

**REGISTER OF DEPOSITS**-        **HIGHWAYS ACT 1980\***☒-        **COMMONS ACT 2006\***☒

(\* tick if applicable or specify N/A)

**DETAILS OF APPLICATION**

Date Application received in prescribed form    29/10/2019

Date by which any subsequent highways  
declaration must be lodged                            28/10/2039**Parcel**

District            St Albans                            Parishes            St Michael Rural and St Stephen

Address and postcode of buildings  
on each piece of land subject to the  
application to which a postcode has  
been assignedLand at Westwick Hall, Beechtree Lane  
Land at Potterscrouch  
Land at Potterscrouch Plantation,  
Bedmond Lane  
All near Chiswell Green, AL3 6AP

Nearest town/city to above

St Albans

OS 6 figure Grid Reference(s)  
for a point within the area of the land  
(if possible for postcode point above)

TL 116 055



**NOTICE OF LANDOWNER DEPOSITS** under  
**Section 31(6) of the Highways Act 1980 and**  
**Section 15A(1) of the Commons Act 2006**  
**HERTFORDSHIRE COUNTY COUNCIL**

An application to lodge a declaration under section 31(6) of the Highways Act 1980 has been made in relation to the land (or lands) described below and shown edged red and coloured yellow, blue and orange on the accompanying map.

**PLEASE NOTE:**

This deposit may affect 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. For further information please see guidance at <https://www.gov.uk/guidance/town-and-village-greens-how-to-register>

**Description of the land:**

Land at Westwick Hall, Beechtree Lane, St Albans, Herts, AL3 6AP  
Land at Potterscrouch Plantation, Bedmond Lane, St Albans, Herts  
Land at Potterscrouch, St Albans, Herts

Name of the parish, ward or district in which the land is situated:  
St Albans district, St Michael Rural and St Stephen parishes

The deposit was submitted by Eric Lewis on behalf of CP Holdings Limited and was received by this authority on 29<sup>th</sup> October 2019.

The authority maintains a register of maps, statements and declarations deposited under section 31A of the Highways Act 1980 and section 15B of the Commons Act 2006. This register can be accessed online at [www.hertfordshire.gov.uk/landownerdeposits](http://www.hertfordshire.gov.uk/landownerdeposits) or can be inspected free of charge at Hertfordshire County Council, County Hall, Pegs Lane, Hertford, Hertfordshire, SG13 8DN during office hours between 9:00am and 5:00 pm

**Signed on behalf of Hertfordshire County Council:**

**Name and position of Signatory:** R. Cuthbert, Definitive Map & Enforcement Team Leader

**Date:** 29<sup>th</sup> October 2019

Form CA17

## 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:  
**Hertfordshire County Council**

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

Name: CP Holdings Limited

Address: CP House

Otterspool Way

Watford

Herts

Postcode: WD25 8JJ

Hertfordshire County Council

**RECEIVED**

Date: 29<sup>th</sup> October 2019

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 CP Holdings Limited who is the owner of the land(s) described in paragraph 4 and in my capacity as Director.

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

Description of  
Land(s):

Three areas of land at the former Gorhambury Estate St Albans fully identified on the attached continuation sheet and Plans A, B, C & D therein referred to

Full address:

Postcode

AL3 4AL

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

See attached plans

6 This deposit comprises the following statement(s) and/or declarations (tick relevant box or boxes):

PART B ☐

PART C ☒

PART D ☐

*(delete Parts B, C or D from the form below where not applicable):*

## CONTINUATION PART A

### PLAN A

Overview showing relative locations of the three areas encompassed in this application at Potterscrouch St Albans. Plan A is not to a scale less than 1:10,560 and is for information purposes only. Areas within this application edged red.

### PLAN B

Land at Westwick Hall, Beechtree Lane, St Albans AL3 6AP. Scale of 1:10,000.

Edged red and coloured yellow.

### PLAN C

Land at Potterscrouch Plantation, Bedmond Lane, St Albans. Scale of 1:10,000.

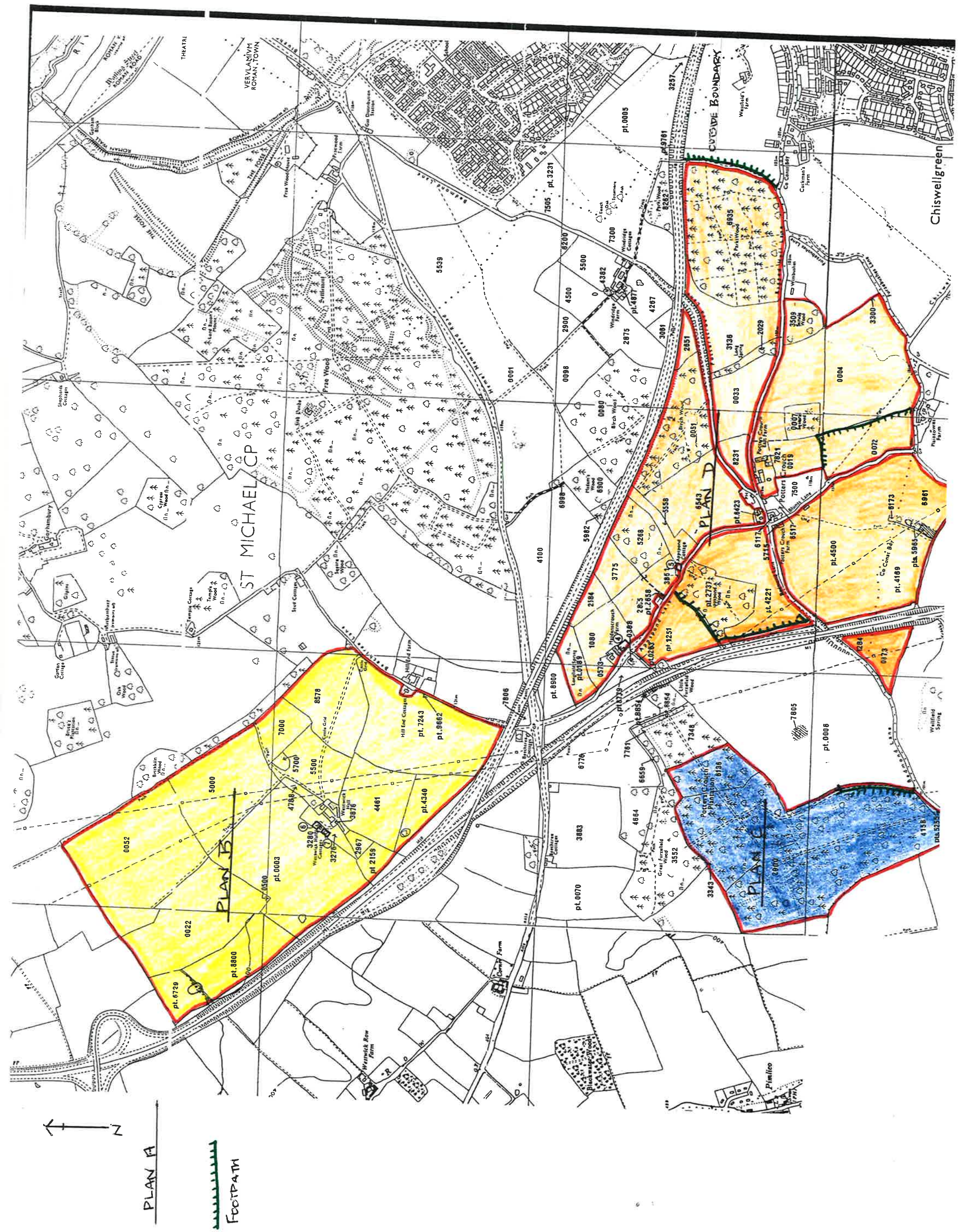
Edged red and coloured blue

### PLAN D

Land at Potterscrouch. Scale of 1:10,000.

Edged red and coloured orange.







E-mail: [mahmoud.mohamed@6s.com](mailto:mahmoud.mohamed@6s.com)




# Molyneux Planning

Development and Environmental Consultants

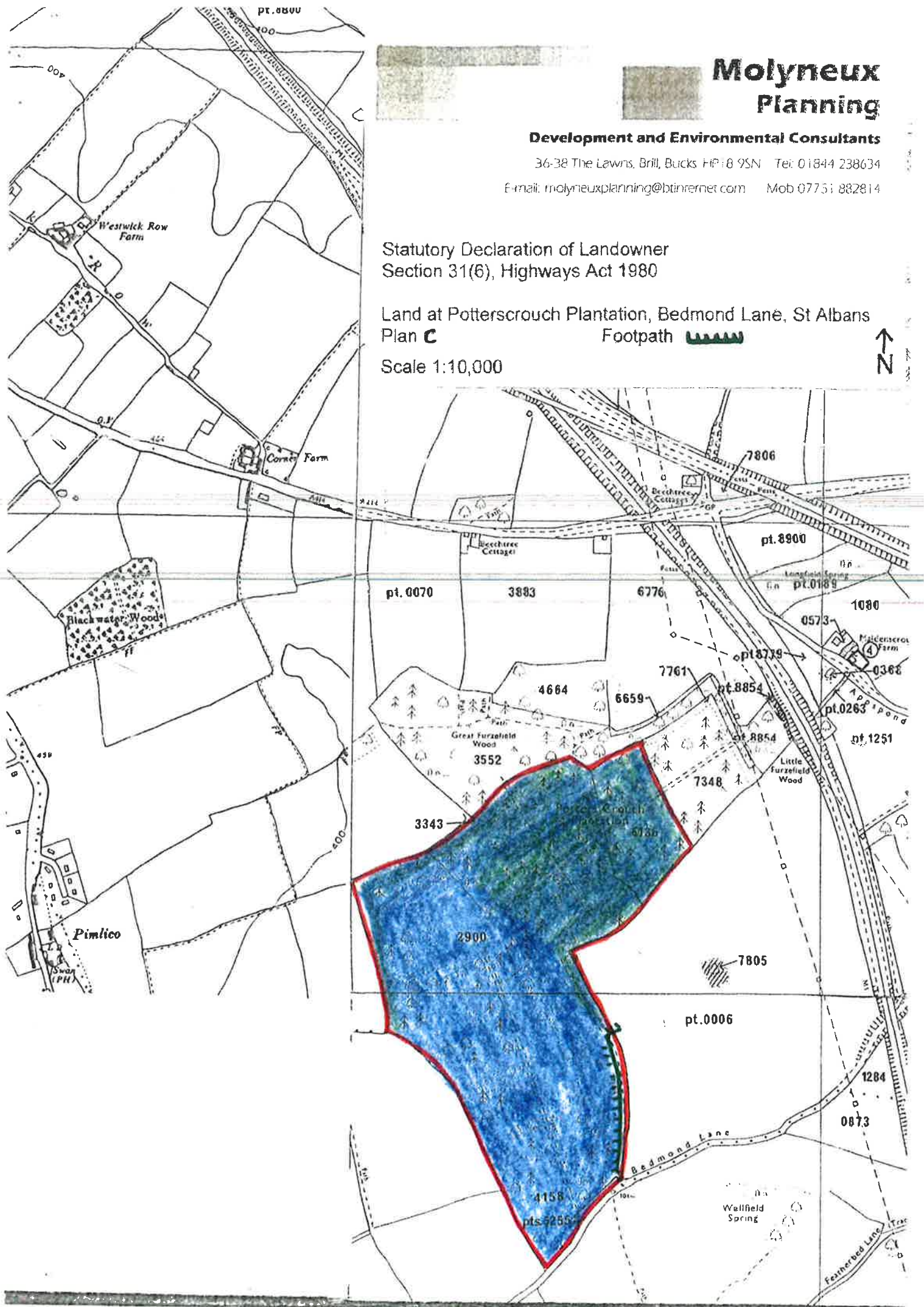
36-38 The Lawns, Brill, Bucks HP18 9SN Tel: 01844 238634

E-mail: molyneuxplanning@btinternet.com Mob 07751 882814

Statutory Declaration of Landowner  
Section 31(6), Highways Act 1980

Land at Potterscrouch Plantation, Bedmond Lane, St Albans  
Plan **C** Footpath 

Scale 1:10,000

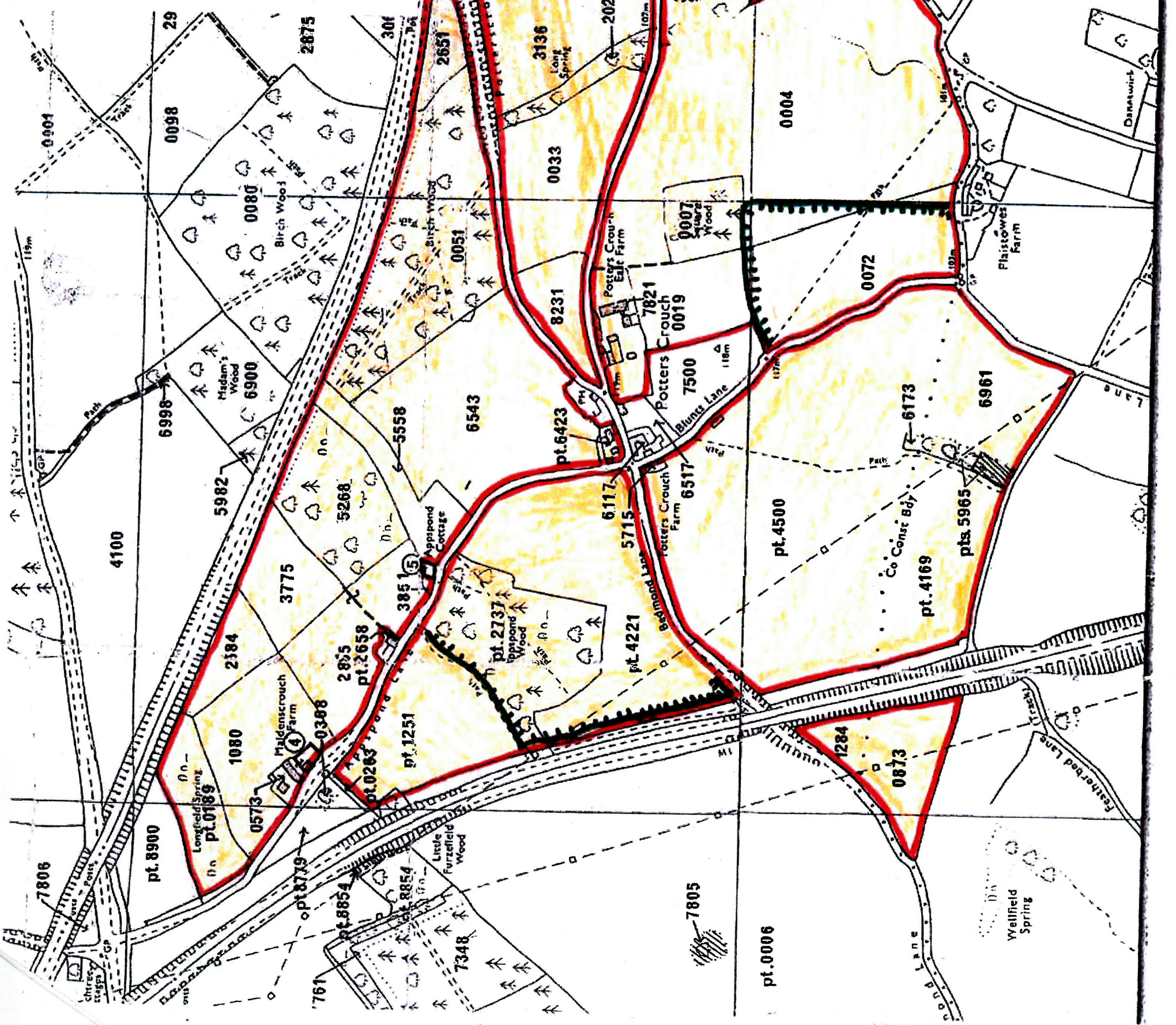




E-mail: [molynieuxplanning@btinternet.com](mailto:molynieuxplanning@btinternet.com) Mob 07751 882814

## Plan D

Scale 1:10,000





## PART C

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

- 1 CP Holdings Limited is the owner of the land described in paragraph 4 of Part A of this form and shown edged red on the map marked A accompanying this declaration.
- 2 On the 9<sup>th</sup> day of February 2015 Robin Winward on behalf of CP Holdings Limited deposited with Hertfordshire County Council, being the appropriate council, statement accompanied by maps (copies of which accompany this declaration) showing CP Holdings Limited's property as follows:
  - (i) in the case of map B the land shown edged red and coloured yellow
  - (ii) in the case of map C the land shown edged red and coloured blue
  - (iii) in the case of map D the land shown edged redand further stated that
  - (i) in the case of map B no ways over the land shown yellow thereon have been dedicated as highways
  - (ii) in the case of map C ways shown green thereon are public footpaths running from TL 105 046 and ending at TL 105 048 and that no other ways over the land shown blue on the accompanying map C have been dedicated as highways
  - (iii) in the case of map D ways shown green thereon are public footpaths running from TL 112 051 and ending TL 113 055 and running from TL 116 050 and ending at TL 122046 and no other ways over the land shown orange on the accompanying map D have been dedicated as highways
- 3 No additional ways have been dedicated over the land edged red on the maps accompanying this declaration since the statement dated 9<sup>th</sup> February 2015 referenced to in paragraph 2 above (other than as appears in Part E) and at the present time CP Holdings Limited has no intention of dedicating any more public rights of way over the property.



## **PART E**

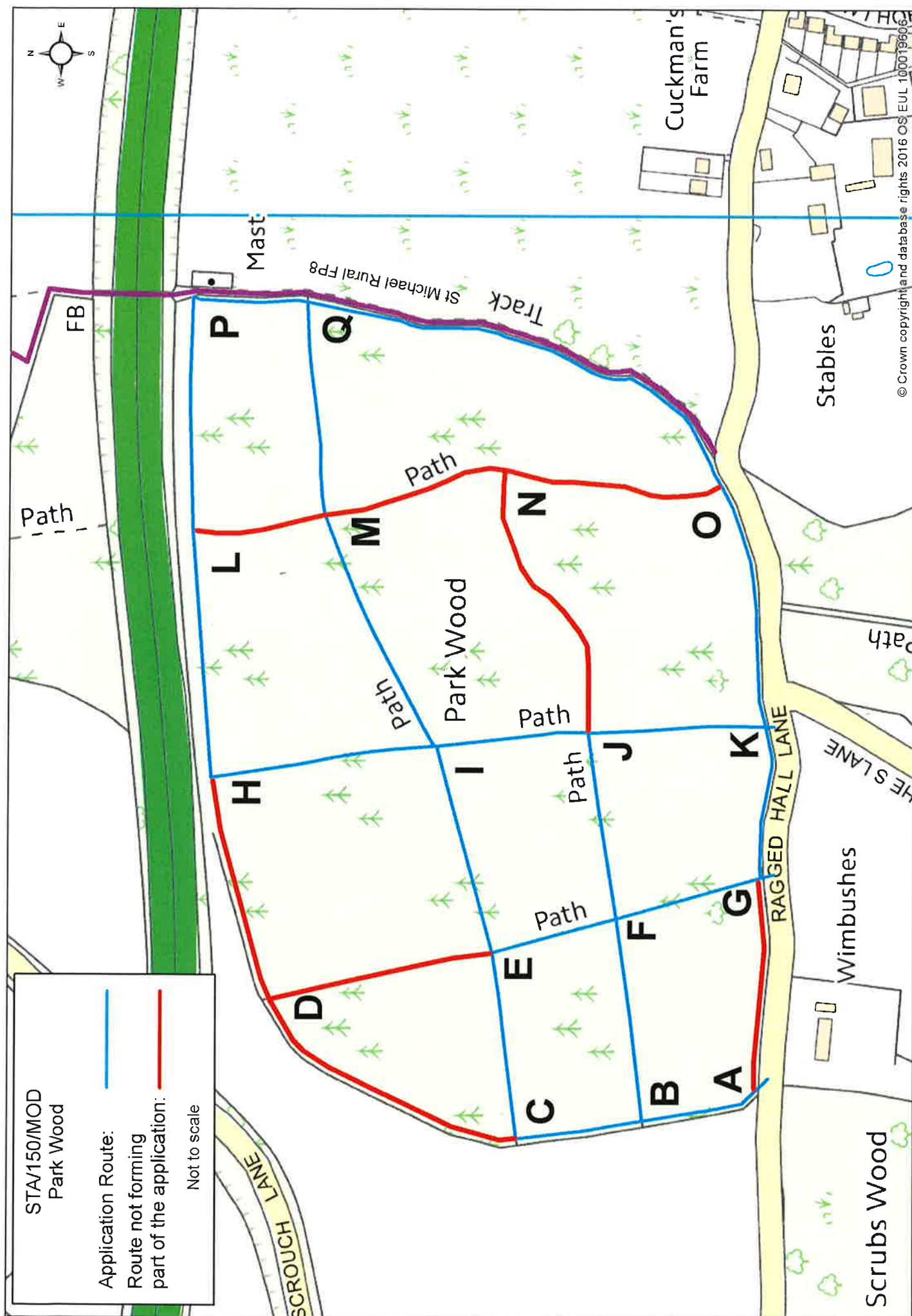
### **Additional information relevant to the application**

(insert any additional information relevant to the application)

#### **Continuation of Declaration under Section 31(6) of the Highways Act 1980**

1. CP Holdings Limited is the owner of the land edged red on the map accompanying this declaration and marked "STA/150/MOD Park Wood".
2. The land referred to at paragraph 1 above is that part of the land shown edged red on the map D accompanying this declaration which also shows the words "Park Wood" and is marked with the number 6935.
3. On 15<sup>th</sup> October 2018 the Hertfordshire County Council decided not to make an Order to record as public rights of way those paths marked with blue lines on the map referred to at paragraph 1 above.
4. On 30<sup>th</sup> August 2019 The Planning Inspectorate allowed an Appeal against the said Order and directed the Hertfordshire County Council to make an Order under Section 53(2) and Schedule 15 of the Wildlife and Countryside Act 1981 to modify the definitive map and statement to add public footpaths as marked blue as in paragraph 3 above.







## 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)

Date: 28/10/19

Print Name: \_\_\_\_\_

ERIC LEWIS

DIRECTOR and SECRETARY  
FOR & ON BEHALF OF CP HOLDINGS LIMITED

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 upgrade 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.