

From: [Rights of way](#)
Subject: RE: Cheyne Road Submission
Date: 06 November 2024 09:58:01
Attachments: [image001.png](#)

Dear [REDACTED]

Please accept my response; Theo is absent this week.

Thank you for your statement in relation to the DMMO application at Stoke Lodge Playing Fields and associated pedestrian use of Cheyne Road. Once the consultation period ends on 7th November your evidence will be considered, to inform the report which will be presented at the Public Rights of Way and Greens Committee on 27th November.

Kind regards,
Charlie

Charlie Steele

Public Rights of Way Officer
Highway Network Management
Growth & Regeneration



From: [REDACTED]
Sent: Wednesday, November 6, 2024 8:55 AM
To: Rights of way <rightsofway@bristol.gov.uk>
Subject: Cheyne Road Submission

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[REDACTED]

6th November 2024

Dear Mr Theo Brumhead,

As the owner of [REDACTED] and as requested, below is my submission of the information I would like you to take into account when addressing the Application for a

Modified Order to add public footpaths at Stoke Lodge to Bristol City Council's Definitive Map and Statement under Section 53 of the Wildlife and Countryside Act 1981.

Please could you confirm receipt of this email.

For the attention of Bristol City Council PROW team

I am the owner(s) of [REDACTED]. The extent of the land that I own is shown with red edging on the attached plan. I have owned and lived in this property since June 2012.

I understand that on 27 November 2024, the Public Rights of Way and Greens Committee will consider applications to register public rights of way over Stoke Lodge Playing Field. One of the entry points to the field is near to the top of Cheyne Road and therefore any pedestrian rights of way that pass through the Cheyne Road entrance would start from a public highway and cross the field, or emerge from the field and join with a public highway, using a route in front Numbers 1,1a,2,and 4 Cheyne Road.

Cheyne Road is a road in private ownership and the owners of numbers 1, 1a,2 and 4 Cheyne Road own the land in front of their home up to a boundary that forms the midline of Cheyne Road. There is a separate section of land which is not part of Cheyne Road that lies between the end of Cheyne Road and the boundary of the Stoke Lodge Playing Fields part of which land is owned with No.1 and part of which is owned with No.2 Cheyne Road.

Thus, part of the route used by pedestrians crossing to and from the Cheyne Road entrance to Stoke Lodge Playing Field crosses land that is owned by [REDACTED]

I confirm in respect of the part of the hard surfaced section of Cheyne Road which I own and which I currently use to gain access to my property, both with vehicles and on foot, that:

- (a) I am aware of longstanding use, which predates my ownership of [REDACTED] on foot by members of the public over that part of Cheyne Road while going to/from Stoke Lodge Playing Field via the Cheyne Road entrance,
- (b) during my ownership of [REDACTED] such use by members of the public has been 'as of right' (without force, without secrecy and without my permission)
- (c) I have not at any time objected to or taken action to prevent or deter such use by members of the public.
- (d) such use has taken place frequently throughout the day and on a daily basis throughout the time that I have owned [REDACTED]
- (e) I am not able to say where all members of public whom I have observed walking over the part of Cheyne Road that I own came from in the case of those entering Stoke Lodge Playing Fields via the Cheyne Road entrance or went to in the case of those leaving Stoke Lodge Playing Fields via the Cheyne Road entrance. However, I am aware that some of those members of the public walked to or came from Stoke Paddock Road.

If the Public Rights of Way and Greens Committee decides at its meeting on 27 November 2024 that the Definitive Map should be modified to show the claimed routes over Stoke Lodge Playing Field (applied for by [REDACTED] in application IE0/1415 on 30 May 2018) should be registered as footpaths, then I will not object to a modification which shows a public footpath over the hard surfaced made up part of Cheyne Road which I own and which is currently used by me to obtain access to my property both with vehicles and on foot.

Yours sincerely,

[REDACTED]