



BEDFORD
BOROUGH COUNCIL

CA16 Application Form

PART A

Information relating to the applicant and land to which the application relates
(all applicants must complete this Part)

1. Bedford Borough Council to which the application is addressed:
Borough Hall, Cauldwell Street, Bedford, MK42 9AP

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

Kitesfield Estates Limited
Milton Parc
Milton Ernest
Bedfordshire
MK44 1YU

3. Status of applicant (tick relevant box or boxes):

I am making this application and the statement and declaration it contains on behalf of Kitesfield Estates Limited who is the owner of the lands described in paragraph 4 and in my capacity as Director of Kitesfield Estates Limited.

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

- a) Land at Milton Ernest, Bedfordshire, MK43 7HU
- b) Land to the south east of Green End Road, Kempston Church End, Bedfordshire, MK43 8RJ
- c) Land west of Begwary Brook Nature Reserve, known as Land at Forty Farm, Wyboston, Bedfordshire, MK44 3AA

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

- a) TL 006 415
- b) TL 015 215
- c) TL 166 594

6. This deposit comprises the following declaration:

PART C

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

1. Kitesfield Estates Limited is the owner of the land described in paragraph 4 of Part A of this form and shown outlined red on the maps accompanying this declaration.

2. On the 15th day of July 2009 Kitesfield Estates Limited's predecessor in title Ibbett deposited with Bedford Borough Council, being the appropriate council, a statement accompanied by a map showing part of the Land at Milton Ernest coloured pink which stated that:

The ways shown pink on those maps had been dedicated as byways open to all traffic

The ways shown red on those maps had been dedicated as footpaths

The ways shown green on those maps had been dedicated as bridleways

No other ways had been dedicated as highways

3. On the 15th day of July 2009 Kitesfield Estates Limited's predecessor in title Ibbett deposited with Bedford Borough Council, being the appropriate council, a statement accompanied by a map showing the land west of Begwary Brook Nature Reserve, Wyboston coloured blue which stated that:

The ways shown pink on those maps had been dedicated as byways open to all traffic

The ways shown red on those maps had been dedicated as footpaths

The ways shown green on those maps had been dedicated as bridleways

No other ways had been dedicated as highways

4. On the 25th day of August 2009 Kitesfield Estates Limited's predecessor in title Ibbett deposited with Bedford Borough Council, being the appropriate council, a statement accompanied by a map showing part of the Land at Milton Ernest, edged brown which stated that:

the ways shown red on that map had been dedicated as footpaths

the ways shown green on that map had been dedicated as bridleways

no other ways have been dedicated as highways over the property.

5. On the 15th day of July 2009 Kitesfield Estates Limited's predecessor in title Bedfordia Farms Limited deposited with Bedford Borough Council, being the appropriate council, a statement accompanied by a map showing part of the Land at Milton Ernest and the Land at Kempston Church End, edged orange which stated that:

the ways shown red on that map and shown pink on the map accompanying this declaration had been dedicated as footpaths

the ways shown green on that map had been dedicated as bridleways

no other ways have been dedicated as highways over the property.

6. On the 24th day of June 2010 Kitesfield Estates Limited's predecessor in title Ibbett deposited with Bedford Borough Council, being the appropriate council, a declaration dated 24 June 2010 stating that no additional ways had been dedicated since the deposit of the statements referred to in paragraphs 2 & 3 above.

7. On the 27th day of May 2010 Kitesfield Estates Limited's predecessor in title

Ibbett deposited with Bedford Borough Council, being the appropriate council, a declaration dated 27 May 2010 stating that no additional ways had been dedicated since the deposit of the statement referred to in paragraph 4 above.

8. On the 24th day of June 2010 Kitesfield Estates Limited's predecessor in title Bedfordia Farms Limited deposited with Bedford Borough Council, being the appropriate council, a declaration dated 24 June 2010 stating that no additional ways had been dedicated since the deposit of the statement referred to in paragraph 5 above.
9. On the 22nd day of May 2020 Kitesfield Estates Limited's predecessor in title Ibbett deposited with Bedford Borough Council, being the appropriate council, a declaration accompanied by maps showing Kitesfield Estates Limited's property edged blue which stated that no additional ways had been dedicated over the land on the maps referenced in paragraphs 2, 3 & 4 above since the dates of the statements.
10. On the 22nd day of May 2020 Kitesfield Estates Limited's predecessor in title Bedfordia Farms Limited deposited with Bedford Borough Council, being the appropriate council, a declaration accompanied by maps showing Kitesfield Estates Limited's property edged orange which stated that no additional ways had been dedicated over the land on the maps referenced in paragraph 5 above since the date of the statement.
11. No additional ways have been dedicated over the land outlined red on the maps referenced in paragraph 1 above since the statements dated 25th August 2009 and 15th July 2009 and at the present time Kitesfield Estates Limited has no intention of dedicating any more public rights of way over the properties.

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: (Director of Kitesfield Estates Limited)

Date: 19/06/2026

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.

robinson

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hall

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E: bedford@robinsonandhall.co.uk

Kitesfield Estates Section 31 Deposi

SCALE :
1 : 10000 @ A3

DATE :
08/10/2025

MAP FILENAME :
44050-143a Kitesfield Sec 31(6) - Milton Ernest

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0 800m

N

Key

Kitesfield Sec 31(6) - Ownership

Kitesfield Estates Section 31 Deposit

SCALE :
1 : 5000

@ A4

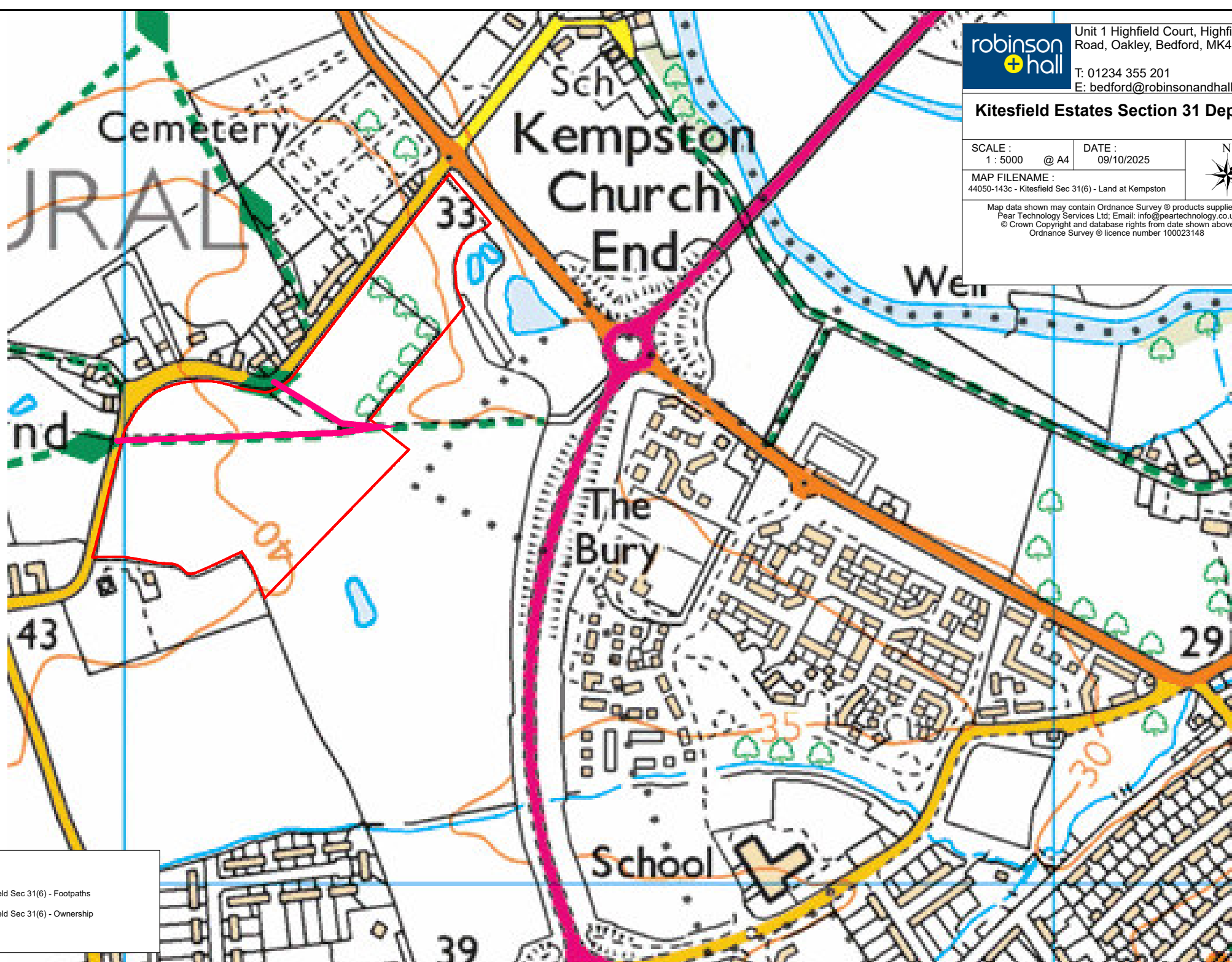
DATE :
09/10/2025

MAP FILENAME :

44050-143c - Kitesfield Sec 31(6) - Land at Kempston



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Key

- Kitesfield Sec 31(6) - Footpaths
- Kitesfield Sec 31(6) - Ownership

Kitesfield Estates Section 31 Deposit

SCALE :

1 : 5000

@ A4

DATE :

09/10/2025

N

MAP FILENAME :

44050-143e Kitesfield Sec 31(6) - Land west of Begwary Brook Nature Reserve

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Hotel

Wyboston

FB

Forty
Farm

Begwary Brook
Nature Reserve

Nurseries

Key

 Kitesfield Sec 31(6) - Ownership