

KENT COUNTY COUNCIL
REGISTER OF DEPOSITS



KCC Reference number: **TH/ROW4/HQ/440**

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

Date Deposit application received: **24/05/2017**

Date on which any Highways Declaration expires: **31/05/2037**

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Details of the land:

Districts	Dover
Parishes	Deal, Guston, Langdon, Northbourne, Ringwould with Kingsdown, Ripple, St Margaret's at Cliffe, Walmer
Address & postcode of buildings on land parcels	Land at Limekiln Down and Gifford's Covert, East Langdon, CT15 5GZ; land to the south of East Langdon Road, East Langdon, CT15 5JE; Land at Famine Down, East Langdon, CT15 5JE; land at White Hill, East Langdon, CT15 5JB; land at Glebelands Farm, East Langdon, CT15 5JH; Land at Martin, Martin, CT15 5JN; land at Leeze Wood, Martin, CT15 5JW; land at West Cliffe, Westcliffe, CT15 6HN; land at Mill Hill, St Margarets, CT15 6HN; land at New Townsend Farm,

	St Margarets, CT15 6HN; land at Free Down, St Margarets, CT15 6AZ; land at Hangman's Lane, Ringwould, CT14 8BX; land at Westfields, Ringwould, CT14 8HW; land at Home Farm, Ringwould, CT14 8HQ; land opposite Home Farm, Ringwould, CT14 8DL; land at Ripple Down House, Ringwould, CT14 8DL; land at Ripple Mill, Ringwould, CT14 8HD; land at Ripple Cross, Ringwould, CT14 8HQ; land at Coldblow Farm, Coldblow, Ripple, CT14 8JD; land at Ripple Road, Ringwould, CT14 8HA; land at Coldblow Crossing, Coldblow, Upper Walmer, CT14 9JN; land at Ellens Road, Upper Walmer, CT14 9JN; land at Church Lane, Ripple, CT14 8JJ; land at Appleton Manor, Martin, CT15 5JS; Land at Wingleton, Sutton, CT15 5DJ; land at Ripple Farm, Ripple, CT14 8JQ; land opposite Glen Farm, Ripple, CT14 8JW; land at Updown, Updown, Northbourne, CT14 0NR
Nearest town/city	Betteshanger; Ripple; East Langdon
OS 6-figure grid reference	TR 317 531; TR 347 485; TR 341 457

KCC Contact: Definitive Map Officer

Tel: 03000 41 71 71

Email: 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 **22/17**. 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 Northbourne, Ripple, Ringwould, Langdon and St Margaret's at Cliffe

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

Deal, Guston, Langdon, Northbourne, Ringwould with Kingsdown, Ripple, St Margaret's at Cliffe, Walmer - Dover

The deposit was submitted by Mr Harry Kenton (BTF) for John & Kent Ledger and was received by this authority on 24/05/2017.

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: 5th July 2017



This notice may be removed after 5th September 2017

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:

Harry Kenton
BTF Partnership
Clockhouse Barn
Challock
Ashford
Kent TN25 4BJ

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
John and Ken Ledger as directors of Ripple Farms Ltd and who are the owners of the
lands described in paragraph 4 and in my capacity as the landowners managing agent.

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

All that land edged in red on the maps accompanying this Statement and described as
follows:

Map 1

Land at Limekiln Down and Gifford's Covert, East Langdon Road, East Langdon, Kent,
CT15 5GZ. Being approximately 62.02 acres (27.12 ha) of land with road frontage to
East Langdon Road and Waldershare Lane.

Land to the south of East Langdon Road, East Langdon Road, East Langdon, Kent,
CT15 5JE. Being approximately 92.46 acres (37.42 ha) of land with road frontage to
East Langdon Road and Guston Road.

Land at Famine Down, Guston Road, East Langdon, Kent, CT15 5JE. Being
approximately 35.26 acres (14.27 ha) of land with road frontage to Guston Road.

Land at White Hill, Guston Road, East Langdon, Kent, CT15 5JB. Being approximately
98.22 acres (39.75 ha) of land with road frontage to Guston Road and A258.

Land at Glebelands Farm, The Street, East Langdon, Kent, CT15 5JH. Being approximately 44.54 acres (18.03 ha) of land with road frontage to Guston Road and The Street.

Land at Martin, The Street, Martin, Kent, CT15 5JN. Being approximately 31.37 acres (12.69 ha) of land with road frontage to The Street.

Land at Leeze Wood, Waterworks Hill, Martin, Kent, CT15 5JW. Being approximately 33.61 acres (13.60 ha) of land with road frontage to Waterworks Hill.

Map 2

Land at West Cliffe, Dover Road, Westcliffe, St Margarets, Kent, CT15 6EN. Being approximately 128.25 acres (51.90 ha) of land with road frontage to Dover Road, Pond Lane and A258.

Land at Mill Hill, Station Road, St Margarets, Kent, CT15 6HN. Being approximately 92.16 acres (37.29 ha) of land with road frontage to Station Road, Pond Lane and A258.

Land at New Townsend Farm, Station Road, St Margarets, Kent, CT15 6HN. Being approximately 90.91 acres (36.79 ha) of land with road frontage to Station Road, Norway Drove and Kingsdown Road.

Land at Free Down, Kingsdown Road, St Margarets, Kent, CT15 6AZ. Being approximately 59.82 acres (24.21 ha) of land with road frontage to Kingsdown Road.

Map 3

Land at Hangman's Lane, Ringwould Road, Ringwould, Kent, CT14 8BX. Being approximately 45.31 acres (18.34 ha) of land with road frontage to Sutton Lane and Ringwould Road.

Land at Westfields, Ringwould Road, Ringwould, Kent, CT14 8HW. Being approximately 46.72 acres (18.91 ha) of land with road frontage to A258 and Ringwould Road.

Land at Home Farm, Ringwould Road, Ringwould, Kent, CT14 8HQ. Being approximately 91.69 acres (37.11 ha) of land with road frontage to A258 and Ringwould Road.

Land opposite Home Farm, Ringwould Road, Ringwould, Kent, CT14 8DL. Being approximately 95.08 acres (38.48 ha) of land with road frontage to A258 and Ringwould Road.

Land at Ripple Down House, Church Lane, Ringwould, Kent, CT14 8DL. Being approximately 3.30 acres (1.33 ha) of land with road frontage to A258 and Church Lane.

Land at Ripple Mill, Ripple Road, Ringwould, Kent, CT14 8HD. Being approximately 101.06 acres (40.90 ha) of land with road frontage to A258, Ripple Road, Sutton Lane and Ringwould Road.

Land at Ripple Cross, Ringwould Road, Ringwould, Kent, CT14 8HQ. Being approximately 23.67 acres (9.58 ha) of land with road frontage to Sutton Lane, Ripple Road and Ringwould Road.

Land at Coldblow Farm, Crooked S Road, Coldblow, Ripple Kent, CT14 8JD. Being approximately 160.12 acres (64.80 ha) of land with road frontage to Crooked S Road, Coldblow Road, Ellens Road and Chapel Lane.

Land at Ripple Road, Ripple Road, Ringwould, Kent, CT14 8HA. Being approximately 18.37 acres (7.44 ha) of land with road frontage to Ripple Road.

Land at Coldblow Crossing, Coldblow Road, Coldblow, Upper Walmer, Kent, CT14 9JN. Being approximately 9.45 acres (3.82 ha) of land with road frontage to Coldblow Road.

Land at Ellens Road, Ellens Road, Upper Walmer, Kent, CT14 9JN. Being approximately 6.13 acres (2.48 ha) of land with road frontage to Ellens Road and Coldblow Road.

Land at Church Lane, Church Lane, Ripple, Kent, CT14 8JJ. Being approximately 13.17 acres (5.33 ha) of land with road frontage to Church Lane and Chapel Lane.

Map 4

Land at Appleton Manor, Ringwould Road, Martin, Kent, CT15 5JS. Being approximately 306.18 acres (123.91 ha) of land with road frontage to Ringwould Road, Waterworks Hill, Pommeus Lane, and Wingleton Lane.

Land at Wingleton, Wingleton Lane, Sutton, Kent, CT15 5DJ. Being approximately 110.62 acres (44.77 ha) of land with road frontage to Forge Lane, Pommeus Lane, and Wingleton Lane.

Land at Ripple Farm, Chapel Lane, Ripple, Kent, CT14 8JQ. Being approximately 124.42 acres (50.35 ha) of land with road frontage to Crooked S Road, Chapel Lane, Pommeus Lane, and Wingleton Lane.

Land Opposite Glen Farm, Mongeham Road, Ripple, Kent CT14 8JW. Being approximately 15.56 acres (6.30 ha) of land with road frontage to Mongeham Road, Church Lane and Mantles Hill.

Map 5

Land at Updown, Northbourne Road, Updown, Northbourne, Kent CT14 0NR. Being approximately 35.25 acres (14.26 ha) of land with road frontage to Northbourne Road.

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

Map 1

Land at Limekiln Down and Gifford's Covert: TR328457
Land to the south of East Langdon Road: TR331454
Land at Famine Down: TR334453
Land at White Hill: TR339458
Land at Glebelands Farm: TR336461
Land at Martin: TR335467
Land at Leeze Wood: TR334472

Map 2

Land at West Cliffe: TR344448
Land at Mill Hill: TR349453
Land at New Townsend Farm: TR360454
Land at Free Down: TR364451

Map 3

Land at Hangman's Lane: TR352482
Land at Westfields: TR354479
Land at Home Farm: TR360477
Land opposite Home Farm: TR365485
Land at Ripple Down House: TR361483
Land at Ripple Mill: TR360489
Land at Ripple Cross: TR355487
Land at Coldblow Farm: TR357496
Land at Ripple Road: TR358492
Land at Coldblow Crossing: TR360497
Land at Ellens Road: TR361500
Land at Church Lane: TR349499

Map 4

Land at Appleton Manor: TR344480
Land at Wingleton: TR339489
Land at Ripple Farm: TR348492
Land Opposite Glen Farm: TR347501

Map 5

Land at Updown: TR317531

6. This deposit comprises the following statements:

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

John and Ken Ledger as Directors of Ripple Farms Ltd 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.

Ways shown in blue on the accompanying map are restricted byways.

Ways shown in green on the accompanying map are public bridleways.

Ways shown in purple on the accompanying map are public footpaths.

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

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

John and Ken Ledger as Directors of Ripple Farms Ltd are the owners of the land described in paragraph 4 of Part A of this form and shown coloured edged in red on the maps accompanying this statement.

John and Ken Ledger as Directors of Ripple Farms Ltd 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.

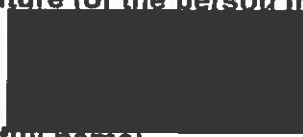
PART E:
Additional information relevant to the application
(insert any additional information relevant to the application)

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:
HARRY KENTON
BTF PARTNERSHIP

Date: 19/05/2017

You should keep a copy of the completed form

Data Protection Act 1998 - Fair Processing Notice

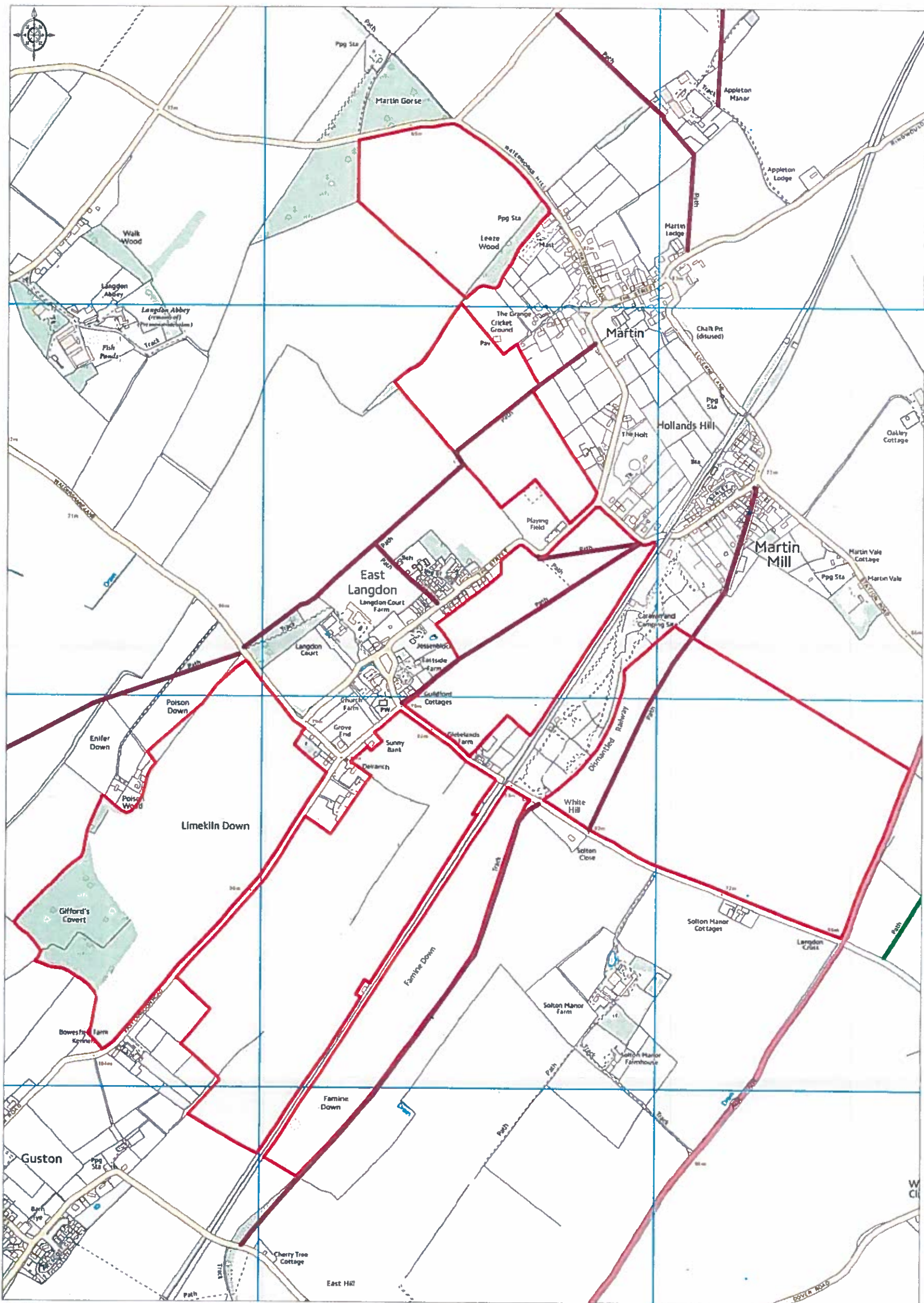
The purpose of this Fair Processing Notice is to inform you of the use that will be made of your personal data, as required by the Data Protection Act 1998.

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.

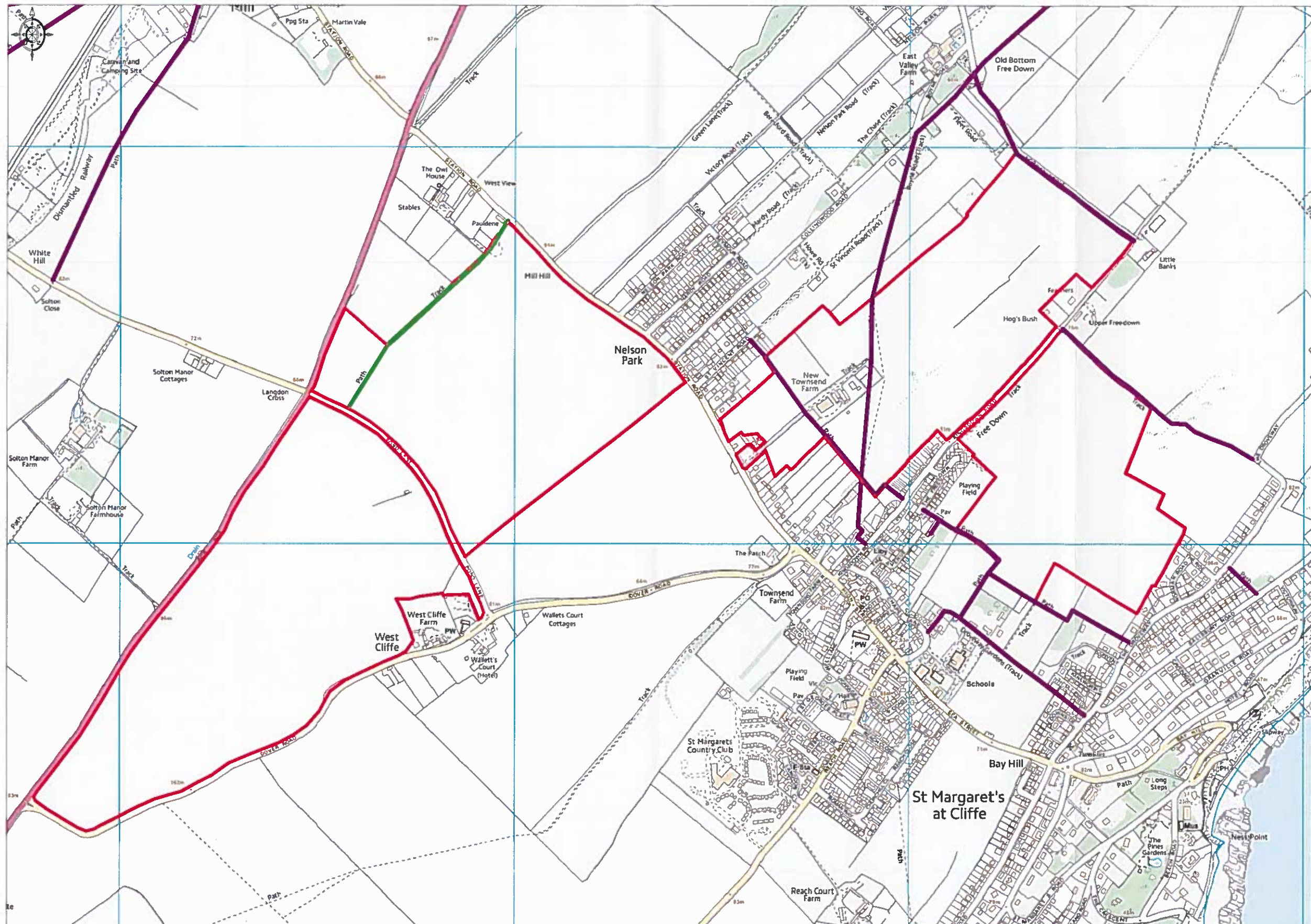
The information that you provide will be used by the appropriate authority in its duties to process applications to deposit statements, maps and declarations under section 31(6) the Highways Act 1980 and statements under section 15A(1) of the Commons Act 2006. The information you provide will also be 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.

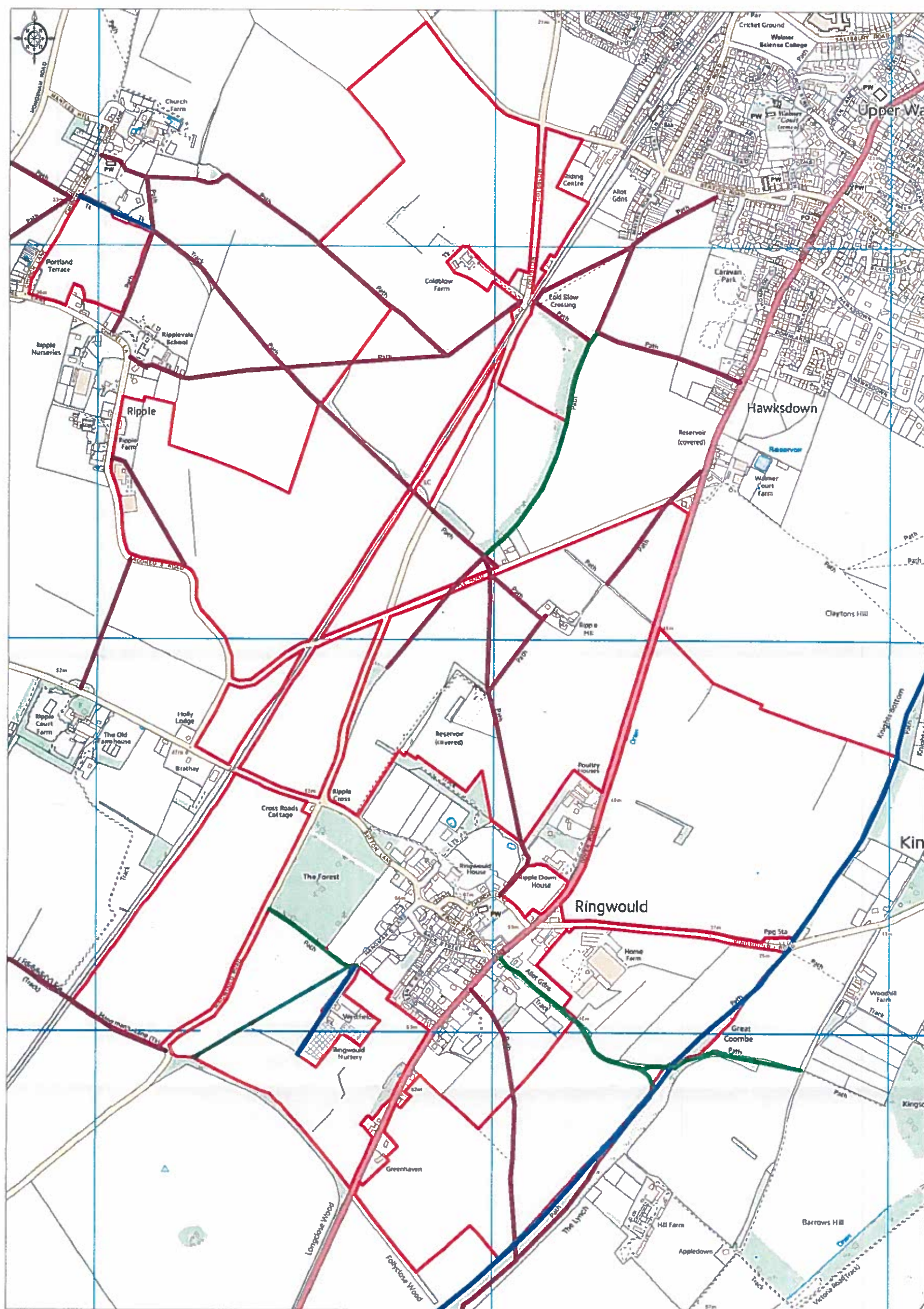
Map 1 of 5



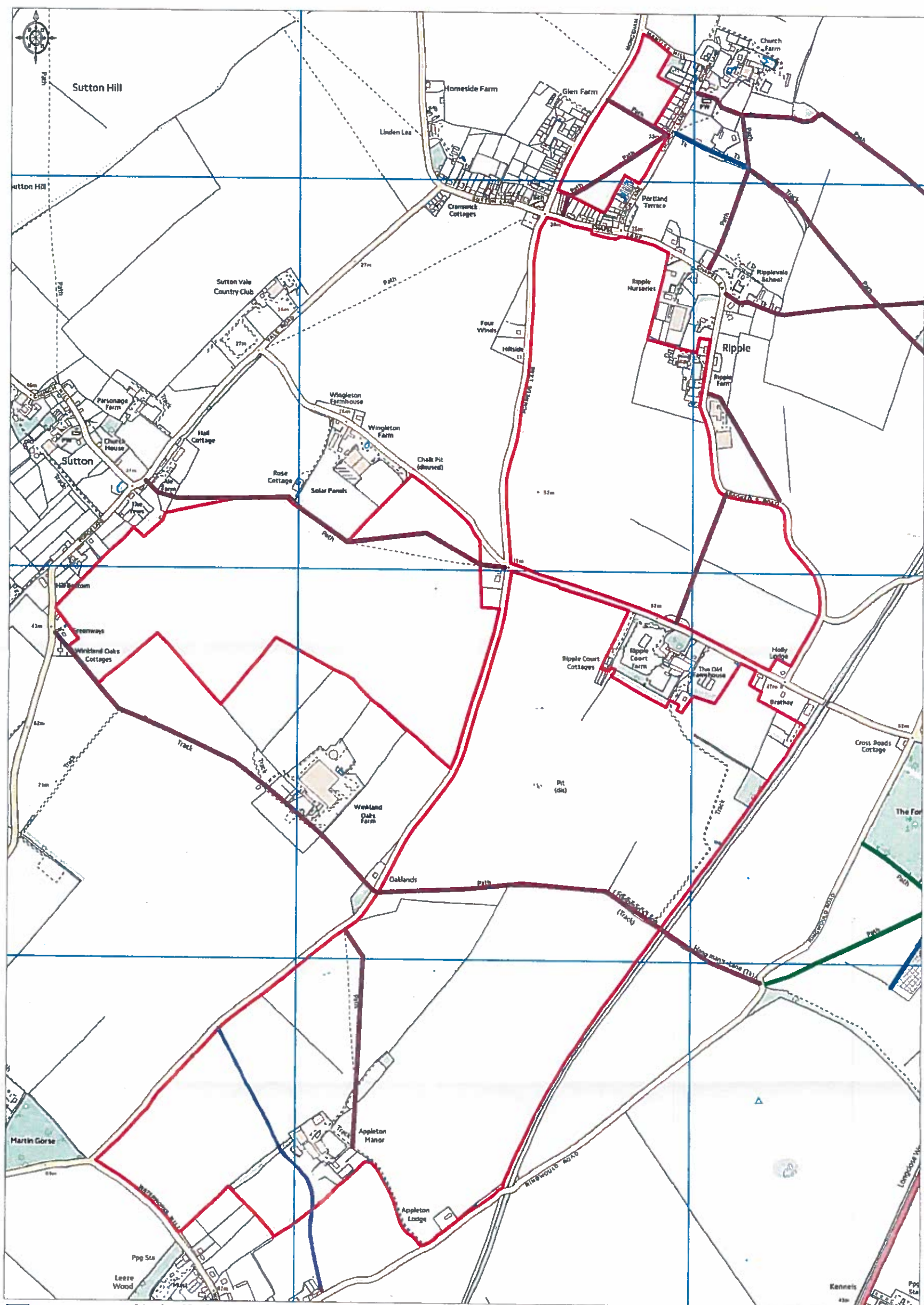
Map 2 of 5



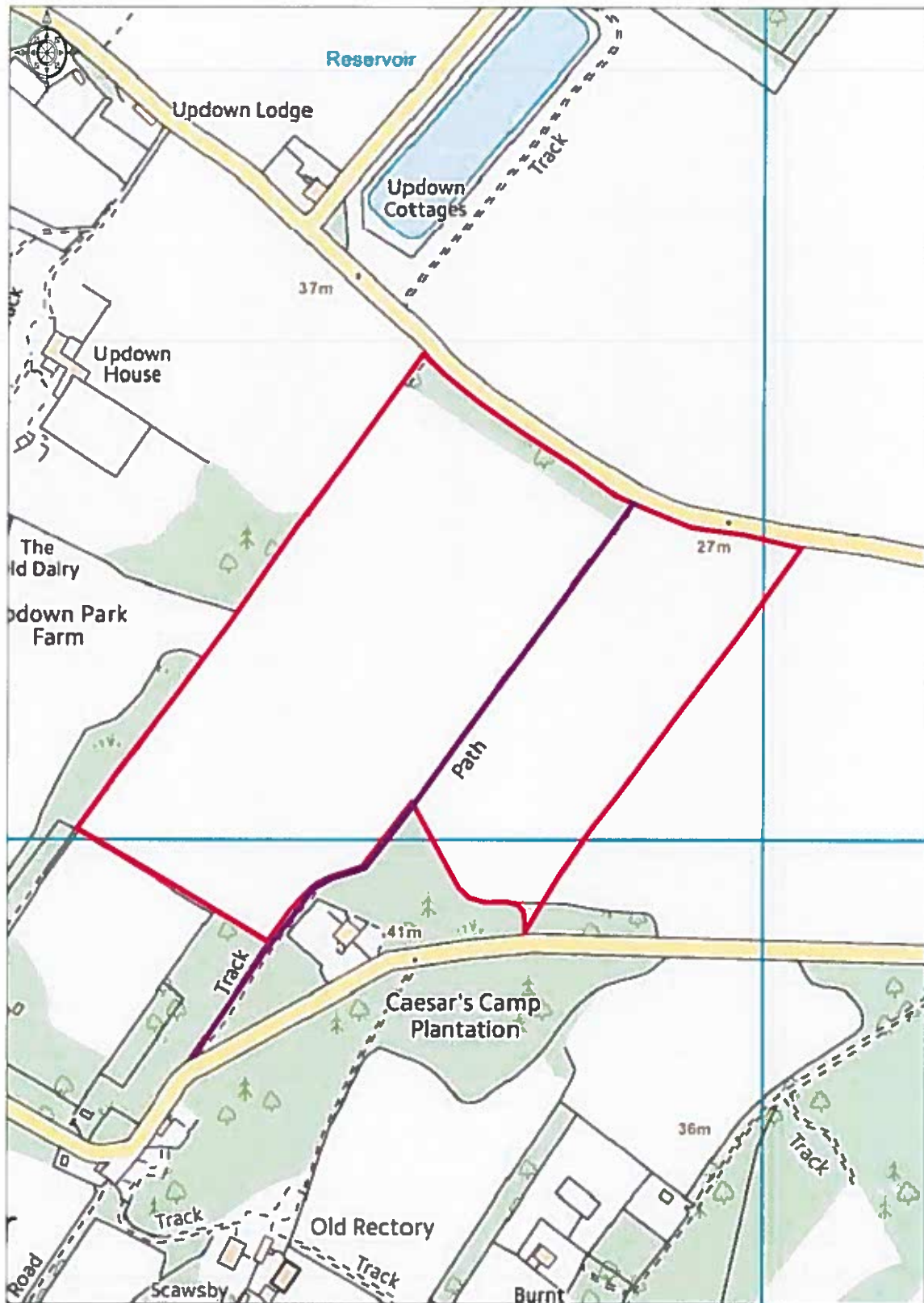
Map 3 of 5



Map 4 of 5



Map 5 of 5



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:

Harry Kenton
BTF Partnership
Clockhouse Barn
Challock
Ashford
Kent TN25 4BJ

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 declaration it contains on behalf of

John and Ken Ledger as directors of Ripple Farms Ltd and who are the owners of the lands described in paragraph 4 and in my capacity as the landowners managing agent.

4. Insert description of the lands to which the application relates:

All that land shown edged in red on the maps accompanying the statement deposited on 24th May 2017 and described as follows:

Map 1

Land at Limekiln Down and Gifford's Covert, East Langdon Road, East Langdon, Kent, CT15 5GZ. Being approximately 62.02 acres (27.12 ha) of land with road frontage to East Langdon Road and Waldershare Lane.

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Map 2

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Map 4

Land at Appleton Manor: TR344480
Land at Wingleton: TR339489
Land at Ripple Farm: TR348492
Land Opposite Glen Farm: TR347501

Map 5

Land at Updown: TR317531

6. This deposit comprises the following declaration:

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

1. **John and Ken Ledger** as directors of Ripple Farms Ltd 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 24th May 2017.

2. On the 24th day of May 2017 **John and Ken Ledger** as directors of Ripple Farms Ltd. deposited with Kent County Council, being the appropriate council, a statement accompanied by maps showing **Ripple Farms Ltd's** property edged in red which stated that:

the ways shown blue on those maps had been dedicated as restricted byways;
the ways shown green on those maps had been dedicated as bridleways;
the ways shown purple on those maps had been dedicated as footpaths;
no other ways had been dedicated as highways over **Ripple Farms Ltd's** property.

3. No additional ways have been dedicated over the land shown edged in red on the maps referenced in paragraph 1 above since the statement dated 24th May 2017 referred to in paragraph 2 above and at the present time **John and Ken Ledger** as directors of Ripple Farms Ltd 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:
HARRY KENTON
BTF PARTNERSHIP

Date: 26/05/2017

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.

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