

KENT COUNTY COUNCIL
REGISTER OF DEPOSITS



KCC Reference number: **06/22**

- ✓ Highways Statement
- ✓ Highways Declaration

Date Deposit application received: **28/01/2022**

Date on which any Highways Declaration expires: **01/02/2042**

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Details of the land:

Districts	Ashford
Parishes	Bethersden
Address & postcode of buildings on land parcels	The land in total amounts to approximately 100ha (250ac) and is primarily grassland with other features such as ponds, woodland, scrubland along with rental properties, two Business Parks and associated grounds, which are all located in and around Bethersden, Ashford. Plot 1 - Beacon Field, Pluckley Road, Bethersden, Ashford, Kent TN26 3AA. Plot 2 - 4-8 Batemans Corner Cottages, Bethersden, Ashford, Kent TN26 3DB and TN26 3OD. Plot 3 - Land near Oakmead Farm, Fridd Lane, Bethersden, Ashford, Kent TN26 3DU. Plot 4 - Mill Farm Land, Fridd Lane,

	<p>Bethersden, Ashford, Kent TN26 3DB including Paris Corner Cottage and Mill Farm Business Units.</p> <p>Plot 5 - Thorne Farm and Water Farm Land, Bethersden, Ashford, Kent TN26 including The Thorne Business Park (and nearby farm buildings) and associated grounds and Thorne Cottage.</p> <p>Plot 6 - Robscott Farm, Old Surrenden Manor Road, Bethersden, Ashford, Kent TN26 3DQ including Hoads Wood, Robscott Farm and Farmhouse, Lower Iddenden Cottage and Mill Cottage.</p>
Nearest town/city	Bethersden
OS 6-figure grid reference	TQ 936 403

KCC Contact: Definitive Map Officer

Tel: 03000 41 71 71

Email: prow@kent.gov.uk

SCHEDULE 1

Regulation 2(2)(a)

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. Guidance relating to completion of this form is available from <https://www.gov.uk/town-and-village-greens-how-to-register>. 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 1st 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 – please ask the appropriate authority for details.

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:

Julian Stratford
STRATFORD'S Rural Surveyors Ltd
The Thorne Estate Office
Forge Hill
Bethersden
Ashford
Kent TN26 3AF

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 The Peter Adams Trust which is the owner of the land(s) described in paragraph 4 and in my capacity as Managing Agent and also Trustee for the Peter Adams Trust.

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

The land in total amounts to approximately 100ha (250ac), and is primarily grassland with other features such as ponds, woodland, scrubland along with rental properties, two Business Parks and associated grounds, which are all located in and around Bethersden, Ashford.

Plot 1 – Beacon Field, Pluckley Road, Bethersden, Ashford, Kent TN26 3AA –

- An area of approx. 1.25 hectares (3 acres) of Permanent Grassland which also includes 2x Ponds

Plot 2 – 4-8 Batemans Corner Cottages, Bethersden, Ashford, Kent TN26 3DB and TN26 3DD –

- An area of approx. 5.50 hectares (13.5 acres) of Permanent Grassland which also includes 3x Ponds
- 4-8 Batemans Corner Cottages, Bethersden (TN26 3DB and TN26 3DD) and gardens.

Plot 3 – Land near Oakmead Farm, Fridd Lane, Bethersden, Ashford, Kent TN26 3DU –

- An area of approx. 2 hectares (4.5 acres) of Permanent Grassland which also includes a small area of Woodland and a Pond

Plot 4 – Mill Farm Land, Fridd Lane, Bethersden, Ashford, Kent TN26 3DB –

- An area of approx. 21 hectares (52 acres) of Permanent Grassland which also includes 6x Ponds
- Public Bridleway from Fridd Lane to Old Surrenden Manor Road
- Paris Corner Cottage, Bethersden (TN26 3DT)
- Mill Farm Business Units, Fridd Lane, Bethersden (TN26 3DB)

Plot 5 – Thorne Farm and Water Farm Land, Bethersden, Ashford, Kent TN26 3AF –

- An area of approx. 31 hectares (75 acres) of Permanent Grassland which also includes other features such as Ponds, Woodland and Scrubland
- The Thorne Business Park (including nearby farm buildings) and associated grounds, Thorne Lodge and Thorne End (TN26 3AF)
- Public Bridleway from Forge Hill to Kiln Lane

- Thorne Cottage, Forge Hill, Bethersden (TN26 3AF)

Plot 6 – Robscott Farm, Old Surrenden Manor Road, Bethersden, Ashford, Kent TN26 3DQ –

- An area of approx. 39 hectares (96 acres) of Permanent Grassland, which also includes other features such as Ponds and Scrubland
- Hoads Wood, measuring approx. 5.50 hectares (13.5 acres)
- Robscott Farm and Farmhouse (TN26 3DQ)
- Lower Iddenden Cottage, Kiln Lane, Bethersden (TN26 3DG)
- Mill Cottage, Old Surrenden Manor Road, Bethersden (TN26 3DF)

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

Plot 1 – TQ 931 405

Plot 2 – TQ 933 407

Plot 3 – TQ 935 410

Plot 4 – TQ 936 406

Plot 5 – TQ 931 401

Plot 6 – TQ 940 399

6. This deposit comprises the following statement(s) and declarations *Parts B:*

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

The **Peter Adams Trust** is the owner of the land described in paragraph 4 of Part A of this form and shown **edged red** on the map accompanying this statement.

Ways shown in **green** on the accompanying maps are public bridleways.

Ways shown in **blue** on the accompanying maps are public footpaths.

No other ways over the land **edged red** on the accompanying maps have been dedicated as highways.

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

I have attached a plan showing the land currently in the ownership of the Peter Adams Trust. The plan shows the routes that are designated as public footpaths (in blue) or bridleways (in green).

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: JULIAN STRATFORD

Date: 28th January 2022

You should keep a copy of the completed form

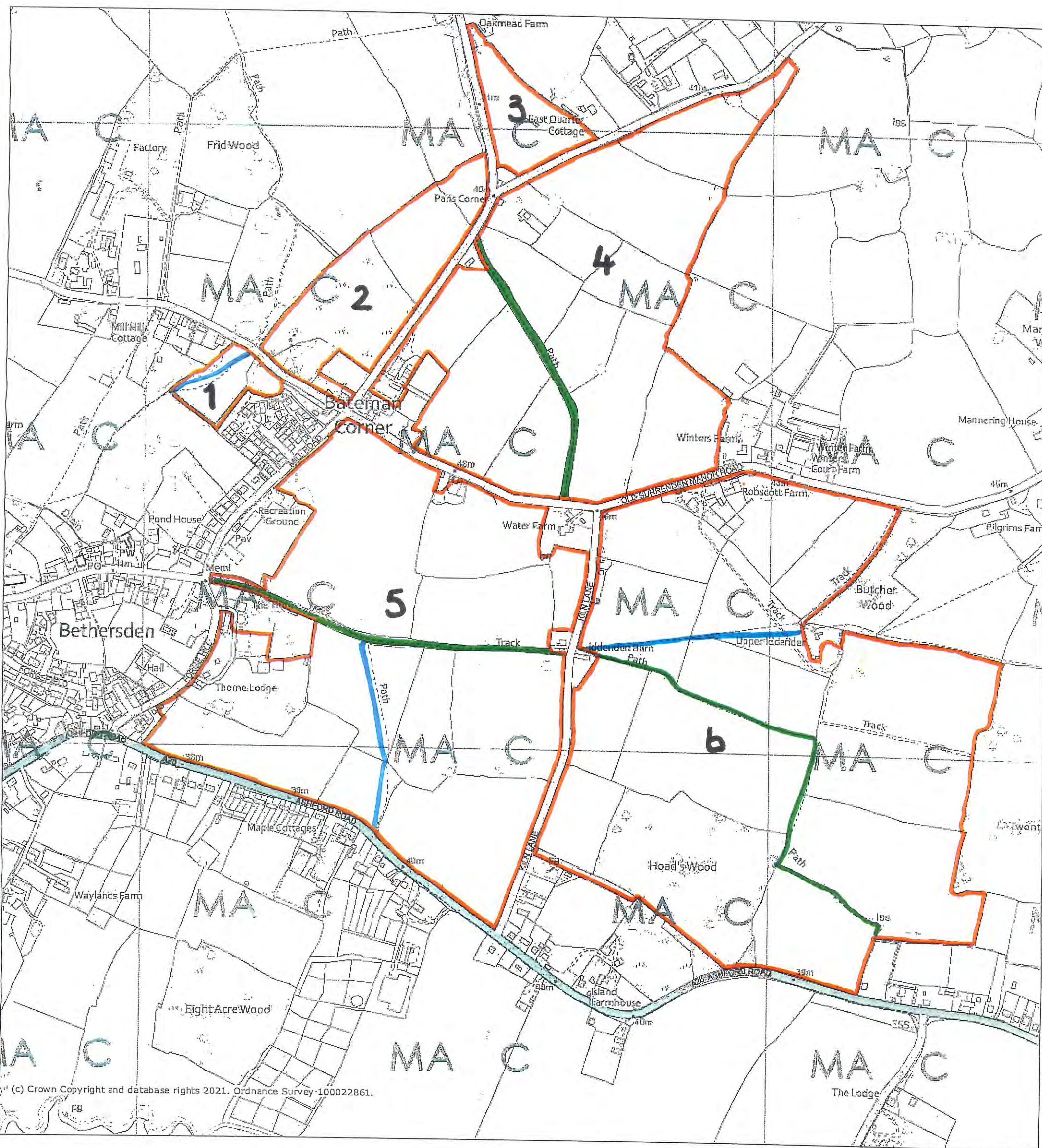
Data Protection Act 1998 - Fair Processing Notice

The purpose of this Fair Processing Notice is to inform you of the use that will be made of your personal data, as required by the Data Protection Act 1998.

The appropriate authority (see explanation of definition in above guidance notes) in England is the data controller in respect of any personal data that you provide when you complete this form.

The information that you provide will be used by the appropriate authority in its duties to process applications to deposit statements, maps and declarations under section 31(6) the Highways Act 1980 and statements under section 15A(1) of the Commons Act 2006. The information you provide will also be used by the appropriate authority in its duty to update the registers in which details of such deposits are recorded under the Dedicated Highways (Registers under Section 31A of the Highways Act 1980) (England) Regulations 2007 and the Commons (Registration of Town or Village Greens) and Dedicated Highways (Landowner Statements and Declarations) (England) Regulations 2013.

The appropriate authority is required by the legislation above to maintain a register which holds information provided in this form, which can be inspected online or in person by members of the public on request. It may also be required to release information, including personal data and commercial information, on request under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000. However, the appropriate authority will not permit any unwarranted breach of confidentiality nor will they act in contravention of their obligations under the Data Protection Act 1998.



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0 0.15 0.3
km

Projection = OSGB36
xmin = 592300
ymin = 139600
xmax = 594900
ymax = 141000

Map produced by MAGIC on 25 January, 2022.
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— FOOTPATH

SCALE:

1:6,000

— BRIDLEWAY

N

SCHEDULE 1

Regulation 2(2)(a)

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Form CA16

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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.
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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:

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

Julian Stratford
STRATFORD'S Rural Surveyors Ltd
The Thorne Estate Office
Forge Hill
Bethersden
Ashford
Kent TN26 3AF

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 The Peter Adams Trust which is the owner of the land(s) described in paragraph 4 and in my capacity as Managing Agent and also Trustee for the Peter Adams Trust.

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Plot 2 – TQ 933 407

Plot 3 – TQ 935 410

Plot 4 – TQ 936 406

Plot 5 – TQ 931 401

Plot 6 – TQ 940 399

6. This deposit comprises the following statement(s) and declarations *Parts C:*

PART C:

Declaration under section 31(6) of the Highways Act 1980

1. **The Peter Adams Trust** is the owner of the land described in paragraph 4 of Part A of this form and shown edged in red on the map lodged with **Kent County Council** on the 28th January 2022.

2. On the 28th day of January 2022 I, **Julian Stratford on behalf of The Peter Adams Trust** deposited with **Kent County Council**, being the appropriate council, a statement accompanied by a map showing **The Peter Adams Trust** property edged in red which stated that:

The ways shown in green on that map had been dedicated as bridleways

The ways shown in blue on that map had been dedicated as footpaths

No other ways had been dedicated as highways over **The Peter Adams Trust** property.

4. No additional ways have been dedicated over the land edged in red on the map referenced in paragraph 1 above since the statement deposited on 28th January 2022 referred to in paragraph 2 above and at the present time **The Peter Adams Trust** has 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):

Print full name: JULIAN STRATFORD

Date: 1st February 2022

You should keep a copy of the completed form

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