

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



KCC Reference number: **03/21**

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

Date Deposit application received: **01/02/2021**

Date on which any Highways Declaration expires: **09/02/2041**

.....

Details of the land:

Districts	<b>Tunbridge Wells</b>
Parishes	<b>Brenchley &amp; Matfield, Pembury, Tunbridge Wells</b>
Address & postcode of buildings on land parcels	<b>Map 1:</b> <b>Land at Little Bayhall Farm, High Woods Lane, Tunbridge Wells, Kent, TN3 9AA between Cornford Lane and Dundale Road.</b> <b>Land known as High Wood, lying south of High Woods Lane and north-east of Hawkenbury Road, Tunbridge Wells, Kent, TN3 9AD.</b> <b>Two parcels of land either side of the A21 and east of Cornford Lane, Pembury, Kent, TN2 4QS.</b> <b>Land at Chalket Farm, Chalket Lane, Pembury, Kent, TN2 4AA.</b> <b>Map 2:</b> <b>Land south of the A21 and east of</b>

	<b>Dundale Road, Matfield, Kent, TN12 7HF.</b>
Nearest town/city	<b>Pembury</b>
OS 6-figure grid reference	<b>TQ 625 393</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 on the accompanying map, reference **03/21**. 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:*

Map 1: Land at Little Bayhall Farm, High Woods Lane, Tunbridge Wells, TN3 9AA between Cornford Lane and Dundale Road; land known as High Wood, lying south of High Woods Lane and north-east of Hawkenbury Road, Tunbridge Wells, TN3 9AD; two parcels of land either side of the A21 and east of Cornford Lane, Pembury, TN2 4QS; land at Chalket Farm, Chalket Lane, Pembury, Kent, TN2 4AA.

Map 2: Land south of the A21 and east of Dundale Road, Matfield, Kent, TN12 7HF.

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

Brenchley and Matfield, Pembury, Tunbridge Wells – Tunbridge Wells

The deposit was submitted by Ian Bowman and was received by this authority on 01/02/2021.

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 **Mrs Maria McLauchlan on 03000 413420**.

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



*Name and Position of Signatory:* Graham Rusling,  
PROW & Access Service Manager

Date: 11 March 2021



**This notice may be removed after 11 May 2021**

## Application Form

## Form CA16

## Application Form for deposits under section 31(6) of the Highways Act 1980 and section 15A(1) of the Commons Act 2006

**Please read the following guidance carefully before completing this form**

1. Further guidance relating to completion of this form is available from <http://www.defra.gov.uk/rural/protected/greens/>.  
Please refer to these separate notes when completing this form.
2. **Parts A and F must be completed in all cases.**
3. The form **must** be signed and dated by, or by a duly authorised representative of, **every** owner of land to which the application relates who is an individual, and by the secretary or some other duly authorised officer of every owner of land to which the application relates which is a body corporate or an unincorporated association.
4. In the case of land in joint ownership **all** the joint owners must complete paragraphs 2 and 3 of Part A and complete and sign the application in Part F, unless a duly authorised representative completes and signs the form on behalf of all of the owners of the land. Paragraph 3 should be completed in full to clearly explain the capacity of each applicant e.g. trustee, landowner's managing agent, executor.
5. 'Owner' is defined in section 61(3) of the Commons Act 2006 and section 31(7) of the Highways Act 1980 and means, broadly, a legal owner of the freehold interest in the land.
6. Where the application relates to more than one parcel of land, a description of **each** parcel should be included in Paragraph 4 of Part A and the remainder of the form should be completed to clearly identify which statement and/or declaration relates to which parcel of land. This may require the insertion of additional wording. See separate notes for further guidance. Multiple parcels of land should be clearly identified by coloured edging on any accompanying map.
7. Where a statement or declaration requires reference to colouring shown on an accompanying map or previously lodged map, the colouring must be clearly specified and must match that shown on the relevant map. For example, if a footpath is specified in a Part C declaration as shown coloured brown, the accompanying map or previously deposited map referred to must reflect that colouring.
8. An application **must** be accompanied by an ordnance map, or (in respect of declarations under Part C or statements under Part D of this form) refer to a map previously deposited in accordance with the Commons (Registration of Town or Village Greens) and Dedicated Highways (Landowner Statements and Declaration) (England) Regulations 2013 or (if deposited before 1<sup>st</sup> October 2013) in accordance with section 31(6) of the Highways Act 1980. Any accompanying map must be an ordnance map at a scale of not less than 1:10,560 showing the boundary of the land to which the application relates in coloured edging.
9. An application must be accompanied by the requisite fee.
10. 'Appropriate authority' means (a) in relation to a map or statement deposited or declaration lodged under section 31(6) of that Act, an appropriate council (as defined in section 31(7) of the Highways Act 1980); and (b) in relation to a statement and map deposited under section 15A(1) of the 2006 Act, a commons registration authority (defined in section 4 of the Commons Act 2006 and section 2 of the Commons Registration Act 1965). In practice, the appropriate council and commons registration authority will usually be the same body.

**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:

Ian Bowman  
Little Bayhall Farm  
High Woods Lane  
Tunbridge Wells  
Kent  
TN3 9AA

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 Ian Bowman, Chris Bowman and Yvonne Bowman who are the owners of the land(s) described in paragraph 4 and in my capacity as joint owner.

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

- A. Land at Little Bayhall Farm, High Woods Lane, Tunbridge Wells, Kent, TN3 9AA between Cornford Lane and Dundale Road.
- B. Land known as High Wood, lying south of High Woods Lane and north-east of Hawkenbury Road, Tunbridge Wells, Kent, TN3 9AD.
- C. Two parcels of land either side of the A21 and east of Cornford Lane, Pembury, Kent, TN2 4QS.
- D. Land at Chalket Farm, Chalket Lane, Pembury, Kent, TN2 4AA
- E. Land south of the A21 and east of Dundale Road, Matfield, Kent, TN12 7HF.

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

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**

Ian Bowman, Chris Bowman and Yvonne Bowman are the owners of the land described in paragraph 4 of Part A of this form and shown edged in RED on the map accompanying this statement.

Ways shown BLUE on the accompanying maps are public bridleways.

Ways shown YELLOW on the accompanying maps are public footpaths.

No other ways over the land shown edged in RED on the accompanying maps have been dedicated as highways.

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

1. ~~[I, ..... [insert name of owner] am/is] the owner of the land described in paragraph 4 of Part A of this form and shown edged in ..... [insert colouring] on the map [accompanying this declaration/lodged with ..... [insert name] Council on ..... [insert day, month, year]].~~  
~~(delete wording in square brackets as appropriate and/or insert information as required)~~

2. On the ..... [insert day] day of ..... [insert month, year] ~~[I, ..... [insert name of owner's] /my predecessor in title, ..... [insert name]] deposited with ..... [insert name] Council, being the appropriate council, a statement accompanied by a map showing [my/..... [insert name of owner's]] property edged in ..... [insert colouring] which stated that:~~

~~[the ways shown ..... [insert colouring] on that map [and on the map accompanying this declaration] had been dedicated as byways open to all traffic]~~  
~~[the ways shown ..... [insert colouring] on that map [and on the map accompanying this declaration] had been dedicated as restricted byways]~~  
~~[the ways shown ..... [insert colouring] on that map [and on the map accompanying this declaration] had been dedicated as bridleways]~~  
~~[the ways shown ..... [insert colouring] on that map [and on the map accompanying this declaration] had been dedicated as footpaths]~~  
~~[no [other] ways had been dedicated as highways over [my/..... [insert name of owner's]] property].~~

~~(delete wording in square brackets as appropriate and/or insert information as required)~~

3. On the ..... [insert day] day of ..... [insert month, year] ~~[I/my/..... [insert name of owner's] predecessor in~~

title ..... [ *insert name* ] deposited with  
..... [ *insert name* ] Council, being the appropriate  
council, a **declaration** dated ..... [ *insert day, month, year* ],  
stating that no additional ways [other than those marked in the appropriate colour on  
the map accompanying that declaration] had been dedicated as [byways open to all  
traffic] [restricted byways] [bridleways] [footpaths] since the deposit of the  
statement referred to in paragraph 2 above.]

*(delete if not applicable and delete wording in square brackets as appropriate and/or  
insert information as required)*

4. No additional ways have been dedicated over the land edged in .....  
[ *insert colouring* ] on the map [accompanying this declaration/referenced in paragraph  
1 above] since the statement deposited on ..... [ *insert day,  
month, year* ] referred to in paragraph 2 above [since the date of the declaration  
referred to in paragraph 3 above] [other than those [byways open to all traffic]  
[restricted byways] [bridleways] [footpaths] marked in the appropriate colour on the  
map accompanying this declaration] and at the present time  
[I/..... [ *insert name of owner* ] [have/has] no  
intention of dedicating any more public rights of way over [my/the] property.

*(delete wording in square brackets as appropriate and/or insert information as  
required)*



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

Ian Bowman, Chris Bowman and Yvonne Bowman are the owners of the land described in paragraph 4 of Part A of this form and shown edged in RED on the maps accompanying this statement.

Ian Bowman, Chris Bowman and Yvonne Bowman 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 in RED on the accompanying maps.

**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):



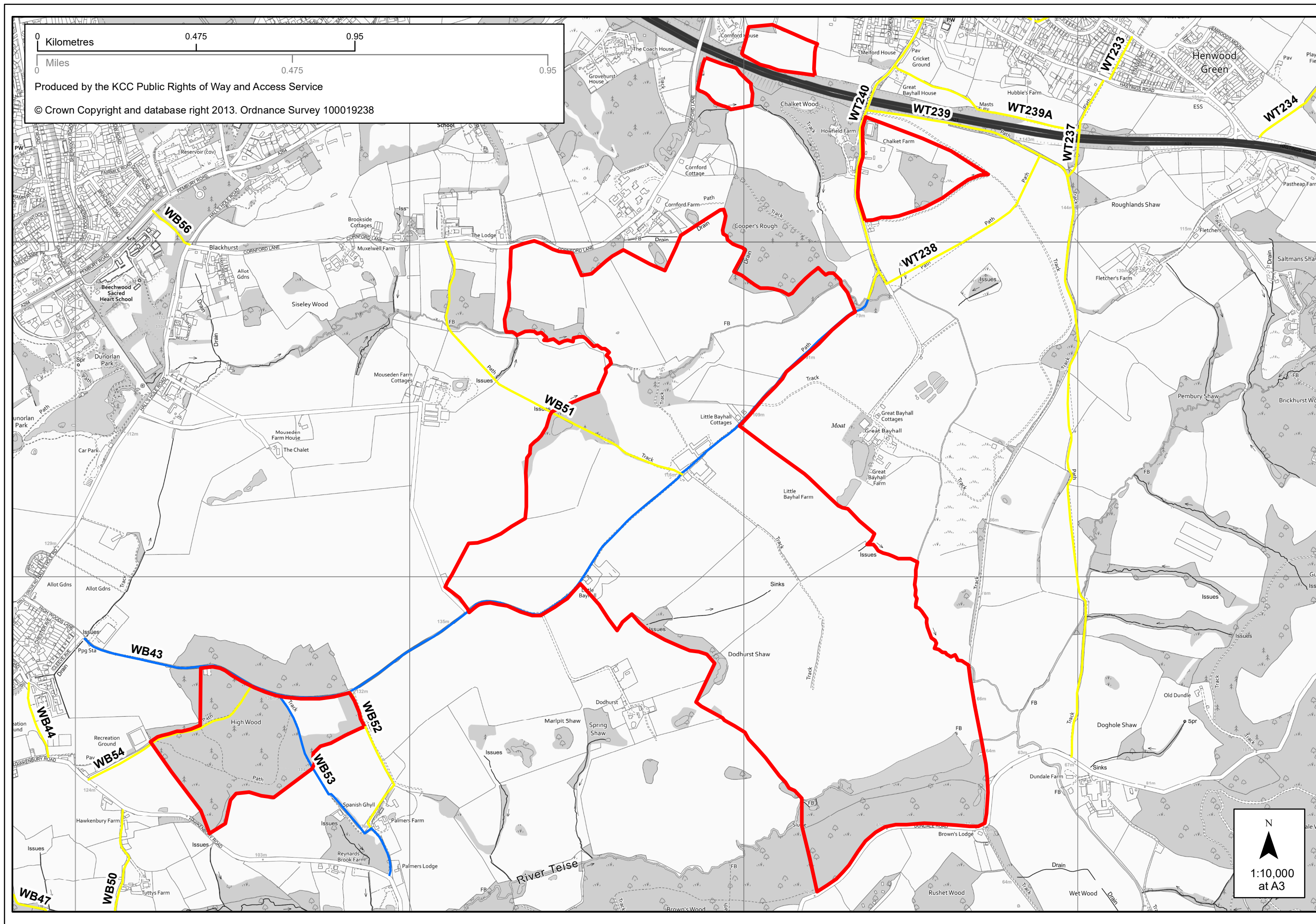
Print full name: Ian Bowman

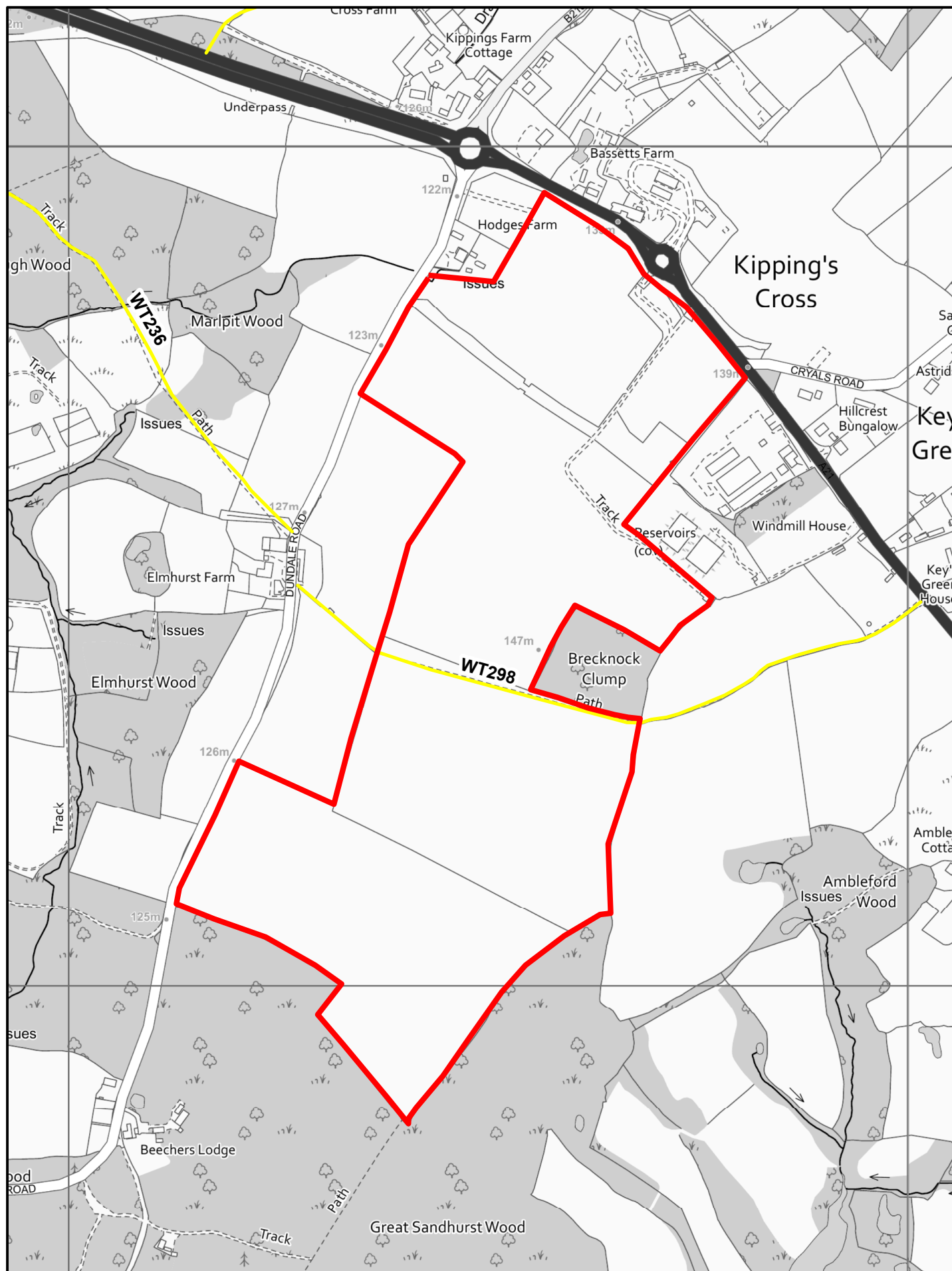
Date:

IAN MICHAEL BOWMAN

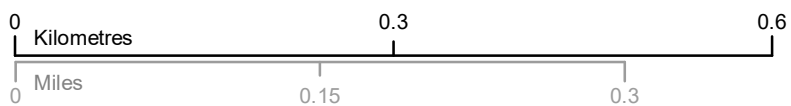
28/1/21

You should keep a copy of the completed form





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## Application Form

## Form CA16

## Application Form for deposits under section 31(6) of the Highways Act 1980 and section 15A(1) of the Commons Act 2006

**Please read the following guidance carefully before completing this form**

1. Further guidance relating to completion of this form is available from <http://www.defra.gov.uk/rural/protected/greens/>.  
Please refer to these separate notes when completing this form.
2. **Parts A and F must be completed in all cases.**
3. The form **must** be signed and dated by, or by a duly authorised representative of, **every** owner of land to which the application relates who is an individual, and by the secretary or some other duly authorised officer of every owner of land to which the application relates which is a body corporate or an unincorporated association.
4. In the case of land in joint ownership **all** the joint owners must complete paragraphs 2 and 3 of Part A and complete and sign the application in Part F, unless a duly authorised representative completes and signs the form on behalf of all of the owners of the land. Paragraph 3 should be completed in full to clearly explain the capacity of each applicant e.g. trustee, landowner's managing agent, executor.
5. 'Owner' is defined in section 61(3) of the Commons Act 2006 and section 31(7) of the Highways Act 1980 and means, broadly, a legal owner of the freehold interest in the land.
6. Where the application relates to more than one parcel of land, a description of **each** parcel should be included in Paragraph 4 of Part A and the remainder of the form should be completed to clearly identify which statement and/or declaration relates to which parcel of land. This may require the insertion of additional wording. See separate notes for further guidance. Multiple parcels of land should be clearly identified by coloured edging on any accompanying map.
7. Where a statement or declaration requires reference to colouring shown on an accompanying map or previously lodged map, the colouring must be clearly specified and must match that shown on the relevant map. For example, if a footpath is specified in a Part C declaration as shown coloured brown, the accompanying map or previously deposited map referred to must reflect that colouring.
8. An application **must** be accompanied by an ordnance map, or (in respect of declarations under Part C or statements under Part D of this form) refer to a map previously deposited in accordance with the Commons (Registration of Town or Village Greens) and Dedicated Highways (Landowner Statements and Declaration) (England) Regulations 2013 or (if deposited before 1<sup>st</sup> October 2013) in accordance with section 31(6) of the Highways Act 1980. Any accompanying map must be an ordnance map at a scale of not less than 1:10,560 showing the boundary of the land to which the application relates in coloured edging.
9. An application must be accompanied by the requisite fee.
10. 'Appropriate authority' means (a) in relation to a map or statement deposited or declaration lodged under section 31(6) of that Act, an appropriate council (as defined in section 31(7) of the Highways Act 1980); and (b) in relation to a statement and map deposited under section 15A(1) of the 2006 Act, a commons registration authority (defined in section 4 of the Commons Act 2006 and section 2 of the Commons Registration Act 1965). In practice, the appropriate council and commons registration authority will usually be the same body.

**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:

Ian Bowman  
Little Bayhall Farm  
High Woods Lane  
Tunbridge Wells  
Kent  
TN3 9AA

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 Ian Bowman, Chris Bowman and Yvonne Bowman who are the owners of the land(s) described in paragraph 4 and in my capacity as joint owner.

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

- A. Land at Little Bayhall Farm, High Woods Lane, Tunbridge Wells, Kent, TN3 9AA between Cornford Lane and Dundale Road.
- B. Land known as High Wood, lying south of High Woods Lane and north-east of Hawkenbury Road, Tunbridge Wells, Kent, TN3 9AD.
- C. Two parcels of land either side of the A21 and east of Cornford Lane, Pembury, Kent, TN2 4QS.
- D. Land at Chalket Farm, Chalket Lane, Pembury, Kent, TN2 4AA
- E. Land south of the A21 and east of Dundale Road, Matfield, Kent, TN12 7HF.

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

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**

~~Ian Bowman, Chris Bowman and Yvonne Bowman are the owners of the land described in paragraph 4 of Part A of this form and shown edged in RED on the map accompanying this statement.~~

~~Ways shown BLUE on the accompanying maps are public bridleways.~~

~~Ways shown YELLOW on the accompanying maps are public footpaths.~~

~~No other ways over the land shown edged in RED on the accompanying maps have been dedicated as highways.~~

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

1. We, Ian Bowman, Chris Bowman and Yvonne Bowman, are the owners of the land described in paragraph 4 of Part A of this form and shown edged in RED on the maps lodged with Kent County Council on 1<sup>st</sup> February.

2. On the first day of February 2021, I Ian Bowman (on behalf of Ian Bowman, Chris Bowman and Yvonne Bowman, and in my capacity as joint owner) deposited with Kent County Council, being the appropriate council, a statement accompanied by maps showing our property edged in RED which stated that:

the ways shown BLUE on those maps had been dedicated as bridleways;  
the ways shown YELLOW on those maps had been dedicated as footpaths.  
No other ways had been dedicated as highways over our property.

3. No additional ways have been dedicated over the land edged in RED on the maps referenced in paragraph 1 above since the statement deposited on 1<sup>st</sup> February 2021 referred to in paragraph 2 above and at the present time Ian Bowman, Chris Bowman and Yvonne Bowman have no intention of dedicating any more public rights of way over our property.



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

~~Ian Bowman, Chris Bowman and Yvonne Bowman are the owners of the land described in paragraph 4 of Part A of this form and shown edged in RED on the maps accompanying this statement.~~

~~Ian Bowman, Chris Bowman and Yvonne Bowman 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 in RED on the accompanying maps.~~

**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: Ian Bowman**

**Date:**

9/2/21

IAN BOWMAN

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