

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



KCC Reference number: **24/25**

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

Date Deposit application received: **05/09/2025**

Date on which any Highways Declaration expires: **09/09/2045**

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**Details of the land:**

Districts	<b>Tunbridge Wells</b>
Parishes	<b>Cranbrook &amp; Sissinghurs</b>
Address & postcode of buildings on land parcels	<b>Land at Hancocks Farm House, Tilsden Lane, Cranbrook, Kent, TN17 3PH</b>
Nearest town/city	<b>Cranbrook</b>
OS 6-figure grid reference	<b>TQ 785 352</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 **24/25**. 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:*

Land at Hancocks Farm House, Tilsden Lane, Cranbrook, Kent, TN17 3PH

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

Cranbrook & Sissinghurst - Tunbridge Wells

The deposit was submitted by Dan Biddle, Lambert and Foster and was received by this authority on 05/09/2025.

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: <https://www.kent.gov.uk/landownerprotection> 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 **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: 26<sup>th</sup> September 2025



**This notice may be removed after 26<sup>th</sup> November 2025**

**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:

Mr Dan Biddle of Lambert and Foster Ltd  
77 Commercial Road  
Paddock Wood, Kent  
TN12 6DS

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 Adam Dakin and Benita Mary Joyce who are the owners of the land(s) described in paragraph 4 and in my capacity as an Agent – Rural Surveyor

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

Land at Hancocks Farm House, Tilsden Lane, Cranbrook, Kent, TN17 3PH

comprised of two parcels to the southeast of Cranbrook. Parcel one contains 3.72 ha of woodland, and Parcel two contains 26.04 ha of arable land and woodland.

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

Parcel one: TQ 782 356

Parcel two: TQ 785 352

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**

Adam Dakin and Benita Mary Joyce 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 dashed red on the accompanying map are public footpaths.

No other ways over the land shown edged in red on the accompanying map have been dedicated as highways

**PART D:**

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

Adam Dakin and Benita Mary Joyce 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.

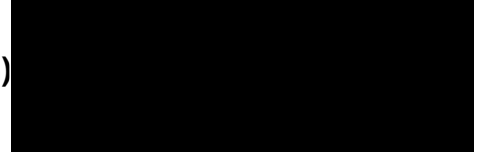
Adam Dakin and Benita Mary Joyce wish to bring an end any period during which persons may have indulged as of right in lawful sports and pastimes on the whole or any part of the land shown edged in red on the accompanying map.

**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)**

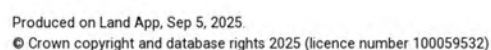
A black rectangular box redacting the signature of the person making the statement of truth.



**Print full name: DAN BIDDLE**

**Date: 05/09/2025**

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

**Lambert  
& Foster**



 Property Boundary  
 Public Footpath

100 m  
Scale 1:5000 (at A4)



**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:

Mr Dan Biddle of Lambert and Foster  
77 Commercial Road  
Paddock Wood, Kent  
TN12 6DS

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  
Adam Dakin and Benita Mary Joyce who are the owners of the land described in paragraph  
4 and in my capacity as an Agent – Rural Surveyor

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

Land at Hancocks Farm House, Tilsden Lane, Cranbrook, Kent, TN17 3PH

comprised of two parcels to the southeast of Cranbrook. Parcel one contains 3.72 ha of  
woodland, and Parcel two contains 26.04 ha of arable land and woodland.

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

Parcel one: TQ 782 356

Parcel two: TQ 785 352

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. Adam Dakin and Benita Mary Joyce 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 declaration and on the map lodged with Kent County Council on 5<sup>th</sup> September 2025.
2. On the 5<sup>th</sup> day of September 2025 I, Dan Biddle, on behalf of the owners Adam Dakin and Benita Mary Joyce deposited with Kent County Council, being the appropriate council, a statement accompanied by a map showing Adam Dakin and Benita Mary Joyce's property edged in red which stated that:
3. The ways shown dashed in red on that map and the map accompanying this declaration had been dedicated as public footpaths.

No other ways had been dedicated as highways over Adam Dakin and Benita Mary Joyce's property.

4. No additional ways have been dedicated over the land edged in red on the map accompanying this declaration and that referenced in paragraph 1 above since the statement deposited on 5<sup>th</sup> September 2025 referred to in paragraph 2 above and at the present time Adam Dakin and Benita Mary Joyce have no intention of dedicating any more public rights of way over the property.



**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):**

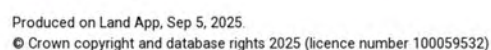
A solid black rectangular box used to redact the signature of the person making the statement of truth.



**Print full name: DAN BIDDLE**

**Date: 9<sup>th</sup> September 2025**

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

**Lambert  
& Foster**



 Property Boundary  
 Public Footpath

100 m  
Scale 1:5000 (at A4)

