Statement of Case — Hugh Tipper (Applicant): ref: ROW/3365454

Wildlife and Countryside Act 1981
The Definitive Map and Statement of
Public Rights of Way for Gloucestershire
Additional Public Footpath from Oak Way to MST30
Stonehouse Parish
Modification Order 2025

1. Before our move to Oak Way in 1998, we lived on the edge of Minchinhampton Common where we enjoyed open access to the common to exercise our dog. Over time however, increased volume of traffic crossing the common became a worry and together with a desire to downsize our property, we were looking for somewhere else to live.

2. My brother had a business in Stonehouse and was living at [redacted], Oak Way. On a visit to him, we discovered his neighbour was moving and the house was for sale. Given that through my brother we were familiar with the house design and position, it was left for us to investigate adjacent access to footpaths where we could exercise our dog. A trial walk from Oak Way into Verney field through Doverow Woods to Far Westrip and back to Stonehouse via the Cotswold way provided us with everything we were looking for, and we subsequently bought the property.

3. It was some seven years later in 2005 that I discovered that the link from Oak Way to Verney Field was not a formal public footpath. That discovery came because an application I had made to Gloucestershire County Council to replace a number climb over stiles with kissing gates to improve access for less able walkers. My application included replacement of the stile at the junction of the Oak Way path with Verney Field. As a result of my application, three stiles were replaced with kissing gates, but the county council declined to replace the Oak Way to Verney Fields stile because it was not a formal footpath.

4. At that time, I decided that when time permitted, I would investigate the procedure by which I might get the path registered. Regrettably, it took me until February 2023 to start the process with my application now identified as ROW/3365454. I attach a copy

of my signed and dated application map of the path which I claimed. This is appended **HT1.**

5. Perhaps not surprisingly, given that the land over which the Oak Way to Verney field path passes is un-registered, I have never experienced any attempt to prevent or obstruct me from using the path. Regarding permission to use the footpath, I am advised by my neighbours who bought their properties new in the 1980's that the land over which the path crosses was designed to become a children's playing area. Unfortunately, the developer became bankrupt, and the playing area was never completed. Public access to the land was provided however with a tar pathed section of footpath commencing in Oak Way.

6. In 2005 when I established that the Oak Way to Verney Field was not a registered footpath, I spoke to the then farmer of Verney Field, Mr Martin Fletcher, regarding the stile that we were using to access his field. Mr Fletcher explained that his farm was at Middleyard some distance away and that he had developed a valuable relationship with those accessing Verney Field, some of whom were kind enough to telephone him with any issues concerning the wellbeing of his cattle. For that reason, he expressed he was happy with the access arrangements to the field which had been established for as long as he had farmed the field.

7. The objector's observation that a 'Giant Pond' prevented a route to Verney Field may have been true when the map used as evidence was produced. We moved into 10 Oak Way in1998 and there was no evidence of a pond or prior existence of a pond when we moved in.

8. The objectors' comments and photograph of the Oak Way to Veney Field stile deserves explanation on my part. A plan showing the location of the stile is attached HT2.

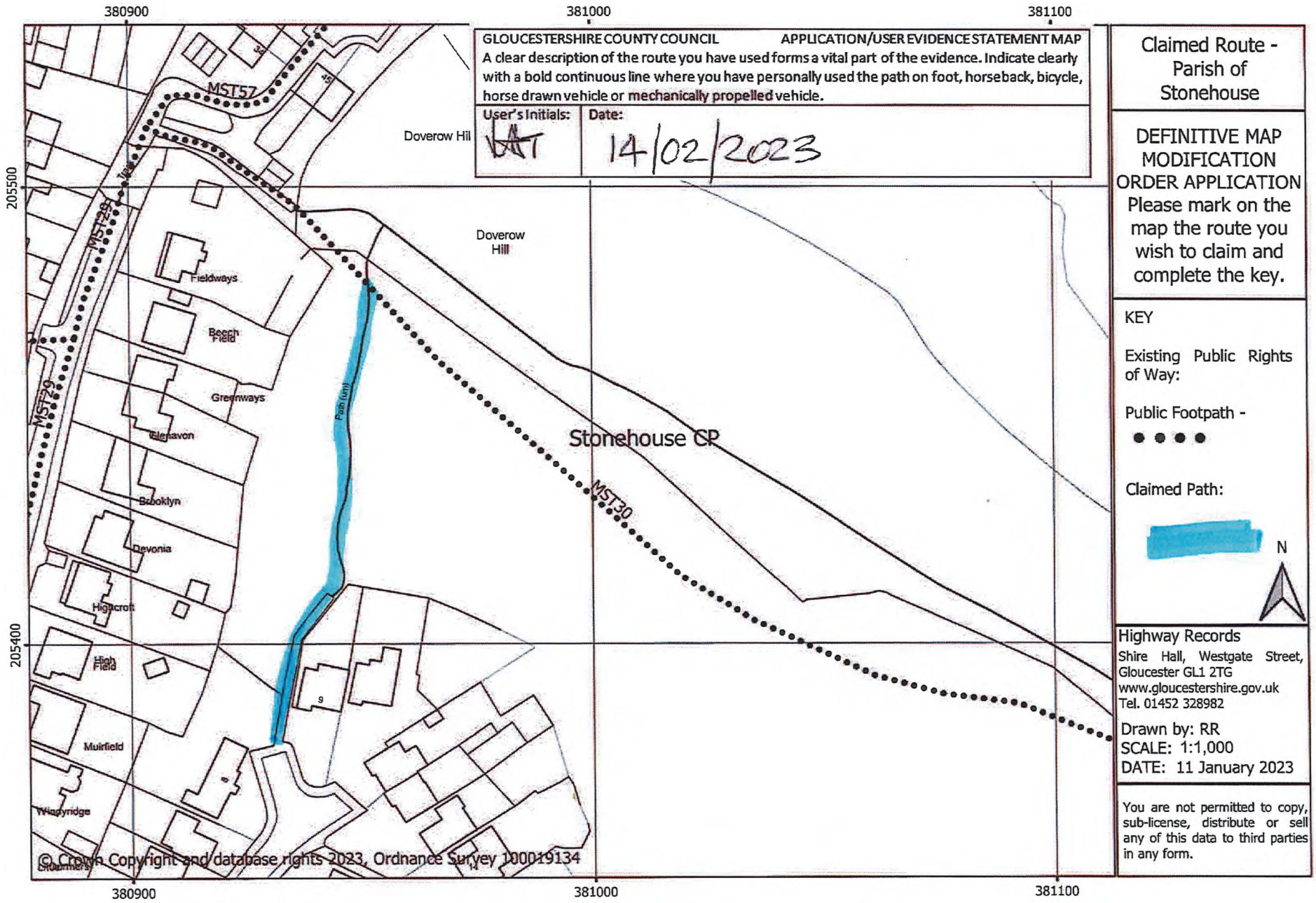
9. The 2005 'Oak Way 1' photograph was taken when I requested that Gloucestershire County Council replace the stile with a kissing gate to improve access. An extract of photograph along with the digital property page is attached HT3.

10. The 2021 'Verney Field repaired photograph' was taken following modification and repair by me to improve access following an incident with a fellow dog walker. Attachment HT4 confirms the modification and repair date as 2021.

11. I hereby declare that to the best of my knowledge and belief this is a true statement

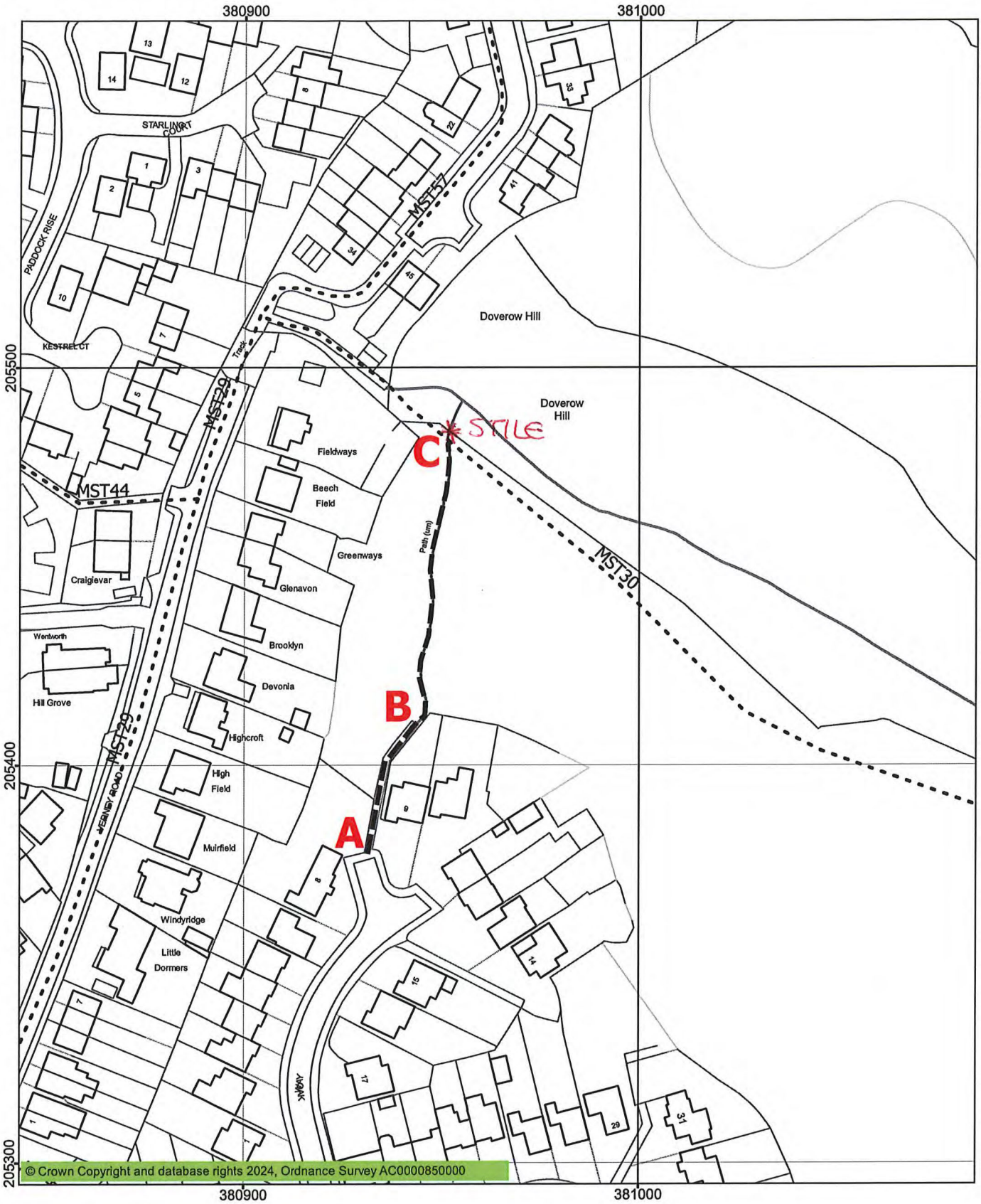
Signature..... [redacted] .....

Date 6/11/2026


380900
381000
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205500
205400
GLOUCESTERSHIRE COUNTY COUNCIL APPLICATION/USER EVIDENCE STATEMENT MAP
A clear description of the route you have used forms a vital part of the evidence. Indicate clearly with a bold continuous line where you have personally used the path on foot, horseback, bicycle, horse drawn vehicle or mechanically propelled vehicle.
User's Initials: HT
Date: 14/02/2023
Claimed Route - Parish of Stonehouse
DEFINITIVE MAP MODIFICATION ORDER APPLICATION
Please mark on the map the route you wish to claim and complete the key.
KEY
Existing Public Rights of Way:
Public Footpath -
Claimed Path:
N
Doverow Hil
Doverow Hill
Stonehouse CP
MST57
MST28
MST29
MST30
Path (unf)
Fieldways
Beech Field
Greenways
Glenavon
Brooklyn
Devonia
Highcroft
High Field
Muirfield
Wingyridge
Highway Records
Shire Hall, Westgate Street, Gloucester GL1 2TG
www.gloucestershire.gov.uk
Tel. 01452 328982
Drawn by: RR
SCALE: 1:1,000
DATE: 11 January 2023
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HT1

HT2

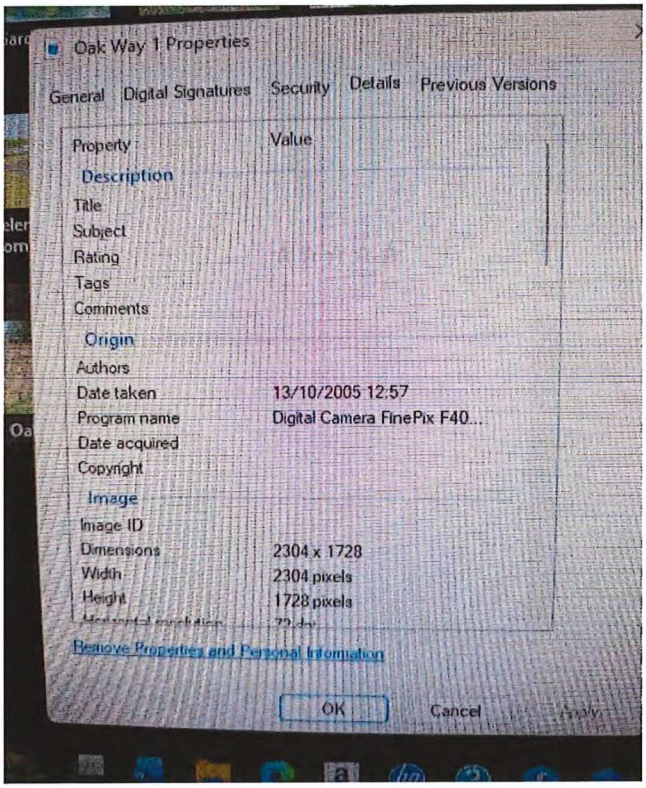


Highway Records Shire Hall, Westgate Street, Gloucester GL1 2TG Tel. 01452 427969 www.gloucestershire.gov.uk	Drawn by: J Haworth SCALE: 1:1,250 DATE: 12 December 2024 N	**ADDITIONAL LENGTH OF PUBLIC FOOTPATH OAK WAY TO MST30, STONEHOUSE PARISH** **DEFINITIVE MAP MODIFICATION ORDER 2025**
This map is reproduced from (or based upon) Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office. © Crown Copyright and database right 2024, Ordnance Survey AC0000850000. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.		**Claimed Route** ▬▬▬▬▬▬▬▬ **Unaffected public rights of way** - - - - - - - - - - - - - - - -

Oak Way to Verney Field Stile - Photograph 13/10/2005 reference Oak Way 1 HT3



Digital properties Evidence - Photograph reference Oak Way 1 HT3



Oak Way to Veney Field repaired stile 2021- Photograph reference HT4



Digital properties - Photograph reference HT4

