

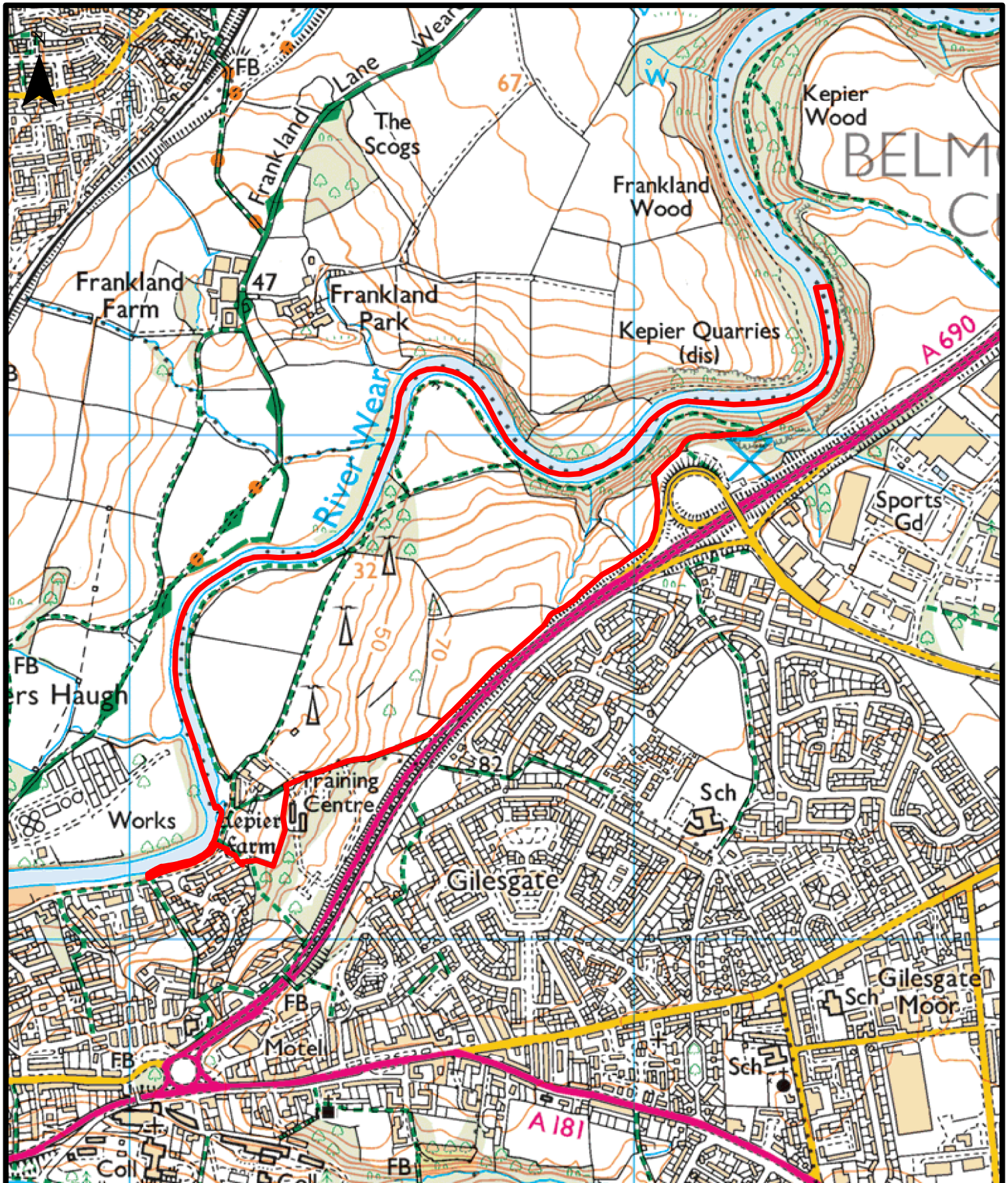


Section 31A file reference number
31A/5/21/013

THE HIGHWAYS ACT 1980 –
SECTION 31(6)

**DEPOSIT OF MAPS, STATEMENTS AND STATUTORY
DECLARATIONS SUMMARY SHEET**

Title and/or description of land referred to	Kepier Farm
Districts	Durham City
Parish	Durham City
Ordnance Survey grid reference (6 figure all NZ)	NZ286437
Land Post Codes	DH1 1LB
Documents deposited by	Youngs RPS on behalf of the owner Ruth Anne Watson
Date of Deposit of map and statement (received by Council)	5 th May 2023
Date of Declaration (received by Council)	5 th May 2023
Date current documentation expires	5 th May 2043




Land at Kepier Farm,
Durham

**Notice of deposit of highway
statement and declaration
under Section 31(6) of the
Highways Act 1980.**
October 2023

Reference:
31A/4/23/032

Scale 1:10,000

Key:
 Area of land subject to the deposit

Access & Rights of Way Team
Neighbourhoods & Climate Change
Durham County Council
St John's Road, Meadowfield
Durham
DH7 8XQ
Telephone: 03000 265342
e-mail: pro@durham.gov.uk

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Ordnance Survey LA 100049055.

GUIDANCE NOTES

Applying to make a deposit 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/government/publications/commons-act-2006-landowner-statements-highways-statements-and-declarations-form>. 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.

GUIDANCE NOTES

Applying to make a deposit under section 31(6) of the Highways Act 1980 and section 15A(1) of the Commons Act 2006

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2. Parts A and F must be completed in all cases.
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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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9. *An application must be accompanied by the requisite fee – please ask us for details (see contacts on page 2).*

10. *Please return completed application forms to:*

- *When used for Section 31(6) or when Section 31(6) is combined with Section 15A(1)*

**Access and Rights of Way
Neighbourhoods and Climate Change
Durham County Council
County Hall
Durham
DH1 5UQ**

**e-mail prow@durham.gov.uk
telephone 03000 265 342**

- *When used for Section 15A(1) only*

**Common Land and Village Greens
Democratic Services
Durham County Council
County Hall
Durham
DH1 5UL**

telephone 03000 269 703

APPLICATION FORM
for a deposit under section 31(6) of the Highways Act 1980 and section 15A(1) of the Commons Act 2006

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

Ben Gargett, 50 Front Street, Sedgefield, TS21 2AQ

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

Ruth Anne Watson who is the owner of the land(s) described in paragraph 4 and in my capacity
as Agent .

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

Kepier Farm, Kepier Lane, Durham, DH1 1LB. Land located between the south bank of the River Wear and the A690.

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

NZ 286 437

6. This deposit comprises the following statement(s) and/or declarations:

(delete Parts B, C, or D where not applicable):

Parts B - Highways Statement

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

~~I am~~/ Ruth Anne Watson is] the owner of the land described in paragraph 4 of Part A of this form and shown red on the map accompanying this statement.

(delete wording in square brackets as appropriate and / or insert information as required)

~~[Ways shown [insert colouring] on the accompanying map are byways open to all traffic]~~

~~[Ways shown [insert colouring] on the accompanying map are restricted byways]~~

[Ways shown blue on the accompanying map are public bridleways]

[Ways shown green on the accompanying map are public footpaths]

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

(delete wording in square brackets as appropriate and/or insert information as required)

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

1. [I am / [insert name of owner] is] the owner of the land described in paragraph 4 of Part A of this form and shown [insert colouring] on the map [accompanying this declaration/lodged with [insert name] Council on [insert day, month, year]

(delete wording in square brackets as appropriate and/or insert information as required)

2. On the [insert day] day of [insert month, year] [I/my/ [insert name of owner's] predecessor in title [insert name]] deposited with [insert name] Council, being the appropriate council, a statement accompanied by a map showing [my/ [insert name of owner's]] property [insert colouring] which stated that:

[the ways shown [insert colouring] on that map [and on the map accompanying this declaration] had been dedicated as byways open to all traffic]

[the ways shown [insert colouring] on that map [and on the map accompanying this declaration] had been dedicated as restricted byways]

[the ways shown [insert colouring] on that map [and on the map accompanying this declaration] had been dedicated as bridleways]

[the ways shown [insert colouring] on that map [and on the map accompanying this declaration] had been dedicated as footpaths]

[no [other] ways had been dedicated as highways over [my/ [insert name of owner's]] property].

(delete wording in square brackets as appropriate and/or insert information as required)

3. [3. On the [insert day] day of [insert month, year] [I/my/ [insert name of owner's] predecessor in title [insert name]] deposited with [insert name] Council, being the appropriate council, a declaration dated [insert day, month, year] , stating that no additional ways [other than those marked in the appropriate colour on the map accompanying that declaration] had been dedicated as [byways open to all traffic] [restricted byways] [bridleways] [footpaths] since the deposit of the statement referred to in paragraph 2 above.]

(delete if not applicable and delete wording in square brackets as appropriate and/or insert information as required)

PART C: continued

4. No additional ways have been dedicated over the land [insert colouring] on the map [accompanying this declaration/referenced in paragraph 1 above] since the statement dated [insert day, month, year] referred to in paragraph 2 above [since the date of the declaration referred to in paragraph 3 above] [other than those [byways open to all traffic] [restricted byways] [bridleways] [footpaths] marked in the appropriate colour on the map accompanying this declaration] and at the present time [I/ [insert name of owner] of owner]] [have/has] no intention of dedicating any more public rights of way over [my/the] property.
(delete wording in square brackets as appropriate and/or insert information as required)

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

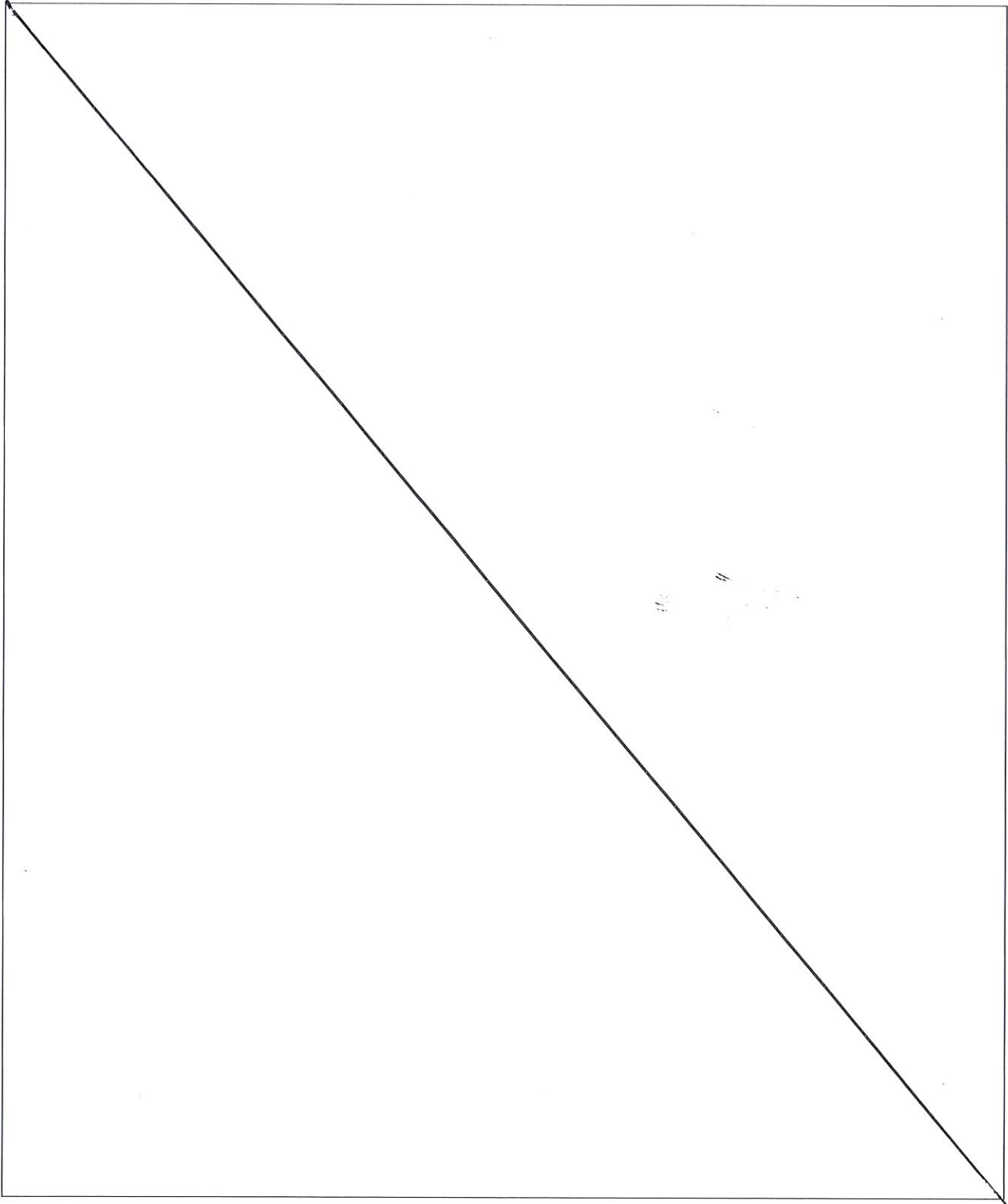
[I am / [insert name of owner] is] the owner of the land described in paragraph 4 of Part A of this form and shown [insert colouring] on the map [accompanying this statement/deposited with [insert name] Council on [insert day, month, year]]

[I/[insert name of owner] [wish/wishes] 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 [insert [insert colouring] on the [accompanying map/map referenced above].

(delete wording in square brackets as appropriate and/or insert information as required)

PART E: Additional information relevant to the application

(Insert any additional information relevant to the application)

A large rectangular box with a diagonal line from the top-left corner to the bottom-right corner, indicating it is a placeholder for additional information.

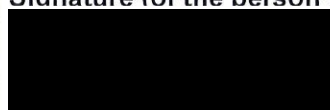
PART F: Statement of Truth

(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:

Ben Gargett

Date: 28/4/23

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.

Durham County Council 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 Durham County Council 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 Durham County Council 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.

Durham County Council 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, Durham County Council will not permit any unwarranted breach of confidentiality nor will they act in contravention of their obligations under the Data Protection Act 1998.



Making a difference where you live

Section 31A file reference number:

31A/4/07/014

THE HIGHWAYS ACT 1980 –
SECTION 31(6)

**DEPOSIT OF MAPS, STATEMENTS AND STATUTORY
DECLARATIONS SUMMARY SHEET**

Title and/or description of land referred to: Kepier Farm
Located between the south bank of the River Wear and the A1M, Belmont

District: Durham

Parish/ward: Belmont

Ordnance Survey grid reference (6 figure): NZ 286, 437

Land Post Code: DH1 1

**Name and address of person who deposited the map/statements and statutory
declarations**

Name: Ruth Anne Watson

Landowner/agent/tenant for life/trustees (delete as applicable)

Address: Kepier Farm
The Sands
Durham

Post code: DH1 1LB

Date deposit of map and statement received: 14/03/2007

Date/s of statutory declaration: 02/04/2007

Date current statutory declaration expires: 02/04/2017

Notes:

**HIGHWAYS ACT 1980
SECTION 31 (6)**

**NOTICE OF INTENTION NOT TO DEDICATE
PUBLIC RIGHTS OF WAY**

ON BEHALF OF

Ruth Anne Watson
Kepier Farm
Durham
DH1 1LB

IN RESPECT OF

Kepier Farm, Durham

SUBMITTED BY

Ward Hadaway
Sandgate House
102 Quayside
Newcastle upon Tyne
NE1 3DX

(P) RPA.WAT138.10

7 MARCH 2007

HIGHWAYS ACT 1980
SECTION 31(6)

Notice of Intention not to Dedicate Public Rights of Way

Land situated at Kepier Farm, Durham

I, **RUTH ANNE WATSON**, of Kepier Farm, Durham, declare as follows: -

1. I am the owner of the land shown edged red on the attached Plan, which is located at Kepier Farm, Durham. I have signed and dated the Plan.
2. I have been shown an extract from the "Definitive Map" produced by Durham County Council, for the land at Kepier Farm, Durham, which includes the land in my ownership.
3. By reference to the copy of the Definitive Map referred to above, there are a number of public footpaths, which cross the land in my ownership.
4. The rights of way referred to in Clause 3 above are shown in conclusive form on the Definitive Map. For ease of reference, the footpaths have been reproduced diagrammatically on the attached signed Plan and coloured purple. For the avoidance of doubt, these are specifically intended to be representations of the public footpaths shown on the Definitive Map and do not, in themselves, (and most particularly in the case of conflict with the Definitive Map) represent any dedication whether in terms of route, width, structures or any other details.
5. By reference to the copy of the Definitive Map referred to above, there is a public bridleway that crosses over the land in my ownership.

6. For ease of reference, the bridleway referred to in clause 5 has been reproduced diagrammatically on the attached signed Plan and coloured green. For the avoidance of doubt, the bridleway as shown is intended to be a representation of the bridleway shown on the Definitive Map and does not, in itself (and most particularly in a case of conflict with the Definitive Map) represent any dedication whether in terms of route, width, structures or any other details.

7. Other than the public rights of way referred to in paragraphs 3-6 above, I hereby give notice that no other footpath or bridleway or any other kind of public highway crosses over the land in my ownership and I further give notice that I do not intend to dedicate any public rights of way of whatever status over the land identified on the Plan.

8. I understand that this Notice is effective for ten years and to prevent public rights of way coming into being, it must be followed by a Statutory Declaration at not more than ten-yearly intervals confirming that no additional rights of way have been dedicated.

Dated the 9th day of March 2007

Signed **RUTH ANNE WATSON**

In the presence of M. E. BELL

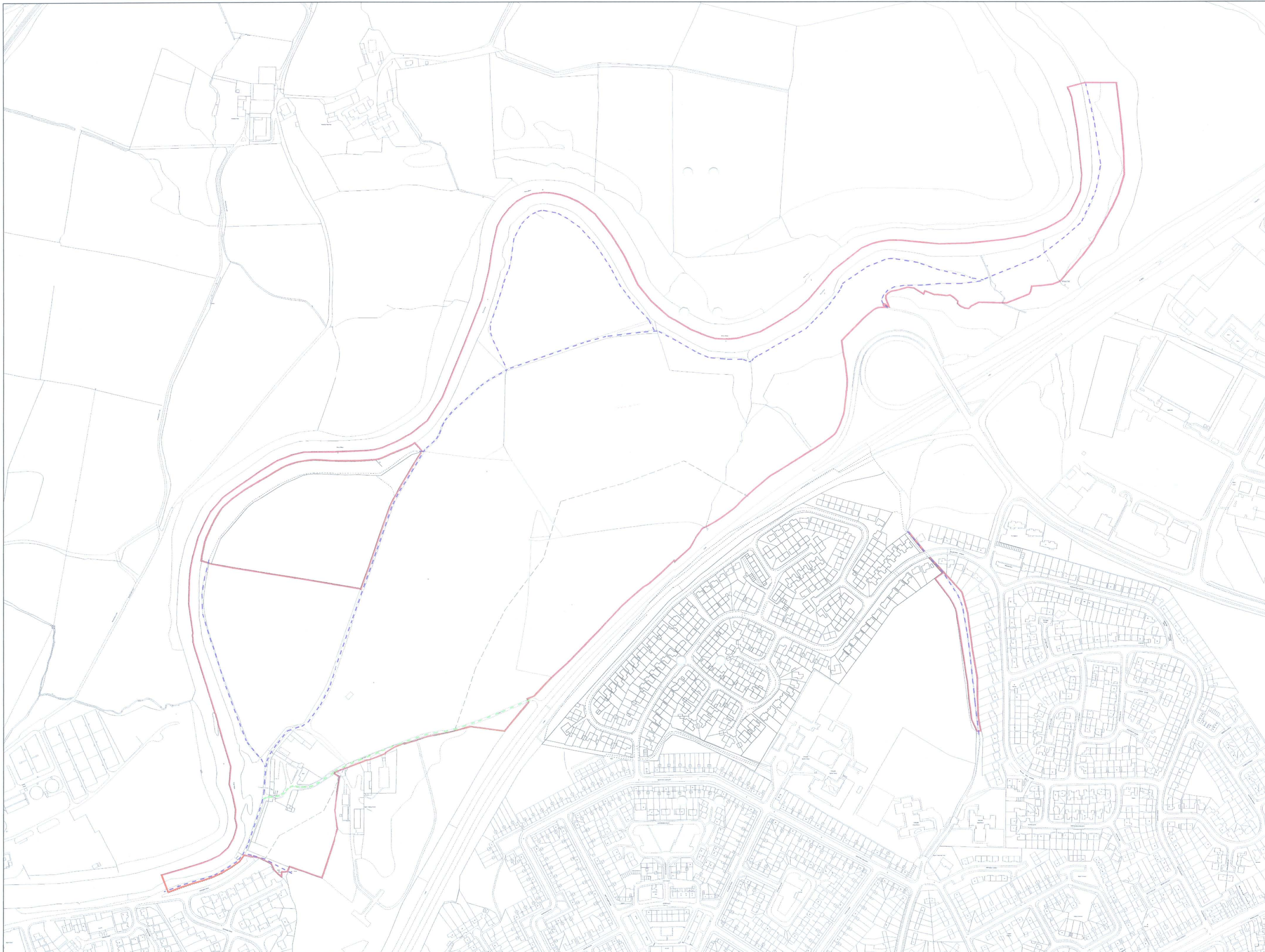
Name

33 Broadwood Rd.

Denton Burn

Newcastle upon Tyne

NE15 7SY



- Land Ownership
- - - Recorded as Bridleway
- - - Public Footpaths



wardhadaway
Surveyors, Planners, Engineers, Architects, Environmental Consultants
 Tel: 0191 2044000 Fax: 0191 2044110

Client: R Watson	
File: WAT138.10	
Title: Section 31(6) Highways Act 1980 Kepier Farm Durham Co Durham	
Scale: 1:2500	Date: 07/03/07
<small>Copyright © 2007 All rights reserved Licence number: SR 10001263</small>	Drawn by: CS

**HIGHWAYS ACT 1980
SECTION 31 (6)**

STATUTORY DECLARATION

OF

Ruth Anne Watson

Kepier Farm, Durham, DH1 1LB

SUBMITTED BY

Ward Hadaway
Sandgate House
102 Quayside
Newcastle upon Tyne
NE1 3DX
(P)RPA.VL.JNR.WAT138.10

**STATUTORY DECLARATION
OF LANDOWNER**

UNDER SECTION 31 (6) OF THE HIGHWAYS ACT 1980

To: Durham County Council

I, RUTH ANNE WATSON of Kepier Farm, Durham, DH1 1LB **DO SOLEMNLY AND SINCERELY DECLARE** as follows:-

1. I am the owner of Kepier Farm, Durham, more particularly shown edged in red on the plan accompanying this statutory declaration.
2. On 12 March 2007 I deposited with Durham County Council a map of the land which I own being Kepier Farm, Durham, together with a statement confirming that there is a public bridleway and a number of public footpaths which cross the land in my ownership.
3. Since such deposit referred to in (2) above no public rights of way on the land identified in the map and described in such statement have been dedicated by me for use by the public as highways and I do not intend to dedicate any public rights of way over my property.

I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1835.

Dated:- 2ND APRIL 2007

Signed

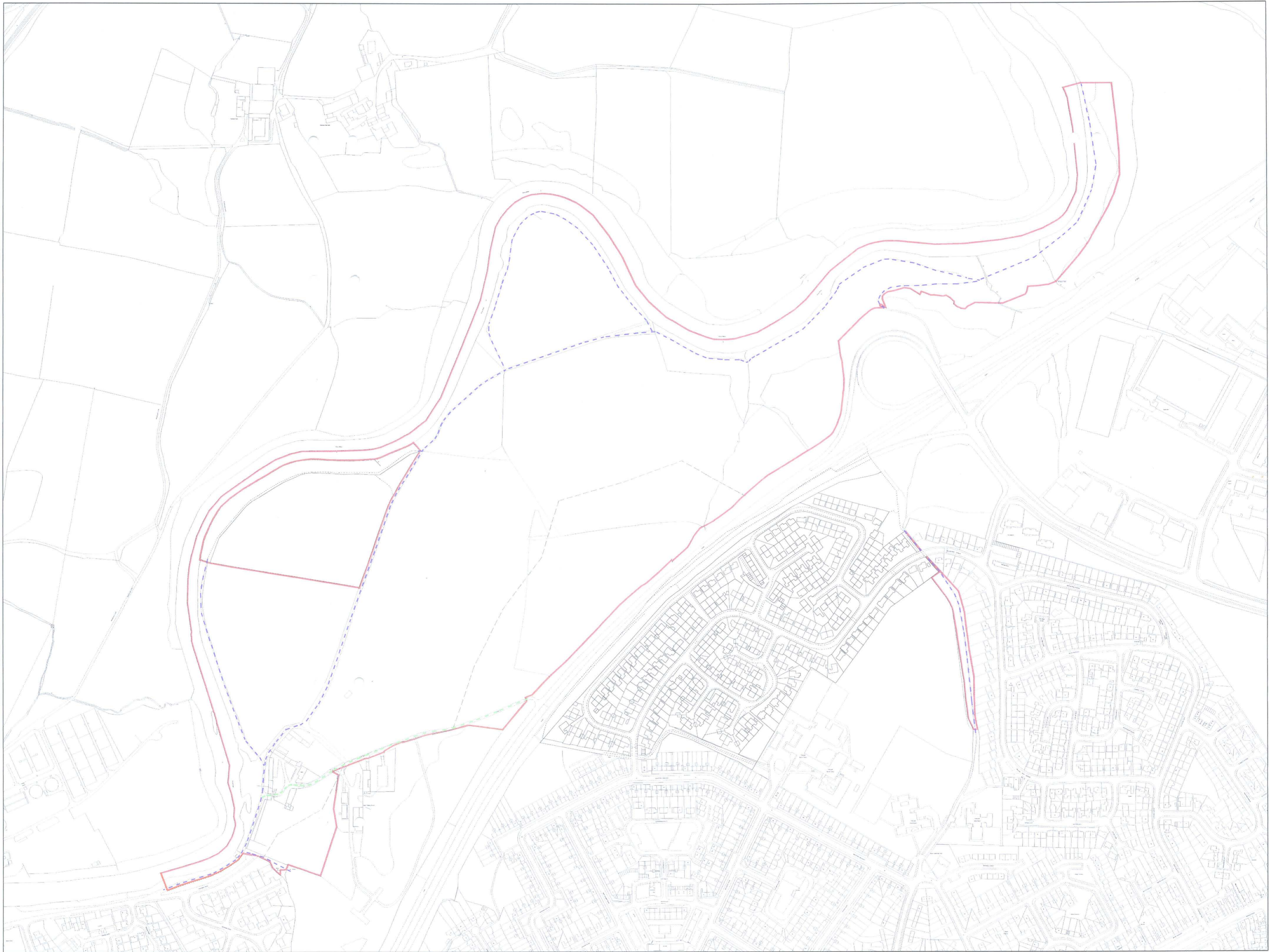
Name of owner:- RUTH WATSON

Address of owner:- Kepier Farm
Durham

Before me: MISS KAREN WATSON
(Commissioner for Oaths or Justice of the Peace or ~~Solicitor~~)

Address:-

CKM SOLICITORS
14 MARKET PLACE
DURHAM DH13NE



- Land Ownership
- - - Recorded as Bridleway
- - - Public Footpaths

wardhadaway
Sandgate House, 102 Quay-side Newcastle upon Tyne
 Tel: 0191 2544800 Fax: 0191 2544110

Client: **R Watson**

File: **WAT138.10**

Title: **Section 31(6) Highways Act 1980**
 Kepier Farm
 Durham
 Co Durham

Scale: **1:2500** Date: **07/03/07**

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 Licence number SR 10004265 Drawn by: **CS**

Solicitors
 Miss Karen Walker
 (Commissioner for OATHS)
 dated: 02/04/2007.

14 MARKET PLACE
 DURHAM DH13NE