

R. S. LATHAM

R. G. MEEK

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Solicitors

LONDON, S.W.1.

Tel. No.: 01-930 0211/2  
1841/5

In reply please quote:- L/GF/2444

5th September 1967

Your reference:-

Memorandum to: I.F. Blomfield, Esq.

From: The Legal Adviser

The Big Field, Brockham

8.12.67

Spoke

Notes to see up  
re: Chief of Management  
Comprising 4 N.T.  
Nominated Sport interested  
local members, 3 L/A  
man. com. village representative

I had a long talk to Shelley at the Charity Commission this morning about various things including the above. I think you will have seen the correspondence but I must now accept the position that the Secretary's letter to the anonymous benefactor of the 1st April, 1966, sets out certain trusts upon which the Trust holds the property. These are not the same trusts upon which the National Trust holds its general properties so from my point of view the Big Field, Brockham, is a special trust. It might be more precise to say that it is held on special trusts for I have discussed the matter with IEH and the Chief Agent today and they are satisfied that it is only a special trust to me but not to them and the accountants since any surplus revenue is stipulated to be for the Trust in the original letter and this means for the general purposes of the Trust.

Having dealt with that, I must now turn to your Management Committee. It would appear that there is no need for the Trust to grant a lease of parts of the land or of the whole of the land either to the Management Committee or to the various clubs which may eventually come to use it. I have been given the name of an Italian sounding gentleman at the Department of Education and Science who knows about the Big Field, Brockham, already from the Charity Commission and whom I intend to approach when I have had a chance to talk with you about it - Friday?!. I think the best thing would be for me to go and see him in the first instance but before I do so, I must know that the Trust is prepared to establish a Big Field Management Sub-Committee of the Executive Committee so that the charity operating the field is the National Trust who, as owners of it, can apply for grants so long as the Management Committee is as repre-

sentative as the Department of Education and Science insists it must be. The real question I need to discuss with you is whether you agree to recommend the Trust to set up a special committee rather than finding a lot of outsiders and letting the whole shoot to them.

Bob.

HOME FARM,  
COLDHARBOUR LANE,  
DORKING, SURREY.

DORKING 2310.

19th January, 1966.

Confidential

I. E. Hills Esq.,  
The National Trust,  
Polesden Lacey,  
Dorking.

Dear Sir,

My attention has been drawn to the need of recreational and playing field accommodation for Dorking and districts, where the Rugby Club has to find fresh accommodation soon and there is also a need to provide a swimming pool. I am told that at Brockham, there is a large piece of land which the County and local Councils are anxious to preserve as an open space and have, in fact, done so up to now and which is for sale at a price of some £40,000. In strictest confidence, I can tell you that my wife and I, for special reasons, have in mind the possibility of acquiring this land but would prefer to do so through a body like the National Trust. The figure asked is well above the District Valuer's price and therefore I expect the National Trust, like the local Council, would not be able to employ their own funds - if they had them - for this purpose and would depend on someone like ourselves to provide the money. If the National Trust did buy the land with money provided by Mrs. Henman and myself, then the idea would be that it was leased for recreational purposes and the Trust obtained a revenue from the land, although this might not be an economic return on the capital involved; nevertheless, in as far as the purchase price was provided by way of a gift, all revenue would be additional to the Trust.

I wonder if you would let me know what you think about the idea. You can, if you wish, have a word with Mr. F. G. Sutherland, Clerk to the Dorking Urban District Council, who is not only able to tell you the precise location of the land but could tell you a good deal about the background.

I shall be interested to hear from you in due course.

Respond Sports Council

Yours as ever

Philip

30 acres

10  
Rugby Club

13

JL  
12  
IEH/GD/015

CONFIDENTIAL

31st January, 1966.

The Rt. Hon. The Lord Bridges, G.C.B., G.C.V.O., M.C.,  
Goodmans Furze,  
Headley,  
Nr. Epsom, Surrey.

You will remember our local benefactor, Philip Henman, who, in addition to enormous financial help for properties in this area, has recently given or promised the Trust £15,000 for Neptuna.

He has now put to me a proposition on which I should welcome your advice and he has agreed that I may discuss the matter with you in confidence.

It concerns the big field near Brookham Lane which has been the subject of one or two appeals by would-be developers, at which I rather think that the Box Hill Committee were represented as development there would undoubtedly spoil part of the view.

Henman would like to do something locally to help recreational facilities: for instance, he has found out that the Dorking Rugger Club are in urgent need of a new ground and he feels that there are probably other recreational requirements for which this land, or at any rate part of it, could be used. This is confirmed by Sutherland who knows of Henman's intentions.

His idea is to buy the land (which I understand is fifty acres and might cost him £40,000) and give it to the Trust on the understanding that we would allow it to be used primarily for recreational purposes such as those mentioned above. This would save the land once and for all from being built on, would provide badly needed recreational

Continued

31st January, 1966.

facilities, and would make available a substantial sum by way of rental to the Trust.

The advantages to us are obvious and there is the additional point that we should naturally like to help further the wishes of such a generous benefactor.

On the other hand, I have explained to Philip that it may be something of a novel suggestion for the Trust to acquire land and hold it inalienably (which I think we should have to do), principally not for preservation but for providing local facilities, knowing that certain buildings, e.g. rigger stands would have to be put up.

If I am right in thinking that this would be a new concept of the Trust's activities, it may possibly have received some impetus from the Neptune campaign in which we seem to be publicly declaring that in suitable cases we are going to establish facilities for the public, such as lavatories, car parks, etc. near the coast.

I have discussed this with Gibbs, who feels that the Trust would be very much influenced by your advice.

All being well, I am hoping to come to the Box Hill Meeting on Saturday when perhaps we could have a word. There is just a possibility that I may have to help the family, in which case you will forgive my absence and I will telephone you about this issue.

JK  
11

HOME FARM,  
COLDHARBOUR LANE,  
DORKING, SURREY.

DORKING 2310.

Private and Confidential

21st March, 1966.

I. E. Hills Esq.,  
The National Trust,  
Polesden Lacey,  
Dorking,  
Surrey.

Dear Ivan,

I have pleasure in referring to the talk I had with you on the telephone this afternoon with reference to the purchase of the 48-acre field at Brockham. £750 an acre, in all the circumstances, seems to me to be a reasonable price and I am happy for the Trust to buy the land at that figure, subject to contract, and enclose a cheque for £3,600 covering the deposit. I do not want publicity in the local Press of my name or that of Mrs. Henman but I have no objection to your telling your committee who the donors are and as far as the public are concerned, I am 'a friend of the National Trust'.

With every good wish,

Yours sincerely,

*P. S. Henman P.S.*

P. S. Henman.

P.S. If, in fact, the Rugby people were prepared to pay £1,000 per acre for ten acres, I would have thought they would not have objected to paying £600 or £700 per annum by way of rent, which would really be the interest charges on a figure of that sort.

1st April, 1966.

Philip Henman, Esq.,  
Home Farm,  
Coldharbour Lane,  
Dorking,  
Surrey.

*mi*  
*Henman*  
*Dear Sir*  
*recd gift when*  
*A separate*  
*plots*  
*pl now*  
*order*  
*Box Hill*

The Big Field, Brockham

As you know, my Executive Committee at their March meeting accepted an offer from an anonymous friend of the Trust to buy this field and give it to the Trust on the basis that it would be used primarily for recreational purposes. Ivan Hills explained that at the time the donor preferred to remain anonymous, but he now tells me that he has your approval for our Committee to be informed privately that the gift comes from you and Mrs. Henman on condition that this information goes no further.

I am writing, therefore, on behalf of the Trust, to express to you our great gratitude for this further magnificent and generous gesture to the Trust. We realise that your gift will secure the following objectives:

1. It will help to safeguard the view from Box Hill, while at the same time helping the planning authorities to resist any further attempts to extend building in the Brockham area which is important in the landscape.
2. It will provide the Trust with a substantial annual revenue.
3. It will enable us to provide much needed facilities for recreational purposes in the area.

In accepting the offer my Committee declared the following intentions in accordance with the wishes which you have expressed:

- (a) They intend to declare the land inalienable for permanent retention subject to the normal consultation with the Planning Authorities.
- (b) The land is to be used primarily for recreational purposes with priority being given, firstly, to the needs of Dorking and then to other needs in the county.

(e) The Trust will retain responsibility for management, although we shall consult the local authorities and the planning authority as we feel necessary. I know that Ivan Hills intends to consult you fully over the use of the land as occasion arises.

As I have said before, it is difficult to find words adequately to express the Trust's gratitude to you and to Mrs. Henman for your munificent and continued benefactions. You are one of our greatest benefactors and friends and the advice you give to Ivan Hills is also invaluable to us.

We are all most deeply indebted to you.

*M. Hill*  
**Secretary**

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NOT FOR PUBLICATION BEFORE MONDAY 13th JUNE 1966

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THE NATIONAL TRUST

GIFT OF LAND IN SURREY

THE BIG FIELD, BROCKHAM

*hi*

The National Trust announces the impending acquisition of this 48 acre field lying just south of the Dorking/Reigate road between Brockham Lane and the Barley Mow Inn. The field is being bought with funds most generously provided by a friend of the Trust who wishes to remain anonymous.

In accordance with the donor's wishes it is intended that the land be used primarily for recreational purposes. This would enable facilities to be provided for example for athletics and rugby football.

The Trust's acquisition of this field, which has been threatened with development, secures an important part of the view from Box Hill. Care will be taken to ensure that the facilities required for its future use are designed so as not to harm visual or other amenities. To that end consultations will start shortly between the Trust and the Planning Authority.

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42 Queen Anne's Gate,  
London S.W.1.

*W. de  
J. de  
S. de*

HOME FARM,  
COLDHARBOUR LANE,  
DORKING, SURREY.

DORKING 2310.

30 June 1966

I.E. Hills Esq., ARICS,  
The National Trust,  
Polesden Lacey,  
Nr. Dorking,  
Surrey.

Dear Ivan,

The Big Field, Brockham

It gives me much pleasure to be able to send the Trust, from trust funds in which my wife and I are interested, three cheques, which together will provide the money needed to complete the purchase of the The Big Field, Brockham on 1 August next.

The cheques are as follows:

Epinet Trust No.1 Account	£16,000
Philip Henman Trust	£10,000
Jessie Henman Foundation	<u>£ 7,000</u>
Total	<u>£33,000</u>

This is a little more than the figure mentioned in your letter of 8 June. The balance I think should be earmarked for use in connection with this field, and I shall be interested to hear of any progress in the preparation of a master plan for the future use of this land.

It will be necessary for me to have three separate receipts, one for each fund as required by the Inland Revenue.

With my kind regards and best wishes,

I remain,

Yours sincerely,

*Handwritten signature of P.S. Henman*  
P.S. Henman.

*Handwritten note:*  
Cash  
11.5. for the purchase of the field