

Luton Local Access Forum

Landowner register

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Introduction

The council maintains a landowner register. It has two parts, the first relates to commons and the second to highways. Landowners can apply to deposit maps, statements and declarations in relation to their land, which are recorded in the registers.

Currently, the register contains four statements under the Commons Act 2006 and three statements under the Highways Act 1980 (one of which also includes a declaration). The most recent application was received in August 2024.

Commons

The landowner register is kept under section 15(B)1 of the Commons Act 2006 and contains each map and statement deposited pursuant to section 15A of that Act. These statements enable landowners to protect their land from being registered as a town or village green.

Highways

The landowner register includes a second register that is kept under section 31A of the Highways Act 1980 and contains the highway statements and highway declarations deposited under Section 31(6) of that Act. These statements enable landowners to formally acknowledge public rights of way across their land. The declarations, if made no more than 20 years later, create a presumption that they have no intention to dedicate any further routes across their land.

Accessing the registers

The registers are available for inspection, by appointment, at the Kingsway Depot and are available on the website. We are currently working to improve the website so that it is more informative and user friendly.

Application process

When a new statement is received, it is added to the register and a notice is posted both on site and on the website. The deposit of such a statement would trigger the one-year period of grace allowed for greens applications.

Recent update

An application was received in August relating to a parcel of land at Copt Hall and Someries Farm. A copy of the notice (Form CA17) is attached for information.

Form CA17

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

Luton Borough Council

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 (or lands) described below and shown outlined in 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(6) 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(s): Copt Hall and Someries Farm, Someries, Luton

Postcodes: LU2 9PJ

Parish: Borough of Luton

Ward: Wigmore

Unique reference: HA31(6)-0003 and CA15A-0004

The deposit was submitted by Jessica Holman of Strutt and Parker, Coval Hall, Rainsford Road, Chelmsford on behalf of Legal & General Property Partners (Life Fund) Limited and Legal & General Property Partners (Life Fund) Nominee Limited of One, Coleman Street, London, EC2R 5AA and was received by this authority on 13 August 2024.

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 or can be inspected free of charge between 9am and 4pm Monday to Friday (please telephone 07709 852311 for an appointment) at the address below:

Highway Development Team, Kingsway Depot, Kingsway, Luton, LU4 8AU

Signed on behalf of Luton Borough Council: 

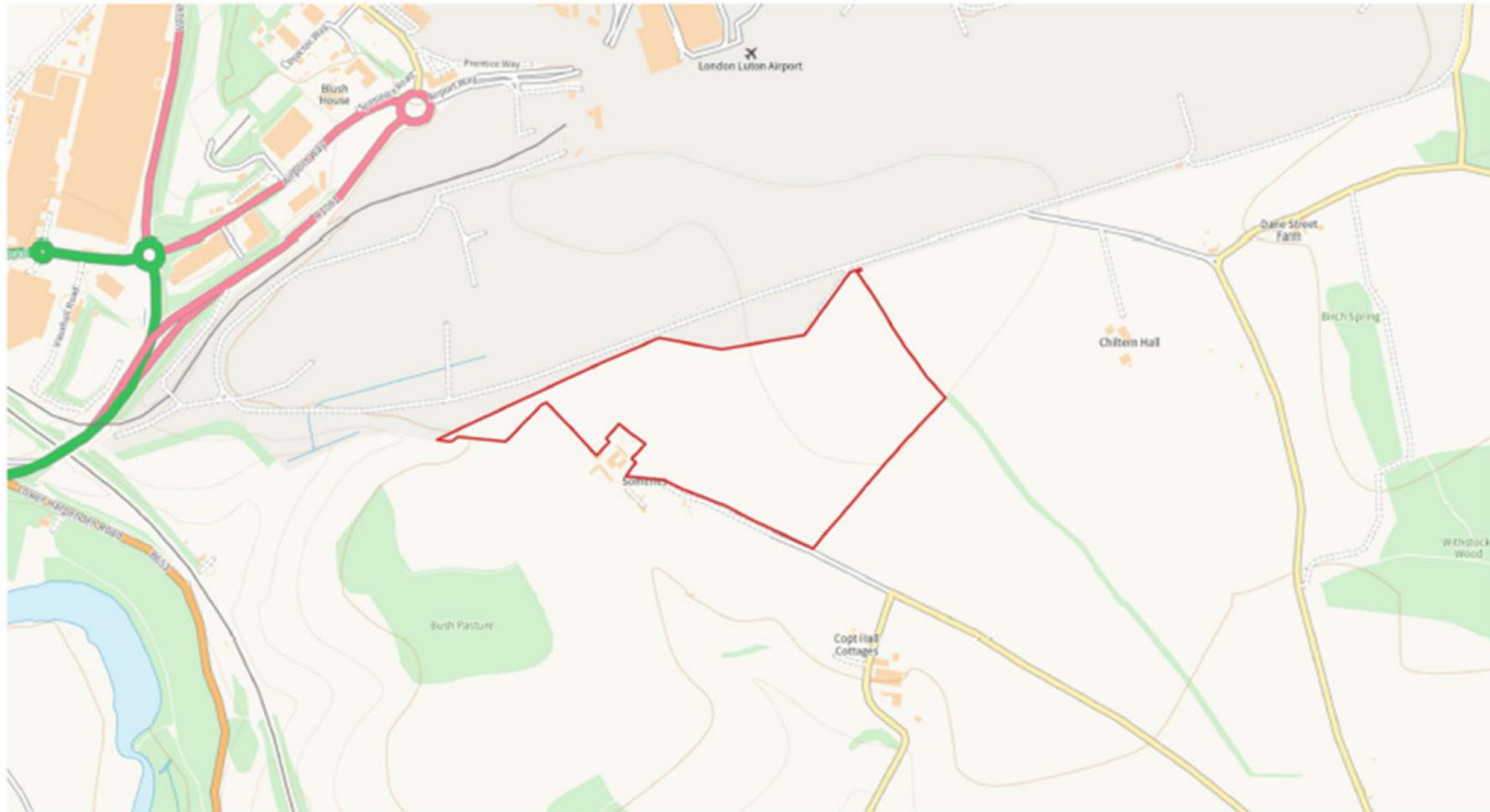
Sarah Smart

Rights of Way Officer, Highways Development Team

Date: 16 August 2024



CA16 - Copt Hall & Someries Farm



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