No                       Yes

If yes, please give details including when this happened

.....  
.....

**15. Has anyone else ever told you that they were prevented from using the application route?**

No                       Yes

If yes, please give details including when this happened

.....  
.....  
.....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No  Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No  Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

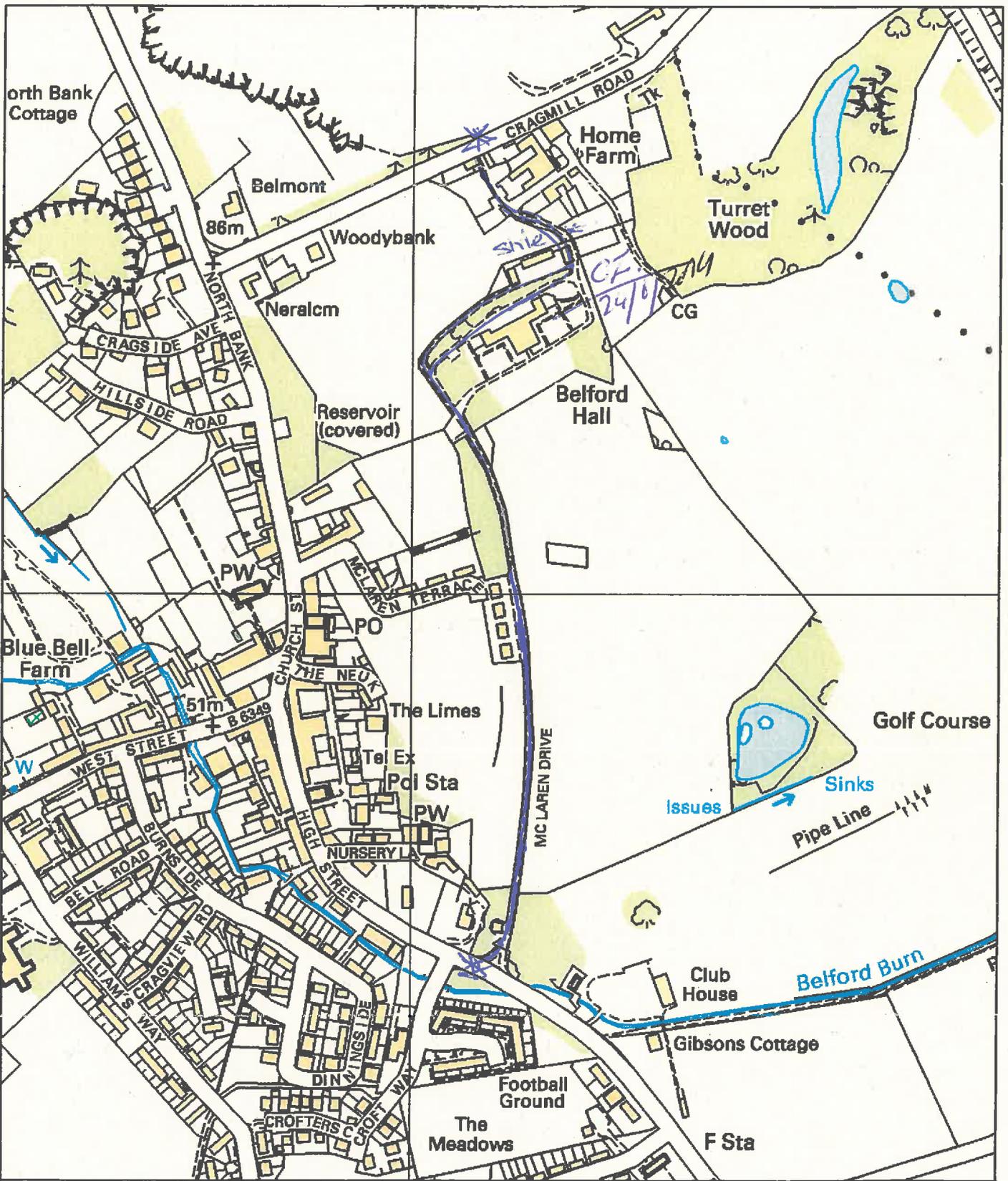
.....  
.....  
.....  
.....  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No  Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No  Yes



  
**Northumberland**  
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## Wildlife & Countryside Act, 1981

 Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT

ABOUT YOU

Name MR LESLIE TAIT + JACKIE TAIT

Address 7 CHURCH STREET BELFORD

NORTHUMBRIA Postcode NE70 7LS

Year of Birth 22/04/1946 9/01/1963

Have you lived at any other addresses during the time you have used the path or way? If so, please provide details and years [full addresses are not required]

52 THE MEADOWS BELFORD NORTHUMBRIA NE70 7U2 1956-1985

ABOUT THE APPLICATION ROUTE

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
As a bridleway (public rights on foot and on horseback or bicycle)
As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

Landranger 75 112336 SOUTH LODGE to 112344 HOME FARM ENTRANCE

MAP OF THE APPLICATION ROUTE

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1956 ..... To 2019 .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

NO.  
.....  
.....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot			✓			
On horseback						
By pedal cycle						
By car						
Other [                    ]						

4. Has the application route always followed the same course?

Yes                     Don't know                     No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

8 FOOT.  
.....  
.....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

TARMAC + CONCRETE

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

YES

How long were they in place?

1984

b. Gates [state locations, indicate whether locked – and when - and show on your map]

GATE

c. Other barriers [state what they were and location, how long they were in place and show on your map]

NONE

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

FREQUENTLY USED BY BELFORD RESIDENTS

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No                       Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No                       Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No                       Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No                       Yes

If yes, please give details including when this happened

IN THE LAST 2 YEARS FRIENDS HAVE BEEN QUESTIONED BY RESIDENTS OF BELFORD HALL

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

.....  
WE HAVE BEEN BELFORD RESIDENTS  
.....  
ALL OUR LIVES AND USED THIS ROUTE  
.....  
REGULARLY WITHOUT ANY PROBLEM.  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

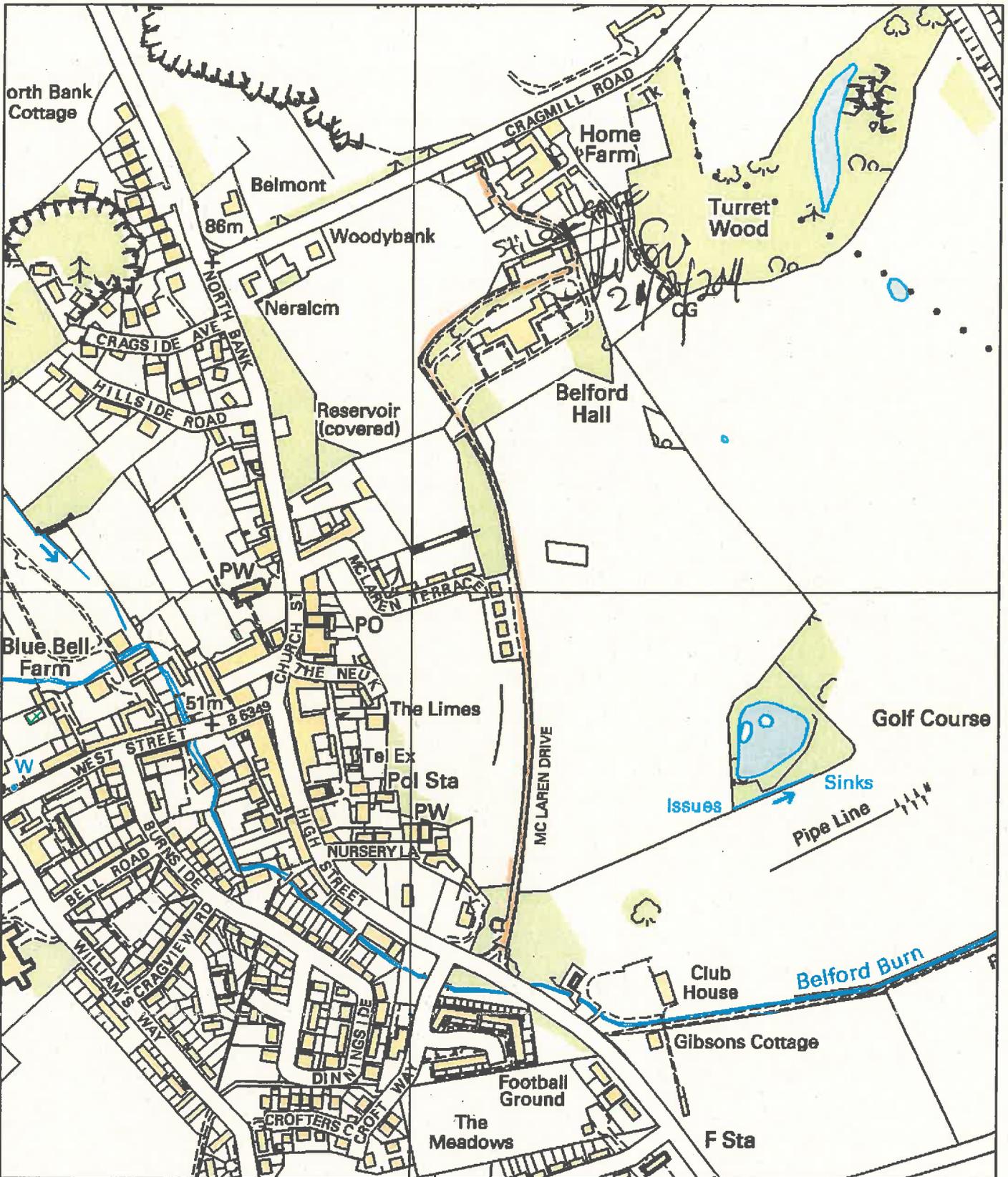
No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes



**Northumberland**  
County Council

Infrastructure Records, Local Services  
County Hall Morpeth Northumberland  
NE61 2EF Telephone 0345 600 6400

## Wildlife & Countryside Act, 1981



Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name Christina Carr

Address 2 Clark Place  
Belford

Postcode NE70 7LT

Year of Birth 1959

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

Yes in Berwick upon Tweed between  
1987 - 2014

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

o.s. handranger 75 112336 to  
112344

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1968 ..... To Present day .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

Some of the time when living in  
Berrick .....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot			✓			
On horseback						
By pedal cycle						
By car						
Other [            ]						

4. Has the application route always followed the same course?

Yes                       Don't know                       No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

either 3 metres or 9 feet .....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

Concrete + tarmac

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

YES

How long were they in place?

Put in place in 1980's

b. Gates [state locations, indicate whether locked – and when - and show on your map]

YES - NOT LOCKED.

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

only in recent months on Pillar's at entry to path.

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

Members of the public often walk up the path + residents of McLaren Drive

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No                       Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No                       Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No                       Yes

If yes, by whom and when?

*However in recent months someone with a flat in the Hall has said it is not public*

14. Have you ever been stopped or turned back when using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No                       Yes

If yes, please give details including when this happened

*only in recent weeks some have been turned back by same individual mentioned above.*

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

As far as I am aware the path  
has always been a public right of  
way for pedestrians + cars.

.....  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

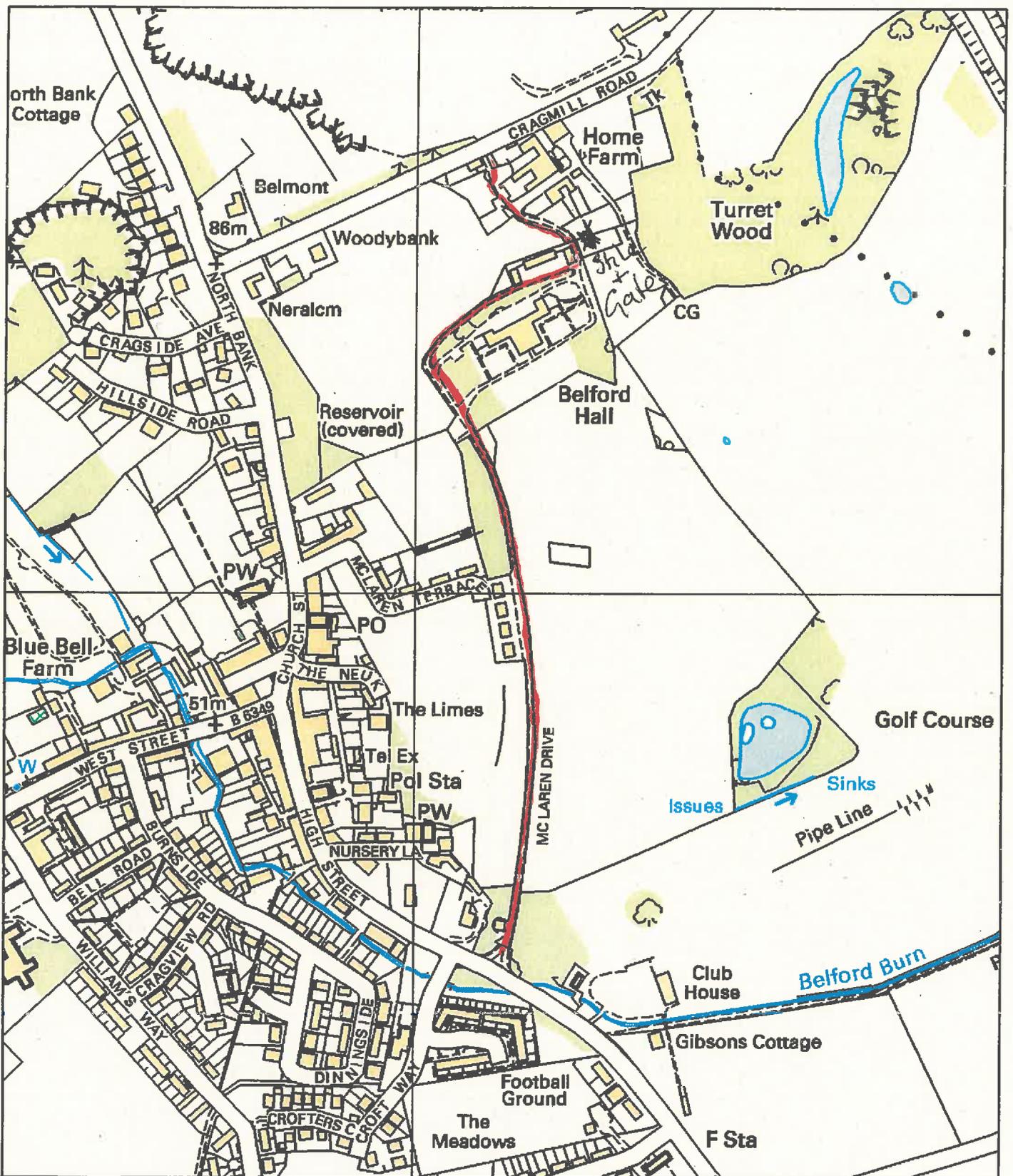
No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
 NE61 2EF Telephone 0345 600 6400

**Wildlife & Countryside Act, 1981**  
 Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

## PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT

### ABOUT YOU

Name COLIN HUNTER

Address 1 McLAREN DRIVE

BELFORD NORTHUMBHERLAND

Postcode NE70 7LX

Year of Birth 1953

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

I HAVE LIVED AT No 1 McLAREN DRIVE FOR 28 YEARS

I LIVED AT McLAREN TERRACE PREVIOUSLY FOR 4 YEARS

### ABOUT THE APPLICATION ROUTE

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

THE ROUTE GOES FROM NU11320 33431 BELFORD

SOUTH LODGE TO NU11057 34407 ENTRANCE

TO HOME FARM

### MAP OF THE APPLICATION ROUTE

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1983 To PRESENT DAY

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

.....  
.....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot			✓			
On horseback						
By pedal cycle						
By car						
Other [            ]						

4. Has the application route always followed the same course?

Yes

Don't know

No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

3 M+ ROAD TARNAC TRACK WITH 1 STILE

.....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

TARMAc & CONCRETE

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

1 STILE AT GATE

How long were they in place?

SINCE THE 1980s WHEN HALL WAS RENOVATED

b. Gates [state locations, indicate whether locked – and when - and show on your map]

1 GATE NOW LOCKED

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

IGNORED THEM AND CLIMBED FENCE

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

1 SMALL OLD BRASS SIGN AT SOUTH LODGE

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

I LIVE HERE AND HAVE SEEN PEOPLE USE IT ALL THE TIME

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No

Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No

Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No

Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No

Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No

Yes

If yes, please give details including when this happened

IN THE LAST YEAR A NUMBER OF BELFORD  
RESIDENTS HAVE COMPLAINED OF RUDENESS OF A  
COUPLE OF THE RESIDENTS OF THE HALL,

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No  Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No  Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

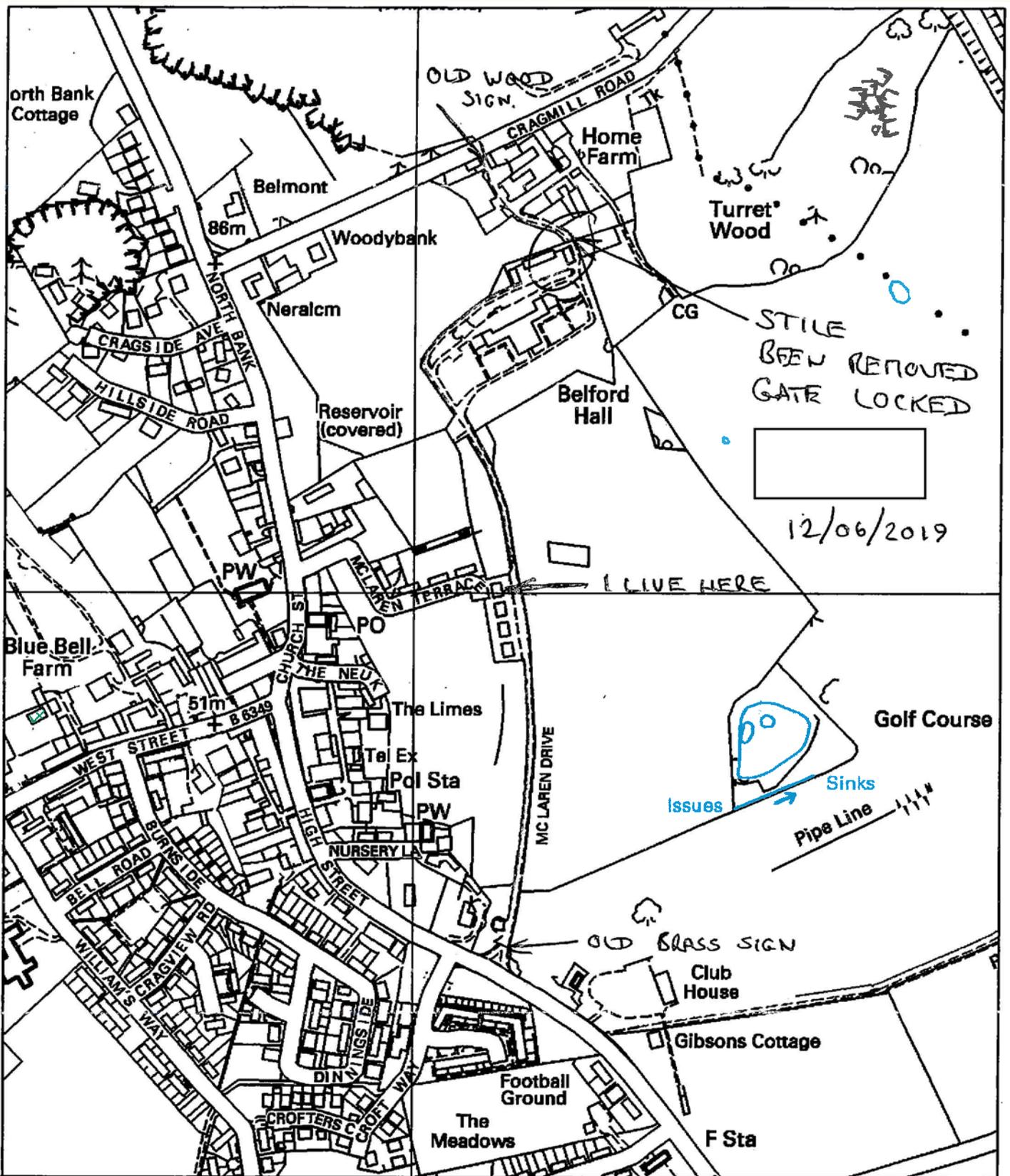
AS STATED I AND A NUMBER OF BELFORD RESIDENTS  
HAVE USED THIS ROUTE ALL THE TIME I HAVE  
LIVED IN BELFORD 30+ YEARS. NO ONE EVER  
COMPLAINED ABOUT THIS ACCESS UNTIL LAST  
YEAR. THE PRIVATE SIGNS ARE ONLY LEFT IN SITU  
FROM WHEN HONE FARM WAS A WORKING FARM.

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No  Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No  Yes



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
 NE61 2EF Telephone 0345 600 6400

**Wildlife & Countryside Act, 1981**  
 Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name Linda Duncan

Address 9 Grosvenor Crescent  
Becken

Postcode NE70 7NU

Year of Birth 1965

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

16 year north York 10715  
1 year north York 14 yrs 34 west street Beckford - 1 year  
2 yrs  
13c High Street Beckford -

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

OS Landranger 75 112936 to 112944

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1965 ..... To PRESENT DAY .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

1989 - 1993  
Travelling

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot			<input checked="" type="checkbox"/>			
On horseback						
By pedal cycle					<input checked="" type="checkbox"/>	
By car						
Other [                    ]						

4. Has the application route always followed the same course?

Yes       Don't know       No

If no – how and when was the route altered?  
.....  
.....

5. Approximately how wide is the application route?  
[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

3 METERS

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

..... CONCRETE + TARMAC .....

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

..... ✓ .....

How long were they in place?

..... 1980's .....

b. Gates [state locations, indicate whether locked – and when - and show on your map]

.....

c. Other barriers [state what they were and location, how long they were in place and show on your map]

.....

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

..... HANGER WIRE ALSO PRESENT .....

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

..... WAS A WARNING TO HANGERS AND IN FRONT OF BEEFORD HALL .....

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

..... MESSAGES OF BEING OUT FOR A WALK .....

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No                       Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No                       Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No                       Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No                       Yes

If yes, please give details including when this happened

..... Various members of The Logic over by 2-3 years .....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No  Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No  Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

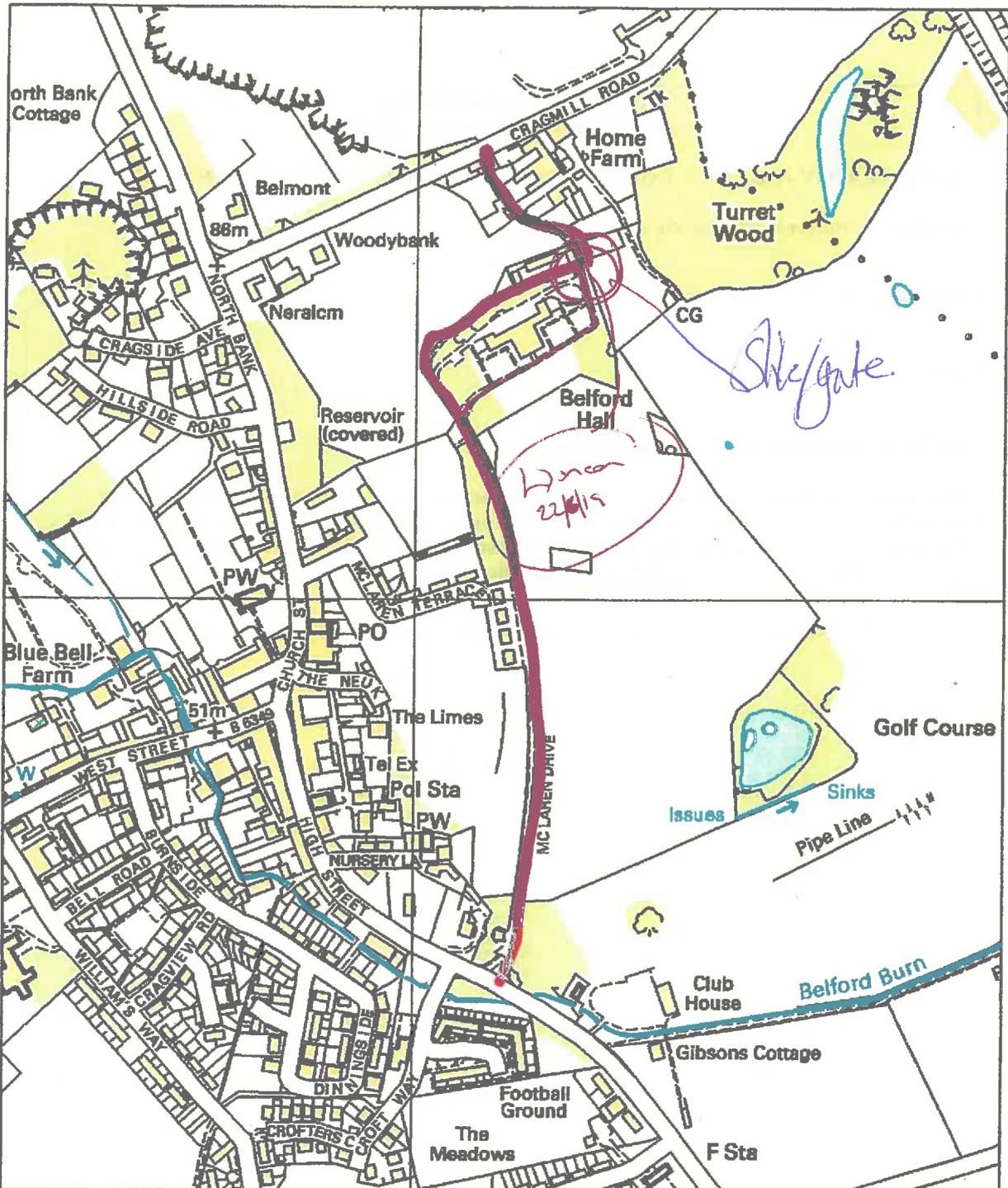
MEMBERS OF THE PUBLIC ONLY WANT TO WALK & JOG  
NOW ONLY AND FOLLOW THE PATH INSTANT OF THE HALL TO THE  
CONTINUE ON & THROUGH THE HOME PARK.  
NO ONE CARES TO KNOW WHAT BEHIND BEHIND YOU  
ITSELF.

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No  Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No  Yes



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
 NE61 2EF Telephone 0345 600 6400

**Wildlife & Countryside Act, 1981**  
 ————— Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name ..... Mandy Pyle

Address ..... 48, The Meadows

..... Belford

..... North <sup>td</sup> Postcode ..... NE70 7NZ

Year of Birth ..... 19-05-1967

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

..... 1, BELL ROAD, Belford 8yrs Garden cottage Newlands 5years.

..... 16, Bell Road Belford 10yrs

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

..... OS Landranger 75 112336 to 112344

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1969 To Present

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

No, dont go now as can't get through + get wrong off people @ hall.

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot		✓				
On horseback						
By pedal cycle			✓			
By car						
Other [ ]						

4. Has the application route always followed the same course?

Yes       Don't know       No

If no – how and when was the route altered?

.....  
 .....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

9 feet.  
 .....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

concrete + Tarmac

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

✓

How long were they in place?

1980'S

b. Gates [state locations, indicate whether locked – and when - and show on your map]

new

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

gate + barbed wire

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

other locals

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No                       Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No                       Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No                       Yes

If yes, by whom and when?

..... someone from Hall .....

14. Have you ever been stopped or turned back when using the application route?

No                       Yes

If yes, please give details including when this happened

..... a while ago now, maybe last year .....

15. Has anyone else ever told you that they were prevented from using the application route?

No                       Yes

If yes, please give details including when this happened

..... lots of people going for a walk, over period of .....

..... years .....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

people have enjoyed this scenic walk for years, good walk, good way of getting exercise, can go round trip up north bank & back, no one would encroach on Belford Hall or intrude on my privacy.

.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

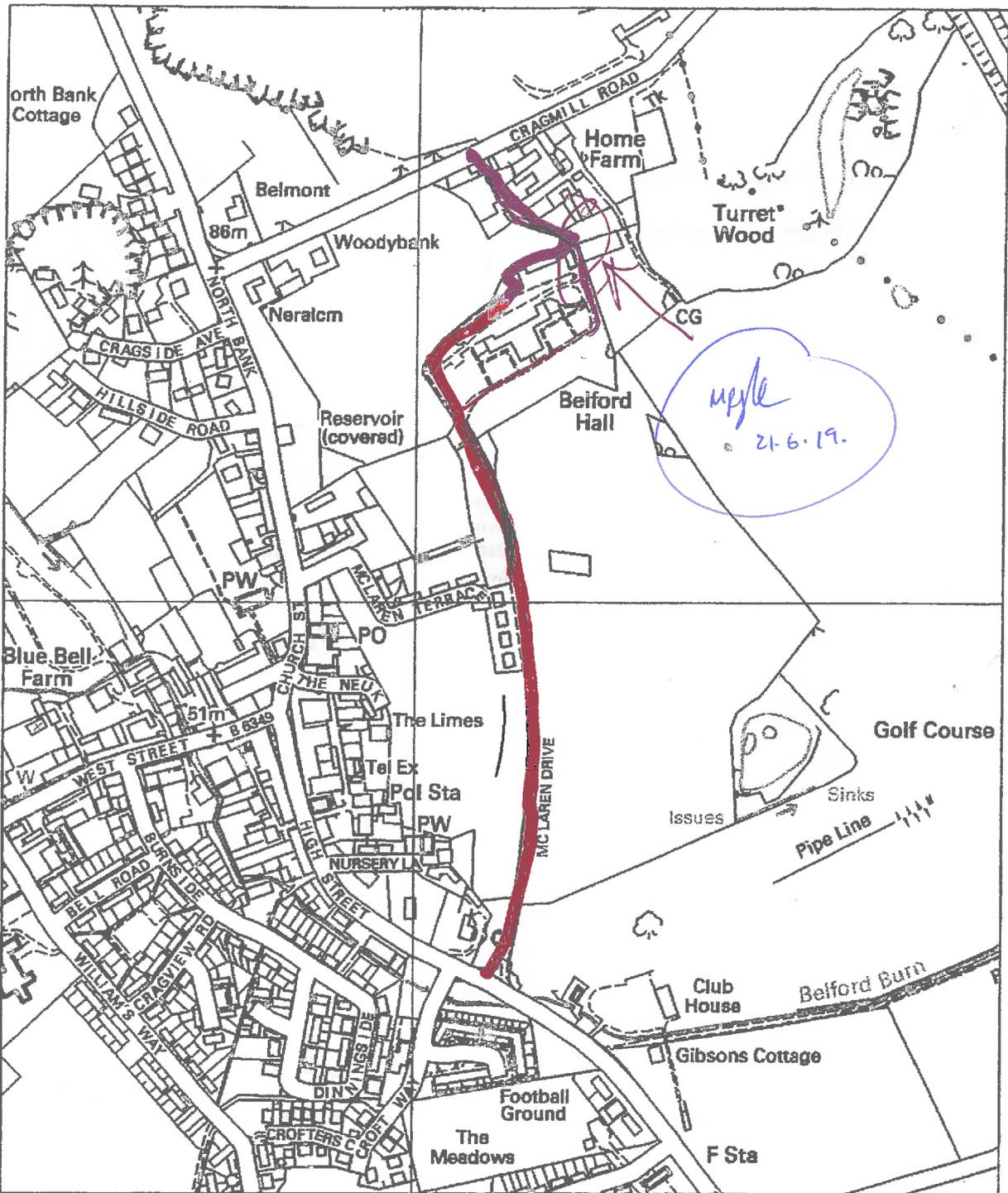
No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
 NE61 2EF Telephone 0345 600 6400

**Wildlife & Countryside Act, 1981**  

 Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S.Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name ..... MARGARET GEORGE .....

Address ..... 31 WILLIAMS WAY .....

BELFORD .....

Postcode ..... NE70 7NX .....

Year of Birth ..... 21/5/1944 .....

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

28 WILLIAMS WAY 2000/2009 .....

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

DRIVE TO CRAGMILL ROAD .....

O.S. LANDRANGER 75 112336 112344 .....

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From ~~2000~~ 1990 To 2049

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

No

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot			✓			
On horseback						
By pedal cycle						
By car						
Other [ ]						

4. Has the application route always followed the same course?

Yes       Don't know       No

If no – how and when was the route altered?

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

9 foot

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

CONCRETE TARMAC

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

YES - BACK OF MALL

How long were they in place?

40 YEARS

b. Gates [state locations, indicate whether locked – and when - and show on your map]

LOCKED GATE NOW - NOT BEFORE

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

CANT GET THROUGH GATE

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

SIANS RECENTLY PUT UP THEN REMOVED

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

VILLAGERS

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No  Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No  Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No  Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No  Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No  Yes

If yes, please give details including when this happened

.....  
VILLAVARS JUN 2019  
.....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

.....  
.....  
.....  
.....  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No

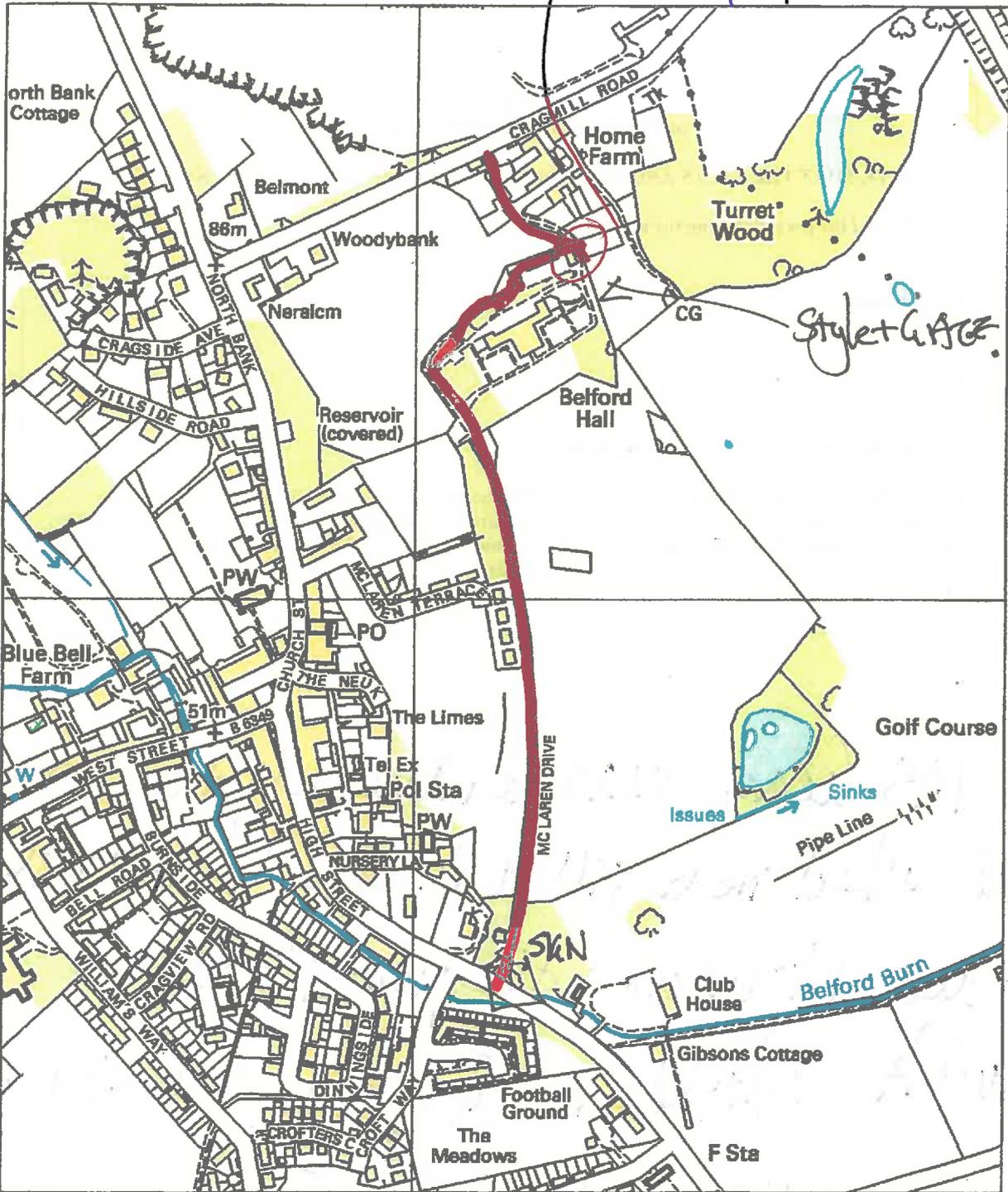
Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes

21/6/2019



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
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### Wildlife & Countryside Act, 1981

————— Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT

ABOUT YOU

Name Alan George

Address 31 Williams Way  
BELFORD

Postcode NE70 7NX

Year of Birth 12/10/1947

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

28 WILLIAMS WAY 2000/2009

ABOUT THE APPLICATION ROUTE

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

SAUTH ROAD TO CRAAMILL ROAD  
OS 75 - 112336 112344

MAP OF THE APPLICATION ROUTE

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From ~~2010~~ 1990 To 2019

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

No

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot			✓			
On horseback						
By pedal cycle						
By car						
Other [ ]						

4. Has the application route always followed the same course?

Yes       Don't know       No

If no – how and when was the route altered?

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

9 foot

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

CONCRETE - TARMAC

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

YES

How long were they in place?

40 YEARS

b. Gates [state locations, indicate whether locked – and when - and show on your map]

YES - LOCKED BACK OF WALL

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

COULD NOT GET THROUGH

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

BOTTOM OF DRIVE 2d9

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

VILLAGE FRIEND

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No  Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No  Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No  Yes

If yes, by whom and when?

Residents of Belfast Hall.  
.....

14. Have you ever been stopped or turned back when using the application route?

No  Yes

If yes, please give details including when this happened

2019  
.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No  Yes

If yes, please give details including when this happened

Victoria, Manchester  
.....  
.....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
WALK LEASHE?  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

.....  
.....  
.....  
.....  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

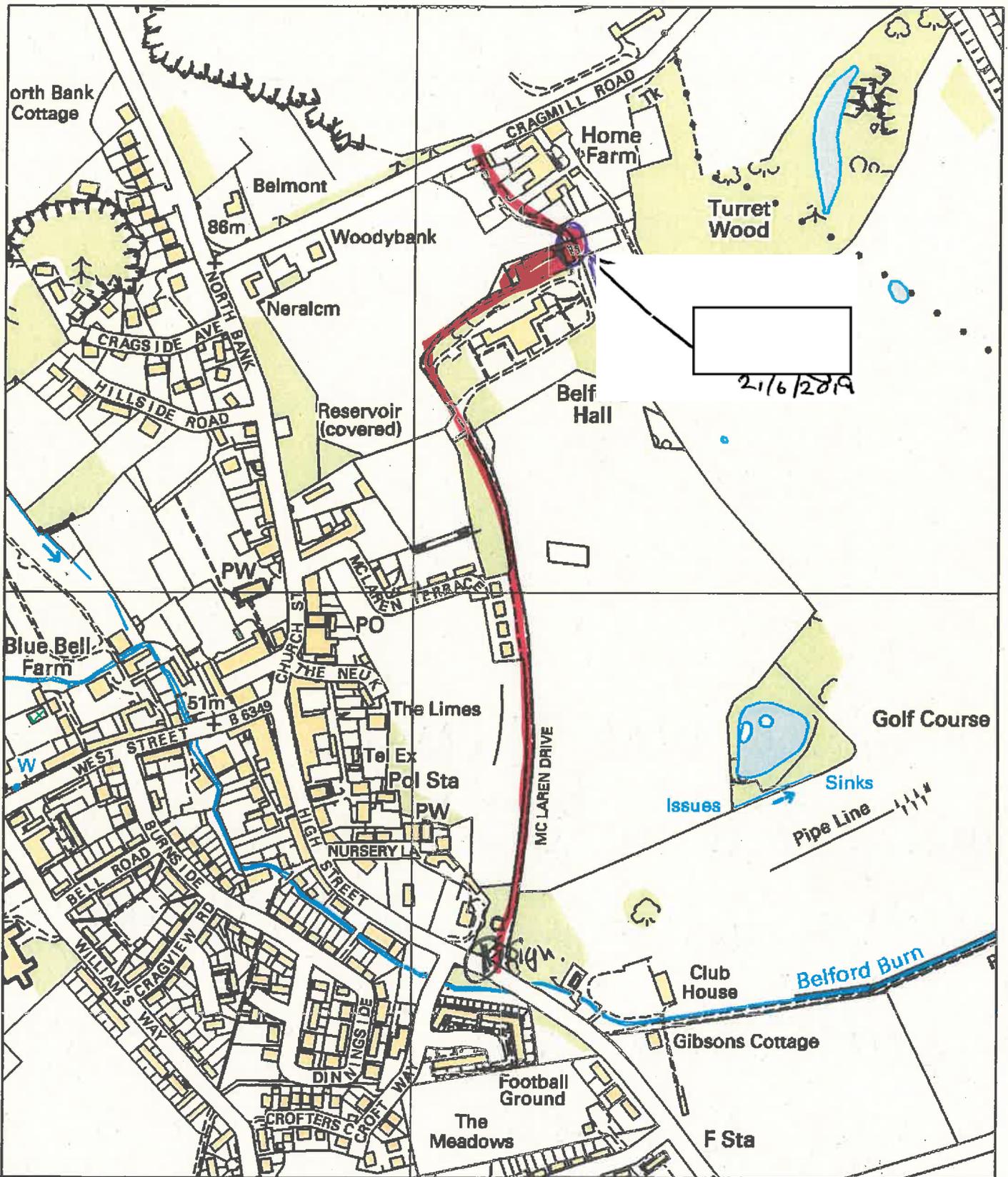
No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
 NE61 2EF Telephone 0345 600 6400

**Wildlife & Countryside Act, 1981**  
 Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S.Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name S. DIXON

Address Williams Way, Belford

Postcode NE70 7NX

Year of Birth 1979

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

Belford since birth

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

O.S. Landranger 75 112336 to 112344

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1979 ..... To Present .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

N/A .....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot		✓				
On horseback						
By pedal cycle						
By car				✓		
Other [                    ]						

4. Has the application route always followed the same course?

Yes                       Don't know                       No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

3 meters approx .....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

Concrete + Tarmac

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

Top of site over to Home farm

How long were they in place?

Since 1980's

b. Gates [state locations, indicate whether locked – and when - and show on your map]

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No                       Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No                       Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No                       Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No                       Yes

If yes, please give details including when this happened

.....  
.....

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

.....  
.....  
.....  
.....  
.....

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

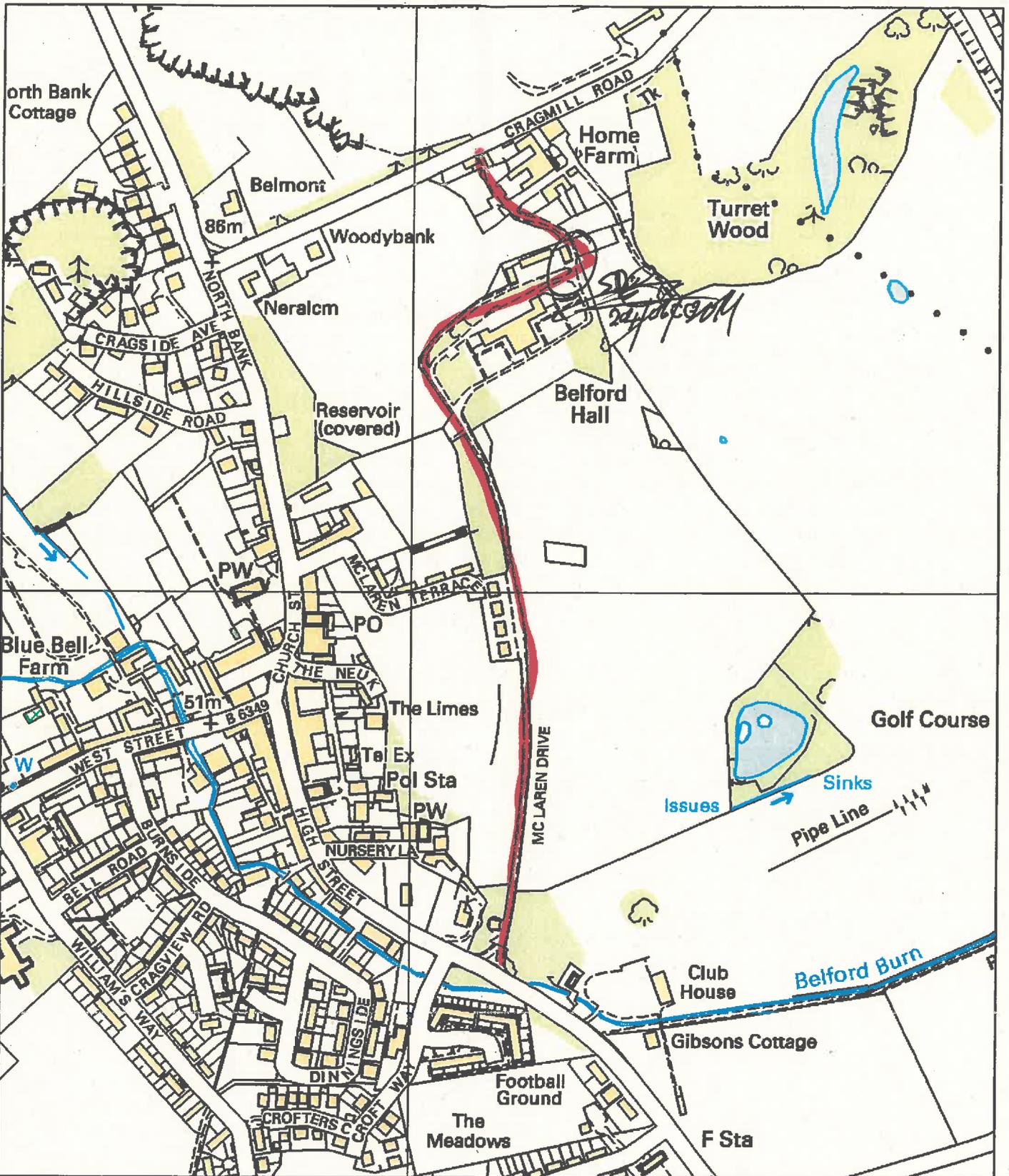
No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes



**Northumberland**  
County Council

Infrastructure Records, Local Services  
County Hall Morpeth Northumberland  
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## Wildlife & Countryside Act, 1981



Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

**PUBLIC RIGHT OF WAY USER EVIDENCE STATEMENT**

**ABOUT YOU**

Name Fiona Reed

Address 5 Cragview Road  
Belford

Postcode NE70 7NT

Year of Birth 1957

Have you lived at any other addresses during the time you have used the path or way?  
If so, please provide details and years [full addresses are not required]

10 High Street (1983-1989)  
Belford

**ABOUT THE APPLICATION ROUTE**

How do you think the application route should be recorded?

- As a footpath (public rights on foot only)
- As a bridleway (public rights on foot and on horseback or bicycle)
- As a restricted byway (public rights on foot, on horseback or any non-motorised vehicle)
- As a byway open to all traffic (public rights for all classes of use, including motor vehicles)

Describe the application route (include start and finish points and provide OS grid references if you can)

O.S. handranger 75 112336 to 112344

**MAP OF THE APPLICATION ROUTE**

Please attach an extract from a map of your own choice to identify the route you are providing evidence about, and annotate it with anything you provide details about in this statement. Please sign and date your map.

**YOUR USE OF THE APPLICATION ROUTE**

1. In which years did you use the application route?

From 1981 ..... To Present Day .....

2. Were there any extended periods during which you did not use the route at all? If so, please state when and why?

.....  
.....

3. How did you use the application route and how often? [Please tick any that apply]

	Daily	Weekly	Monthly	Every few months	Once a year	Other (please describe)
On foot		✓				
On horseback						
By pedal cycle						
By car						
Other [            ]						

4. Has the application route always followed the same course?

Yes                       Don't know                       No

If no – how and when was the route altered?

.....  
.....

5. Approximately how wide is the application route?

[Please give your estimate of the width across which you used the route including the width used when passing others or walking with others. Take care to consider the overall width of the route. If this varies, please describe how] [Or please state 'Don't know']

3 metres  
.....  
.....

6. What type of surface does the application route have? (for example grass, gravel, earth)  
[For varying surfaces, please describe with reference to your map]

Concrete + tarmac

7. Have there ever been any of the following on the application route?

a. Stiles [state locations and show on your map]

The stile was put in place during the re-building of the hall in the 1980s.

How long were they in place?

As above

b. Gates [state locations, indicate whether locked – and when - and show on your map]

c. Other barriers [state what they were and location, how long they were in place and show on your map]

8. Did any of the above prevent you from using the application route?

No

Yes

If yes, please give details

9. Have you ever seen any signs or notices suggesting whether or not the application route is a public right of way? (for example "Private", "Keep Out", No Right of Way "Trespassers will be Prosecuted")

Yes

Don't know

No

If yes – state when and give details, including when they were present and mark their location on your map

Ongoing for last few years.

10. Have you seen other people using the application route whilst you have been using it?

No

Yes

If yes, please provide any additional information about this

People who regularly use this route for a walk/run

**Land Ownership**

11. Were you working for any owner or occupier of land crossed by the application route at the time when you used it, or were you then a tenant / licensee of any such owner?

No  Yes

If yes, provide details and dates

.....  
.....

12. Did the owner or occupier ever give you permission (or did you seek permission) to use the application route?

No  Yes

If yes,

a. From whom? .....

b. When? .....

13. Has anyone ever told you the application route was not public (including by an owner, tenant of the land or by anyone in their employment)?

No  Yes

If yes, by whom and when?

.....

14. Have you ever been stopped or turned back when using the application route?

No  Yes

If yes, please give details including when this happened

.....  
.....

15. Has anyone else ever told you that they were prevented from using the application route?

No  Yes

If yes, please give details including when this happened

A friend's wife was told last year they could not walk their pram/<sup>baby</sup> on this road as it was private.

16. Have you ever had a private right to use the application route? (for example, an easement, private right of access, licence, etc.)

No

Yes

If yes, please give full details, including who gave the permission, why and when

.....  
.....

**Other Information**

17. Do you have, or do you have knowledge of, any documentary evidence which is relevant to the application route or which indicates public use? (for example photographs, guidebooks, letters, sale documents, old maps, etc.)

No

Yes

If yes – please provide details

.....  
.....  
.....

18. Please give any further information which you consider would be helpful in reaching a decision as to whether the application route should be recorded as a public right of way?

[Continue on a separate sheet if necessary]

[If you wish to provide a separate sketch map, please do so and attach to this statement]

I have lived in the village since 1981 and it has always been a right of way. My Father (deceased) lived in the village as a boy and always used it as a right of way in the 1920s/30s and also when moved back to the village in the 1980s.

19. During the investigation the OMA may want to interview some or all of the claimants in order to gather additional information. Would you be willing to talk to an officer from the OMA about your knowledge of the application route?

No

Yes

20. Would you be willing to attend a hearing, or public inquiry to give evidence if necessary?

No

Yes

**PART F: Statement of Truth**  
*(all applicants must complete this Part)*

**I BELIEVE THAT THE FACTS AND MATTERS CONTAINED IN THIS STATEMENT ARE TRUE**

**Signature (of the person making the statement of truth):**

**Print full name:**

**Date:**

**You should keep a copy of the completed statement**

**Warning:** If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Padlock + stile  
F.J. Reed 17/6/19



  
**Northumberland**  
 County Council  
 Infrastructure Records, Local Services  
 County Hall Morpeth Northumberland  
 NE61 2EF Telephone 0345 600 6400

**Wildlife & Countryside Act, 1981**

————— Claimed Public Right of Way

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Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	31	O.S. Map	NU13SW	Date	June 2019

**Home Farm Residents' Association**  
C/o 4 Home Farm, Belford, Northumberland NE70 7EY

Public Rights of Way Team,  
Northumberland County Council,  
County Hall,  
A197,  
Morpeth,  
NE61 2EF.

5th August 2019

Dear Sir/Madam,

*Objection to Application by S Newman and Others for Public Right of Way at Belford Hall.*

Further to our previous telephone conversation, a copy of the above application has now been received, and whilst we appreciate that we will have the opportunity to formally object as part of due process, there are a number of factual matters which we feel should be brought to your attention at this stage, to assist your deliberations in whether a prima facie case has been made for a modification order to the Definitive Map. We appreciate too that Belford Hall Management Company Ltd have already done so but, whilst their evidence and ours will overlap, they are not identical.

By way of background, Belford Home Farm is the former stables and steading of Belford Hall and along with it form part of the Belford village Conservation Area. Home Farm has remained privately owned since the heyday of The Hall but its buildings were sold off by a Mr George Brown for private housing in the 1980s. Since then there have been 7 households though in recent years there has also been a building plot (yet to be developed); there is a small field in addition. Even within Home Farm, the property-owners have different rights of access over the shared lanes reflecting their differing needs for access. The shared lanes are mostly still owned by George Brown though all the responsibilities relating to their care and maintenance are delegated to the property owners as a shared responsibility.

1) Signage

From the late 1980s continuously to the present day, Home Farm has protected itself against claims of Presumed Dedication of our shared lanes as a Public Right of Way by displaying a sign at the entrance which reads 'Private No Unauthorised Access'. This was and is backed up by residents' willingness to challenge those entering Home Farm without an obvious legitimate purpose. Indeed, in 1997 I was challenged by a former resident of 6 Home Farm when visiting to view 4 Home Farm regarding its purchase!

The short section of lane that connects the main section of shared lane with the lane at the back of Belford Hall actually forms part of the garden of 1 Home Farm and leads to a gate that was permanently chained and locked since at least the late 1980s onwards (that is, for over 25 years). There was no problem with, nor perceived risk of, trespassers via that direction and hence no motive for any signage until starting about 5 years ago. It was then that a stile was built to permit mutual access as a private agreement between residents of Home Farm and residents of Belford Hall with the consent of the owner of 1 Home Farm. Signage was put up at the same time as the stile on each side of it to clarify the nature of the arrangement, reading:

'Belford Hall Management Co. Ltd. This stile is provided for the convenience of residents of Belford Hall and Home Farm. It is **not** a public right-of-way. The stile will be closed on Christmas Day, New Year's Day and Easter Sunday each year.'

Nevertheless, it is from the time of erection of the stile that occasional trespassers were noted to start appearing in Home Farm from that direction for the first time.

## 2) Walking the Route as of Right.

We can confirm that residents have always challenged those entering Home Farm without a clear and clearly valid purpose. As Home Farm is a small cul-de-sac, this was rarely needed over the years and trespassers invariably turned out simply to be lost.

Beginning with the time of erection of the stile, this pattern changed as occasional trespassers started using Home Farm as a through route to or from the stile connecting with the Hall. They too were challenged when seen. Sometime in the past few years however an updated version of a booklet of village walks was printed which included this route though without any consultation or permissions and this triggered a significant increase from occasional to regular trespassing. This in turn led, as signage and challenging trespassers failed to address the issue, to the removal of the stile and the re-locking of the gate beside it (the gate was unlocked about 4 years ago as not all Home Farm and Hall residents could manage the stile).

## 3) Access with Consent

There has never been and is not any right of access to or through Home Farm without the express consent of an owner or resident.

## 4) Physical Control of Access

Part of the way along the public right of way being claimed is a gate which since the 1980's restoration of Belford Hall has been locked closed. 5 years ago it was mutually agreed between Home Farm and Belford Hall that their respective residents could have access, initially via a stile that was built for the purpose; the gate next to it was later unlocked to accommodate a request from a Home Farm resident so that their dog could get through. However, as stated above, to ensure that no public right of way was created, and to demonstrate our mutual control over the access, notices were placed on both sides of the gate stating that the access was for residents of Belford Hall and Home Farm only; and closed on given days in the year.

## 5) Northumberland County Council's Definitive Map and Statement

We note that this currently does not record a Public Right of Way through Home Farm. We, as its Residents' Association representing all the owners and residents of Home Farm, will oppose any proposed modification to the Definitive map to create one. The proposed route would go through the garden of 1 Home Farm as well as via a portion of the shared lanes within Home Farm for which residents have responsibility.

We can supply photographic evidence in relation to the signage and also statements by current and former occupants if these are required to support the statements made herein.

We hope that we have thereby demonstrated to your satisfaction that the various elements required to indicate that there is a right of way that should be included on the definitive map, are not satisfied in any respect.

Yours sincerely,



Dr Saul Miller

On behalf of all the members of Home Farm Residents' Association

# BELFORD HALL

Management Company Ltd.

Yew Tree Flat,  
Belford Hall,  
Belford,  
Northumberland,  
NE70 7EY.  
8<sup>th</sup> July 2019.

Public Rights of Way Team,  
Northumberland County Council,  
County Hall,  
A197,  
Morpeth,  
NE61 2EF.

Dear Sir/Madam,

## Objection to Application by S Newman and Others for Public Right of Way at Belford Hall.

Further to our previous telephone conversation, a copy of the above application has now been received, and whilst we appreciate that we will have the opportunity to formally object as part of due process, there are a number of factual matters which we feel should be brought to your attention at this stage, to assist your deliberations in whether a prima facie case has been made for a modification order to the Definitive Map.

By way of background, Belford Hall is a Grade I Listed Building. Its environs and grounds are both a Conservation Area and Listed in English Heritages Register of Parks and Gardens. The Hall itself was restored in the 1980's under the auspices of North of England Civic Trust who remain the Freeholders, but to make the restoration sustainable and to give the building a secure future it was converted into private residential apartments, and for the last 30 years the Hall and its grounds have been very well maintained as a Heritage Asset at the sole expense of its residents, without any outside assistance from public sources. The Management of the Hall is by Belford Hall Management Company Ltd. a closed company made up of and solely funded by the residents, who each enjoy unrestricted use of the Hall estate.

- 1) **Signage** : From the completion of the restoration in 1987 continuously to the present day, Belford Hall Management Company Ltd has protected itself against claims of Presumed Dedication of our drive as a Public Right of Way by displaying Privacy and Restricted Access signs. There has been "Private" signage both at the entrance gatepost to Belford Hall (south end of claimed Public Right of Way) and at the entrance to Home Farm (north end of claimed Public Right of Way).

There is also a Notice Board at the Top of the Drive (part of the way along the claimed Public Right of Way) showing the location of the flats for deliveries, visitors, etc. and again this has long had a separate "PRIVATE" sign on it on a crossbar made for the purpose.

There are additional private signs, both at the notice board where the road forks and on our side of the gate to Home Farm, which are prominently displayed. The public can therefore have been in no doubt at any point that there was no public right of access. [See Note 1]

# BELFORD HALL

## Management Company Ltd.

- 2) **Walking the Route as of Right.** We can confirm that residents, employees of the Company and of its residents have on numerous occasions throughout that period since the Hall was restored in the late 1980's regularly challenged visitors who were not known to us .[See Note 2]
- 3) **Access with Consent:** We do open the Hall to the public and groups on certain days of the year and also by prior appointment, and as a result on those days, people access the grounds but with our express consent which we strictly control and usually with an officer of the Company present, further demonstrating our intention not to create a public right of way.
- 4) **Physical Control of Access:** Part of the way along the public right of way being claimed is a gate which since the 1980's restoration has been locked closed. 5 years ago it was mutually agreed between Home Farm and Belford Hall that their respective residents could have access through the gate/over a stile, and the gate was unlocked to accommodate a request from a Home Farm resident so that their dog could get through.

However, to ensure that ***no public right of way was created*** ,and to demonstrate our control over the access , notices were placed on both sides of the gate stating that the ***access was for residents of Belford Hall and Home Farm only***. It is closed on given days in the year. [See Note 3]

- 5) **Northumberland County Council's Definitive Map and Statement** currently does not record a Public Right of Way across BHMC Ltd's demise and the company will oppose any proposed modification to the Definitive map to create one.
- 6) **Land Owner Statement.**To avoid any future claim to create a Right of Way across its demise BHMC Ltd intends to lodge a Land Owner Statement to this effect with the Authority under Section 31(6) of the Highway Act 1980. [See attached application form.]

### Notes.

1. We have photographic evidence, digitally date stamped, going back to 2016 of "Private" signs being displayed on the route claimed.
2. In addition, we can obtain numerous additional statements in support, including from those who are no longer resident at the Hall or with any interest in the Hall.
3. These permanent notices thus asserted our control, and restricted access to a specific group of people, namely Hall & Home Farm Residents. The act of locking on certain days each year demonstrates both our physical control and intention ***not*** to create a public right of way.

We hope that we have demonstrated that we have physical evidence that the various elements required to indicate that there is a right of way that should be included on the definitive map, are not satisfied in any respect.

Yours sincerely,



£ FSBP DipSurv CEM MRICS MIO D IRRV hons.  
Joint Managing Director / Vice Chairman,  
for and on behalf of BHMC Ltd.

# cultura**trust**

The Schoolhouse, 12 Trinity Chare, Quayside, Newcastle upon Tyne, NE1 3DF  
Tel: (0191) 232 9279 Web: [www.culturatruster.org](http://www.culturatruster.org)  
Company Registered in England No.1654806. Registered Charity No.513055

Public Rights of Way Team  
Northumberland County Council  
County Hall  
Morpeth  
Northumberland NE61 2EF

18 July 2019

Dear Sirs,

## **Belford Hall: application for a Public Right of Way**

I am writing on behalf of Cultura Trust, the freeholder of Belford Hall, to object to the application to establish a public right of way over land in our ownership. The Hall was recovered from total dereliction in the 1980s by us under the name of Northern Heritage. The name you will be more familiar with is North of England Civic Trust but we changed our name in May 2019.

I have been director of the Trust for 24 years; I am only the second director since the Trust was founded in 1965. At the time of taking up the post one of my roles was to conclude final matters concerning the restoration. The combination of continuity from my predecessor, proximity to the restoration, and the duration of my employment and involvement in the Hall being for more than 20 years, together qualifies me to comment from direct continuous experience and personal knowledge to challenge the grounds upon which this application has been made.

I have seen the letter of objection submitted by the Belford Hall Management Company Limited and believe this to be a full, accurate and compelling statement which comprehensively extinguishes the claims of legal precedent that this application for a public right of way has any established legitimate basis. There is no evidence in the title deeds or in our management records that at any time have the requirements have been met to now recognise and convert habitual use into a registered right.

As a charity, it has always and will be our aim to provide public benefit from our projects and assets but to enable such benefits to comply with our obligations and due diligence, those provisions must be managed. When the Hall was brought back into beneficial use, provision was made, legally and practically, for public enjoyment of the Hall on occasions such as Heritage Open Days, and to the parkland, whilst respecting the needs of residents of the Hall and those living in separately owned houses accessed along our driveway. Those provisions are conscientiously fulfilled by the Management Company, enabling many people each year to enjoy a grade I listed country house in its landscaped setting.

Yours faithfully,

	
---	---

Graham Bell  
Director



# Northumberland County Council

Stephen Corpe  
Yew Tree Flat  
Belford Hall  
Belford  
Northumberland  
NE70 7EY

**Your Ref:** B/6/20z  
**Our Ref:**  
**Enquiries to:** John McErlane  
**Email:** john.mcerlane@northumberland.gov.uk  
**Tel Direct:** (01670) 624136  
**Date:** 11<sup>th</sup> December 2019

Dear Mr Corpe

**Wildlife and Countryside Act, 1981**  
**Review of the Definitive Map and Statement of Public Rights of Way**  
**Alleged Public Footpath: Belford Hall**

I refer to your 'Formal Objection & Statutory Declaration' dated 5<sup>th</sup> December 2019 on behalf of Belford Hall Management Company Limited regarding an application for a modification to amend the Definitive Map and Statement over land in the vicinity of Belford Hall and Home Farm, Belford.

I note the comments and observations that you have raised in your submission and those points will be included in the report and brought to the attention of the Council/Committee members.

Prior to the consideration of the application a 'draft' report will be prepared and circulated to all the parties that respond to the consultation. At that time, there will be an opportunity to make further comment or submit additional evidence, prior to the Council considering the application.

Please contact me if you wish to discuss the procedures in more detail or require any further information.

Yours sincerely

[Redacted signature box]

John McErlane  
Definitive Map Officer

**John McErlane, Definitive Map Officer, Infrastructure Records**  
County Hall, Morpeth, Northumberland, NE61 2EF  
(T) 01670 624136 (E) john.mcerlane@northumberland.gov.uk  
(W) www.northumberland.gov.uk



# BELFORD HALL

Management Company Ltd.

Yew Tree Flat,  
Belford Hall,  
Belford,  
Northumberland,  
NE70 7EY.  
5<sup>th</sup> December 2019.

Public Rights of Way Team,  
Northumberland County Council,  
County Hall,  
A197,  
Morpeth,  
NE61 2EF.

Dear Sir/Madam,

RE : Formal Objection to Application by Mr Steve Newman and Others for Dedication of a Public Right of Way at Belford Hall & Home Farm, Belford, Northumberland

Further to our previous telephone conversations & a copy of the above application having now been received. We wish to lodge this Witness Statement in support of the formal objection on behalf of Belford Hall Management Company to be taken into account as part of your due consideration process. As such I represent the 15 Directors of this Company & in total, 28 Residents (see Appendix A)

And I make the following sworn statement setting out a number of factual matters which we feel should be brought to the Committee's attention (along with supporting photographic and documentary evidence) to assist in their deliberation of whether a prima facie case has been made out for a modification order to the Definitive Map (See Appendix B).

## **Pertinent Legislation**

It is my understanding that the current application for dedication as a Public Right of Way is being brought under s.31 of the Highways Act 1980, as set out in Appendix B - *the underlining for emphasis is my own.*

## **Background.**

Belford Hall is a Grade I Listed Building. It's environs and grounds are both, a Conservation Area and Listed on English Heritages Register of Parks and Gardens. The Hall itself was restored in the 1980's under the auspices of North of England Civic Trust, who remain the Freeholders. (now Cultura Trust). To make the restoration sustainable and to give the building a secure future, it was converted into 16 private residential apartments, which were sold to recoup some of the costs of restoration.

Historically there may have been a feeling by some residents in the village, that Belford Hall would be an amenity for the benefit of residents of the village as a whole, Heritage bodies having received grant funding for the restoration. And it is possibly against this background,

# BELFORD HALL

## Management Company Ltd.

that Mr Newman has found those willing to lend their support this application, feeling they have a degree of entitlement to free and unrestricted access of the Hall's private grounds.

For Belford Hall's residents' part, these apartments are all their private homes which they purchased at full market value. For the last 30+ years, the Hall and its grounds have been extremely well maintained as a Nationally Important Heritage Asset at residents' sole expense and without outside help, financial or otherwise, from anyone!

The management and running of Belford Hall is by Belford Hall Management Company Ltd. a closed company made up of, and solely funded by, the Residents. As an indication, the Hall currently costs its residents circa £40,000pa to maintain.

In fact, when a number of years ago the Civic Trust decided to sell off parts of the Estate donated to it by the Sainsbury family trust to fund its work elsewhere, yet again at their own expense, a number of residents clubbed together to purchase the land and thus protect the long term setting of the Hall and its approach from the village.

We open to the public on certain days of the year in accordance with the original grant aide. We do this on a totally voluntary basis, without charge and through the goodwill of the residents, who give up their own time free of charge, to show people round.

We have supported the Heritage Open Days for a number of years now and this brings visitors into the village. As residents, we support a number of community initiatives and provide facilities free of charge i.e. Bell View, Mother's Union, Walking Group. And are hoping to get involved with the coming years Belford Arts Festival too.

We do all of this because we want to be an active part of the village. But are totally against the current application, which would see a public right of way driven straight through the Hall's grounds, which in effect is the Residents' private garden for most of the year.

We already accommodate public access, but if approved the effect of this application on all our domestic life in general and our privacy and security in particular, would be intolerable.

### Qualification

For my part, I am currently Managing Director of Belford Hall Management Company Ltd.

Myself and my family, have also owned apartments at Belford Hall for over 22 ½ years. My current apartment, Yew Tree Flat, has a prominent south westerly aspect at ground floor level, with clear views down the drive to the south and also up to the road leading round to the back of the Hall that ultimately reaches the gate into Home Farm.

Throughout the period 1997 to Present, I have been a Director of Belford Hall Management Company. I have also served as Chairman from 2000 to 2005 & also as Managing Director from 2003 to 2005 & then from 2018 to date. During the intervening period, I served as Vice-Chairman & Board Member for the majority of that time. So I am exceptionally well qualified to speak on behalf of the Hall in refuting this application, having been a principal officer of BHMC at the beginning, end & most of the time in between of the requisite 20 year period.

# BELFORD HALL

## Management Company Ltd.

By profession I am a Chartered Surveyor of 25 years standing, having a Diploma in Surveying awarded with Merits through the College of Estate Management, prior to election to the Royal Institution of Chartered Surveyors. I am also a Corporate Member of the Institute of Rating, Revenues & Valuation awarded with Honours, a Member of the Institute of Directors, as past Chairman of the RICS Junior Organisation and Board Member of the International Valuation Board. And previously worked in the Senior Civil Service at the Head Office of an Executive Agency of Central Government advising the network on Heritage Assets & Historic Buildings. In 2000 I was appointed a Justice of the Peace for the Northumbria Advisory Committee Area, on which I served for a period of 10 years. I am a Fellow of the Society of Bereavement Practitioners & a long standing member of MENSA.

### Chronology.

The pertinent period for the application under s.31 of the Highways Act 1980 to establish a public right of way is 20 years. Hence a chronology of evidence working back the requisite period is attached as APPENDIX C.

### Requirements of s.31 of the Highways Act 1980 for dedication of a "Public Right of Way"...

#### 1) "Actually Enjoyed by the Public"

Part of the way along the claimed public right of way, there is a gate & for a significant proportion of the 20 years being claimed by the applicants this gate has actually been physically locked closed.

In fact, I understand that it was rusted shut without a key for a long period. And it was only at some point after 2008 following on from John Harris' taking over as Managing Director, (possibly 2013) that any access was permitted through this gate and only then for the express use of Belford Hall Residents & Home Farm Residents only.

It was mutually agreed at this time between Home Farm and Belford Hall that their respective residents could have access through the gate/via a stile and it was only as a request from a Home Farm resident's the lock was taken off so their elderly dog could get through.

To expressly ensure that NO PUBLIC RIGHT OF WAY WAS CREATED and to demonstrate our control over the access - Notices were placed on both sides of the gate stating that the access was for RESIDENTS OF BELFORD HALL AND HOME FARM ONLY, that it was NOT A PUBLIC RIGHT OF WAY and that it would be CLOSED on Christmas Day, New Year's Day and Easter Sunday each year. (SEE EXHIBIT 15)

The continued notices thus asserting our control, restricting access to a specific group of people, namely Hall & Home Farm Residents and the ultimately the act of locking on days of the year demonstrates both our physical control and intention NOT to create a right of way, public or private.

We are at a loss to see how a motor vehicle or bike could have possibly passed through

# BELFORD HALL

## Management Company Ltd.

a locked gate, taking it to be a public right of way, as we understand has been claimed for the requisite period by some of the applicants.

### 2) "As of Right"

During my 22 ½ years at the Hall, I can confirm that throughout the period there has been a "Private" sign on the entrance gatepost to Belford Hall (south end of claimed Public Right of Way) and at the entrance to Home Farm (north end of claimed Public Right of Way). This was only removed by me personally in February of this year to make way for new notices, which again I installed myself.

For a number of these years & well within the 20 requisite years, there was also a diagram of a pedestrian with a red circle around & a line crossed through it, indicating no pedestrian access, which was also displayed on the wooden backboard. (SEE EXHIBIT 7)

There are also two notice boards at the top of the drive, both of which are part of the way along the route of the claimed 'Public Right of Way', showing the location of the flats for deliveries, information for authorised visitors, etc. (SEE EXHIBITS 11 & 12)

The first board has a "PRIVATE" sign on a cross member, which has been there for as long as I can remember. The board was specifically made for the purpose in the late 1980's when the Hall was converted to apartments and has certainly been in situ for the duration of my 22 ½ years at the Hall. (SEE EXHIBIT 11)

The Second is a glazed display case with a notice inside, this indicates that the grounds are "PRIVATE" please see a copy of original notices displayed there in. (SEE EXHIBIT 12) Following the theft of a number of signs earlier in the year, a bespoke notice was produced and the case locked secure to avoid any further interference/theft.

Since February of this year a number of signs at the front gatepost have been stolen and/or vandalised, Please see final paragraph of Steve Newman's letter attached – threatening to take signs down & the Companies Response also attached. (SEE EXHIBIT 10 & 19) the signs were vandalised with paint the following day.

The police have been informed of the Theft and Criminal Damage both to the signs and the lock on the Home Farm Gate, and as a result spoke to Steve Newman who has admitted the theft of the initial signs, and also to knowing who defaced, stole the subsequent signs and caused the damage to the lock.

You will also note from Steve Newman's letter (EXHIBIT 17) that the principle applicant believes there is no 'Law of Trespass', which you will appreciate is both factually and legally incorrect. He clearly believes he has the 'right' to walk anywhere he chooses, including over private land, without consent – which makes one wonder why he considers it necessary to have the route designated a public right of way.

You will also note from his letter of 2nd March 2019, that at that stage Steve Newman refers to his legitimate right of access for himself and his guests – not any "Public" Right of Way, that he is now claiming and alleges has existed for a number of years.

# BELFORD HALL

## Management Company Ltd.

On the 10<sup>th</sup> June 2019, Mr Newman posted on Facebook - "Just walk up the Hall Drive to see it (his garden) - No problem as we have right of access for our guests" – again no mention of any public right of way. (SEE EXHIBIT 20)

There are additional "PRIVATE" signs, both where the road forks at the top of the drive (SEE EXHIBIT 13) and on Belford Hall's side of the gate into Home Farm (SEE EXHIBIT 14). These signs are prominently located and I can attest to them having been in situ for a number of years, supported by photographic evidence.

Furthermore, the gate to Home Farm was locked for a number of years at the start of the requisite 20 year period, at other times signs stating that the access was for the use of Residents of Home Farm & Belford Hall only, it was not a public right of way and that the gate would be locked on certain days each year were clearly displayed (SEE EXHIBIT 15)

So the public can have been in no doubt at any point during the last 20 years that there was no public right of way along the route and that they were in fact trespassing.

We have photographic evidence, digitally date stamped, going back to 2016 of "Private" sign & Notices being displayed along the claimed route (SEE EXHIBITS 10 - 15)

### 3) **"& Without Interruption"**

During my 22 years at Belford Hall, I can confirm that, myself as Managing Director, my co-directors, various residents and indeed other employees of the Company and it's residents have on numerous occasions throughout that period, & indeed since the Hall was converted in the late 1980's, have regularly challenged visitors who were not known to us. (SEE EXHIBITS 3 & 4)

In addition to this statement, which I make on behalf of the Company. We can obtain numerous additional statements supporting our case if required. Including from those who are no longer resident at the Hall or with any vested interest in the matter.

Also attached are contemporaneous Company Minutes dating back to 2013 confirming that consent was granted to a specific group "Bell View Walking Group" to walk the route – again affirming our control over it. (EXHIBIT 5) And confirming the renovation of the gate/installing the stile with signage that it was for the use of Belford Hall/Home Farm residents ONLY and that it was NOT A PUBLIC RIGHT OF WAY again in 2013 (EXHIBIT 4) supported by the 2015 & 2017 Photographs (SEE EXHIBIT 15)

Raymond Duncan, a resident of Belford village, was Groundsman/Caretaker at the Hall for a number of years from its restoration until circa. 2006, having originally worked on the project himself. His contract explicitly included a watching brief on security and he actively challenging visitors who were not known to him. (SEE EXHIBIT 8)

A major part of his time was spent outdoors maintaining the grounds and the verges along the length of the drive. And during his 3 ½ days employment each week, he would

# BELFORD HALL

## Management Company Ltd.

actively challenge anyone in the grounds or walking the drive, who were not known to him.

As Raymond's employer and line manager up to circa. 2005, he would report any such incidents to me. And anyone I encountered outside of those times would be challenged in a similar manner.

**In closing**, hopefully by this sworn statement and supporting evidence we have equivocally demonstrated that the various elements required under s.31 of the Highways Act 1980 to prove that a public right of way exists, and one which should be included in the definitive map, are not satisfied in any respect.

**We believe** this application to be unsubstantiated and vexatious.

It is pertinent that Steve Newman only purchased his house on the Hall drive in November 2016. As owner of that property he has a private right of access over part of the Hall drive. This was expressly granted to the property to access the rear of his and other houses on the Drive and is enshrined in the title deeds at the Land Registry.

We wrote to all of the residents of the Drive (Steve Newman included) in January 2017 (SEE EXHIBIT 16), informally granting them neighbourly, private access up the Hall drive as far as the Home Farm Gate.

This was a private arrangement made 3 years ago and only 3 months after the applicant (Steve Newman) moved in. It clearly stated our ownership and about challenging visitors, dog walkers, etc. So he can have been in no doubt that we retained control over the route and that there was no public right of way.

He does not however have a formal right to walk the Hall grounds at will. And we believe that it is only as a result of his access to the Hall's private grounds being curtailed (see BHMC response following his letter EXHIBIT 15) that has resulted in damage to our signs (SEE EXHIBIT 16) him bringing forward this application. By way of background, concerns were raised with me by elderly, female residents who lived on their own that he had been seen in various parts of the grounds (not necessarily on the claimed route) in the early hours of the morning, checking garage doors etc. and this really concerned them.

There has never been any question that we intending to dedicate a public right of way through the Hall grounds, either by our acts or omissions. Access has been granted to specific groups (i.e. Bell View Walking Group) but with express consent, by arrangement or private agreement, which is wholly different to giving unfettered access to the general public.

The elements of the test which need to be made out are set down by s.31, and the application falls at each hurdle...

"Actual enjoyment as of right" – not physically possible to access the route due to locked gate for a number of years & notices displayed throughout the period meant that any

# BELFORD HALL

Management Company Ltd.

member of the general public using the route must have known that they were doing so as a trespasser.

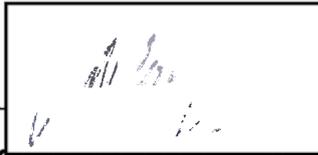
“Without disruption” – trespassers & those not known to residents have been regularly challenged.

“For the requisite period” – the gate en-route was locked for a significant period during the 20 year period, when it was opened it was only for the use of a closed group of residents as indicated by the notices and has been locked on specific days to assert control and prevent a right of way being inadvertently created.

Unless there is “Sufficient Evidence... of no intention...to dedicate.” – substantial dated photographic evidence and contemporary written evidence has been supplied to confirm that notices have been up/maintained & control exercised/visitors challenged during the period. job description, testimony and copies of filed Company minutes confirm that trespassers have been challenged. The decision to lock the gates on certain days of the year and notices placed on the gateposts to that effect further demonstrate that the Company had no intention to dedicate as a public right of way. In fact, the Company actively took a number of positive steps to ensure it did not dedicate.

**Under the Statutory Declarations Act 1835, I do hereby solemnly and sincerely swear that this statement and any supporting documents are to the best of my knowledge and belief true and accurate.**

Signed :



**Stephen Corpe** FSBP DipSurv CEM MRICS MIOD IRRV hon.  
Chartered Surveyor & Managing Director of BHMC Ltd.

Declared at :

Mowbray Villas, Mowbray Road, Sunderland, SR2 7EA

On the 5<sup>th</sup> day of December 2019.

Before me



PAUL TREVOR MILLER

Solicitor

of

Sweeney Miller Law, Mowbray Villas,  
Mowbray Road, Sunderland,  
Tyne and Wear, SR2 7EA.

TEL: 0191 568 2050 FAX: 0191 567 8371 EMAIL: enquiries@sweeneymiller.co.uk

# BELFORD HALL

Management Company Ltd.

## List of BHMC Directors\*/Residents

## APPENDIX A

<b>Cheviot Flat</b>	David Slessenger*	Jackie Slessenger	
<b>Lawn Flat</b>	Michael Corpe	Sandra Corpe*	
<b>Yew Tree Flat</b>	Stephen Corpe*	Billy Corpe	
<b>Aidan Flat</b>	Tony Mofoot*	Charles Bayne	
<b>Garden Flat</b>	Valerie Metcalf*		
<b>Carriage Flat</b>	John Harris*	Christine Harris	
<b>West Pavilion</b>	Alison Reed*	Anthony Reed	
<b>Dobson House</b>	Joan Ward*		
<b>West Lodge</b>	Bill Finn*	Emma Finn	
<b>Belford Flat</b>	Ian Graham*	Pat Graham	
<b>Paine Flat</b>	Karen Tindale*		
<b>East Lodge</b>	(John Harris)	(Christine Harris)	<i>see "Carriage" above</i>
<b>Coach House</b>	James Black*		
<b>East Pavilion</b>	Rachel Arkinson*	David Arkinson	
<b>Bamburgh Flat</b>	James MacKenzie*	Florence MacKenzie	
<b>Park Flat</b>	Pauline Henriques*	Serana Henriques	

# BELFORD HALL

## Management Company Ltd.

### Extract from s.31 of the Highways Act 1980

### APPENDIX B

s.31 - Dedication of way as highway presumed after public use for 20 years.

(1) *Where a way over any land, other than a way of such a character that use of it by the public could not give rise at common law to any presumption of dedication, has been actually enjoyed by the public as of right and without interruption for a full period of 20 years, the way is to be deemed to have been dedicated as a highway unless there is sufficient evidence that there was no intention during that period to dedicate it.*

[F1(1A)Subsection (1)—(a)is subject to section 66 of the Natural Environment and Rural Communities Act 2006 (dedication by virtue of use for mechanically propelled vehicles no longer possible), but (b)applies in relation to the dedication of a restricted byway by virtue of use for non-mechanically propelled vehicles as it applies in relation to the dedication of any other description of highway which does not include a public right of way for mechanically propelled vehicles.]

(2) *The period of 20 years referred to in subsection (1) above is to be calculated retrospectively from the date when the right of the public to use the way is brought into question, whether by a notice such as is mentioned in subsection (3) below or otherwise.*

(3) *Where the owner of the land over which any such way as aforesaid passes— (a) has erected in such manner as to be visible to persons using the way a notice inconsistent with the dedication of the way as a highway, and (b) has maintained the notice after the 1st January 1934, or any later date on which it was erected, the notice, in the absence of proof of a contrary intention, is sufficient evidence to negative the intention to dedicate the way as a highway.*

(4) *In the case of land in the possession of a tenant for a term of years, or from year to year, any person for the time being entitled in reversion to the land shall, notwithstanding the existence of the tenancy, have the right to place and maintain such a notice as is mentioned in subsection (3) above, so, however, that no injury is done thereby to the business or occupation of the tenant.*

(5) *Where a notice erected as mentioned in subsection (3) above is subsequently torn down or defaced, a notice given by the owner of the land to the appropriate council that the way is not dedicated as a highway is, in the absence of proof of a contrary intention, sufficient evidence to negative the intention of the owner of the land to dedicate the way as a highway.*

(6) *An owner of land may at any time deposit with the appropriate council— (a) a map of the land F2..., and (b) a statement indicating what ways (if any) over the land he admits to have been dedicated as highways; F3and, in any case in which such a deposit has been made, ... declarations[F4in valid form] made by that owner or by his successors in title and lodged by him or them with the appropriate council at any time— (i) within [F5the relevant number of] years from the date of the deposit, or (ii) within [F6the relevant number of] years from the date on which any previous declaration was last lodged under this section. to the effect that no additional way (other than any specifically indicated in the declaration) over the land delineated on the said map has been dedicated as a highway since the date of the deposit, or since the date of the lodging of such previous declaration, as the case may be, are, in the absence of proof of a contrary intention, sufficient evidence to negative the intention of the owner or his successors in title to dedicate any such additional way as a highway.*

(6A) *Where the land is in England— (a) a map deposited under subsection (6)(a) and a statement deposited under subsection (6)(b) must be in the prescribed form, (b) a declaration is in valid form for the purposes of subsection (6) if it is in the prescribed form, and (c) the relevant number of years for the purposes of sub-paragraphs (i) and (ii) of subsection (6) is 20 years.*

(6B) *Where the land is in Wales— (a) a map deposited under subsection (6)(a) must be on a scale of not less than 6 inches to 1 mile, (b) a declaration is in valid form for the purposes of subsection (6) if it is a statutory declaration, and (c) the relevant number of years for the purposes of sub-paragraphs (i) and (ii) of subsection (6) is 10 years.]*

(6C) *Where, under subsection (6), an owner of land in England deposits a map and statement or lodges a declaration, the appropriate council must take the prescribed steps in relation to the map and statement or (as the case may be) the declaration and do so in the prescribed manner and within the prescribed period (if any).]*

(7) *For the purposes of the foregoing provisions of this section "owner", in relation to any land, means a person who is for the time being entitled to dispose of the fee simple in the land; and for the purposes of subsections*

# BELFORD HALL

## Management Company Ltd.

(5) [F9, (6), (6C) and (13)] "the appropriate council" means the council of the county [F10, metropolitan district] or London borough in which the way (in the case of subsection (5)) or the land (in the case of [F11subsections (6), (6C) and (13)]) is situated or, where the way or land is situated in the City, the Common Council.

[F12(7A)Subsection (7B) applies where the matter bringing the right of the public to use a way into question is an application under section 53(5) of the Wildlife and Countryside Act 1981 for an order making modifications so as to show the right on the definitive map and statement.

(7B)The date mentioned in subsection (2) is to be treated as being the date on which the application is made in accordance with paragraph 1 of Schedule 14 to the 1981 Act.]

(8)Nothing in this section affects any incapacity of a corporation or other body or person in possession of land for public or statutory purposes to dedicate a way over that land as a highway if the existence of a highway would be incompatible with those purposes.

(9)Nothing in this section operates to prevent the dedication of a way as a highway being presumed on proof of user for any less period than 20 years, or being presumed or proved in any circumstances in which it might have been presumed or proved immediately before the commencement of this Act.

(10)Nothing in this section or section 32 below affects [F13section 56(1) of the Wildlife and Countryside Act 1981 (which provides that a definitive map and statement] are conclusive evidence as to the existence of the highways shown on the map and as to certain particulars contained in the statement),. . . F14

[F15(10A)Nothing in subsection (1A) affects the obligations of the highway authority, or of any other person, as respects the maintenance of a way.]

(11)For the purposes of this section "land" includes land covered with water.

(12)For the purposes of subsection (1A) "mechanically propelled vehicle" does not include a vehicle falling within section 189(1)(c) of the Road Traffic Act 1988 (electrically assisted pedal cycle). ]

(13)The Secretary of State may make regulations for the purposes of the application of subsection (6) to land in England which make provision— (a)for a statement or declaration required for the purposes of subsection (6) to be combined with a statement required for the purposes of section 15A of the Commons Act 2006; (b)as to the fees payable in relation to the depositing of a map and statement or the lodging of a declaration (including provision for a fee payable under the regulations to be determined by the appropriate council).

(14)For the purposes of the application of this section to land in England "prescribed" means prescribed in regulations made by the Secretary of State.

(15)Regulations under this section made by the Secretary of State may make—(a)such transitional or saving provision as the Secretary of State considers appropriate; (b)different provision for different purposes or areas.]

2 McLaren Drive  
Belford  
Northumberland  
NE70 7LX

The Chairman  
Belford Hall Management Committee  
Belford Hall  
Belford  
Northumberland

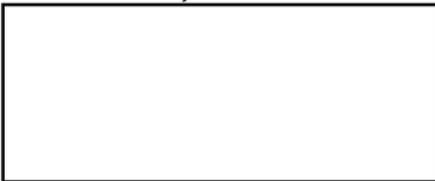
Dear Mr Corpe

Please find enclosed details of an application made by a group of Belford residents who have used this route for many years for a proposed Public Right of Way from South Road Belford to Cragmill Road for you to distribute to the residents of Belford Hall.

As you can see the proposed route uses the old service road put in as I understand it by McLaren's' for their right of access. This ensures that both the front of Belford Hall and rear access road are not included in the route to cement private use by the residents.

I am sure you understand that neither I or other members of the Group should not receive any communication written or spoken on this matter until after the County's Committee has made its decision whatever that outcome may be.

Yours Faithfully



S.R. Newman

2nd July 2019

C

PUBLIC RIGHTS OF WAY

WILDLIFE AND COUNTRYSIDE ACT 1981, PART III  
DEFINITIVE MAP AND STATEMENT FOR THE COUNTY OF NORTHUMBERLAND

NOTICE OF APPLICATION FOR MODIFICATION ORDER

Former Borough/District BERWICK  
Parish BELFORD

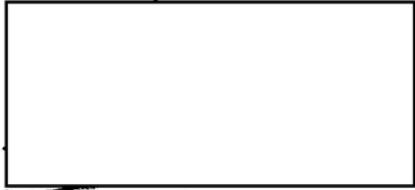
To <sup>(1)</sup> ..... (Name)  
of ..... (Address)  
.....

Notice is hereby given that on the 2nd July (Date) 2019 (Year)  
I/We S. NEWMAN AND A GROUP OF BELFORD VILLAGERS (Name)  
of 90 2 McLAREN DRIVE, BELFORD (Address)  
NORTHUMBERLAND NE70 7LX

made application to the Northumberland County Council (Local Services Group, County Hall, Morpeth, Northumberland, NE61 2EF) that the Definitive Map and Statement for the area be modified by the addition of a footpath

from SOUTH ROAD, BELFORD  
to CRAIG MILL BELFORD

as shown on the plan attached.

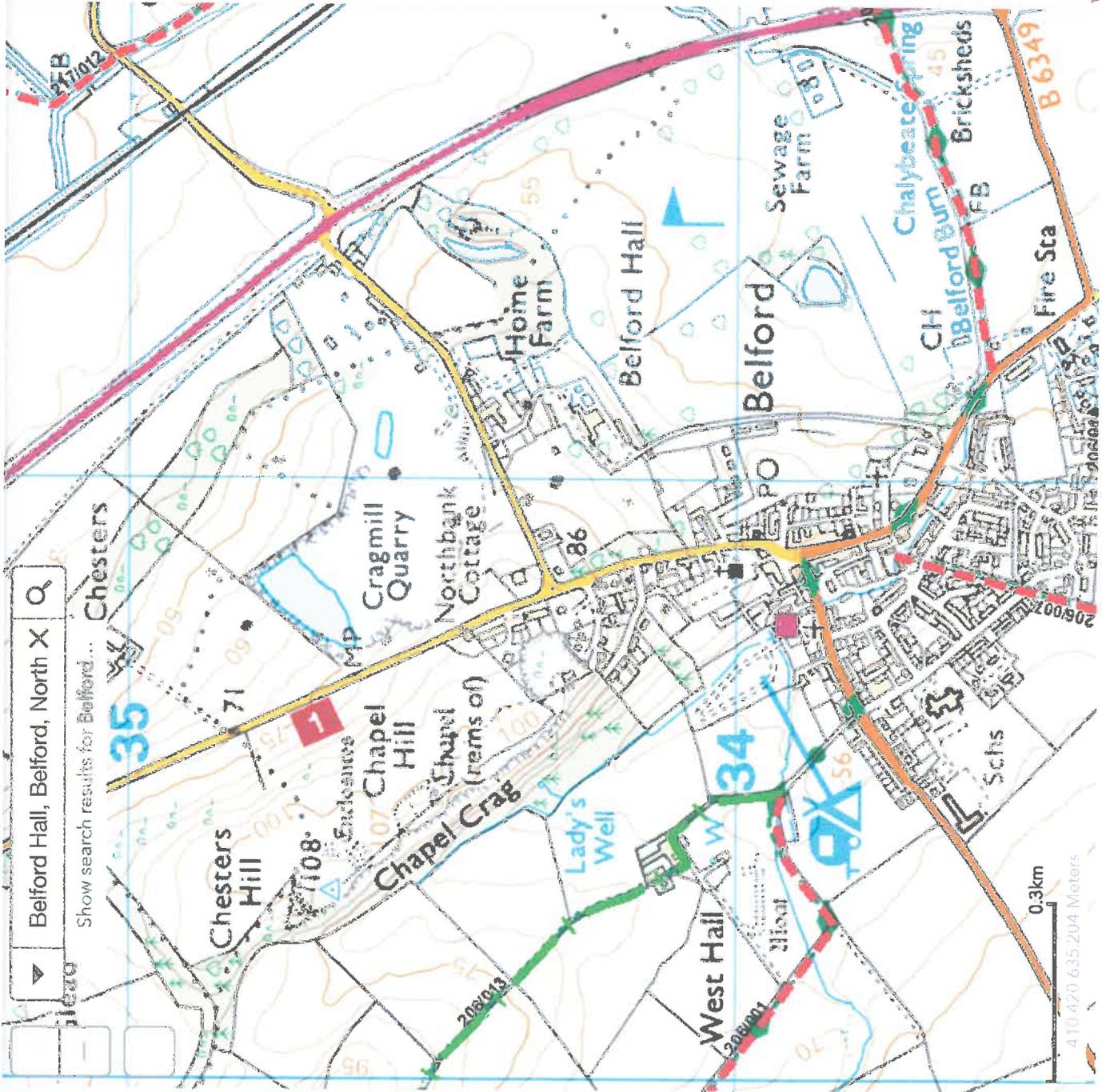
Dated 2nd July 2019 Signed 

(1) This notice must be served to every landowner and occupier (landowner and tenant) of any land to which the application relates, in accordance with paragraph 2 of Schedule 14 to the Wildlife and Countryside Act 1981.

DEFINITIVE MAP

# Public Rights of Way

[Click here for instructions](#)



## About

help you understand how to enjoy the outstanding quality of the Northumberland countryside and towns and villages.

This map will help you to make the most of the public rights of way. It contains information on every recorded public right of way in the County on an easy to use interactive map. It shows routes which can be used by walkers (public footpaths, bridleways and byways) and horseriders and cyclists too (public bridleways and byways).

You can use the map to plan your countryside visit; discover information about public rights of way in your locality and report problems with the rights of way network to the Council.

If you are going to use the map for conveyance or other legal purposes please contact the Council first.

## Map and register of applications to amend the Definitive Map

The register provides information on the type of amendment requested, the Rights of Way Committee decision on the application and, where appropriate, progress with recording the application route as a public right of way.

## Map and register of path closures

Some public rights of way may be subject to either permanent or temporary closures either because the route is unsuitable or because temporary works are being undertaken which

# BELFORD HALL

## Management Company Ltd.

### CHRONOLOGY

### APPENDIX C

2 <sup>nd</sup> Jul 19	Application Submitted by Steve Newman & Others	4 months
22 <sup>nd</sup> Jun 19	Sign replaced again	5 months
16 <sup>th</sup> May 19	Additional supply of signs ordered	6 months
Mar - Apr 19	continue to replace signs	7 - 8 months
4 <sup>th</sup> Mar 19	Black enamel paint cleaned off with acetate (detergent no good)	8 months
4 <sup>th</sup> Mar 19	Sign vandalised with Black Enamel Paint	8 months
3 <sup>rd</sup> Mar 19	White paint cleaned off whilst wet with detergent	8 months
3 <sup>rd</sup> Mar 19	Sign vandalised with white paint	8 months
3 <sup>rd</sup> Mar 19	Sign replaced (5 <sup>th</sup> Sign) with security screws	8 months
2 <sup>nd</sup> Mar 19	Response from BHMC	8 months
2 <sup>nd</sup> Mar 19	Letter received from Steve Newman	8 months
2 <sup>nd</sup> Mar 19	Sign Stolen again	8 months
1 <sup>st</sup> Mar 19	Bespoke "No Unauthorised Access" Sign Installed	8 months
22 <sup>nd</sup> Feb 19	"Private - No Trespassing" Signs replaced again for 3 <sup>rd</sup> time	9 months
Feb 2019	Old "Private" sign replaced with Red "No Trespassing Signs"	9 months
Aug 2018	S M Corpe re-appointed Managing Director of BHMC	15 months
Dec 2018	Photographic Evidence	1 year
Nov 2017	Photographic Evidence	2 years
Oct 2017	Photographic Evidence	2 years
Jan 2017	Letter to Residents on Hall Drive granting informal access to Hall	2 yr 10 mo
Nov 2016	Steve Newman buys house on the drive to Belford Hall	3 years
Nov 2016	Photographic Evidence	3 years
Aug 2016	Photographic Evidence	3 years
2015	Photographic Evidence	4years
Aug 2015	e-mail Stephen Corpe (Vice Chairman) challenging visitors	4 years
Aug 2015	e-mail Valerie Metcalf (Company Secretary) challenging visitors	4 years
Nov 2013	Minutes record granting consent for "Bell View Walking Group"	6 years
Nov 2013	MD's Report renovation of Home Farm Gate & Placing of Notices	6 years
Aug 2009	Stephen Corpe took up post as Vice Chairman of BHMC again	10 years
Aug 2007	S M Corpe re-joined board of BHMC	12 years
1980's - 2006	Raymond Duncan (Caretaker) Job Desc to challenge visitors	From Conv until 13 yrs
Aug 2005	S M Corpe stood down as Managing Director of BHMC	14 years
Aug 2003	S M Corpe appointed Managing Director of BHMC & Took over responsibility for Raymond Duncan	16 years
Aug 2000	S M Corpe appointed Chairman of BHMC	19 years
Aug 1999	S M Corpe joined board of BHMC	20 years
2 <sup>nd</sup> Jul '99	* 20 year qualification period begins	A
24/02/1997	Stephen Corpe purchase Garden Flat, Belford Hall on that date became shareholder/director BHMC Ltd.	22 ½ years
Circa. 1987	Restoration of Belford Hall completed and Apartments sold	32 years

## Managing Director's Report – 7/11/13

**Main Building Roof.** The asphalting of the west side of the Villa roof was completed soon after the last meeting. The contractors then brought in a cherrypicker to repair the gutters of East Pavilion. The bill was as expected and has been settled, subject to the withholding of 10% for three months. An invoice is expected shortly for the outstanding amount and, since the work appears in every way satisfactory, will be settled.

Other leaks to East Pavilion and Dobson House roofs and those affecting Cheviot are being investigated further and it is hoped to be able to report satisfactory progress soon.

**Insurance.** The electrician has completed the remedial work to the electrical installation in the communal areas as demanded by our insurers. An updated report has been passed to them.

During the course of the work, it was discovered that the wiring to the garage blocks has never been adequate for even any reasonably anticipated demand. It will, and does, cope with the present demands, but **residents are requested to inform the MD if they intend to install any appliance such as a heater or tumble dryer. An additional large load of that type could trip the lower-rating cut-outs which we have had to install – causing defrosting of freezers in the garages if it were not quickly noticed.**

**Alarm system.** The work on the alarm system was delayed until the electrician had completed the insurance work. It is hoped to put the alarm work in hand shortly.

**Joinery Repairs.** Alan Leightley has completed, as a matter of urgency, removal of rotten wood from, and repairs to, the outside door of the Function Room, to a sash bar and the front door of Garden Flat and to several uprights of garage door frames. The estimate was to the value of c. £600. The MD will make good the paintwork when the weather is satisfactory.

**Grounds.** The eastern drying frame has been moved to a position away from the leylandii and similar to the position of the western frame.

The stile adjacent to the Home Farm gate has been renovated and marked that it is not a right-of-way but a convenience for residents of the Hall and Home Farm. It will be closed on Easter Sunday, Christmas Day and New Year's Day.

The warning signs adjacent to the speed bumps on the drive have been restored, as have the drive verges at these points. Residents are requested to observe the speed limit, if only for the benefit of their vehicles' suspensions, and not to try to squeeze between the speed bumps and the opposite verge. This has been responsible for the erosion of the verges which was leading to crumbling of the tarmac edge.

Anti-fouling signs have been placed on the drive, as requested.

The notice board at the top of the drive is to be restored and information about access to the Hall and garden is to be displayed alongside notices about privacy and dog-fouling.

David and Rachel Arkieson are owed thanks for the donation of a *Magnolia grandiflora* which has been planted on the eastern verge of the garden, and has, so far, resisted two gales.

The County Council's Tree Officer has visited the Hall garden to give advice on further thinning of the trees. Residents can see yellow marking on the trees selected for felling. Notice will be given by the MD to the Council of our plans under the rules for a Conservation Area. The Council then has six weeks to make comments, otherwise we are allowed to proceed.

**Visitors.** The Open Days this year were again very successful. Approximately 170 visitors were welcomed, including Year 6 of the Middle School as part of their 'Victorians' history work. A significant amount was received in donations. As always thanks are owed to the residents and friends who assisted in giving our visitors an enjoyable experience. There have also been a number of private visitors, most from overseas.

JHH.

**MINUTES OF THE EXECUTIVE MEETING OF  
BELFORD HALL MANAGEMENT COMPANY LIMITED  
HELD ON 9<sup>th</sup> NOVEMBER 2013  
IN THE FUNCTION ROOM OF BELFORD HALL**

- Present:** Anthony Moffoot (Chairman), John Harris (Managing Director), Valerie Metcalf (Company Secretary)
- Observing:** Ann Fletcher, Christine Harris, Charles Bayne
- Apologies:** Bill and Emma Finn, Alison and Anthony Reed, Ian and Pat Graham, Alistair and Dorothy Graham, Sandra and Michael Corpe, Stephen Corpe, Rachel and David Arkieson

**1. Minutes of Last Meetings**

The Minutes of the meeting held prior to the AGM and the short executive meeting after the AGM were accepted as true records and signed by the Chairman.

**2. Matters Arising**

JH with Mark Swearman have investigated the leaks in the Henriques' flat and it is felt that because water in the roof wells tends to build up after torrential rain, it then seeps through. A temporary solution is being investigated.

Regarding "walkways" in the loft spaces (mentioned in the last MD's report) Mark Swearman reports that this would be extremely expensive and very messy to carry out. Further methods of looking at the loft spaces are being investigated.

**3. Managing Director's Report (attached)**

John spoke to his report and asked that all residents look at the item under "Insurance" printed in **bold**.

Under "Grounds" a question was asked "where it was written down that the Hall should still be open to the public"? JH explained that this condition had elapsed after the due 25 years had been completed, but he understood from Stephen Corpe NECT had written a letter asking we open. **The Secretary to check with Stephen.**

It is believed that the problem with leakage of water in Paine Flat has been traced and remedied.

JH was asked if a plan of the water meters could be drawn up, JH agreed to do so.

**4. Treasurer's Report**

As the treasurer was not present there was no report.

**5. Correspondence**

A request was made for the Bell View Monday Walking Group to continue to be allowed to walk the grounds – agreed. The leader of the group will always be identifiable.

A request was made to use the function room on 7<sup>th</sup> December for a private party – agreed.

**A.O.B.**

David Arkieson had asked about the arrangements if anyone locked themselves out of their flat. The onus is on the flat owners to make their own arrangements for second keys.

JH wishes to discuss at a further meeting the procedure for safeguarding residents' keys held by management.

VM asked for everyone to observe the common courtesy of telephoning her in advance of entering Garden Flat to access the tunnel. The door will be locked for routine meter readings after 4.p.m. during the winter months.

A Christmas tree will be put up in the Function Room in early December.

There will be a Hall get-together in the Function Room at 11.30 a.m. on New Year's Day.

As yet there are no developments regarding South Lodge, which remains on the market.

Meeting concluded at 5.10 p.m.

V.A.M.  
9.11.13

en M Corpe DipSurv CEM MRICS MIOd IRRV Hons

Sent: Tuesday, August 11, 2015 2:30 PM

To: james black ; Ian Graham

Cc: Anthony Moffoot ; valerie metcalf ; john harris

Subject: RE: Honorarium

1) James, yes thats fine.

2) Everyone, I have been quite alarmed in recent times how Belford Hall has become a free convenience (not in the lavitorial sense but for some dog owners possibly) which we pay for. There are various strangers using the grounds we pay for and are quite indignant when approached.

Two events last night and today bring this home -

A) Last night a Landrover parked across the fork in the hall Drive and was left for at least 2.30 hrs. 700pm to 930pm when I went to bed. Which I put a polite note on.

B) Today a couple picnicing on the West Lawn on Toms Seat with 2 dogs starring straight into the flats. When I politely approached them to ask if they had permission. I got what can only be described as an attitude and virtually that I should leave them alone to get on with there meal. Needless to say I did not !!!

These grounds are private & people should only be on them if they are legitimately visiting one of the residents or by prior arrangement to view the Hall. Can we please have a clear line and remind everyone that no individual has any authority to invite people to use these gardens whenever they wish as they are owned and paid for by ALL residents!!! If anyone doesnt agree with this perhaps they can let me know so we can air it in a public meeting as I know I am not the only one who feels this way.

SORRY if I sound annoyed but I am livid after this latest run in!!!

Regards,  
Stephen.

-----Original Message-----

From: Valerie Metcalf <v.metcalf123@btinternet.com>

To: Stephen M Corpe DipSurv CEM MRICS MIO D IRRV Hons <corpe6@aol.com>; james black <jwblack70@hotmail.com>; Ian Graham <ian.graham42@googlemail.com>

CC: Anthony Moffoot <anthony.moffoot@blueyonder.co.uk>; john harris <jhharris@dircon.co.uk>

Sent: Tue, 11 Aug 2015 19:14

Subject: Re: Honorarium

Dear All

Yesterday, I too encountered the wrath of a STRAY visitor with his dog. I was walking Barney down the drive when the man approached with his dog on the lead. I spoke to him and said that Barney would not fight – he is too old anyway- and got a funny look. I added anyway that he was walking in what was his own back yard whereupon the man said “so are you going to throw me out” in what can only be described a curse manner. I said NO and that I did not have the strength to throw him out anyway, whereupon he went into a long diatribe of various excuses that could be made for him walking the driveway. (Visiting, going for coffee, knowing someone, etc.) He was unnecessarily curt and continued walking the length and, I believe, around the house and back down again. I met him walking back and as he approached, took out his phone and spoke on it, maybe to avoid speaking to me again. I am personally fed up to the back teeth with all these dog walkers who seem to think they have a right of way. Owning a dog I feel a certain responsibility which I have always tried to maintain and that is, clear up fouling. I think after 20 years here the Hall would be knee deep in S.... had I not obeyed that rule. Of course, it does not help that the stile has been opened up behind the east garages which encourages all and sundry to enter what are private grounds. And, whilst on the subject I really do not have an objection to our near neighbours using the stile as they do seem to respect our privacy and walk along the road by the garages. It is those who continually walk along the pathway in front of the Hall who invade our privacy.

I feel if we, as an executive, do not do something to stop this I shall start putting up notices myself.

Sorry, but I too feel infuriated and that does not make for happy living.

Best wishes

Valerie

(3)

Belford Hall Management Company Ltd.

Duties of Caretaker / Handiman

RAYMOND DUNCANS  
CONTRACT FROM  
LATE 1980'S  
UNTIL RETIREMENT  
CIRCA 2006

1. Change of working days.

As from 1st. April your working days will number four per week until the end of October. Then from 1st. November you will revert to a three-day week.

2. Your duties will be as follows:

To keep a watching brief on security. Check all visitors unknown to you. Do not hand over any keys to any one without authority.

Windows to be cleaned monthly.

Refuse to be collected from occupied flats twice a week.

Clean all gutters, valley gutters, light sensors and lamps and in severe conditions keep them free from ice and snow.

Cut and maintain the East and West lawns.

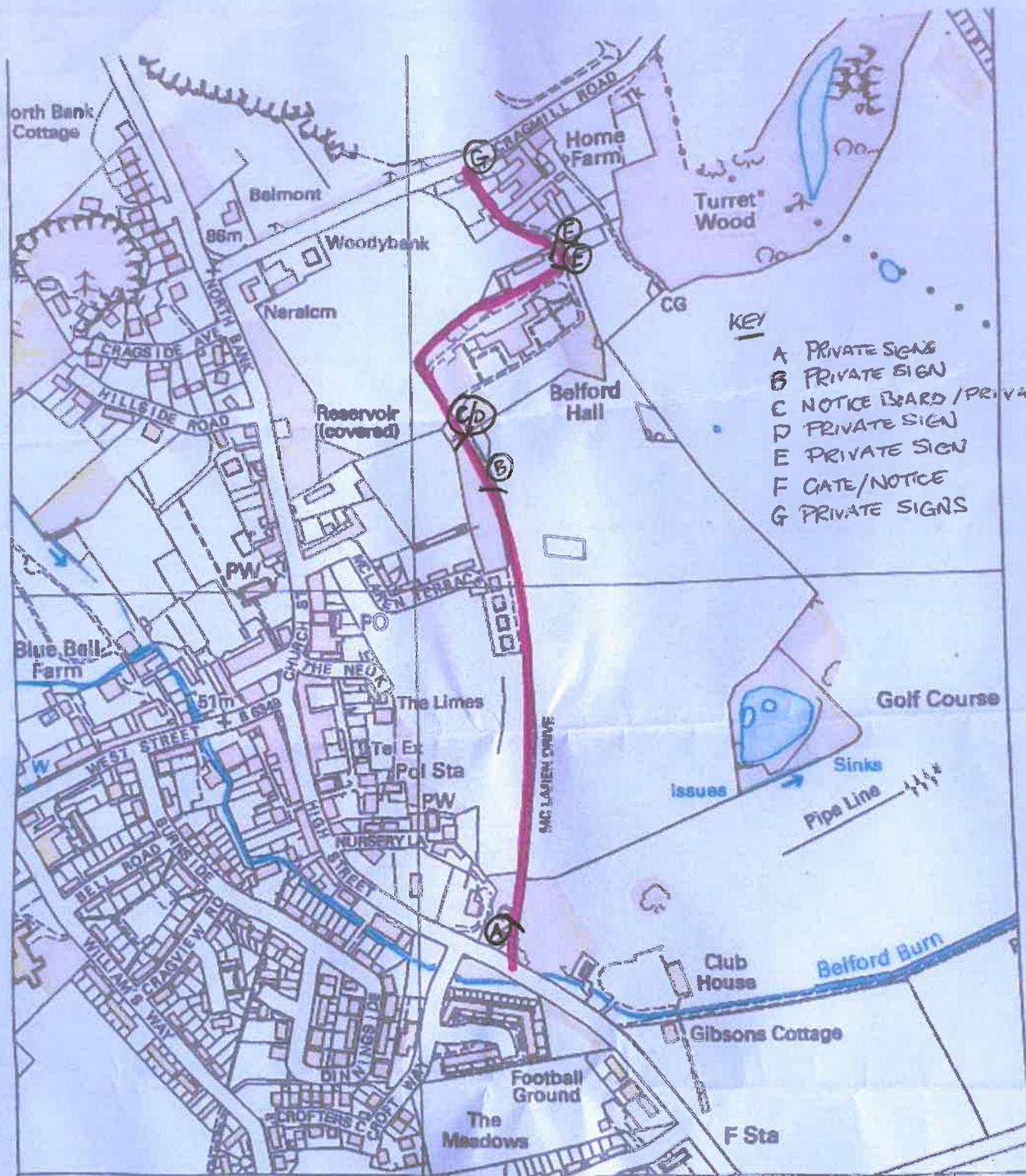
Prepare and plant out new flower beds as directed.

Maintain existing shrubbery.

3. These duties will vary in frequency and priority according to season and conditions prevailing, therefore it will be essential to report to me daily to fix priorities. In addition you can notify me of any damage or defects to property, and advise on materials or equipment needed.

You will also be required to undertake minor repairs and attend to small requests of flat-owners so long as they are normal and reasonable, but I shall want to be informed of all such requests in advance of their execution so that daily routine is not broken.

4. You are free to accept employment from any resident during your own time, and make your own arrangements for payment.
5. I attach a schedule of work as a guide. A log will be kept on a daily basis, to ensure that essential work is not overlooked.



- KEY**
- A PRIVATE SIGN
  - B PRIVATE SIGN
  - C NOTICE BOARD / PRIVATE
  - D PRIVATE SIGN
  - E PRIVATE SIGN
  - F GATE / NOTICE
  - G PRIVATE SIGNS

**Northumberland**  
County Council

Infrastructure Records, Local Services  
County Hall Morpeth Northumberland  
NE61 2EF Telephone 0345 600 6400

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### Wildlife & Countryside Act, 1981

Claimed Public Right of Way

Former District	Berwick	Parish	Belford	Scale	NTS
Def. Map. No.	54	O.S. Map	MI125W	Date	1-1-2010

Monday, 8th August 2016 @ 10:53am





Wednesday, 10th August 2016



Monday, 8th August 2016 @10:52am



Actual Private Sign from Gateposts



Picture Showing Private Sign  
Removed Ready for New Signs  
Fitted Same Day - by S M Corpe

Friday, 22nd February 2019 @ 11:05am



Friday, 1st March 2019 @ 4:05pm



Monday, 4th March 2019 @ 6:43am  
After further vandalism -  
Remains of Black Paint Still Visible

BELFORD HALL

PRIVATE  
PROPERTY

STRICTLY NO  
UNAUTHORISED  
ACCESS

# BELFORD HALL

BELFORD HALL  
**PRIVATE  
PROPERTY**  
—  
STRICTLY NO  
UNAUTHORISED  
ACCESS



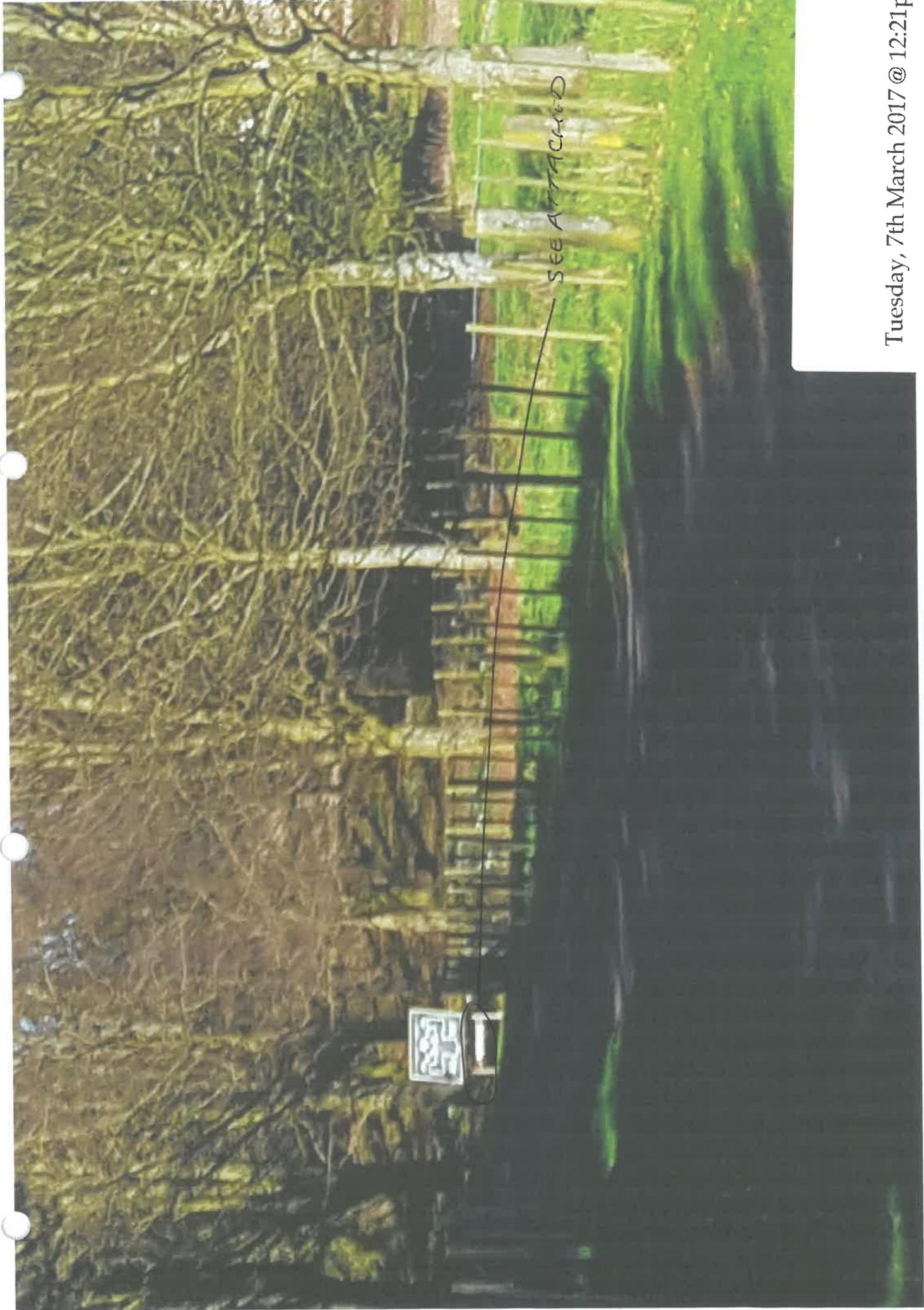


Close up of Apartment Board clearly showing "PRIVATE" sign

Friday, 18th November 2016 @ 9:35am

SEE ATTACHED





Tuesday, 7th March 2017 @ 12:21pm

Wednesday, 23rd August 2017 @ 12:43pm

SEE ATTACHED  
COPIES  
OF NOTICES



Wednesday, 23rd August 2017 @ 12:43pm



## **Belford Hall Management Co. Ltd.**

Belford Hall has been converted into residential apartments and its grounds, beyond this point, are private.

The Hall was restored from a ruinous state in the 1980s, partially by means of grants from public bodies. Belford Hall Management Co. Ltd. welcomes visitors to see the parts of the Hall which are used communally by the residents, **but by previous arrangement only.**

To view these areas please contact the Managing Director as follows:

The Managing Director, BHMC Ltd., c/o Carriage Flat, Belford Hall,  
BELFORD. NE70 7EY T: 01668 213576 E: [jhharris@dircon.co.uk](mailto:jhharris@dircon.co.uk)



Access to visit  
residents only

**WARNING**

**Commit a crime  
here and you will  
be forensically  
tagged**

[www.redwebsecurity.com](http://www.redwebsecurity.com) **redweb technologies**

A warning sign with a yellow background and black diagonal stripes at the top and bottom. The word "WARNING" is written in large, bold, white letters on a red background. Below it, the text "Commit a crime here and you will be forensically tagged" is written in bold black letters. At the bottom, there is a red banner with the website "www.redwebsecurity.com" and the "redweb technologies" logo.



BELFORD HALL  
Management Company Ltd

**PRIVATE GROUNDS**  
Strictly No Unauthorised Access

These Gardens & Grounds  
are the Private Property of  
Belford Hall Management Company Ltd,  
its Residents and Authorised Visitors.  
There is No Public Right of Access.

Limited parts of Belford Hall,  
particularly those of special  
architectural interest are  
open for public for viewing

**BY PRIOR ARRANGEMENT ONLY**

During the months of March & September

For enquiries and applications, please contact:

Mr Stephen Corbett (Managing Director)  
Tel.

Tel. (0788) 657 8667.

Present Day Notice

Wednesday, 23rd August 2017 @ 12:41pm

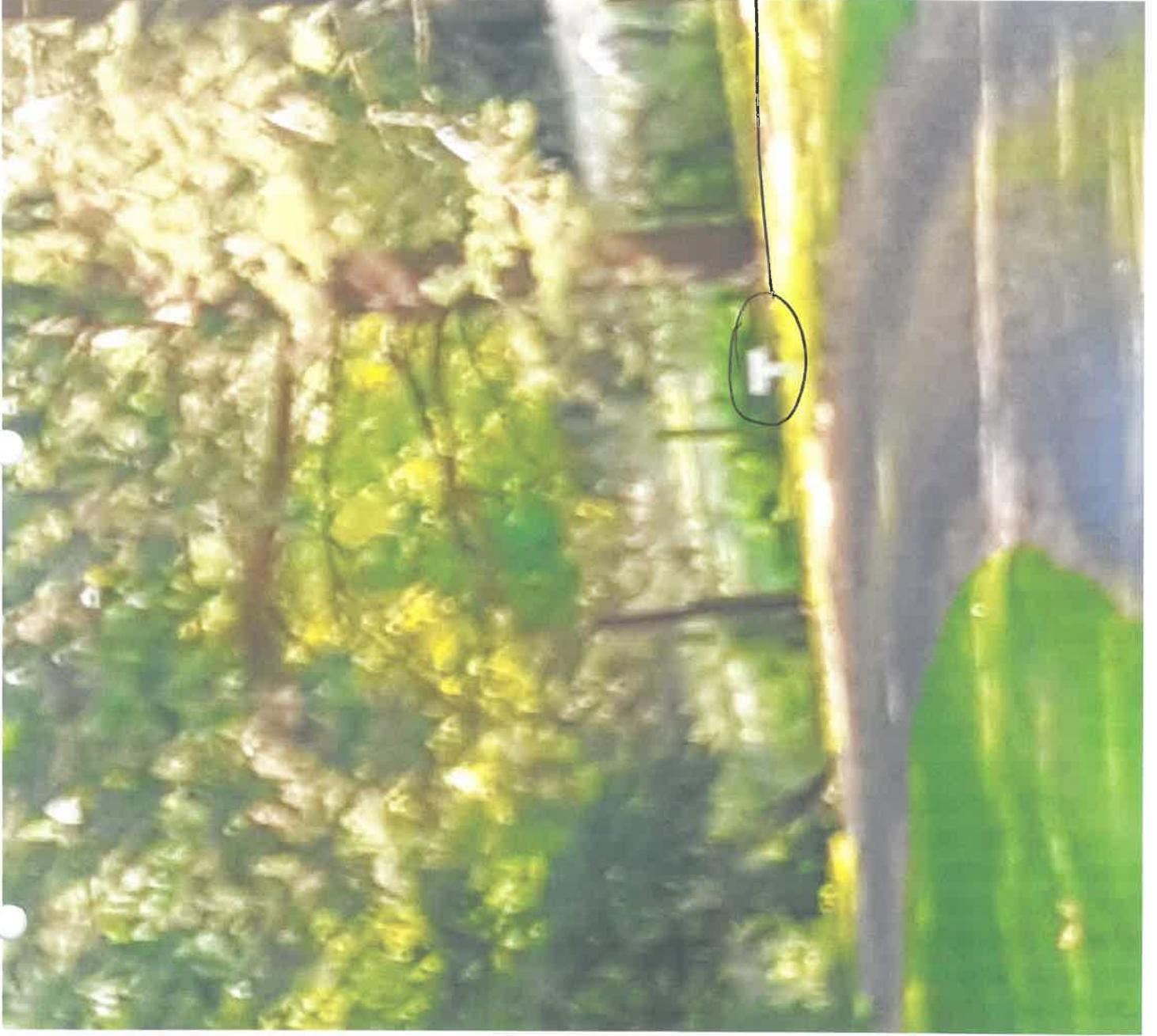
See Attached



Wednesday, 23rd August 2017 @ 12:43pm



Thursday, 5th October 2017 @1:07pm



SEE ATTACHED

Wednesday, 23rd August 2017 @12:09pm



SEE ATTACHED

SEE ATTACHED



Sunday, 5th November 2017 @ 12:41pm

Sunday, 2nd December 2018 @ 1:19pm



Sunday, 5th November 2017 @ 12:41pm





From Bev @ Home Farm circa. 2015

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## BELFORD PARK LIMITED

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Please Reply to: Belford Flat  
Belford Hall  
Belford  
Northumberland  
NE70 7EY  
Tel: 01668 219194  
e-mail: [belfordpark@gmail.com](mailto:belfordpark@gmail.com)

28 Jan 2017

Dear

BELFORD PARK, BELFORD HALL GROUNDS AND ACCESS DRIVE.

Belford Park Ltd is currently negotiating the terms of its 2017 grazing licence with potential tenants. Our land agent has recommended that the fence to the drive and golf course boundary be upgraded by the addition of stock proof mesh fixed to the existing timber posts. This work will be undertaken this spring and should prevent sheep escaping onto the drive. We apologise for any inconvenience that escapees may have caused you in the past

We have also been advised to inform adjoining landowners and neighbours, in writing, that on no account should anyone access the Park, at any time, without written approval. The agent acting for the grazing tenant have warned us that should there be any damage to livestock as a result of trespass they will take legal action for reimbursement of any loss against the people responsible.

The shareholders of Belford Hall management Co Ltd have instructed me, to remind you that Belford Park, Belford Hall grounds and the driveways around the Hall are private property. The owners of the Hall have no objection to their neighbours enjoying responsible recreational access to the drive north of the Walled Garden, but request that you respect their privacy within the grounds adjacent to the Hall and confine your walking to the outer perimeter road.

I am sure that you are all aware of the nuisance caused to us all by dog fouling on the drive and verges. Most dog owners are responsible but some are not. We will be pleased if, when you encounter dog walkers on the drive, you politely advise them that this is private property and they should act in a responsible neighbourly fashion and remove their dogs waste and dispose of it in the Local Authority bins on the High Street. The owners of South Lodge have written to us objecting most strongly, and reasonably, to dog waste bags being deposited in their domestic refuse bins.

I trust that you will understand our concerns and respect the privacy of the Hall residents.

Yours respectfully.

**Ian Graham**  
Company Secretary  
Belford Park Limited

Steve Newman - Travel Writer and Photographer

2 McLaren Drive  
Belford  
Northumberland

tel. 01668 213707 Mob. 07952739789

email [stevnewman@bt.com](mailto:stevnewman@bt.com)

[www.stevnewman.co.uk](http://www.stevnewman.co.uk)

Twitter @SteveNewman



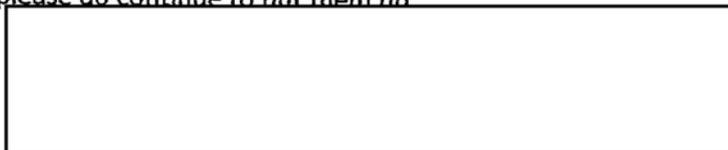
2nd March 2019

The Secretary, Belford Hall Management Company Ltd.

I wish to object in the strongest terms to the red signs that have been placed on the pillars at the bottom of McLaren Drive. These signs are offensive to myself and some of the other residents of McLaren Drive and some residents of Belford Village for the following reasons.

- 1) They are an eyesore on what I suspect is a Grade II listed building.
- 2) The language involved is offensive and dictatorial.
- 3) There is no law of Trespass so why threaten perfectly innocent people for walking up the drive? Indeed the guide to Belford for visitors has a walk up the Hall drive included in it.
- 4) I have right of access and my guests have right of access to use McLaren Drive as do Mr and Mrs Nesbitt and Mr and Mrs Hunter. Therefore these signs are incorrect if not illegal.
- 5) The signs are causing genuine anger amongst some villagers and I can see this escalating to the point of it getting quite nasty and deliberate confrontation occurring.
- 6) No consultation was given to me or any other resident of McLaren Drive before the signs were put up even though we contribute to the maintenance of the drive and try to be good neighbours by clearing snow away etc. Do you not think common courtesy and politeness could have come into play here?
- 7) These signs are causing a very serious breach in the relationship between the village and The Hall.

On a final note if these signs go up again, I will take them down and return them to you, so my guests do not feel intimidated and to prevent the inevitable vandalism or theft. Should you wish to continue a game of signage ping pong please do continue to put them up



**BELFORD HALL**  
Management Company Ltd.

Belford Hall,  
Belford,  
Northumberland,  
NE70 7EY.  
2<sup>nd</sup> March 2019.

Mr Steve Newman,  
2 McLaren Drive,  
Belford,  
Northumberland,  
NE70 7LX.

Dear Mr Newman,

Thank you for your letter dated 2nd March which has been passed to me by the Company Secretary.

The Management Company recently resolved to replace the original gate post signage on the existing wooden backboard, put in place at the time of the Hall's restoration. This decision was taken to address the increasing number of un-authorized people walking the Hall's private grounds owned and maintained by the residents of the Hall at their sole expense. The red sign was a temporary measure, placed on the gatepost whilst the proper sign was being made.

We are sorry if the colour or wording caused any offence. You will no doubt have seen the bespoke sign we have had made which is muted black on white with the reference to "No Trespassing" removed. This was simply not possible with an "off the shelf" sign.

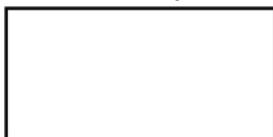
I am now also aware that the timing of the signage may have caused offence. And I can assure you that this was totally un-intentional and that it was never our intention to cause upset to one of our neighbours at such a sensitive time.

The reason residents of McLaren Drive were not notified in advance of the signs going up, is that this was replacement of an existing sign, which had always read "Private" and for a number of years following the restoration had also read Private Property – No Trespassing/Unauthorised Access with an image of a pedestrian with a red circle round and a line through.

With regards to item (4) in your letter, whilst we accept that the owners/occupiers of house on McLaren Drive and their legitimate visitors, have the right to pass over our drive to access the rear of their property, this ONLY extends as far as their own property and does not include the Hall's private grounds beyond. And contrary to your letter trespassing is an offence, with civil penalties not criminal ones.

Finally, as the legal owners of the gateposts, drive and also the signs which have now been removed without our consent on two occasions. I must point out that no one, other than the duly authorised Officers of this Company, have authority to remove or interfere with signs legitimately placed on Company Property.

Yours faithfully,



Stephen Corpe FSBP DipSurv.(CEM) MRICS MIOd IRRV hon.  
Chartered Surveyor  
Jt. Managing Director & Vice Chairman  
Belford Hall Management Company Ltd.

Sunday, 3rd March 2019 @ 4:46pm  
Evidence of Criminal Damage to Sign  
after numerous signs stolen -  
Note Security Screws used





**Steve Newman**

2 hrs ·

and we're off! The poppies in the wild garden are fab this year along with Cornflowers, Marigolds. Fox and Cubs, Ox Eye Daisies, Purple Toad Flax and a host of others.

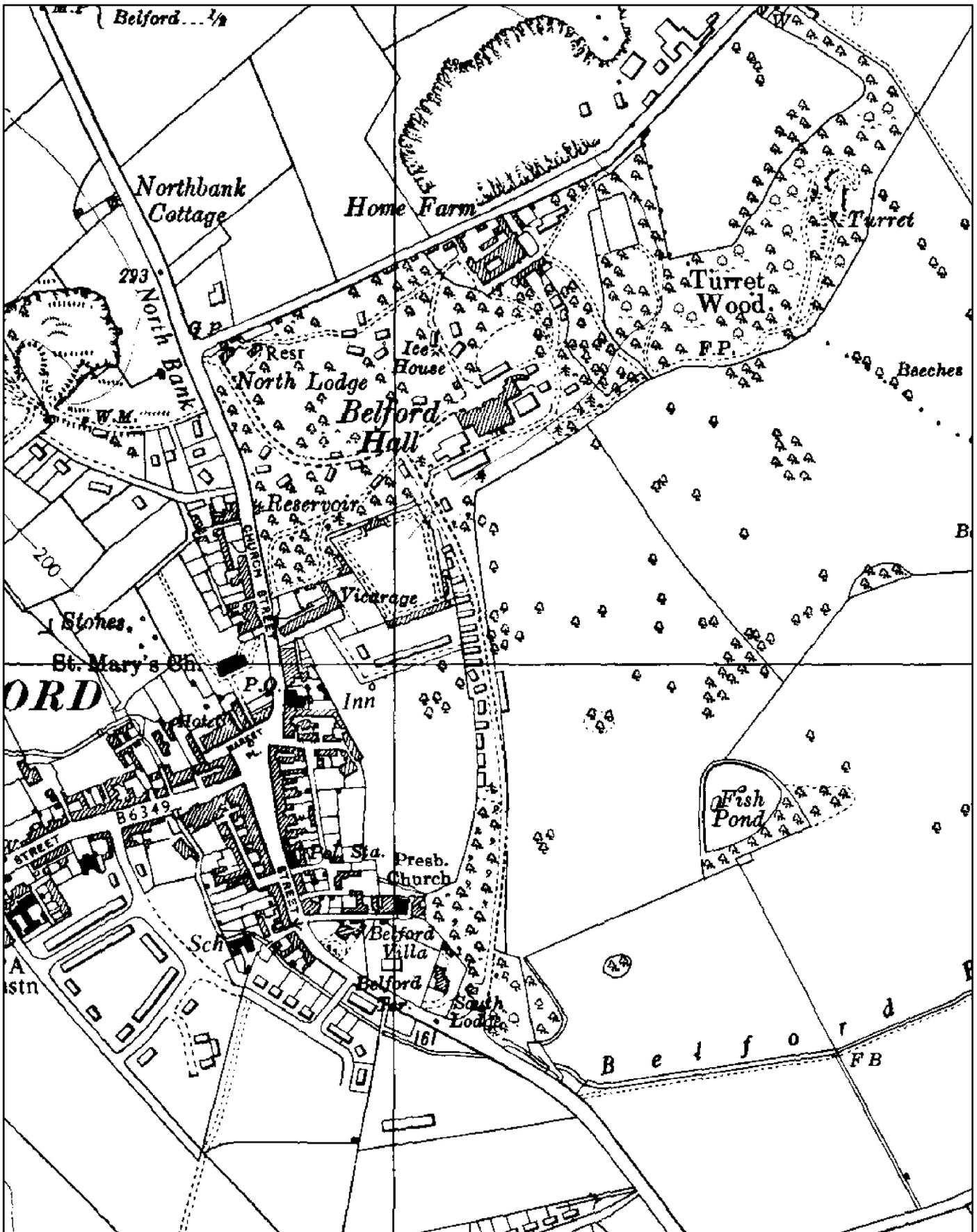
Just walk up the Hall Drive to see it . No problem as we have right of access for our guests.



Alison Woolley and 12 others

4 comments





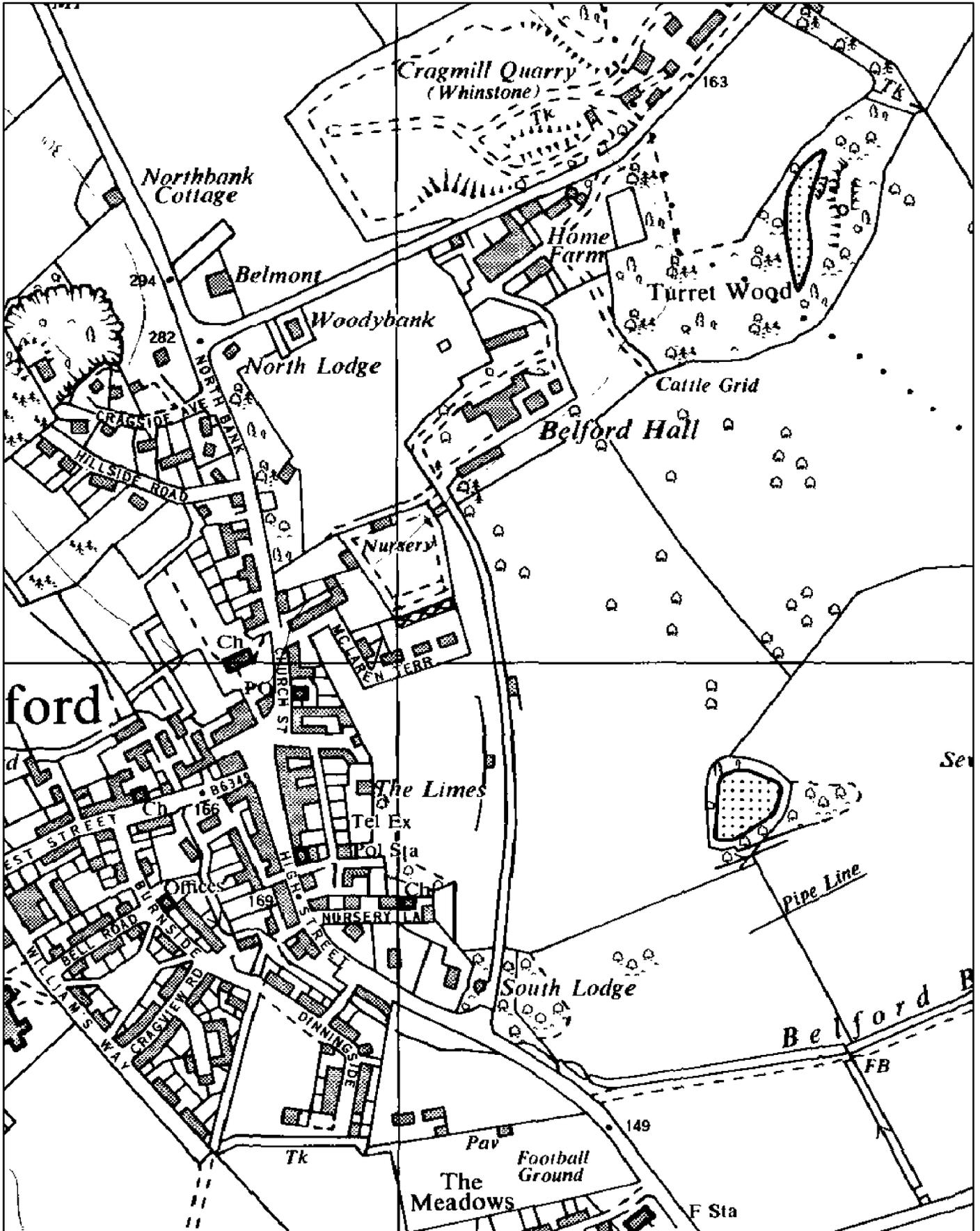
Northumberland  
County Council

# Ordnance Survey Plan 1957

Contact: John McErlane  
Tel: 01670 624136  
EMail: John.McErlane@northumberland.gov.uk

Scale: 1:5,000

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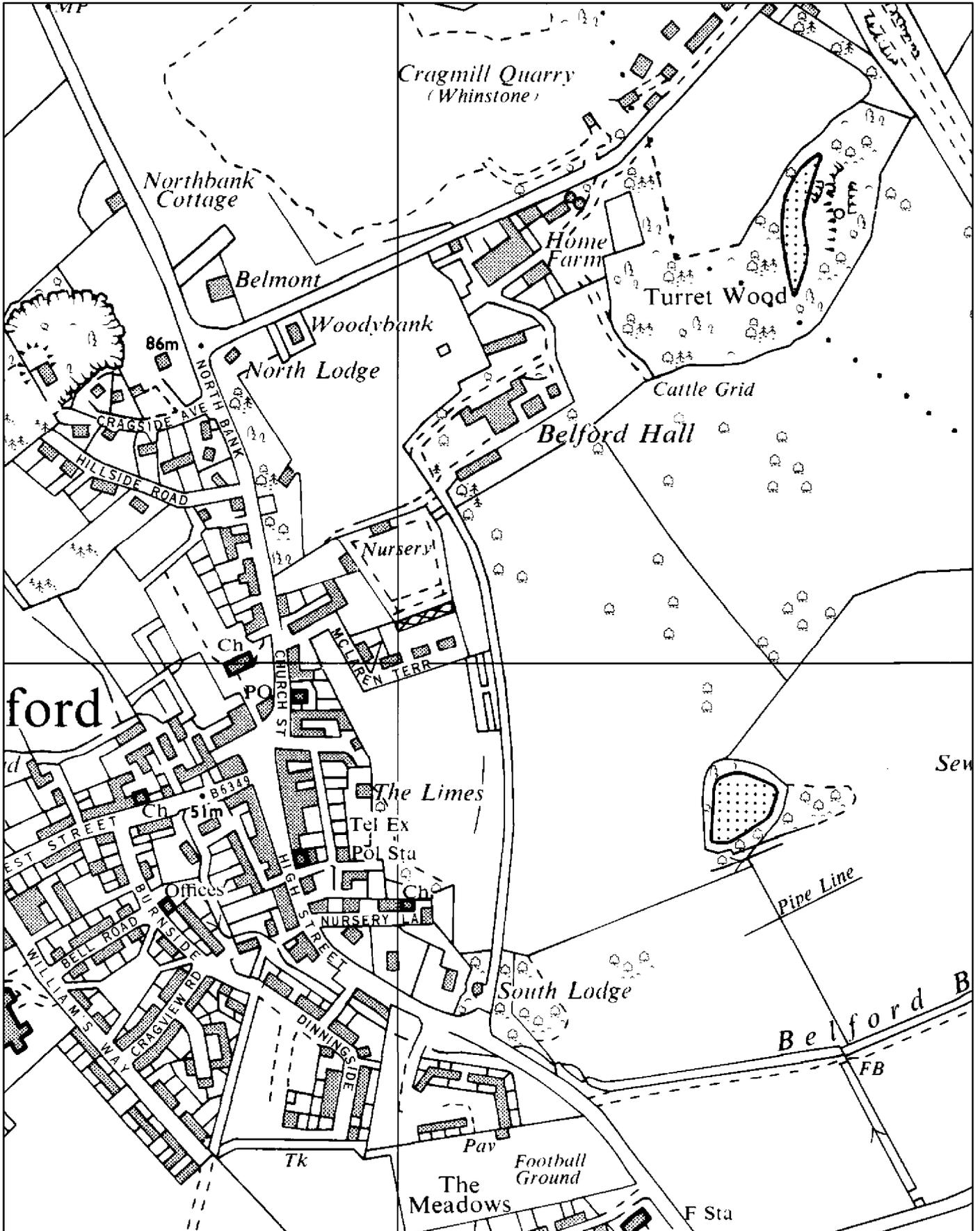
Northumberland  
County Council

# Ordnance Survey Plan 1970

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Northumberland  
County Council

# Ordnance Survey Plan 1988

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