

27 Birkdale Gardens  
Belmont  
Durham  
DH1 2UJ

14 September 2008

Acting Director Corporate Services  
Corporate Services  
Durham County Council  
County Hall  
Durham DH1 5UL

For the attention of Barry Charlton

Dear Sir/Madam

**Commons Act 2006 - Section 15  
Application to Register land as Village Green at Witton Park**

I was born and grew up in Witton Park, a village with a tremendous community spirit which has been shown in recent years by the hundreds returning to the Gatherings which have taken place. Therefore I strongly **oppose** the proposal to register land as Village Green at Witton Park because this would bring to an end any chance of development for the village which has hoped and struggled for years to come back to life.

The proposed Village Green site is brownfield land and if developed with affordable housing would be very popular with people still wishing to return to the village from families who had to leave in the Category D years. What happened to the Council proposal for development published in the 1970's?

Areas of recreational land already belong to the village - the Recreation Ground, the Park area to the east of New Road which became a BMX track and the Football field between St Paul's Church and the War Memorial Institute.

The words Village Green bring to mind an area of calm and beauty, not a huge area of rough grass divided by a road and looking like a huge patch of waste ground. As to the appearance of the village if this goes ahead, it will look as it has looked for the last 30 years - a village with its heart ripped out!

I re-iterate that I **OBJECT** to this proposal to register land as Village Green at Witton Park.

Yours faithfully



Mary Tarn

MR R. V. WEIGHILL  
4, Helena Terrace  
Bishop Auckland,  
Co. Durham

1<sup>ST</sup> October, 2008

Mr. B. Charlton,  
Durham County Council,  
County Hall,  
Durham  
DL1 5UL

Dear Sir,

I hereby register my objection to the proposal to include the land, described in the letter of 10<sup>th</sup>. September, 2008 in the register of town and village greens.

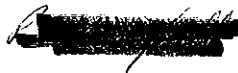
I was born and brought up in Witton Park and remember it as a vital, vibrant village, with a close community spirit. This was destroyed under a category D notice. At this time my grandparents, who worked hard all their lives to buy their home and other homes for their children, were turned out of their home. All they had left was the land their homes stood on. Are their heirs going to be deprived of the results of their grandparents' hard work by what in effect would be a land grab, even though legal?

For years my family was prevented from doing anything with the land because of Government regulations. It was only when the land involved was declared part of Wear Valley District Council's designated plan for housing development was it possible to consider using it.

This application, it seems to me, is not really about the need for a very large village green, but the prevention of house building on the land. If it were to succeed, history would repeat itself and Witton Park would again be a moribund village with no adequate bus service, no shops, no amenities and no future.

I urge that this application be rejected.

Yours faithfully,

A blacked-out signature, likely of Mr. R. V. Weighill, used to sign the letter.

63, Beckett Close,  
Bishop Auckland,  
Co. Durham.

10<sup>th</sup>. Oct., 2008

Mr. B. Charlton,  
Durham County Council,  
County Hall,  
Durham  
DL1 5UL

Dear Sir,

Thank you for the letter of 10<sup>th</sup>. September, 2008 received from the Department.

As one of the beneficiaries under the estate of Mrs. Margaret Ann Firbank Raine, I have a vested interest in land at Carwood Street, Witton Park.

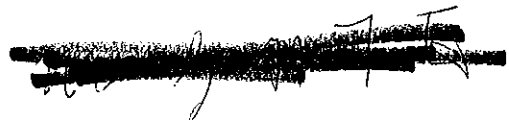
Your letter shows that an application to make it a village green has been made by Mr. Marek Sochocki.

The application states that for over 20 years this land has been used for ball games, dog walking, horse riding, children's play and birthday parties.. As someone who was born and brought up in Witton Park until I was forced out under Category D, I can say that I have never known the said land be used for any of the mentioned activities.

I urge that this application be rejected.

Please would you keep me informed?

Yours faithfully,



14, Boundary Court,  
Bishop Auckland,  
Co Durham,  
DL14 7JE

5th. October, 2008

Mr. B. Charlton,  
Durham County Council,  
County Hall,  
Durham  
DL1 5UL

Dear Sir,

Thank you for the letter of 10<sup>th</sup> September, 2008.

As the granddaughter of Mrs. Margaret Firbank Raine and one of the beneficiaries under her estate, I wish to register my objections to the application made by Mr. Marek Sochocki to turn the centre of Witton Park into a huge village green.

The land involved has long been part of Wear Valley District Council's designated plan for housing development. Thus, I presume, The Council has been aware that it was never a village green.

If for over 20 years the said land was used in the ways the applicant states, then this was done without the knowledge or permission of the owners, some of whom are still living in the village. Surely this then constitutes unlawful activity?

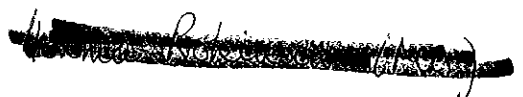
In my opinion the village does not need a huge village green because a) one of a decent size for communal activities already exists b) the area called Paradise already exists and this is big enough to hold two football pitches and c) the expense of the upkeep of a large village green would fall on the already overburden council tax payer.

Just when there is the possibility that more affordable houses could be built in the village, is it really wise to spoil that chance by making it impossible to build on the land? This application, in my opinion, is not so much about the need for a village green as the prevention of further house building by a group of NIMBYS.

I remember when the heart of Witton Park died because of Category D. Today Witton Park has no shops, no public houses, only one denominational school and no decent bus service. Unless new houses are built and people move back into the village, this will remain the case. Witton Park will become a moribund village with no future.

I urge that the powers that be do not let this happen and reject Mr. Sochocki's application.

Yours faithfully,



Handwritten text, possibly a return address or recipient information, mostly illegible due to blurring.

45. Greenhills

Byers Green

Spengmoor

Co. Durham

D.L. 167 & 5

25/9/28

Dear Sir,

Regarding the land in CARWOOD STREET. Wigan  
Park. Co. Durham.

I am absolutely appalled that the above mentioned land  
may be in the process of being taken from me + my  
relatives. I was only ten years old when my parents  
+ I were moved from our homes, which incidently had  
electric lighting, bathroom with inside toilet. My mother  
+ her brothers + sisters (9 plots) all owned a house on this land -  
therefore because they are all deceased apart from my aunt,  
the land now belongs to their siblings, of which I am one.  
Why should we give up, what is rightfully ours, because  
some man, who I have never heard of thinks he has more  
right to the land than we do?

If Mark Sochocki wants the land, then let him pay  
me + my family what it is worth, then he can use  
it for the activities he has mentioned. I am sure  
if this land belonged to him + I came along with  
such a suggestion he would be incensed, well so am  
I. My grandfather scamped + saved to build his  
family by ensuring they had a roof over their heads  
for their children, it would be an insult to him if  
we didn't fight this.

Yours faithfully,

~~XXXXXXXXXXXXXXXXXXXX~~  
WILLIAM McLEAVEY

Mr J Gill  
44 Park Road,  
Witton Park,  
Bishop Auckland,  
Co Durham,  
DL14 0EN.

20<sup>th</sup> October 2008.

F.A.O. Pat Holding,  
Corporate & Legal Services,  
Durham County Council,  
County Hall,  
Durham,  
DH1 5UL.

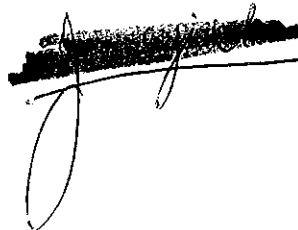
Dear Madam,

Objection to VG Registration Application at Witton Park

I attended a meeting at Witton Park called by District Councillors Vince Perkins and Robert Yorke in June 2007. The following day I placed a sign on the land long before the application was made. This is not the first time I have done this. I enclose photos to assist you.

Please forward any correspondence to me at the above address as I represent my elderly mother Mrs Annie Gill, 9 Brussleton View, Bishop Auckland, Co Durham, DL14 6RW.

Yours faithfully

A handwritten signature in black ink, appearing to be 'J Gill', written over a horizontal line. The signature is somewhat stylized and includes a large loop at the bottom.









49 St Cuthberts Way  
Bishop Auckland  
County Durham  
DL14 6DY  
15<sup>th</sup> October 2008.

Dear Mr Charlton,

In response to your letter received 3<sup>rd</sup> Sept however dated 10<sup>th</sup> Sept 2008!!!

NOTIFICATION OF APPLICATION FOR REGISTRATION OF LAND AS TOWN OR VILLAGE GREEN.

We strongly object to Mr Marek Sochoki of 14 Main Street Witton Park's proposal.

We are the owner's of the land which was known as 11 High Albion Street Witton Park.

We purchased our property in April 1967, my husband and I worked very hard to purchase our home.

In 1970 due to the fact that the house was declared a category D compulsory purchase was issued. We had paid £400 for our property and as compensation all we received was 4 times the rateable value at £15 which amounted to £60. This payment was for the property only.

On our leaving our home we were consistently approached by a Mr G H Edkins & Sons a local valuer to purchase this land which we always refused ,resulting in our requesting our solicitor to ask Mr Edkins to stop contacting us regarding our land, which we wished to keep to pass on to our children.

We have family living in Witton Park and frequently visit this area, over the years we have always supported local events. To our knowledge no event has been held on this area of land. The carnivals were always held on the Old School field and the Shows always on the Football Pitch which was in Main Street.

We are not aware of any event being held on our land and we would assume that if such events had taken place, then we and others who may own land there should surely have been asked permission , as this is private land .

We understand that a fund raising event was held on an area near our land in 2007 to raise fund money for the villagers solicitor.

In your letter you indicate that this land would be partly used by children , we have no evidence of children playing here and wish to state that there are lots of alternative areas for them to use.

To our knowledge the children do frequent other areas of Witton Park e.g The football field near St Pauls which has also a play area adjacent to it with Basketball Netball and Tennis court facilities. There is also land in the area known as Paradise which would facilitate two football pitches. We feel there are adequate facilities to accommodate the amount of children within Witton Park and there is lots of land surrounding Witton Park for dog walkers and horseriding .

We would also wish to point out that a number of the local residents are fortunate enough to have decent sized gardens which their children can also use.

We object to your request to use this land as a village green as this is privately owned brown belt land and as such we maintain our right to sell to a developer if in the future we so wished.

We strongly feel that some residents of Witton Park are requesting this area to be a village green to stop any future development within their village. However we and others worked very hard for our home in this village and we maintain our right to keep ownership of our land and will with the other land owners concerned seek legal advice.

It would appear that this request coincides with recent newspaper articles of a similar nature where locals have land with village green status this given due to the fact that they have said children have parties , children play people walk their dogs on this land. It would also appear that the village greens in question do not have portions of sed land privately owned and registered as such.

We do not believe that there is any evidence of these activities taking place on this land, although we do have evidence of a horse which has been tethered up in the area of land proposed as a village green.

We would direct a few questions to Mr Sochoki, as he appears very keen to ask us to give the villagers our land.

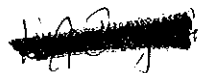
What support have the residents given to their village when there is now no post office and no public house?

Would he and other residents be prepared to give up land that they own for the community? We think not!

Our parents and grandparents lived in Witton Park, we began our married life and had our first child there, we are born and bred villagers of Witton Park, we still remember and were part of the strong community, we have treasured memories and would not have left this village if we had been given a choice.

Perhaps more development is what this community needs, to revive it to its previous friendly enthusiastic community.

Yours sincerely.



Mr W Taylor. and Mrs H. Taylor.

Proprietors of land concerned.

MRS C. M. WINSOFT  
12 DELAWARE AVE  
EVENWOOD  
BISHOP AUCKLAND  
CO DURHAM  
DL 14 9RR.

16 OCT. 2008

Dear Sir,

In reply to your letter dated 10 September 2008. I am against any application to make the land known as Carwood Street Wilton Park into a village green.

My Grandparents worked hard to leave all their offspring a legacy i.e. Being the land, Carwood Street where we all lived until Category D. A law has now been passed that you can build on Category D land.

My Sister still lives in Wilton Park where I visit regular. I have never seen any ball games, Children playing, Birthday parties or Horse riding on our land.

Would you please keep me informed of any developments

Yours sincerely  
~~\_\_\_\_\_~~

8. EAST GREEN  
WEST AUCKLAND  
BISHOP AUCKLAND  
COUNTY DURHAM  
DK14-944.  
15.10.08

Dear Sir,

RE: Reply to your letter dated  
10 Sept 08, regarding Application for Reg.  
of Land as a Town or Village Green @  
Wilton Park.

The said land at Caswood St. Wilton Park  
belonged to my Grandparents which the  
baught to provided his family with homes.  
Unfortunately we had to move from the  
said houses.

I go to Wilton Park Regularly as my  
Sister lives there and we sometimes go  
down to said land and never have I seen  
Ball games being played or Horse Riding or  
Children playing on said land or Birthday  
~~ca~~ parties.

I strongly object to this area of land  
being made into a Village Green  
The Methodist Chapel has taken part of  
the land to right of Queen Street.  
This is smack in the middle of the  
said Village Green that is being  
requested.

The land was left by my Grandfather  
and all the family to not wish it  
to be made into a Village Green.

Yours

~~John [unclear]~~ (Mrs)

10 Auckland View  
High Ebbey  
Bishop Auckland, DH4 6JG

14 October 2008

For attention of Benny Chavlan

DCC  
Corporate Services  
County Hall  
Durham, DH1 5UL

Dear Sir

Commons Act 2006 - Section 15

Application to Register Land as Village Green at Lutton Park

With reference to your letter dated 1 September 2008 re the above, I write to inform you that my brother and I object to the above proposal in the strongest possible terms

My brother and I are part owners of a piece of land (Land Register D0308448, formerly 71-76 Garden Street, Lutton Park) owned previously by three members of the Hewitson family, and bequeathed by them in their estates to my brother, myself and three cousins.

I object to the proposal on the following grounds:-

- 1) This is a brown-field site and, as I understand it, the Government is keen for such sites to be developed.
- 2) A new Methodist chapel in Low Queen St has already been built and, therefore, creates a precedent.
- 3) It seems to me wrong that applicants can eventually take over land to which they have no legal title.
- 4) My brother and I were both born in Lutton Park and both lived there from approx. 1926-1969. There was then three areas of land, owned by the village, for recreational purposes. -

- a) The recreation ground at the bottom of Park Road where there were some swings and roundabouts
- b) A small area of land to the East of the New Road which was landscaped in the 1930's and became a Box track about 1980.
- c) A football field, (still in use), between St Pauls church and the Memorial Institute (no longer there) and which has been re-fenced with grant-aid finance

I think that for a village of its size it has enough recreational facilities and believe that the additional land is not necessary. Why the application should include what was the whole of the former village as a village green is beyond my understanding.

- 5) I believe that the land to the north of New Green Street was to be re-developed with housing and light industry.
- 6) I have looked at the application on view at Bishop Auckland Town Hall (Library). If the events were held during the past 20 years surely there would be some photographic evidence.

I enclose a photocopy of a letter sent by my father on 31 August 1979 in which he refused permission for the landscaping to be carried out on all the land owned by himself and my uncle and aunt, of which the Garden Street site is a part (other land taken under compulsory purchase).

My brother and I object to the above proposal on these grounds

yours faithfully

~~R. H. WITSON~~ (R. H. WITSON)

~~M. SCURFIELD~~ Miss M. SCURFIELD



2 Orchard View  
Meadhope Street  
Wolsingham  
Bishop Auckland  
Co Durham

8 October 2008

Acting Director of Corporate Services  
Durham County Council  
Corporate Services  
County Hall  
Durham DH1 5UL

For the attention of Barry Charlton

Dear Sir

**Commons Act 2006 - Section 15**  
**Application to Register land as Village Green at Witton Park**

I refer to your communication dated 1 September 2008 and wish to state that I **Object** to the above proposal in the strongest possible terms.

I am part owner of a parcel of land - (Land Register DU308448, formerly 71 - 76 Garden Street, Witton Park) owned previously by three members of the Hewitson family and bequeathed by them in their estates to myself, my sister and three cousins.

I object to the proposal on the following grounds:

1 This is a brown-field site. The present government is keen for such sites to be developed to prevent the erosion of green countryside.

2 A planning precedent has already been created by the building of the new Methodist Chapel on the north side of Low Queen Street.

3 The granting of this application would be a violation of my human rights and also the other owners involved. The applicants can apply to literally take over land to which they have no legal title.

4 I was born and lived in Witton Park from 1936 - 1962 and during that time the people of the village owned 3 areas of recreational land.

a) The recreation ground to the north of Beddow Court and the road leading to Park Road which was given to the village by Sir William Chaytor, the local landowner in the 1930's and in my childhood contained some very dilapidated roundabouts and swings. This was

an area used by the Culines "Shows" which visited the village once each year. They also sometimes used the School Field and, at Carnivals in the 1950's, the Football Field.

b) "The Park" a small area of land to the east of New Road which was landscaped with paths, seats and shrubs in the 1930's and which eventually became a BMX track in about the 1980's.

c) The Football Field which is situated between St Paul's Church and the now defunct War Memorial Institute, and has as one border, the Main Street into the village. This field has recently been re-fenced with grant-aid finance and looks much improved. I would argue that the village already has adequate recreational facilities for this size of village and that the additional land under review is not necessary. Why the application should include what is, essentially, the whole of the former village as a village green, is beyond comprehension.

5 The Council plan for the regeneration of the village in the 1970's (see enclosure no.1) shows that land to the north of Low Queen Street was to be re-developed with housing and light industry.

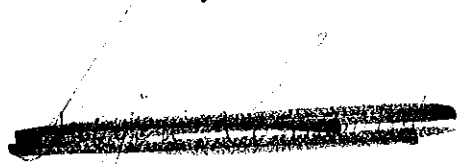
6 I have viewed the application available in the Library at the Town Hall, Bishop Auckland and am surprised that more pictorial evidence has not been included. If, as the applicants state, all these functions were held over the past 20 years, surely someone would have taken photographs as a lasting reminder of these happy events!

7 The repetitive nature of the statements made by the applicants indicate that some form of pro-forma has been involved, as no dates of events are given, other than the tree planting which took place when the area to the south of Low Queen Street was landscaped.

I enclose a photocopy of a letter sent by my uncle on 31 August 1979 refusing permission for the intended landscaping to be carried out on all the land owned by himself, my father and aunt. The only relevant land at the present time is the former Garden Street site, as the other land was taken under compulsory purchase. (see enclosure no. 2)

I re-iterate that I **OBJECT** to the proposal outlined at the head of this letter, and trust that due consideration will be given to these objections.

Yours faithfully

A thick black horizontal bar redacting the signature of Marjorie Lambard.

Marjorie Lambard (Mrs)

*Enclosures (2)*



Acie 2

15, High Queen Street,  
WITTON PARK,  
Bishop Auckland,  
Co. Durham DL16 0SE,  
Friday.  
31st August 1979.

Dear Madam,


Witton Park Action Committee.  
Notice to Landowners in Witton  
Park.

We ~~xxxxxxx~~ refer to the above advertisement appearing in the NORTHERN ECHO on Monday, the 27th August.

We are the owners of sites in the address mentioned and we are NOT prepared to give the Action Committee the necessary permission to carry out the intended Landscaping scheme so far as these sites are concerned.

I do trust your Committee will take every step to observe this instruction.

Yours faithfully,

  
T. R. Hewitson  
For and on behalf of HEWITSONS.

Mrs H. M. Voisey,  
Landscape Supervisor,  
Witton Park Action Committee,  
17, Wear Terrace,  
WITTON LE WEAR,  
Bishop Auckland.  
County Durham.

Messrs TR & CW Hewitson & Mrs  
E. Stelling.

13 High Queen St.  
Wilton Park

71, 72, 73, 74, 75, 76 Garden St.

63, 64, 65, 66, 67 Low Thompson St.

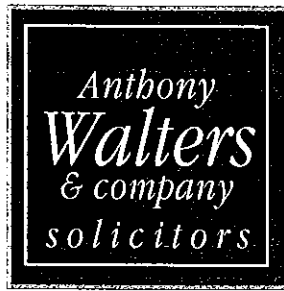
2, 3, Low King St.

4 Low Queen St

2 Garages High Albion St

1 Garage by Salvation Army Hall

Notice sent 17.8.79.



Barrington Chambers, Victoria Avenue, Bishop Auckland, Co. Durham. DL14 7NE

Tel: (01388) 662222 Fax: (01388) 450603 DX 60157

*This firm does not accept service by e-mail/fax*

Please ask for: Mrs Morland  
E-mail: [elaine@anthonywalters.co.uk](mailto:elaine@anthonywalters.co.uk)

Our Ref: EM

Your Ref: BC

8<sup>th</sup> October 2008.

Corporate Services,  
Durham County Council,  
County Hall,  
Durham DH1 5UL.

Dear Sirs,

Re: Commons Act 2006 – Section 15  
Application to Register land as Village Green at Witton Park

We refer to your letter of 1<sup>st</sup> September addressed to the Trustees for Methodist Church Purposes and write to advise you that the Trustees wish to object to the registration of the land as a town or village green as they are the registered proprietors of land falling within the area sought to be registered as village green. Indeed, the new Methodist Church is built on part of this land as is the car park for the Church which is used by the parishioners. Further the Trustees dispute the basis of the proposed registration as set out by the Applicant in the Notice.

Yours faithfully,

Elaine Morland  
Anthony Walters & Co.

Regulated by the Solicitors Regulation Authority

Principal: Anthony Walters

Associates: Mandy Beaumont\* Rebecca Rhiannon Hagan B.A. (Hons) Elaine Morland F Inst.L.Ex. Consultant Solicitor: George Malcolm Chisem  
Conveyancing Executives: Angela Stelling Kay Hussey Ann Storey

\*Member of the Law Society Family Law Panel and Solicitors Family Law Association

25 PINWOOD CLOSE  
COBBLERS HALL  
NEWTON Aycliffe  
Co. DURHAM  
DL5 4FB

FOR THE ATTENTION OF BARRY CHARLTON

DEAR SIR,

RE:- COMMONS ACT 2006 - SECTION 15  
APPLICATION TO REGISTER LAND AS VILLAGE GREEN - WITTON PARK

WITH REFERENCE TO YOUR COMMUNICATION DATED 1-9-2008  
CONCERNING THE ABOVE I WISH IT TO BE KNOWN THAT I STRONGLY  
OBJECT TO ANY SUCH PROPOSAL.

I AM PART OWNER OF LAND WHICH WAS FORMERLY 71 TO 76  
GARDEN STREET, WITTON PARK (LR. DU308448) WHICH IS COVERED  
BY THE AFORESAID PROPOSAL. HOW ANYONE CAN SIMPLY COME  
ALONG AND LAY CLAIM TO LAND FOR WHICH THEY HAVE NO LEGAL  
RIGHTS IS BEYOND ME. TO MY KNOWLEDGE THIS AREA HAS BEEN  
DESIGNATED A BROWN FIELD SITE AND AS SUCH BARMARKED FOR  
DEVELOPMENT.

WHEN I WAS YOUNG THE POPULATION OF WITTON PARK (WHERE I  
LIVED FROM 1943 TO 1968), WAS APPROACHING THE 3000 MARK AND  
THE RECREATIONAL FACILITIES THEN WERE QUITE ADEQUATE I.E.

