

KENT COUNTY COUNCIL
REGISTER OF DEPOSITS



KCC Reference number: **TH/ROW4/HQ/373**

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

Date application received: **24/03/2015**

Date on which any Highways Declaration expires: **14/05/2035**

.....
Details of the land:

District	Sevenoaks
Parish	Cowden
Address & postcode of buildings on land parcels	Land at Leighton Manor Farm, Spode Lane, Cowden, Edenbridge, Kent, TN8 7HN
Nearest town/city	Cowden
OS 6-figure grid reference	TQ 454 410

KCC Contact: Definitive Map Officer

Tel: 03000 41 71 71

Email: prova@kent.gov.uk

Form CA17

**Notice of landowner deposit 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/or 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. 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 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.

Description of the land:

Land at Leighton Manor Farm, Spode Lane, Cowden, Edenbridge, Kent, TN8 7HN

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

Cowden - Sevenoaks

The deposit was submitted by

Stuart Nichols of *Savills*, on behalf of Neil & Nikki Trotter and was received by this authority on 24/03/2015.

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: Mike Overbeke,
Head of Public Protection

Date: 6th July 2015



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

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

Kent County Council

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

Stuart Nicholls
Savills
37-39 Perrymount Road
Haywards Heath
West Sussex
RH16 3BN

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 it contains on behalf of Neil and Nikki Trotter who are the owner of the land(s) described in paragraph 4 and in my capacity as an agent.

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

Leighton Manor Farm,
Spode Lane,
Cowden,
Edenbridge
Kent
TN8 7HN

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

TQ453414

6. This deposit comprises the following statement(s):

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

Neil and Nikki Trotter are the owners of the land described in paragraph 4 of Part A of this form and shown red on the map accompanying this statement.

Ways shown green on the accompanying map are public bridleways.

Ways shown purple on the accompanying are public footpaths.

No other ways over the land shown red on the accompanying map have been dedicated highways.

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

DELETED

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

Neil and Nikki Trotter are the owners of the land described in paragraph 4 of Part A of this form and shown coloured red on the map accompanying this statement.

Neil and Nikki Trotter 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 coloured red on the accompanying map.

PART E: Additional information relevant to the application

N/A

PART F: Statement of Truth

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: **STUART NICHOLLS**

Date: **13/03/2015**

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.

Savills

37-39 Perrymount Road RH16 3BN
T: 01444 446022 E: snicholls@savills.com

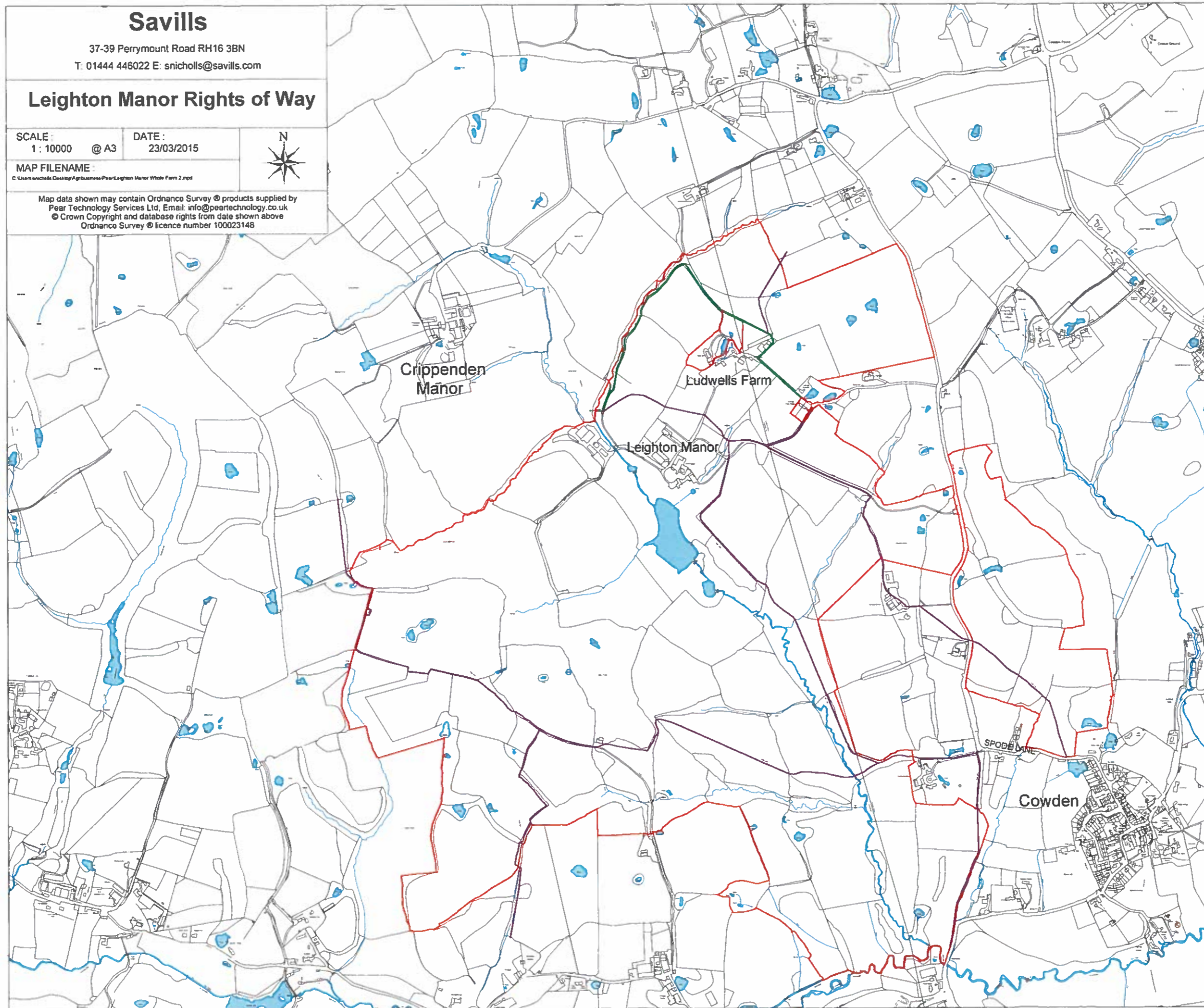
Leighton Manor Rights of Way

SCALE: 1:10000 @ A3
DATE: 23/03/2015



MAP FILENAME:
C:\Users\snicholls\Desktop\Agrbusiness\Peer\Leighton Manor Whole Farm 2.mxd

Map data shown may contain Ordnance Survey © products supplied by
Peer Technology Services Ltd, Email: info@peartechnology.co.uk
© Crown Copyright and database rights from date shown above
Ordnance Survey © licence number 100023148



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

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

Kent County Council

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

Stuart Nicholls
Savills
37-39 Perrymount Road
Haywards Heath
West Sussex
RH16 3BN

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 it contains on behalf of Neil Trotter and Nicola Ottaway who are the owner of the land(s) described in paragraph 4 and in my capacity as an agent.

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

Leighton Manor Farm,
Spode Lane,
Cowden,
Edenbridge
Kent
TN8 7HN

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

TQ453414

6. This deposit comprises the following statement(s):

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

Deleted

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

1. Neil Trotter and Nicola Ottaway are the owners of the land described in paragraph 4 of Part A of this form and shown red on the map lodged with Kent County Council on 24th March 2015.
2. On the 24th day of March 2015 Neil Trotter and Nicola Ottaway deposited with Kent County Council, being the appropriate council, a statement accompanied by a map showing Neil Trotter and Nicola Ottaway's property coloured red which stated that:
the ways shown green on that map
the ways shown green on that map had been dedicated as bridleways
the ways shown purple on that map had been dedicated as footpaths
no other ways had been dedicated as highways over Neil Trotter and Nicola Ottaway's property.
4. No additional ways have been dedicated over the land shown red on the map referenced in paragraph 1 above since the statement dated 24th March 2015 referred to in paragraph 2 above other than those bridleways and footpaths marked in the appropriate colour on the map and at the present time Neil Trotter & Nicola Ottaway have no intention of dedicating any more public rights of way over the property.

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

Deleted

PART E: Additional information relevant to the application

N/A

PART F: Statement of Truth

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: **STUART NICHOLLS**

Date: **12/05/2015**

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.