



**APPLICATION TO DEREGISTER, OR TO DEREGISTER AND
EXCHANGE, COMMON LAND OR TOWN OR VILLAGE GREENS**

Commons Act 2006: Section 16

Return completed application to:

The Commons Team
The Planning Inspectorate
3F Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel: 0303 444 5408

E-mail: commonlandcasework@pins.gsi.gov.uk

PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THIS FORM:-

- Section 16(9) of the Commons Act 2006 requires that an application to deregister and exchange common land or town or village greens may only be made with the consent of any relevant leaseholder of, and the proprietor of any relevant charge over, the release land and any replacement land. When completing this form you will be asked to confirm that such consent has been obtained and that you have consulted any relevant leaseholder of, and the proprietor of any relevant charge over, the release land/any replacement land about the application.
 - Answer all the questions on this form in full and only use a separate sheet where there is insufficient space for your answer.
 - Refer to "Notes on completing an application to deregister, or to deregister and exchange, common land or town or village greens" (the "Notes") when completing this form.
 - References throughout this form to 'common land' apply equally to 'town or village green'.
 - A non-refundable fee of £4,900 is payable for all applications under section 16 to deregister/exchange common land. A cheque for this amount, payable to "The Planning Inspectorate", must accompany every application. Alternatively, if you wish to pay by BACS the Planning Inspectorate's bank details are available on request.
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SECTION A – The common land to be deregistered (i.e. the release land) (see Notes 1 to 4)

Section A1 – The Common

1. Name and full address of common

Land off Sun Hill,
ROYSTON
Hertfordshire
SG8 9AY

CL no or VG no

CL92

Commons Registration Authority

Hertfordshire County Council

Section A2 – The owner of the release land

2. Forename	<input type="text"/>
Surname	<input type="text"/>
Organisation (if appropriate)	<input type="text" value="The Therfield Regulation"/>
Title (Mr/Mrs/Miss/Dr)	<input type="text"/>
Full Postal Address	<input type="text" value="c/o Thornes Chartered Surveyors
The Old Pump House
45 Hill Street
POOLE
Dorset"/>
Postcode	<input type="text" value="BH15 1NR"/>
Telephone No/Mobile	<input type="text" value="01202 684004"/>
E-mail address	<input type="text" value="graham@thornes.org.uk"/>

3. Do you prefer to be contacted by Post E-mail

4. Please note that unless you tick the box below we will send all correspondence to the person named above and not to the owner of the replacement land shown in Section B1.

Please send all correspondence to the owner of the replacement land named in section B1

Section A3 – Area of common and common rights

5. What is the total area of common land as registered?

What common rights, if any, are registered? (e.g. number and type) If the land is a town or village green, what kind of recreation is it used for?

Now unused but occupied until approximately three years ago by Hertfordshire County Council as an informal play space for which use they paid a rent to the Conservators.

6. If there are common rights registered are they exercised? Yes No

If yes, please give details e.g. which commoners are active, which rights are exercised and how often.

Section A4 – Description of the release land

7. Area of release land in m²

Description (including location) of the release land

Land situated on the corner of Sun Hill & Briary Lane, Royston, Hertfordshire SG8 9AY

Unused and overgrown land in residential location.

SECTION B – The land to be given in exchange (i.e. the replacement land) (see Notes 5 and 6)

8. Are you proposing to provide replacement land in exchange for the release land? You must propose replacement land if the area of the release land is more than 200m². Yes No

If **Yes**, go to Question 9. If **No**, please explain below why you are not providing replacement land and then go to Question 14.

Section B1 – The owner of the replacement land

9. Forename	
Surname	
Organisation (if appropriate)	Quickpure Ltd
Title (Mr/Mrs/Miss/Dr)	
Full Postal Address	Thrift Farm Baldock Road ROYSTON Hertfordshire
Postcode	SG8 9NN
Telephone No/Mobile	
E-mail address	

Only complete Question 10 if Question 4 has been ticked.

10. Do you prefer to be contacted by Post E-mail

Section B2 – Description of the replacement land

11. Name of replacement land (if any)

Area of proposed replacement land (in m²)

Description (including location) of the replacement land.

Land to the west of Therfield Road, Royston, having a frontage to the road of 80 metres

12. Please confirm that the proposed replacement land is not already registered as common land or town or village green. I confirm

Section B3 – Rights over the replacement land

13. Give details of any relevant leaseholders, other occupiers, rights of access and easements, those holding any relevant charges over the replacement land, or any other rights or easements. Explain why such rights will not materially interfere with the public’s right to use the land (should the application be successful). (see Note 8).

Permissive pathway runs through the land and its acquisition adjoining the Common will allow the Conservators to better manage the woodland and heath.

SECTION C - Access arrangements and current features of the lands (see Notes 7, 8 and 9)

Section C1 – Access to the lands:

14. To what extent is there **existing** public access over the land(s)?

(a) The release land

The land is overgrown/unused and is difficult to police and costly to maintain by the Conservators and is open for fly tipping and encroachment.

(b) The replacement land (including any existing informal public access)

The replacement land adjoins the Conservators' land west of Therfield Road and an opportunity for general improvement and better access for the general public along the permissive pathway.

15. What are the intended access arrangements for the replacement land?

Improvement to signage for the Public and improvement to fencing to adjoining agricultural land and general husbandry.

Section C2 - Current condition of the lands

16. Describe the current condition and use of the lands, including any biodiversity, landscape, archaeological, agricultural and recreational interests:

(a) The release land

Planning consent granted for the erection of eight houses by North Hertfordshire District Council.

Land overgrown and encroached by Sycamore and other fast growing plants with fly tipping and maintenance being a costly and growing problem.

(b) The replacement land

Mainly wooded with a permissive pathway along its total length but requiring husbandry and maintenance but adjoining the Conservators existing land holding.

17. What structures (e.g. buildings, roads, bridleways, footpaths, walls, fences) are currently on the land?

(a) The release land

Drive to one corner of land to 52 Echo Hill. No other structures

(b) The replacement land

No structures or fencing to length of land but fenced road frontage with access to permissive pathway.

18. What boundary features e.g. fences, hedges, walls (and access points such as stiles and gates) are currently on the perimeter of (or on land immediately adjoining) the land?

(a) The release land

Residential housing adjoining with some fencing - open frontage to Sun Hill & Briary Lane.

(b) The replacement land

Fenced road boundary with gate to permissive path. Generally wooded and hilltop location.

19. What, if any, boundary or other features are proposed to be removed from or erected on the replacement land as part of the exchange?

Improvements to side fencing to farm boundary and to signage for public access and general husbandry to undergrowth.

20. What, if any, works are to be carried out on the replacement land as part of the exchange?

Only fencing, described above

SECTION D – Details of the exchange or deregistration (see Notes 10, 11, and 12)

21. What are the reasons for the exchange or deregistration?

The Therfield Regulation had let the land to Hertfordshire County Council for many years and they maintained the land as part of the agreement. Following the termination of the agreement the Conservators found that this isolated section of land required considerable and costly maintenance and diverted the Trust from its other duties and charitable aids.

Planning permission was therefore obtained and the intention is to sell the land and invest the proceeds in improvements to the trusts other objectives and to acquire the replacement land.

SECTION E – Designations (see Notes 13, 14 and 22)

22 Are any of the lands subject of this application in or near a Site of Special Scientific Interest (SSSI), National Nature Reserve, a Special Area of Conservation (SAC), a Special Protection Area (SPA), or Wetland listed in accordance with the Ramsar Convention?

(a) the release land Yes No

If **Yes**, please give details and identify the location on the map

(a) The release land is not SSSI designated but is on the other side of Briary Lane to the main section of Therfield which is so designated.

(b) Part of the replacement land is registered as SSSI around the permissive path which The Trust will be able to control, maintain and improve.

(b) the replacement land Yes No

If **Yes**, please give details and identify the location on the map.

23 Do any of the lands contain a Scheduled Ancient Monument?

(a) the release land Yes No

If **Yes**, give details and identify the location on the map.

(b) the replacement land Yes No

If **Yes**, give details and identify the location on the map

24 Are any of the lands in a National Park or Area of Outstanding Natural Beauty?

(a) the release land Yes No

If **Yes**, please give details.

(b) the replacement land Yes No

If **Yes**, please give details.

25 Are any of the lands subject of this application covered by any local designations, e.g. local nature reserve, area of special landscape value, heritage coast, conservation area or public open space?

(a) the release land Yes No

If **Yes**, please give details.

(b) the replacement land Yes No

If **Yes**, please give details.

SECTION F – Adjacent common land (see Note 15)

26. Does any area of common land with a different registration number adjoin the common land subject of this application? Yes No

If **Yes**, give details and identify them on the map

SECTION G – Public Access (see Notes 16, 17 and 18)

27. Do the public have a right of access to the release land for air and exercise under section 193 of the Law of Property Act 1925? Yes No

28. Is the release land subject of an Order of Limitations or Conditions made under section 193(1)(b) of the Law of Property Act 1925? Yes No

If **Yes**, give its date and other details, and send us a copy.

Date of the Order

Copy enclosed.

SECTION H – Advertisement and Consultation (see Notes 19, 20 and 21)

30. **You must advertise your proposal** in one main local newspaper and at the main points of entry to the common (or, if there are none, at a conspicuous place on the boundary of the common) **within 7 days** of making your application. Use the draft notice at **Annex B** of the **Notes**.

A notice has been prepared following the format at Annex B.

31. You **must** also send a copy of the notice, (using the letter at Annex D of the Notes) to the following:

<input type="checkbox"/>	the commons council or commoners' association (if there is one)
<input checked="" type="checkbox"/>	all active commoners
<input checked="" type="checkbox"/>	others with a legal interest e.g. tenants, those with easements, or other rights over the land and any other person occupying the land
<input checked="" type="checkbox"/>	the Commons Registration Authority (usually the county council or unitary authority)
<input checked="" type="checkbox"/>	the relevant parish council, where known
<input checked="" type="checkbox"/>	Natural England
<input checked="" type="checkbox"/>	Historic England
<input type="checkbox"/>	National Park Authority (if the proposal is in a National Park)
<input type="checkbox"/>	AONB Conservation Board or Joint Advisory Committee (if the proposal is in an AONB)
<input checked="" type="checkbox"/>	Open Spaces Society
<input type="checkbox"/>	The local authority or other body in which the management of the common is vested under a scheme of management made under the Metropolitan Commons Act 1866 of the Commons Act 1899 or any other regulatory scheme or Act for the common (if there is any such scheme or Act)

Even if you have consulted any of these bodies before making this application you still need to send them a copy of the notice.

32. Which newspaper will the advertisement appear in?

On what date?

SECTION I – Maps

33. Please enclose two copies of the map that meet the requirements set out in **Note 22**.

Two copies of the map are enclosed.

Section J – Checklist (tick to confirm)

34. I have read the **Notes** in full.
35. I have answered all the questions (where appropriate) on this form in full.
I have enclosed two copies of the map that meets the requirements of Note 22.
I have enclosed a copy of the commons register or register of town and village greens. This should include details of the land, rights, ownership and the register map.

I have obtained the consent to this application of any relevant leaseholder of, and the proprietor of any relevant charge over, the release land and any replacement land.
I have enclosed a copy of any document mentioned in answering the questions on this form.
I understand that any of the application papers may be copied to interested parties on request and have informed people as necessary.
I have enclosed my application fee of £4,900.
36. I will as soon as possible:
- advertise the proposal in one main local newspaper (see note 19)
 - post a copy of the notice at the main entry points to the lands
 - send a copy of the notice to all those listed at Section H
 - place a copy of the notice, map and application at the inspection point
 - write to the Planning Inspectorate using the letter at Annex E of the Notes to confirm that the advertising requirements have been met.

SECTION K – Declaration

~~1~~/We hereby declare that:

All the owner(s) of the land(s) to be deregistered or deregistered and exchanged subject of this application have completed this Section.

*No person is a relevant leaseholder, or holds a relevant charge, over any of the land(s) to be deregistered/exchanged.

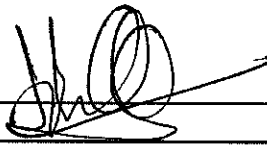
~~1~~/We have obtained the written consent to this application of every person who is a relevant leaseholder, or holds a relevant charge, over any of the lands to be deregistered/exchanged.

*delete as appropriate

The contents of this application are true and complete to the best of ~~my~~/our knowledge and belief.

Release Land:

Signature of owner



Name

John King

Date

06/01/2017

Position and name of organisation (where appropriate).

Chairman The Therfield Regulation Trusts

Signature of co-owner (where applicable)

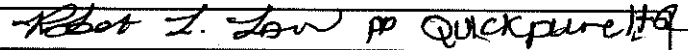
Name

Date

Position and name of organisation (where appropriate).

Replacement Land:

Signature of owner



Name

Robert Law

Date

06/01/2017

Position and name of organisation (where appropriate).

Signature of co-owner (where applicable)

Name

Date

Position and name of organisation (where appropriate).

You should keep a copy of the completed form

Data Protection Act

Your application will be in the public domain. Therefore all documents (both paper and electronic) associated with it may be disclosed during the application process to others, including other Central Government Departments, public bodies, local authorities, other organisations and members of the public.

A copy of this form and any accompanying documents may be disclosed following a request for information under the Environmental Information Regulations 2004.