

**The Definitive Map and Statement of Public Rights of Way for the County of  
Lancashire**

**Wildlife and Countryside Act 1981**

**Lancashire County Council**

**The Lancashire County Council Definitive Map and Statement of Public Rights  
of Way (Definitive Map Modification) (No.6) Order 2012**

**Claimed Public Footpath from Conder Green to Nans Buck,  
Thurnham, Lancaster City**

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**PROOF OF EVIDENCE – CHARMAINE RODEN**

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1. I, Charmaine Roden of 17 Tithebarn Hill, Glasson Dock, Lancaster, LA2 0BY, moved to this address in 1981. I was working as a Community Physiotherapist when I found out about this route. Before I moved to Glasson I lived in Heysham but I had a patient in Glasson I used to visit. I have always been a dog owner and I used to bring my dogs to work with me and walk them during the free time I had whilst I was working. Whilst I was working in Glasson I came to love the area and someone told me about the route on the shore where I could walk my dogs, not long after I found a house in the area and soon moved.
2. When I first used the route I was told to park at Conder Green and access the shore by the gate that I recall was never locked, I also remember there was stile that you could climb over. From the day I first walked the route there has always been a clear trodden path, this is the route I took and still use today. I always start at Conder Green Point A as shown on the Order plan and I walk down the small slope to Point B onto the shore, from here I continue to walk the the path that is shown on the Order plan to Point C, the path is clearly marked out on the ground, I always stick to this route when I walk my dogs but obviously they use the whole shore. At point C I continue to follow the trodden path that seems to hug the sea wall up until I get to Point D.
3. Point D is the start of the concrete wall that protects the properties above it from the high tides that come in. More than usual I walk up the concrete wall on to the top, this is the more natural route to take when walking from Conder Green to Nans Buck. Once I am up on top on the wall at Point E I then continue to walk the line of the path shown on the Order plan which again is well defined on the ground to Point F next to Pennyhill, here the route starts to slope downwards back onto the Marsh at Point G. However if I am taking the route from the Nans Buck end (Point I) down to Conder Green (Point A) I do

occasionally walk along the bottom of the concrete wall, but more often than not I usually walk on top of the wall.

4. Once I have walked down the slope to Point G I then continue to walk around the sea wall to Point H as shown on the Order plan, occasionally I do exit the route at Point H as there is a gap in the fence, the only times I exit the route here is when the weather is bad or if the tide has started to come in quicker than expected. When continuing the route from Point H to Point I I would say that I walk more towards the Marsh and not as close to the sloping masonry, about 5-6 feet more towards the Marsh.
5. Once I reach Point J I usually carry on walking up to the Pylons about a further 1.2km or so and then I turn back and either walk along the rold railway line which is nowa cycle track or along the route I have taken. I do occasionally exit the route at Point J at Nans Buck and exit through the gate, again this gate has never to my knowledge been locked and similarly I walk back along the cycle track.
6. In 2009 I came to use the route at Conder Green and found that there were signs saying 'private', the gate was also locked, I stopped using the route for about a month or so until I could access it again. I remember barbed wire being put up to try and prevent access and the owners even ut cattle on the shore, the cattle however didn't last long and they soon escaped. Before this from 1981 up until 2009, I used this route at least once a day to walk my dogs, over the years I have had different dogs and I have never not been without a dog, more often than not I had 2. In previous years when I was younger I used the route with my horse as I owned a field too locally, I very rarely went away as I couldn't leave the horse and if I did it was for no longer than 24 hours.
7. I retired in 2010 and I use the route much more frequently now mostly twice a day to walk my dogs and for exercise for myself. In previous years when I was working I would see others using the route I would say around 80% of the time I used it, since my retirement I would say 100% because I use the route more than once a day I always bump into someone else on the shore using the route. I would also say since the old railway line was converted into a cycle track more people have been using the route along the shore as its safer and it is much more pleasant walk in general. I have come across other dog walkers, bird watchers and people just walking enjoying the scenary. Throughout my time in the village and using the route I have made numerous friends and it's a great way to meet people.
8. I myself have never been told not to use the route nor have I ever been stopped or asked to leave the land. Up until the new owners put the signs up I believed the route and the shore belonged to the Dutchy, it was only then that I found out that the Pye family previously owned the land which the route runs across. I knew of the Pye family as they were well known in the village because of their local businesses. On the few occasions I talked to the family members of the Pye family the route along the shore was never discussed and they never granted me permission or said I shouldn't be using the route,

Bill Pye did on occasion see me on the shore and he waved to me, this was before I even knew the Pye family owned the land the route was on.

9. The route is occasionally affected by the tide, I would from experience about 2-3 times per year on the very high tides the route is all covered and is not accessible. More often than not when the tide is in the route is still accessible and it does not prevent me from using it. I often time my walks for when the tide is out, and if on the occasion the tide does start to come in I will always take the route on top of the sea wall.
10. Since the new owners have took over I have never been confronted by them or asked not to use the route nor have I ever been stopped when using the route. I have continued to use this route apart from the period of about a month when it was initially blocked off. I know that the owners have been rude to other people in the village and I know they casued problems for the people living at Pennyhill and Waterloo, none of my friends have ever been approached by them that I know of and still continue to use the route as I do.

#### **STATEMENT OF TRUTH**

I believe that the facts stated in this witness statement completed in 2016 are true.

**CHARMAINE RODEN**

Signed ..... *Charmaine Roden* .....

Dated ..... *3/01/2025* .....

2/1/2025

Charmaine Roden  
17 T. Keenan Hill  
Clason Deck  
LA 2 0 D Q

Additional information: - I do  
this walk x2 a day virtually 365 days a yr  
Since I filled in my statement re  
the foot path on the shore at  
Condor Green, I have continued  
to walk twice a day with my  
dogs (one is 13 yrs the other 14 mths)  
Walking on the shore at Condor is  
a huge part of my life and always  
has been since I came here in 1981.  
The path has always been there  
long before I arrived and is used  
by many locals + other tourists +  
this has greatly increased.

Thank you  
Charmaine Roden