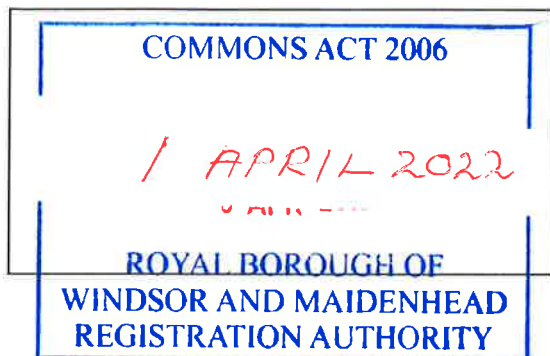


## Commons Act 2006: Section 15

# Application for the registration of land as a Town or Village Green

Official stamp of registration authority indicating valid date of receipt:



Application number:

TVG-03

Register unit No(s):

VG number allocated at registration:

(CRA to complete only if application is successful)

Applicants are advised to read the 'Guidance Notes for the completion of an Application for the Registration of land as a Town or Village Green' and to note the following:

- All applicants should complete questions 1–6 and 10–11.
- Applicants applying for registration under section 15(1) of the 2006 Act should, in addition, complete questions 7–8. Section 15(1) enables any person to apply to register land as a green where the criteria for registration in section 15(2), (3) or (4) apply.
- Applicants applying for voluntary registration under section 15(8) should, in addition, complete question 9.

### Note 1

Insert name of registration authority.

### 1. Registration Authority

To the

Royal Borough of Windsor and Maidenhead

**Note 2**

If there is more than one applicant, list all names. Please use a separate sheet if necessary. State the full title of the organisation if a body corporate or unincorporate.

If question 3 is not completed all correspondence and notices will be sent to the first named applicant.

**Note 3**

This question should be completed if a solicitor is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm named here.

**2. Name and address of the applicant**

Name:

Full postal address:

Telephone number:   
(incl. national dialling code)

Fax number:   
(incl. national dialling code)

E-mail address:

**3. Name and address of solicitor, if any**

Name:

Firm:

Full postal address:

Telephone number:   
(incl. national dialling code)

Fax number:   
(incl. national dialling code)

E-mail address:

**Note 4**

For further advice on the criteria and qualifying dates for registration please see section 4 of the Guidance Notes.

\* Section 15(6) enables any period of statutory closure where access to the land is denied to be disregarded in determining the 20 year period.

**4. Basis of application for registration and qualifying criteria**

If you are the landowner and are seeking voluntarily to register your land please tick this box and move to question 5.

Application made under **section 15(8)**:

If the application is made under **section 15(1)** of the Act, please **tick one** of the following boxes to indicate which particular subsection and qualifying criterion applies to the case.

**Section 15(2)** applies:

**Section 15(3)** applies:  HCG

**Section 15(4)** applies:

If **section 15(3) or (4)** applies please indicate the date on which you consider that use as of right ended.

A deposit of a map and statement was made under Section 15A of the Commons Act 2006 on 21 April 2021 in respect of the land hatched in red only. HCG

If **section 15(6)\*** applies please indicate the period of statutory closure (if any) which needs to be disregarded.

**5. Description and particulars of the area of land in respect of which application for registration is made**

Name by which usually known:

Land at Coombe Lane (shown edged red on the map labelled 'Application Map', excluding the area hatched red which is subject to planning application reference 21/00835/FULL) *the*

Location:

Coombe Lane, Sunninghill, Ascot  
(See in brackets above) *W.R.*

Shown in colour on the map which is marked and attached to the statutory declaration.

Common land register unit number (if relevant) \*

**Note 5**

*The accompanying map must be at a scale of at least 1:2,500 and show the land by distinctive colouring to enable it to be clearly identified.*

*\* Only complete if the land is already registered as common land.*

**Note 6**

*It may be possible to indicate the locality of the green by reference to an administrative area, such as a parish or electoral ward, or other area sufficiently defined by name (such as a village or street). If this is not possible a map should be provided on which a locality or neighbourhood is marked clearly.*

**6. Locality or neighbourhood within a locality in respect of which the application is made**

Please show the locality or neighbourhood within the locality to which the claimed green relates, either by writing the administrative area or geographical area by name below, or by attaching a map on which the area is clearly marked:

Sunninghill and Ascot Parish

Tick here if map attached:

**7. Justification for application to register the land as a town or village green**

**Note 7**

*Applicants should provide a summary of the case for registration here and enclose a separate full statement and all other evidence including any witness statements in support of the application.*

*This information is not needed if a landowner is applying to register the land as a green under section 15(8).*

A significant number of the inhabitants in the Parish of Sunninghill and Ascot have indulged as of right in lawful sports and pastimes on the land for a period of at least 20 years ~~and it ended no more than one year before the date of the deposit of the statement and map under Section 15A of the Commons Act 2006.~~

J/Co

See statement of reasons .

**Note 8**

*Please use a separate sheet if necessary.*

*Where relevant include reference to title numbers in the register of title held by the Land Registry.*

*If no one has been identified in this section you should write "none"*

*This information is not needed if a landowner is applying to register the land as a green under section 15(8).*

**Note 9**

*List all such declarations that accompany the application. If none is required, write "none".*

*This information is not needed if an application is being made to register the land as a green under section 15(1).*

**Note 10**

*List all supporting documents and maps accompanying the application. If none, write "none"*

*Please use a separate sheet if necessary.*

**8. Name and address of every person whom the applicant believes to be an owner, lessee, tenant or occupier of any part of the land claimed to be a town or village green**

Please see attached Title Registers and Plans and Schedule of Owners.

*WRS*

**9. Voluntary registration – declarations of consent from ‘relevant leaseholder’, and of the proprietor of any ‘relevant charge’ over the land**

N/A

**10. Supporting documentation**

66 user evidence questionnaires

See List of documents.

*WRS*

**Note 11**

If there are any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary.

**11. Any other information relating to the application**

land (shown hatched red on the Application Plan) #11-  
Part of the ~~application area~~ is subject to a planning application reference 21/00835/FULL. The status of this application is currently awaiting an appeal decision. The area of land affected by the planning application is therefore currently excluded from this application.

~~If the planning application is refused and it is deemed that a terminating event has occurred the land which is currently subject to the planning application should be included in this application.~~


**Note 12**

The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or unincorporate.

Date:

31 MARCH 2022

Signatures:



HELEN GOODWIN, CLERK TO THE PARISH COUNCIL  
SUNNINGHILL + ASCOT PARISH COUNCIL

**REMINDER TO APPLICANT**

You are advised to keep a copy of the application and all associated documentation. Applicants should be aware that signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence. The making of a false statement for the purposes of this application may render the maker liable to prosecution.

**Data Protection Act 1998**

The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

## Statutory Declaration In Support

*To be made by the applicant, or by one of the applicants, or by his or their solicitor, or, if the applicant is a body corporate or unincorporate, by its solicitor, or by the person who signed the application.*

<sup>1</sup> *Insert full name (and address if not given in the application form).*

I...HELEN GODWIN...<sup>1</sup> solemnly and sincerely declare as follows:—

<sup>2</sup> *Delete and adapt as necessary.*

1.<sup>2</sup> I am ((the person ~~(one of the persons)~~ who (has) ~~(have)~~ signed the foregoing application)) (~~(the solicitor to (the applicant)~~ (<sup>3</sup> one of the applicants)).

<sup>3</sup> *Insert name if Applicable*

2. The facts set out in the application form are to the best of my knowledge and belief fully and truly stated and I am not aware of any other fact which should be brought to the attention of the registration authority as likely to affect its decision on this application, nor of any document relating to the matter other than those (if any) mentioned in parts 10 and 11 of the application.

3. The map now produced as part of this declaration is the map referred to in part 5 of the application.

<sup>4</sup> *Complete only in the case of voluntary registration (strike through if this is not relevant)*

~~4. <sup>4</sup> I hereby apply under section 15(8) of the Commons Act 2006 to register as a green the land indicated on the map and that is in my ownership. I have provided the following necessary declarations of consent:~~

~~(i) a declaration of ownership of the land;~~  
~~(ii) a declaration that all necessary consents from the relevant leaseholder or proprietor of any relevant charge over the land have~~

*Cont/*



~~been received and are exhibited with this declaration; or  
(iii) where no such consents are required, a declaration to that effect.~~

And I make this solemn declaration, conscientiously believing the same to be true, and by virtue of the Statutory Declarations Act 1835.

Declared by the said

at Ascot, Berkshire

this 28<sup>th</sup> day of March 2012  
28 April

Signature of Declarant

Before me \*

Signature:

Address:

Miss Harjit Dlay (Solicitor)  
Kingfields Solicitors (Ascot)  
The Old Court House, London Road  
Ascot, Berkshire SL5 7EN  
DX: 36405 ASCOT  
Tel: 0345 459 0007  
DDI: 01344 295 300  
Fax: 020 7681 3293

Qualification:

**\* The statutory declaration must be made before a justice of the peace, practising solicitor, commissioner for oaths or notary public.**

**Signature of the statutory declaration is a sworn statement of truth in presenting the application and accompanying evidence.**

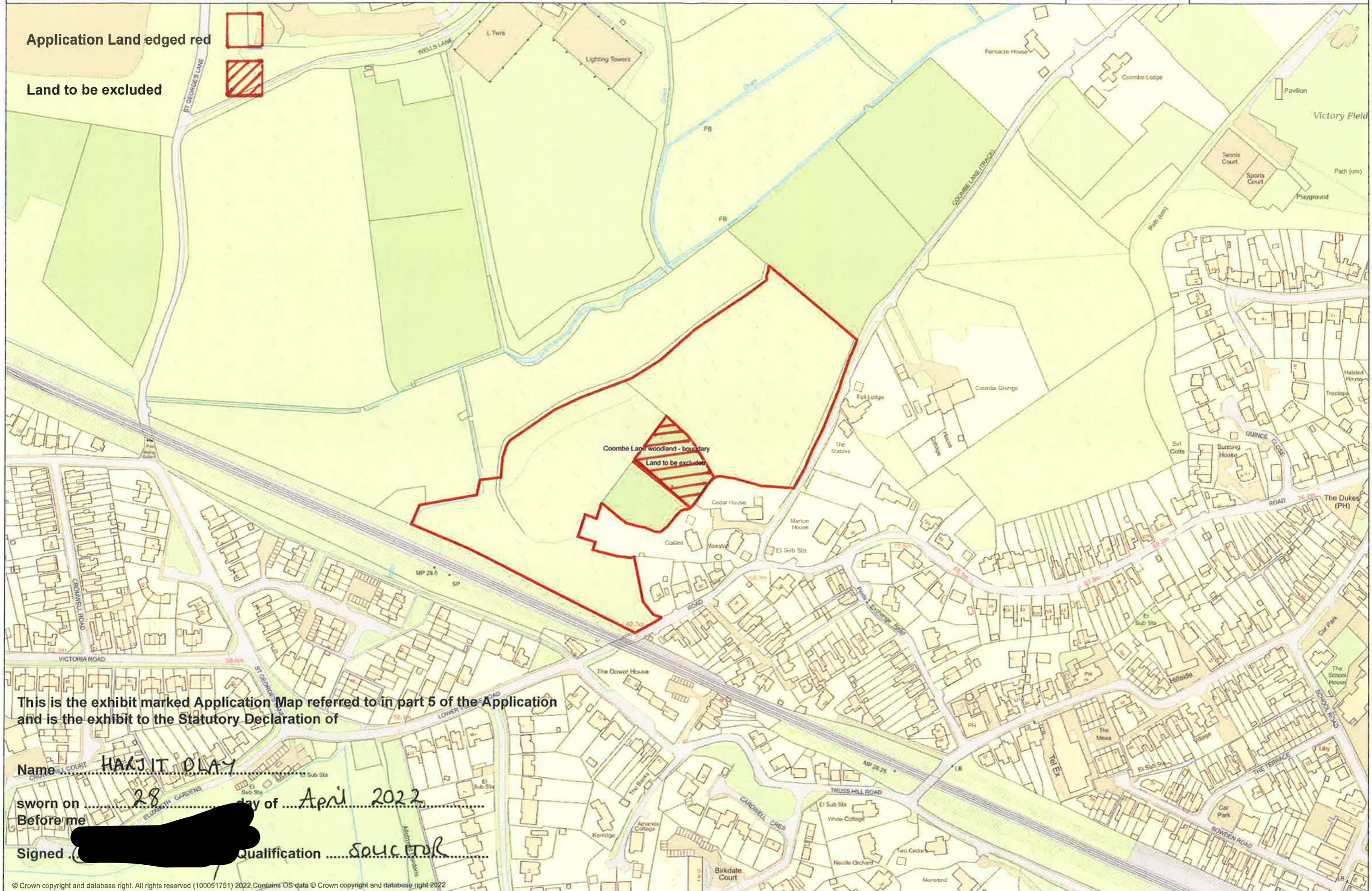
**REMINDER TO OFFICER TAKING DECLARATION:**

*Please initial all alterations and mark any map as an exhibit*

Application Land edged red



Land to be excluded



Coombe Lane woodland - boundary  
Land to be excluded

This is the exhibit marked Application Map referred to in part 5 of the Application and is the exhibit to the Statutory Declaration of

Name HARJIT DLAY  
sworn on 28 day of April 2022  
Before me   
Signed Qualification Solicitor

000



1900

1900

**Commons Act 2006: Section 15**

**Village Green Application to register  
land at Coombe Lane  
in the  
Parish of Sunninghill and Ascot**

**List of Documents**

- 1. FORM 44**
- 2. Application Map**
- 3. User Evidence Forms**
- 4. Area Map showing the boundaries of the Parish of Sunninghill and Ascot**
- 5. Landowner Title Registers and Plans**
- 6. Land Registry Overview**
- 7. Schedule of Owners**
- 8. Additional Statement**

Schedule of Landowners:-

<b>Title Number</b>	<b>Address</b>	<b>Owner</b>	<b>Address</b>
BK514542	Plot A, land on the West side of Coombe Lane, Ascot	Gunfor Kaplan	96 Wetherby Road, Enfield EN2 0NU
BK514005	Plot B, land on the West side of Coombe Lane, Ascot	Lakshmy Wijayakumar	277 Somervell Road, Harrow HA2 8UB
BK512813	Plot C, land on the West side of Coombe Lane, Ascot	Vanessa Parsooramen and Selven Velloo Pursooramen	5 Evelyn Gardens, Taplow, Maidenhead SL6 0FG
BK518963	Plot D, land lying to the West of Coombe Lane, Ascot	Robert Alan Comber	25 Aubrey Close, Hayling Island PO11 0SU
BK515270	Land on the West side of Coombe Lane, Ascot	Travel Base Ltd	Royal Shopping Centre, Unit 10, 299 High Street, Slough, SL1 1BD
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
BK514158	Plot F, land lying to the West of Coombe Lane, Ascot	Evan Gary Andrew Cannone and Tresilian Candice Segal	20 Hemmyng Corner, Warfield, Bracknell RG42 2QH
BK516462	Plot H, land lying to the West of Coombe Lane, Ascot	Robert Lesley William Parsons and Amira Wahid Hatta	5 <sup>th</sup> Floor, No 207-1, Xinyi Road Section 4, Dean District, Taipei City 10006, Taiwan
BK156066	Queen's Hill Lodge, St George's School and land on the south side of Wells Lane, Sunninghill	St George's School Ascot Trust Limited	Wells Lane, Ascot, Berks SL5 7DZ
BK501251	Land on the north-west side of Lower Village Road, Ascot	Strategic Land Holdings Ltd	St Mary's, The Parade, Castle Town, Isle of Man, IP9 1LG
BK513635	Plot Q, land lying to the North-West of Lower Village Road, Ascot	George Spitaliotis	60 Perikleous Avenue, Strovolos, Nicosia 2021, Cyprus
BK518926	Land lying to the North-West of Lower Village Road, Ascot	George Spitaliotis	60 Perikleous Avenue, Strovolos, Nicosia 2021, Cyprus

**Commons Act 2006: Section 15**

**Village Green Application to register  
land at Coombe Lane  
in the  
Parish of Sunninghill and Ascot**

**Appendix 4**

**Statement of Reasons for the Application**

The application is made under Section 15(2) of the Commons Act 2006 on the basis that the land which is subject to the application meets the following criteria:-

- use has continued by
- a significant number of
- the inhabitants of the locality, who have
- indulged...in lawful sports and pastimes
- as of right
- on the land
- for a period of at least twenty years
- The use is continuing as at the date of the application;

Enclosed are 66 user evidence forms which demonstrate a significant level of use by residents of the locality, which is identified as the Parish of Sunninghill and Ascot. The overwhelming majority of the users lived in the Parish when making use of the land. The Parish qualifies as a locality because it is a defined administrative area.

The inhabitants have indulged in the following lawful sports and pastimes:-

Walking, exercising dogs, wildlife watching, photography, picnicking, kite flying, exercise, keep fit, relaxing, sun bathing, cycling, children playing and adults accompanying children playing.

The use by the witnesses is and has been without force, secrecy or permission since at least the 1960s. It is clear from the user evidence that the land has been neglected and unmanaged by the owners. The inhabitants of the Parish have been free to use the land as of right.

There are no reports of signs or notices preventing access or advising the witnesses that the land is not available for public use and any gates have remained unlocked and opened or in disrepair. The fences have not been maintained and unhindered access has been easily obtained. No one has reported being challenged whilst entering or using the land for recreational purposes.

It is requested therefore that the Council adds the land to the Register of Town and Village Greens, as a Village Green under Section 15 of the Commons Act 2006.