



KEY - RED DIAGONAL STRIPES

**R30
Ratcliffe-on-
Soar/
Thrumpton**

Produced by Jennifer Thomas

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THIS PLAN IS THE WORKING COPY AND NOT THE DEFINITIVE MAP



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

Nottinghamshire County Council

An application to deposit a map and statement and 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**.

Description of the land(s): Ratcliffe-on-Soar Power Station

Name of the Parish in which the land(s) is situated: Ratcliffe-on-Soar, Thrumpton

The deposit was submitted by Uniper UK Ltd

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 **jennifer.thomas2@nottsccl.gov.uk** Telephone 0115 977 2181

Signed on behalf of Nottinghamshire County Council:

David Langford: Director Highways, Transport and Waste Management
Date: 25/06/2026



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
County Hall
West Bridgford
Nottingham
NG2 7QP**

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

**Uniper UK Limited
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham
B37 7YE**

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 Uniper UK Limited who is the owner of the land(s) described in paragraph 4 and in my capacity as Land Manager for Uniper UK Limited.

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

All that land owned by Uniper UK Ltd at:

**Ratcliffe-on-Soar Power Station
Ratcliffe on Soar
Nottingham
NG11 0EE**

comprised of two HMLR titles - NT422266 & NT574308

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

SK504296

6. This deposit comprises the following statement(s) and/or declarations (*delete Parts B, C, or D where not applicable*):

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

Uniper UK Limited is the owner of the land described in paragraph 4 of Part A of this form and shown edged red on the map accompanying this statement.

Ways shown purple on the accompanying map are public footpaths.

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

PART E: Additional information relevant to the application
(insert any additional information relevant to the application)

Declaration under section 31(6) of the Highways Act 1980 to follow

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 Minns, Land Manager for Uniper U

Date: 22 May 2026

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.



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(all applicants must complete this Part)

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West Bridgford
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NG2 7QP

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

Uniper UK Limited
Compton House
2300 The Crescent
Birmingham Business Park
Birmingham
B37 7YE

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 Uniper UK Limited who is the owner of the land(s) described in paragraph 4 and in my capacity as Land Manager for Uniper UK Limited.

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

All that land owned by Uniper UK Ltd at:

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Nottingham
NG11 0EE

comprised of two HMLR titles - NT422266 & NT574308

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

SK504296

6. This deposit comprises the following statement(s) and/or declarations (*delete Parts B, C, or D where not applicable*):

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

1. **Uniper UK Limited** is the owner of the land described in paragraph 4 of Part A of this form and **shown edged red on the map** accompanying this declaration

2. On the 22nd day of May 2026, Uniper UK Limited deposited with Nottinghamshire County Council, being the appropriate council, a statement accompanied by a map showing Uniper UK Limited's property edged red which stated that:

the ways shown coloured purple on that map and on the map accompanying this declaration had been dedicated as footpaths

no other ways had been dedicated as highways over Uniper UK Limited's property

4. No additional ways have been dedicated over the land edged red on the map referenced in paragraph 1 above since the statement dated 22nd day of May 2026 referred to in paragraph 2 above and at the present time Uniper UK Limited has no intention of dedicating any more public rights of way over the property.

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 Minns, Land Manager for Uniper

Date: 04 June 2026

You should keep a copy of the completed form

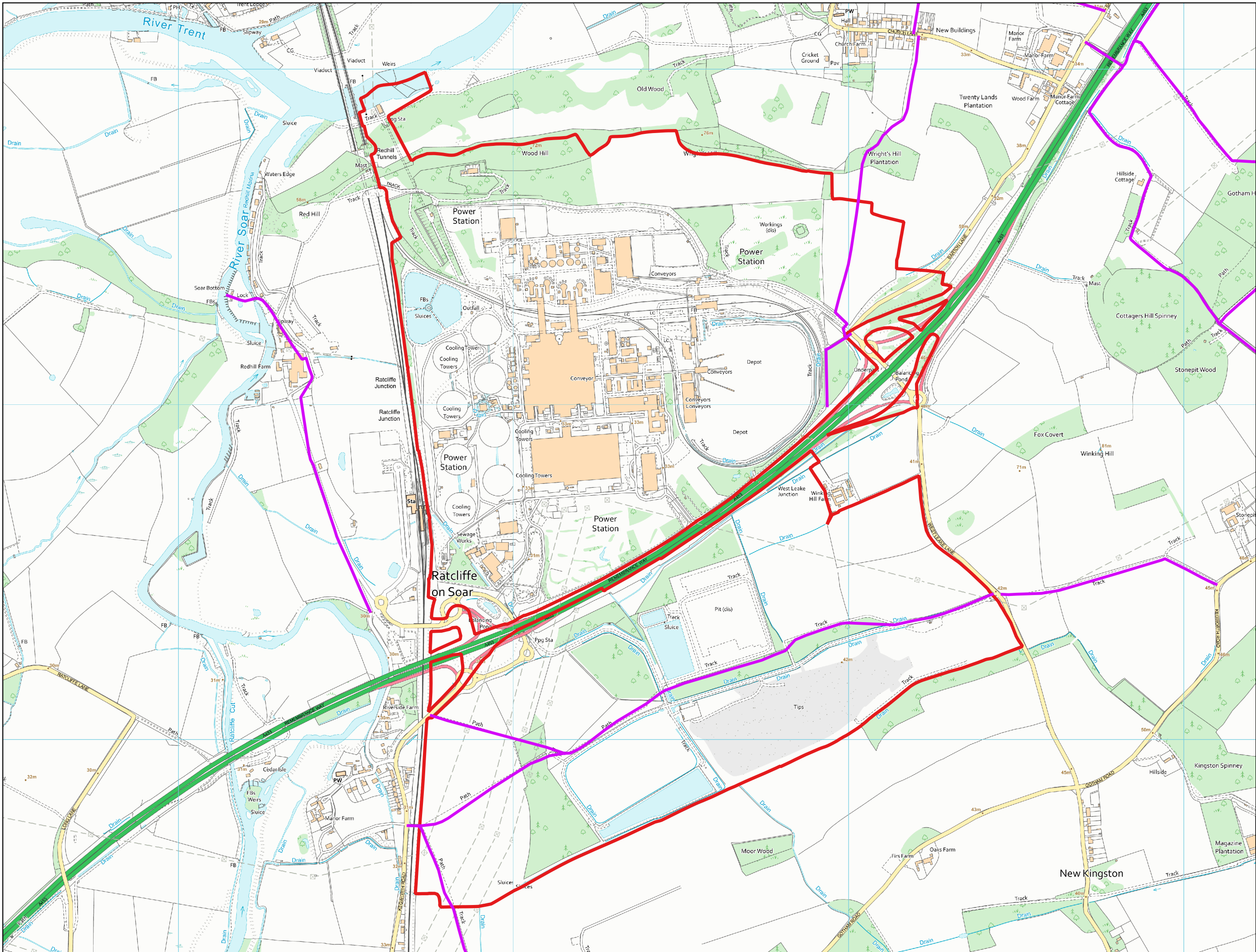
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0 30 60 90 120 150 m

Legend:

Uniper UK Ltd

Public footpaths

Site:
Ratcliffe

Project:
Ratcliffe PRoW

Scale:
1:10,000 @ A3

Date:
09/04/2026

Drawing ref:
260409 - Ratcliffe Ratcliffe PRoW

Ordnance Survey Licence Number:
AC0000849937

www.uniper.energy

Compton House, 2300 The Crescent, Birmingham Business Park, Birmingham B37 7YE