

**FORM CA17: NOTICE OF LANDOWNER DEPOSITS UNDER SECTION 31(6) OF  
THE HIGHWAYS ACT 1980**

Nottinghamshire 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 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(1) of that Act. For further information, please see guidance at; **[www.gov.uk](http://www.gov.uk)**.

**Description of the land:**

**Land at Causeway Lane, Gamston, Retford**

**Name of the Parish in which the land(s) is situated: Gamston**

**The deposit was submitted on behalf of the Landowner Mr M N Howard, manor Farm**

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 Landowner Declaration Register can be accessed online at: **<http://www.nottinghamshire.gov.uk>** or can be inspected free of charge by appointment at the Countryside Access Team, Nottinghamshire County Council, County Hall, West Bridgford, Nottingham. For further information please Contact Mary Mills Telephone 0115 977 5680 (Office opening hours: Mon. to Fri. 9:00am to 4:30pm).

Signed on behalf of Nottinghamshire County Council



Gary Wood: Group Manager, Highways and Transport

**Date: 17<sup>th</sup> November 2021**



## SCHEDULE 1

Regulation 2(2)(a)

### Application Form

#### Form CA16

#### Application Form for deposits 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 <http://www.defra.gov.uk/rural/protected/greens/>. 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.
9. An application must be accompanied by the requisite fee – please ask the appropriate authority for details.

10. 'Appropriate authority' means (a) in relation to a map or statement deposited or declaration lodged under section 31(6) of that Act, an appropriate council (as defined in section 31(7) of the Highways Act 1980); and (b) in relation to a statement and map deposited under section 15A(1) of the 2006 Act, a

*commons registration authority (defined in section 4 of the Commons Act 2006 and section 2 of the Commons Registration Act 1965). In practice, the appropriate council and commons registration authority will usually be the same body.*

**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:

NOTTINGHAMSHIRE COUNTY COUNCIL

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

MICHAEL NELSTROP HOWARD, MANOR FARM, GAMSTON, RETFORD, NOTTINGHAMSHIRE

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 *[insert name of owner: ]* who is the owner of the land(s) described in paragraph 4 and in my capacity as *[insert details: ]*.

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

LAND OFF CAUSEWAY LANE MANOR FARM, GAMSTON, RETFORD, NOTTINGHAMSHIRE

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

6. This deposit comprises the following declarations

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

1. I am MICHAEL NELSTROP HOWARD the owner of the land described in paragraph 4 of Part A of this form and shown EDGED RED lodged with NOTTINGHAMSHIRE COUNTY COUNCIL on 6 AUGUST 1996

3. On the 6 DAY OF JANUARY 2004 I deposited with NOTTINGHAMSHIRE COUNTY COUNCIL being the appropriate council, a declaration dated 23 DECEMBER 2003 stating that no additional ways had been dedicated since the deposit of the statement referred to in paragraph 1 above.

On the 24 DAY OF OCTOBER 2011 I deposited with NOTTINGHAMSHIRE COUNTY COUNCIL being the appropriate council, a declaration dated 24 OCTOBER 2011 stating that no additional ways had been dedicated since the deposit of the statement referred to in paragraph 1 above.

4. No additional ways have been dedicated over the land EDGED RED on the map referenced in paragraph 1 above since the date of the declaration referred to in paragraph 3 above and at the present time I have no intention of dedicating any more public rights of way over my 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:** MICHAEL NELSTROP HOWARD

**Date:** 14<sup>th</sup> October 2021

**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.







WE MICHAEL NELSTROP HOWARD and EVELYN JOY HOWARD of Manor Farm  
Gamston Retford Nottinghamshire do solemnly and sincerely declare as follows:

1. On 12 December 2003 we deposited a map of part of our land at Gamston  
Retford Nottinghamshire ("Our Land") with Nottinghamshire County Council  
together with a statement dated 10 December 2003 denying that any of the ways  
over Our Land had been dedicated by us for the use of the public as highways.
2. On 6 January 2004 we deposited with Nottinghamshire County Council a  
statutory declaration dated 23 December 2003 stating that since the deposit of  
the statement referred to above no ways over Our Land had been dedicated by  
us for the use of the public as highways.
3. Since the statutory declaration referred to above no ways over Our Land have  
been dedicated by us for the use of the public as highways.

AND we make this solemn declaration conscientiously believing it to be true and by virtue  
of the Statutory Declarations Act 1835

Declared at *The Hollies* ) *N*  
*London Road Retford* ) *E*  
*Nottinghamshire* )  
this *24th* day of *October* 2011 )

Before me

A Solicitor/Commissioner for Oaths

*Retford Notts.*

Your Ref:  
Our Ref: MMW/SJG/HOW0118-0017  
Date: 22/11/11

Senior Definitive Map Officer  
Environment Department  
Nottinghamshire County Council  
Trent Bridge House  
Fox Road  
West Bridgford  
Nottingham NG2 6BJ



Roythornes LLP  
Enterprise Way  
Pinchbeck  
Spalding  
Lincs  
PE11 3YR  
Tel: 01775 842500  
Fax: 01775 725736  
DX: 744230 Spalding 6  
[www.roythornes.co.uk](http://www.roythornes.co.uk)

Dear Sirs

**Section 31(6) of The Highways Act 1980  
Land at Gamston, Retford, Nottinghamshire**

Please now acknowledge receipt of our letter of 28<sup>th</sup> October with enclosed statutory declarations.

Yours faithfully



**ROYTHORNES LLP**  
Direct Line: 01775 842585  
Email: [michaelwhitmore@roythornes.co.uk](mailto:michaelwhitmore@roythornes.co.uk)

Also at:

Newmarket  
Nottingham  
Peterborough

Roythornes LLP is a limited liability partnership registered in England and Wales with number OC343074. Registered office: Enterprise Way, Pinchbeck, Spalding PE11 3YR.

We use the word 'Partner' to refer to a member of the LLP, or an employee or consultant with equivalent standing and qualifications.

A list of the members of the LLP is available at the registered office.

Roythornes solicitors is a trading name of Roythornes LLP.

Authorised and regulated by the Solicitors Regulation Authority.



MMW/SJG/HOW0118-0017  
H.E&R.TP&P/  
(0115) 977 3708  
david.squires@nottscc.gov.uk  
29 November 2011

Roythornes Solicitors  
Enterprise Way  
Pinchbeck  
Spalding  
Lincolnshire PE11 3YR

Dear Sirs

**NOTTINGHAMSHIRE COUNTY COUNCIL: DEPOSIT OF STATUTORY  
DECLARATION - SECTION 31(6) HIGHWAYS ACT 1980  
PARISH: GAMSTON  
NAMES OF LANDOWNERS: MICHAEL NELSTROP HOWARD & EVELYN  
JOY HOWARD**

I acknowledge receipt of the deposited Statutory Declarations dated 24 October 2011.

The information contained in the Declaration will be held by this Authority as validation of the contents of the Statement and Plan. It will be necessary for your clients or their successors to renew the Statutory Declaration every ten years.

Any changes to the land holding or the rights of way information in the initial Statement and Plan should be notified to the Countryside Access Section, and should also be identified with a new Statutory Declaration covering a modified Statement and Plan.

Yours faithfully

David Squires  
Technical and Map Review Officer



ROYTHORNES LLP

DATED 24th October 2011

---

**STATUTORY DECLARATION**

**OF**

**MICHAEL NELSTROP HOWARD  
and EVELYN JOY HOWARD**

---

MMW/HOW0118-0017/STAT DEC 2

THE MALTINGS  
HIGH STREET, BURWELL  
CAMBRIDGESHIRE  
CB25 0HB

Telephone: 01638 744620

ENTERPRISE WAY  
PINCHBECK, SPALDING  
LINCOLNSHIRE  
PE11 3YR

Telephone: 01775 842500

DEAN'S COURT  
10 MINSTER PRECINCTS  
PETERBOROUGH  
PE1 1XS

Telephone: 01733 558585

10-12 THE ROPEWALK  
NOTTINGHAM  
NG1 5DT

Telephone: 0115 9484555

Your Reference :

Our Reference : MMW(PRO)HOW.118-6

Date : 10 December 2003

The Senior Definitive Map Officer  
The Environment Department  
Nottinghamshire County Council  
Trent Bridge House  
Fox Road  
West Bridgford  
Nottingham  
NG2 6BJ



ROYTHORNE & CO

10 PINCHBECK ROAD  
SPALDING Lincs  
PE11 1PZ

Telephone : 01775 842500  
Fax : 01775 725736  
DX : 26701 Spalding  
www.roythorne.co.uk  
e-mail roythorne@roythorne.co.uk

Dear Sir

**Section 31(6) of The Highways Act 1980 - Land at Gamston, Retford, Nottinghamshire**

On behalf of our clients Michael Nelstrop Howard and Evelyn Joy Howard of Manor Farm, Gamston, Retford, Nottinghamshire, we enclose a Statement with attached map for registration under the provisions of the above-mentioned Act, receipt of which please acknowledge.

A Statutory Declaration made by our clients will follow.

Yours faithfully

ROYTHORNE & CO  
Direct Line: 01775 842585  
E-mail: michaelwhitmore@roythorne.co.uk

Enc

Partners:

P.R. OSBORNE Managing Partner

G.M. ORTON

P.J. BREWSTER

G.C.H. SMITH Notary Public

G.R. HARROD

C.P. BENNETT

A.J. PLUMMER

J.F.R. DANKS

M.W. FIELDING

G.B. ENGLAND

T.C. WATKINSON

A.M. CZAJKA

T.G. FOOTITT

P. COOKSON

MARIE L. EVANS

VENBER MORTLOCK

JOHAN J. LADDS

Associates:

D.A. COLEMAN

S.J. DISLEY

CAROLINE M. GUMBRELL

N.G. JAMES

FRAN E. MULDOON

KATE ROBBINS

J.T. WRIGHT

Chartered Accountant:

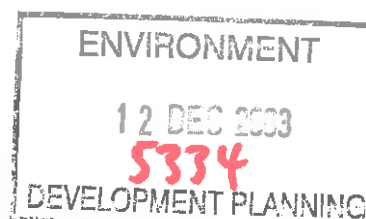
D.R. BELLINGER

Also at:

8 THE ROPEWALK  
NOTTINGHAM NG1 6DT  
Telephone : 0115 9494565

and

AGRICULTURE HOUSE  
WILLIE SNAITH ROAD  
NEWMARKET, SUFFOLK CB8 7SN  
Telephone : 01638 565110



Regulated by the Law Society



EPD.TH/ME9  
Dr T Hart  
(0115) 977 4395  
(0115) 977 2414  
tim.hart@nottscc.gov.uk  
09 January 2004

Roythorne & Co.  
10 Pinchbeck Road  
Spalding  
Lincs  
PE11 1PZ

1st Class

Dear Sir/Madam

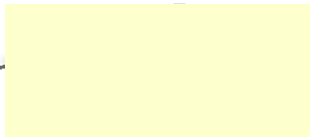
**NOTTINGHAMSHIRE COUNTY COUNCIL  
DEPOSIT OF STATEMENT AND PLAN AND STATUTORY DECLARATION -  
SECTION 31(6) OF THE HIGHWAYS ACT 1980  
PARISH: GAMSTON, RETFORD  
NAME OF LANDOWNER: MICHAEL NELSTROP HOWARD/EVELYN  
JOY HOWARD  
NAME OF PROPERTY: MANOR FARM**

I wish to acknowledge the receipt of your deposited ~~Statement and Plan and~~  
Statutory Declaration on 6th January 2004.

The information contained in the Declaration will be held by this Authority as validation for the contents of the Statement and Plan. It will be necessary for you or your successors to renew the Statutory Declaration every ten years, commencing from the date of the initial Statutory Declaration.

Any changes to your land holding or to the rights of way information in your initial Statement and Plan should be notified to the Rights of Way section, and should also be identified within a new Statutory Declaration covering a modified Statement and Plan.

Yours faithfully



Tim Hart  
Senior Definitive Map Officer

Your Reference :

Our Reference : MMW(PRO)HOW.118-6

Date : 05 January 2004

The Senior Definitive Map Officer  
The Environment Department  
Nottinghamshire County Council  
Trent Bridge House  
Fox Road  
West Bridgford  
Nottingham  
NG2 6BJ



ROYTHORNE & CO

10 PINCHBECK ROAD  
SPALDING Lincs  
PE11 1PZ

Telephone : 01775 842500  
Fax : 01775 725736  
DX : 26701 Spalding  
www.roythorne.co.uk  
e-mail roythorne@roythorne.co.uk

Dear Sir

**Section 31(6) of The Highways Act 1980 - Land at Gamston,  
Retford, Nottinghamshire**

We enclose the Statutory Declaration referred to in our letter of 10  
December 2003, receipt of which please acknowledge.

Yours faithfully

ROYTHORNE & CO  
Direct Line: 01775 842585  
E-mail: michaelwhitmore@roythorne.co.uk

Enc

Partners:

P.R. OSBORNE Managing Partner  
G.M. ORTON  
P.J. BREWSTER  
G.C.H. SMITH Notary Public  
G.R. HARROD  
C.P. BENNETT  
A.J. PLUMMER  
J.F.R. DANKS  
M.W. FIELDING  
G.B. ENGLAND  
T.C. WATKINSON  
A.M. CZAJKA  
T.G. FOOTITT  
P. COOKSON  
MARIE L. EVANS  
VEMBER MORTLOCK  
JOHAN J. LADDS

Associates:

D.A. COLEMAN  
S.J. DISLEY  
CAROLINE M. GUMBRELL  
N.G. JAMES  
FRAN E. MULDOON  
KATE ROBBINS  
J.T. WRIGHT

Chartered Accountant:

D.R. BELLINGER

Also at:

8 THE ROPEWALK  
NOTTINGHAM NG1 6DT  
Telephone : 0115 9484555

and

AGRICULTURE HOUSE  
WILLIE SNAITH ROAD  
NEWMARKET, SUFFOLK CB8 7SN  
Telephone : 01838 685110

Regulated by the Law Society

MMW(PRO)HOW.118-6  
EPE.TH/AA5  
Dr T Hart  
(0115) 977 4395  
(0115) 977 2414  
tim.hart@nottscc.gov.uk  
05 January 2004

Roythorne & Co  
10 Pinchbeck Road  
Spalding  
Lincs  
PE11 1PZ

Dear Sir/Madam

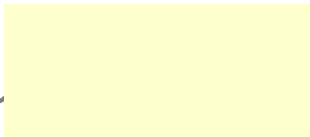
**NOTTINGHAMSHIRE COUNTY COUNCIL  
DEPOSIT OF STATEMENT AND PLAN AND STATUTORY DECLARATION -  
SECTION 31(6) OF THE HIGHWAYS ACT 1980  
PARISH: GAMSTON, RETFORD  
NAME OF LANDOWNER: MICHAEL NELSTROP HOWARD AND EVELYN JOY  
HOWARD  
NAME OF PROPERTY: MANOR FARM, GAMSTON**

I wish to acknowledge the receipt of your deposited Statement and Plan ~~and~~  
~~Statutory Declaration~~ on 12 December 2003.

The information contained in the Declaration will be held by this Authority as validation for the contents of the Statement and Plan. It will be necessary for you or your successors to renew the Statutory Declaration every ten years, commencing from the date of the initial Statutory Declaration.

Any changes to your land holding or to the rights of way information in your initial Statement and Plan should be notified to the Rights of Way section, and should also be identified within a new Statutory Declaration covering a modified Statement and Plan.

Yours faithfully



Tim Hart  
Senior Definitive Map Officer



WE MICHAEL NELSTROP HOWARD and EVELYN JOY HOWARD of Manor Farm  
Gamston Retford Nottinghamshire do solemnly and sincerely declare as follows:

- 1. On 10 December 2003 we deposited a map of part of our land at Gamston  
Retford Nottinghamshire with Nottinghamshire County Council together  
with a statement denying that any of the ways over that land had been  
dedicated to the public.
- 2. Since such deposit and statement no ways have been dedicated by us for  
the use of the public as highways.

AND we make this solemn declaration conscientiously believing it to be true and by  
virtue of the Statutory Declarations Act 1835

Declared at *Retford* )  
 )  
this *23rd* day of *December* 2003 )

Before me

A Solicitor/Commissioner for Oaths

**JACKSON QUINN**  
7 GROVE STREET  
RETFORD, NOTTS.  
DN22 6NN  
TEL: 01777 703111



DATED 23<sup>rd</sup> December 2003

**STATUTORY DECLARATION**

**OF**

**MICHAEL NELSTROP HOWARD  
AND EVELYN JOY HOWARD**

---

MMW/HOW118-6 STAT. DEC.

10 PINCHBECK ROAD  
SPALDING  
LINCOLNSHIRE PE11 1PZ  
TELEPHONE : 01775 724141

8 THE ROPEWALK  
NOTTINGHAM NG1 5DT  
TELEPHONE : 0115 9484555

H N Howard & Son

Manor Farm  
Gamston  
Retford  
Notts  
DN22 0PY

Tel: 01777 838223

10<sup>th</sup> December 2003

The Senior Definitive Map Officer  
The Environment Department  
Nottinghamshire County Council  
Trent Bridge House  
Fox Road  
West Bridgford  
Nottingham  
NG2 6BJ

Dear Sir

Section 31(6) of The Highways Act 1980

Under Section 31(6) of The Highways Act 1980, we wish to deposit a statement indicating what ways (if any) we admit to have been dedicated as highways.

1. We attach a map on the scale of 1 to 10,000 showing, marked in red, the boundaries of our applicable land
2. We deny that any ways over such land shown on the attached map have been dedicated to the public

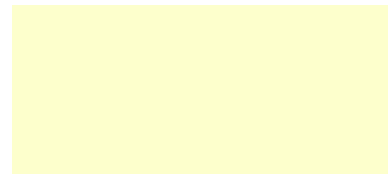
Please register this statement under the provisions of the above-mentioned Act.

Yours faithfully



MICHAEL NELSTROP HOWARD

Partner



EVELYN JOY HOWARD

Partner





Field Nos. taken from  
O.S. 1:2500 Sheet Numbers  
SK 7275 SK 7276 SK 7077 SK 6977  
SK 7175 SK 7174 SK 7076 SK 6976  
Name: SK 7075 SK 7177 SK 7176  
Date: SK 7075 SK 7177 SK 7176  
Holding No: 32 / 230 / 0016  
Sheet Nos: SK 77 NW SK 67 NE SK 77 SW  
Copyright date: 1935 (1960, 1964, 1973)  
Scale: 1:10,000  
signature:

Mich

MBB:RAC:KEP:HO46.005  
PTC.JR/ME12  
Mr J Reid  
(0115) 977 4234  
(0115) 977 2414  
23 September 1996

Walkers  
Solicitors  
19 The Square  
RETFORD  
Notts  
DN22 6DH

1st Class

Dear Sirs

**DEPOSIT OF STATUTORY DECLARATION, STATEMENT AND PLAN  
SECTION 31(6) OF THE HIGHWAYS ACT 1980**

Nottinghamshire County Council hereby acknowledges receipt of the above documents relating to Manor Farm in the Parish of Gamston, situated in the County of Nottinghamshire.

These documents and plan have now been placed on file and will be held by this Authority for six years. I would also remind you that it is your client's or your clients successor's responsibility to renew their statutory declaration within a six year (or less) period of time.

Yours faithfully



for Group Manager (Countryside)