

**KENT COUNTY COUNCIL**  
**REGISTER OF DEPOSITS**



KCC Reference number: **33/20**

- ✓ Highways Statement
- ✓ Landowner Statement
- ✓ Highways Declaration

Date Deposit application received: **10/12/2020**

Date on which any Highways Declaration expires: **16/12/2040**

.....

Details of the land:

Districts	<b>Sevenoaks, Tonbridge &amp; Malling, and Tunbridge Wells</b>
Parishes	<b>Hildenborough, Leigh, Penshurst, Speldhurst</b>
Address & postcode of buildings on land parcels	<b>A. The areas of farmland and woodland to the west of The Tonbridge Bypass , east of Coppings Road and north of Hall Park Lake, as well as two parcels of land to the north and south of the railway around Haysden Country Park; known as Hall Place, Leigh Park Farm, Leigh, Tonbridge, TN11 8PN</b> <b>B. Area of farmland and woodland to the north of Salmdans Lane, known as Salmans Farm, Tonbridge, TN11 8DJ</b> <b>C. Area of farmland to the west and east of Poundsbridge Lane, known as Bowens Farm, Penshurst,</b>

	<b>Tonbridge TN11 8AJ</b>
Nearest town/city	<b>Penshurst</b>
OS 6-figure grid reference	<b>A - TQ 542 474 B.- TQ 514 437 C - TQ 540 421</b>

KCC Contact: Definitive Map Officer

Tel: 03000 41 71 71

Email: [prow@kent.gov.uk](mailto:prow@kent.gov.uk)

## Form CA17

### Notice of landowner deposit statement under section 31(6) of the Highways Act 1980 and/or section 15A(1) of the Commons Act 2006

#### The Kent County Council

An application to deposit a map and statement and subsequently lodge a declaration under section 31(6) of the Highways Act 1980 and deposit a statement under section 15A(1) of the Commons Act 2006 has been made in relation to the land described below and shown edged red and shaded pink on the accompanying map, reference **33/20**. Deposit applications enable a landowner to protect their land against the establishment of any/further public rights of way and/or registration of the land as a village green.

#### PLEASE NOTE:

This deposit does not affect existing recorded public rights of way but may affect any unrecorded rights over the land described below. Deposits made under section 31(6) of the Highways Act 1980 may prevent deemed dedication of public rights of way over such land under section 31(1) of that Act. Deposits made under section 15A(1) of the Commons Act 2006 may affect the ability to register such land as a town or village green under section 15 of that Act. Please see guidance at:

<http://www.defra.gov.uk/rural/protected/greens/> for further information.

There is no means of objection to this statement.

#### *Description of the land:*

A. The areas of farmland and woodland to the west of The Tonbridge Bypass, east of Coppings Road and north of Hall Park Lake, as well as two parcels of land to the north and south of the railway around Haysden Country Park; known as Hall Place, Leigh Park Farm, Leigh, Tonbridge, TN11 8PN

B. Area of farmland and woodland to the north of Salmdans Lane, known as Salmans Farm, Tonbridge, TN11 8DJ

C. Area of farmland to the west and east of Poundsbridge Lane, known as Bowens Farm, Penshurst, Tonbridge TN11 8AJ

#### *Name of the Parish, Ward or District in which the land is situated:*

Hildenborough, Leigh, Penshurst, Speldhurst - Sevenoaks & Tonbridge Malling & Tunbridge Wells

The deposit was submitted by Kate McCutcheon (for Messrs and Mmes Bastable, Ms Pierson and Ms McCutcheon) and was received by this authority on 10/12/2020.

The authority maintains a register of maps, statements and declarations deposited under section 31(6) of the Highways Act 1980 and section 15B of the Commons Act 2006.

This register can be accessed online at: <http://www.kent.gov.uk/waste-planning-and-land/public-rights-of-way/landowner-protection> or can be inspected free of charge at the address below at the times indicated below:

PROW & Access Service, Invicta House – County Hall, Maidstone, Kent, ME14 1XX Monday-Friday between the hours of 10.00am-4.00pm. For further information on this subject or to make an appointment to view the register in the office, please contact **Mr William Barfoot on 03000 418674**

Signed on behalf of **The Kent County Council:**

*Name and Position of Signatory:* Graham Rusling,  
PROW & Access Service Manager  
Date: 29<sup>th</sup> January 2021



**PART A:**

**Information relating to the applicant and land to which the application relates  
(all applicants must complete this Part)**

1. Name of appropriate authority to which the application is addressed:

Kent County Council

2. Name and full address (including postcode) of applicant:

Kate McCutcheon  
Hall Place Farms LLP  
Leigh Park Farm,  
Tonbridge,  
Kent TN11 8PN

3. Status of applicant (tick relevant box or boxes):

I am

(a)  the owner of the land(s) described in paragraph 4.

(b)  making this application and the statements/declarations it contains on behalf of Messrs and Mmes Bastable, Ms Pierson and Ms McCutcheon who are the owners of the lands described in paragraph 4 and in my capacity as part-owner and authorised representative.

4. Insert description of the land(s) to which the application relates (**including full address and postcode**):

A. The areas of farmland and woodland to the west of The Tonbridge Bypass , east of Coppings Road and north of Hall Park Lake, as well as two parcels of land to the north and south of the railway around Haysden Country Park; known as Hall Place, Leigh Park Farm, Leigh, Tonbridge, TN11 8PN

B. Area of farmland and woodland to the north of Salmdans Lane, known as Salmans Farm, Tonbridge, TN11 8DJ

C. Area of farmland to the west and east of Poundsbridge Lane, known as Bowens Farm, Penshurst, Tonbridge TN11 8AJ

5. Ordnance Survey six-figure grid reference(s) of a point within the area of land(s) to which the application relates (if known):

A - TQ 542 474

B.- TQ 514 437

C - TQ 540 421

6. This deposit comprises the following statement(s) and/or declarations (tick all that

apply):

- Part B (Highways Statement)
- Part C (Highways Declaration)
- Part D (Landowner Statement)

**PART B:**  
**Statement under section 31(6) of the Highways Act 1980**

Messrs and Mmes Bastable, Ms Pierson and Ms McCutcheon are the owners of the land described in paragraph 4 of Part A of this form and shown edged red and shaded pink on the map accompanying this statement.

Ways shown blue on the accompanying map are public bridleways.

Ways shown yellow on the accompanying map are public footpaths.

No other ways over the land shown edged red and shaded pink on the accompanying map have been dedicated as highways.

**PART D:**  
**Statement under section 15A(1) of the Commons Act 2006**

Messrs and Mmes Bastable, Ms Pierson and Ms McCutcheon are the owners of the land described in paragraph 4 of Part A of this form and shown edged red and shaded pink on the map accompanying this statement.

Messrs and Mmes Bastable, Ms Pierson and Ms McCutcheon wish to bring to an end any period during which persons may have indulged as of right in lawful sports and pastimes on the whole or any part of the land shown edged red and shaded pink on the accompanying map

**PART E:**  
**Additional information relevant to the application**  
*(insert any additional information relevant to the application)*

**PART F:**  
**Statement of Truth**  
**(all applicants must complete this Part)**

**WARNING:** If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

**I BELIEVE THAT THE FACTS AND MATTERS CONTAINED IN THIS FORM ARE TRUE**

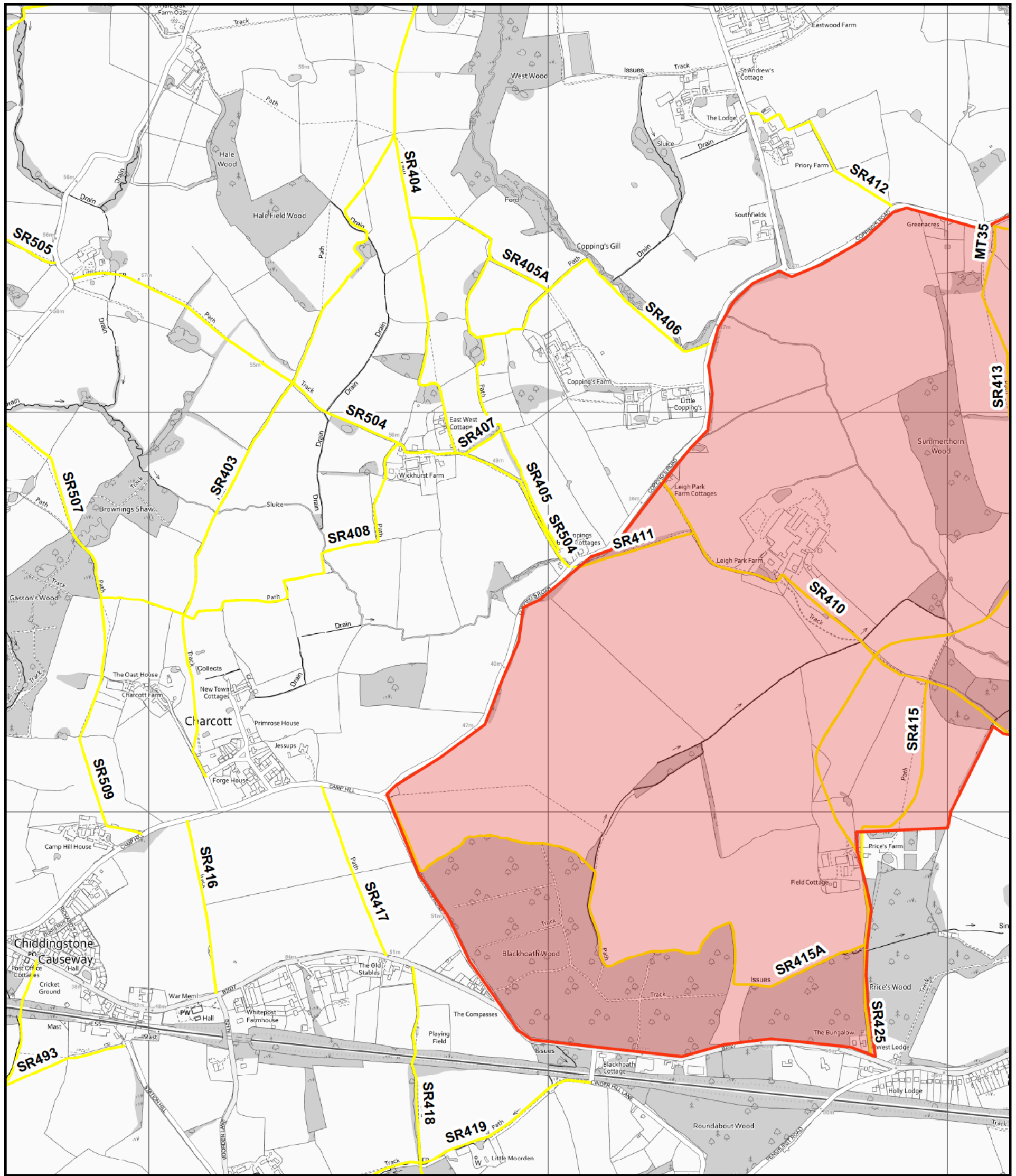
**Signature (of the person making the statement of truth):** 

**Print full name:** KATE MCCUTCHEON


**Date:** 08-12-2020


**You should keep a copy of the completed form**





**Key**

 Public Footpath

 Extent of Landownership

**Hall Place, Leigh Park Farm, Leigh, Tonbridge, TN11 8PN - Map 1 of 3**

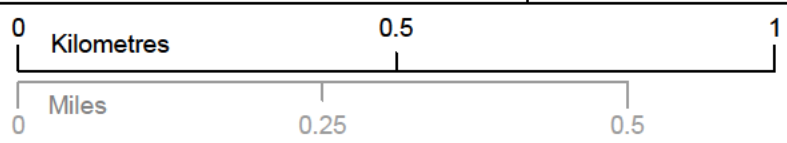
Produced by the KCC Public Rights of Way and Access Service

Please note: this map extract is not a legal record of the alignment or existence of a public right of way. No measurements should be taken from it.

© Crown Copyright and database right 2020. Ordnance Survey 100019238

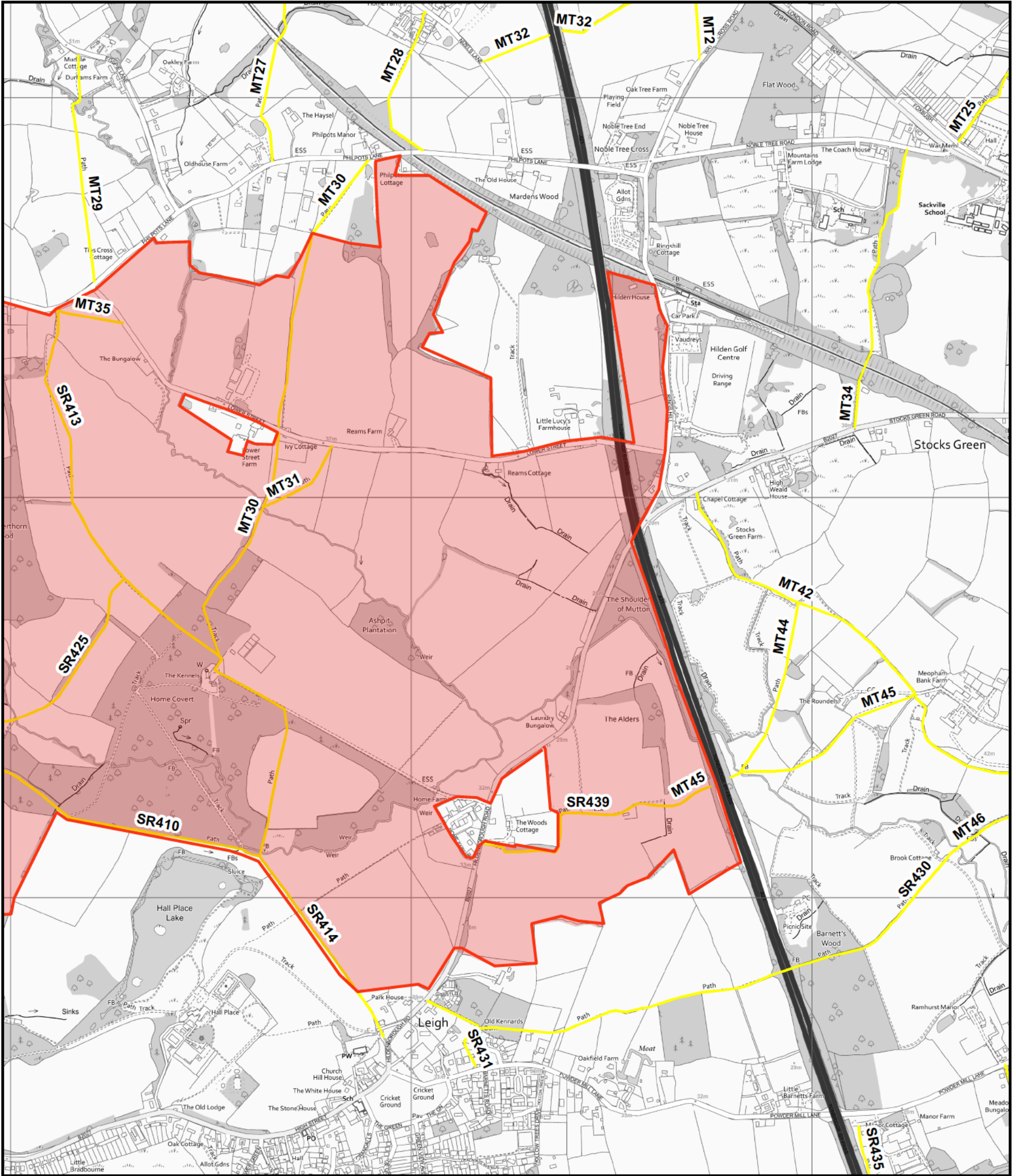


1:10,000  
at A3





Created by:	WJB	Issue Date:	07/12/2020
Checked by:		Reference:	PROW/S31/McC





**Key**

-  Public Footpath
-  Extent of Landownership

**Hall Place, Leigh Park Farm, Leigh, Tonbridge, TN11 8PN - Map 2 of 3**

Produced by the KCC Public Rights of Way and Access Service

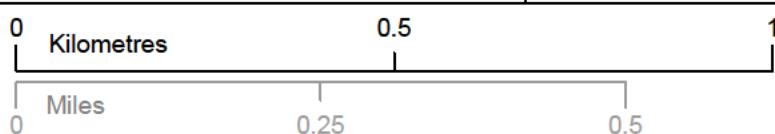
Please note: this map extract is not a legal record of the alignment or existence of a public right of way. No measurements should be taken from it.

© Crown Copyright and database right 2020. Ordnance Survey 100019238

N

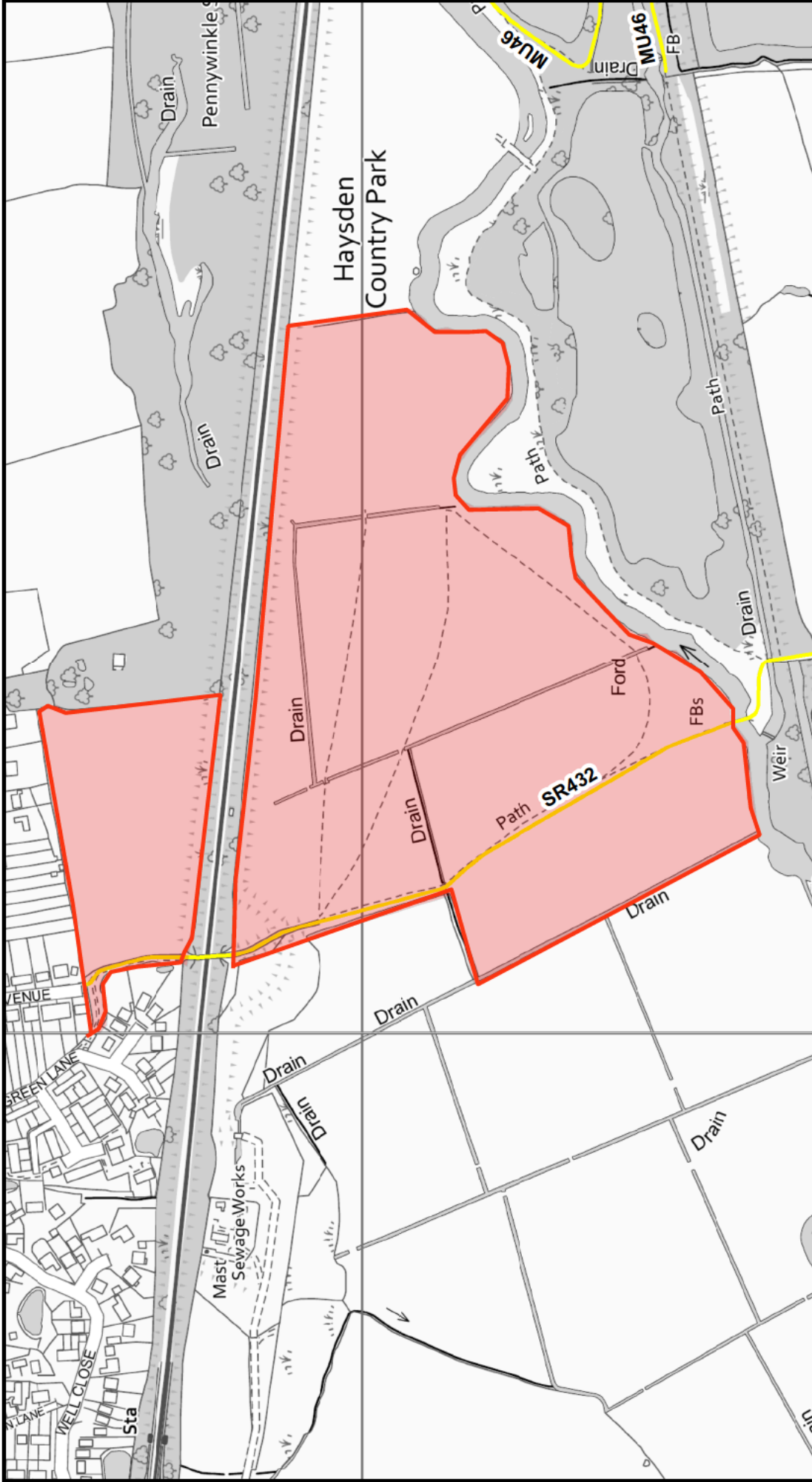


1:10,000  
at A3



Created by:	WJB	Issue Date:	07/12/2020
Checked by:		Reference:	PROW/S31/McC



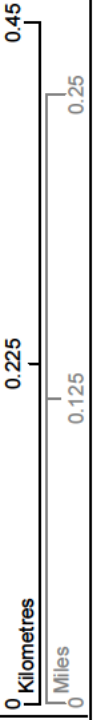


**Key**

- Public Footpath
- Landowners' Extent

### Hall Place, Leigh Park Farm, Leigh, Tonbridge, TN11 8PN - Map 3 of 3

Please note: this map extract is not a legal record of the alignment or existence of a public right of way. No measurements should be taken from it.

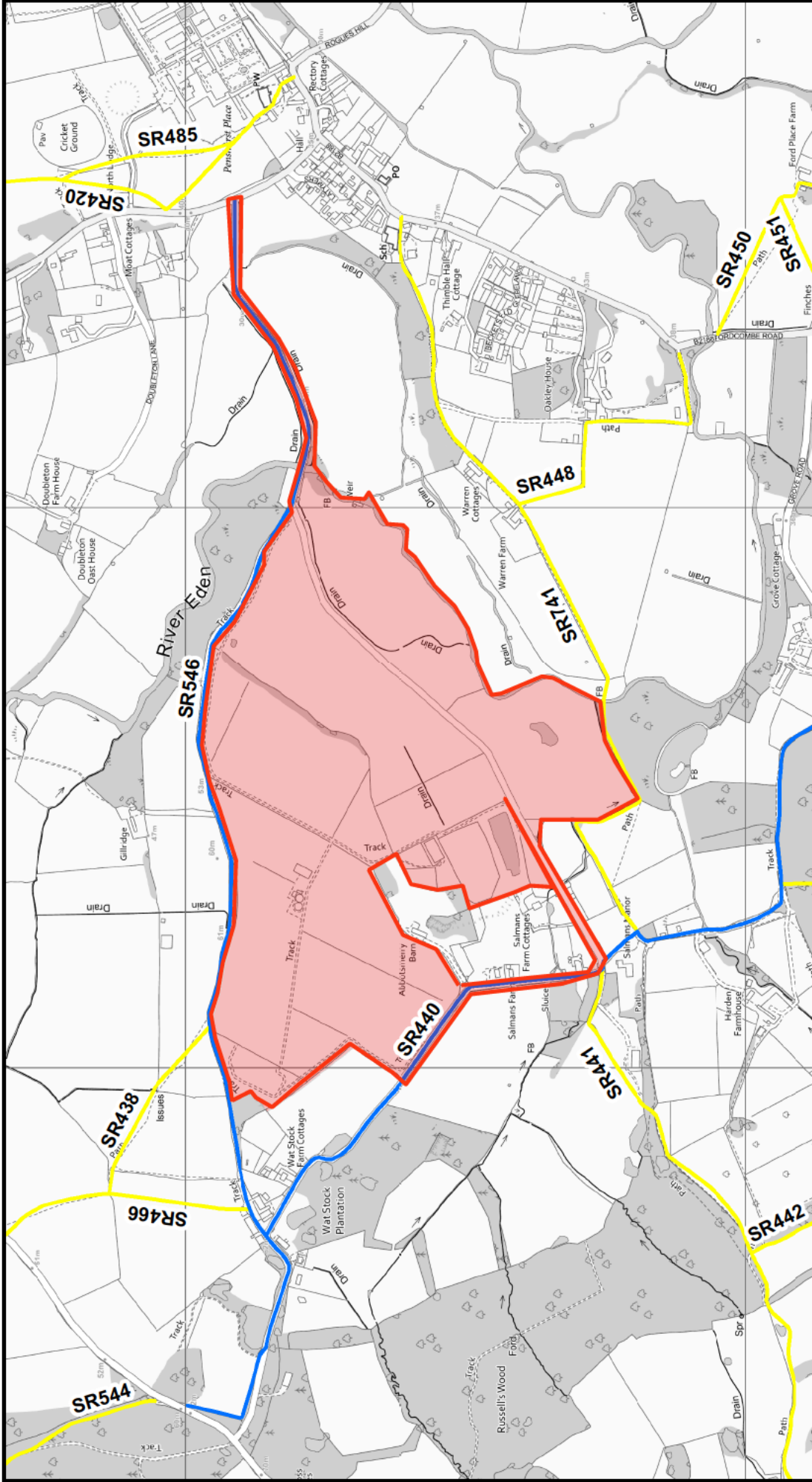


Produced by the KCC Public Rights of Way and Access Service © Crown Copyright and database right 2013. Ordnance Survey 100019238

Created by:	
WJB	
Checked by:	
Issue Date:	2/12/2020
Reference:	PROW/S31/McC

N

1:5,000 at A4



Created by:  
WJB

Checked by:

Issue Date:  
2/12/2020

Reference:  
PROW/S31/McC

Scale: 1:10,000 at A4

**Salmans Farm, Tonbridge, TN11 8DJ**

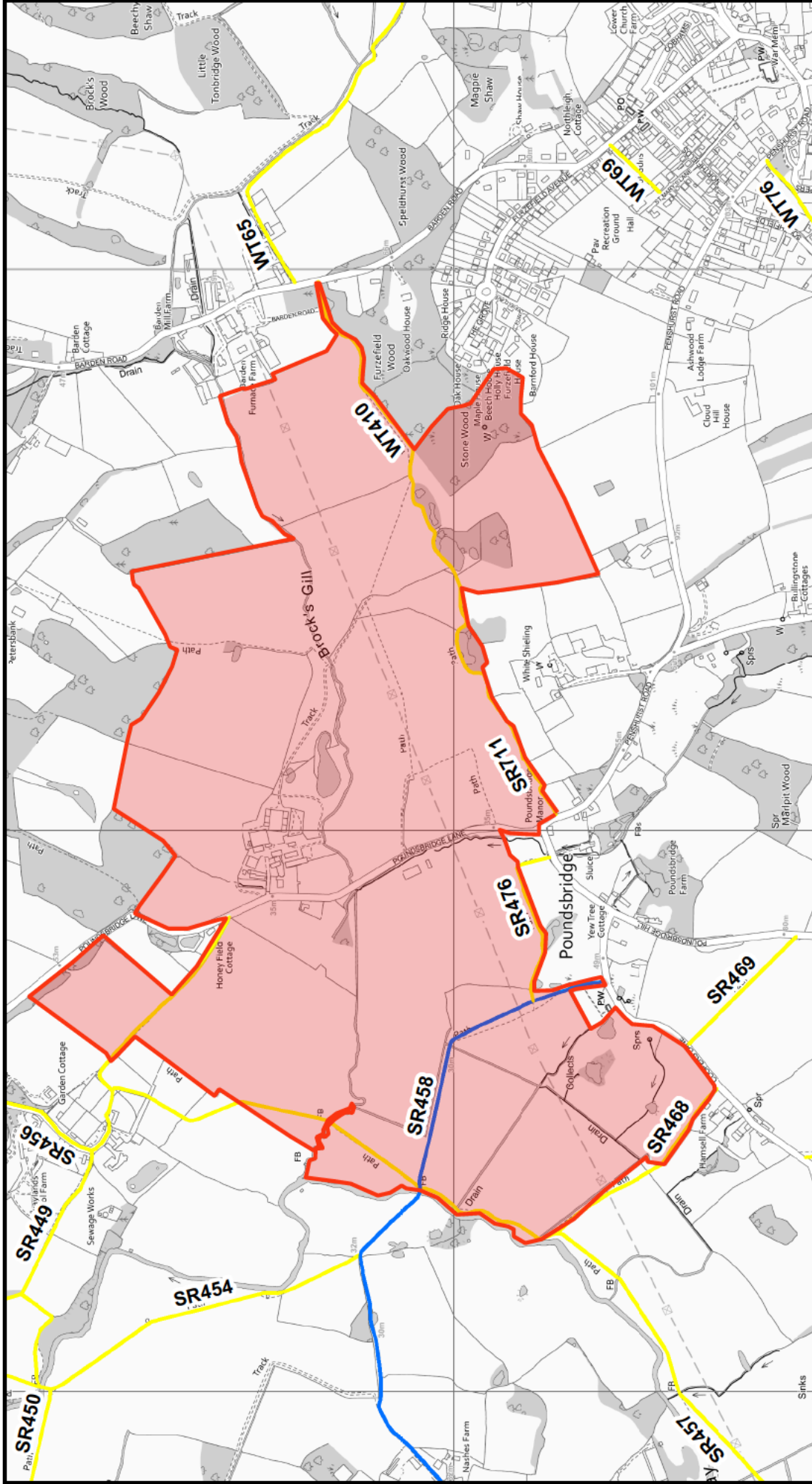
Please note: this map extract is not a legal record of the alignment or existence of a public right of way. No measurements should be taken from it.

Key

- Public Footpath
- Public Bridleway
- Landownership Extent

Scale: 0 to 0.5 Kilometres / 0 to 0.5 Miles

Produced by the KCC Public Rights of Way and Access Service © Crown Copyright and database right 2013. Ordnance Survey 100019238

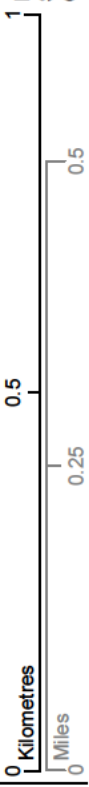


**Key**

- Public Footpath
- Public Bridleway
- Landownership Extent

### Bowens Farm, Penshurst, Tonbridge TN11 8AJ

Please note: this map extract is not a legal record of the alignment or existence of a public right of way. No measurements should be taken from it.



Created by:	WJB
Checked by:	
Issue Date:	2/12/2020
Reference:	PROW/S31/McC

N

1:10,000 at A4

Kent County Council  
kent.gov.uk

Produced by the KCC Public Rights of Way and Access Service © Crown Copyright and database right 2013. Ordnance Survey 100019238

**PART A:**

**Information relating to the applicant and land to which the application relates  
(all applicants must complete this Part)**

1. Name of appropriate authority to which the application is addressed:

Kent County Council

2. Name and full address (including postcode) of applicant:

Kate McCutcheon  
Hall Place Farms LLP  
Leigh Park Farm,  
Tonbridge,  
Kent TN11 8PN

3. Status of applicant (tick relevant box or boxes):

I am

(a)  the owner of the land(s) described in paragraph 4.

(b)  making this application and the statements/declarations it contains on behalf of Messrs and Mmes Bastable, Ms Pierson and Ms McCutcheon who are the owners of the lands described in paragraph 4 and in my capacity as part-owner and authorised representative.

4. Insert description of the land(s) to which the application relates (**including full address and postcode**):

A. The areas of farmland and woodland to the west of The Tonbridge Bypass , east of Coppings Road and north of Hall Park Lake, as well as two parcels of land to the north and south of the railway around Haysden Country Park; known as Hall Place, Leigh Park Farm, Leigh, Tonbridge, TN11 8PN

B. Area of farmland and woodland to the north of Salmdans Lane, known as Salmans Farm, Tonbridge, TN11 8DJ

C. Area of farmland to the west and east of Poundsbridge Lane, known as Bowens Farm, Penshurst, Tonbridge TN11 8AJ

5. Ordnance Survey six-figure grid reference(s) of a point within the area of land(s) to which the application relates (if known):

A - TQ 542 474

B.- TQ 514 437

C - TQ 540 421

6. This deposit comprises the following statement(s) and/or declarations (tick all that apply):

Part B (Highways Statement)

Part C (Highways Declaration)

Part D (Landowner Statement)

**PART C:**  
**Declaration under section 31(6) of the Highways Act 1980**

1. Messrs and Mmes Bastable, Ms Pierson and Ms McCutcheon are the owners of the land described in paragraph 4 of Part A of this form and shown edged red and shaded pink on the map lodged with Kent County Council on the 10<sup>th</sup> December 2020.

2. On the 10<sup>th</sup> December 2020 I deposited with Kent County Council being the appropriate council, a statement accompanied by a map showing Messrs and Mmes Bastable, Ms Pierson and Ms McCutcheon's property edged in red and shaded pink which stated that:

Ways shown blue on the that map are public bridleways.

Ways shown yellow on the that map are public footpaths

No other ways over the land shown edged red and shaded pink on that map had been dedicated as highways.

3. No additional ways have been dedicated over the land edged in red and shaded pink on the map referenced in paragraph 1 above since the statement deposited on the 10<sup>th</sup> December 2020 referred to in paragraph 2 above, other than those bridleways and footpaths marked in the appropriate colour on the map deposited with the council and at the present time Messrs and Mmes Bastable, Ms Pierson and Ms McCutcheon have no intention of dedicating any more public rights of way over the property.



**PART E:**

**Additional information relevant to the application**

*(insert any additional information relevant to the application)*

\*

**PART F:**  
**Statement of Truth**  
**(all applicants must complete this Part)**

**WARNING:** If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

**I BELIEVE THAT THE FACTS AND MATTERS CONTAINED IN THIS FORM ARE TRUE**

**Signature (of the person making the statement of truth):**



**Print full name:** KATE MCCUTCHEON

**Date:** 15-12-2020

**You should keep a copy of the completed form**