

North Somerset Council

Notice of Landowner Deposits under section 31(6) of the Highways Act 1980 and section 15A(1) of the Commons Act 2006

An application to deposit a map and statement 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.

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. Please see guidance at <http://www.defra.gov.uk/rural/protected/greens/> for further information. Please refer to the reverse of the notice for further details.

Description of the Land:

Barrow Hospital, Barrow Gurney, Bristol, BS48 3SG

The area shown red on the submitted map is within the Barrow Gurney Parish boundary and the Long Ashton Parish boundary and is included in the following postcode areas: BS48 3SF, BS48 3AL, BS48 3AJ, BS41 9LR, BS41 8JW, BS41 8AA, BS48 3AG, BS48 3AL and BS48 3SE.

The deposit was submitted by David James and Partners, on behalf of Del Piero Limited and was received by this authority on 22nd September 2020.

The authority maintains a register of maps, statements and declarations deposited under section 31(6) of the Highways Act 1980.

The registers can be accessed online at:

<http://www.n-somerset.gov.uk/definitivemap>

(click on 'section 31(6) register (pdf)' – this application is reference S31-71)

and:

<https://www.n-somerset.gov.uk/my-services/planning-building-control/local-land-charges/landowner-statements> (click on 'landowner statement register (pdf)' – this application is reference LS002_2020-2021)

Due to current Covid-19 restrictions which have affected the opening of local offices, the Landowner and Highways Statement application can only be viewed online at www.n-somerset.gov.uk/notices. Therefore, a free copy can be obtained by emailing penny.price@n-somerset.gov.uk or phoning Elaine Bowman on 01934 427406 or emailing llcharges@n-somerset.gov.uk

Signed on behalf of North Somerset Council:

Dated: 06/11/2020

Emma Anderson, Solicitor North Somerset Council, Town Hall,
Walliscote Grove Road, Weston-super-Mare BS23 1UJ

Further information:

'Landowners can deposit applications with the council **to help protect their land against public rights being accrued**, whether they be 'landowner statements' (to protect land against registration as a Town or Village Green) and/or 'highways statements/declarations' (to protect land against claims for Public Rights of Way).

A member of the public can claim a route has become a Public Right of Way, if it's been used by the public for 20 years or more, believing they had a right to use it; unless there is sufficient evidence that the landowner didn't intend to dedicate the route as a Public Right of Way. Additionally, any member of the public can apply to have land registered as a Town or Village Green if a significant number (there is no given number for this) of the local people and /or from a neighbourhood within the area (locality) have been able to indulge as of right (without force, stealth or permission) for playing lawful sports or pastimes (walking, picking berries etc) on the land for a period of at least 20 years.

In this particular application, the landowner acknowledges the existing Public Rights of Way across their land and states they do not intend to dedicate further ways, therefore seeking to prevent any new Public Rights of Way being established from this time onwards. Furthermore, they state they wish to bring to an end any period during which persons may have indulged as of right for playing lawful sports or pastimes, i.e. it stops the clock on the number of years of use.

If you would like further information regarding Landowner Statements please email llcharges@n-somerset.gov.uk. If you require any further information regarding the Public Rights of Way please email Penny Price penny.price@n-somerset.gov.uk

The map on the following page gives an indication of the area edged red on the submitted deposit. Ends.