



COMMONS REGISTRATION ACT 1965

Reference No.219/U/12

In the Matter of Chipstead Common.  
Chevening and Riverhead, Kent.

DECISION

This reference relates to the question of the ownership of land known as Chipstead Common, Chevening and Riverhead, being the land comprised in the Land Section of Register Unit No.VG 86 in the Register of Town or Village Greens maintained by the former Kent County Council of which no person is registered under section 4 of the Commons Registration Act 1965 as the owner.

Following upon the public notice of this reference no person claimed to be the freehold owner of the land in question and no one claimed to have information as to its ownership.

I held a hearing for the purpose of inquiring into the question of the ownership of the land at Maidstone on 16th July 1975.

At the hearing Mr B.H.Edwards, solicitor, appeared on behalf of the Sevenoaks District Council, and the Chevening Parish Council was represented by Mr A.G.Russ, its Clerk.

A narrow strip of land on the west side of the land comprised in the Register Unit is registered in the Land Registry as Title No.K 311342 and is therefore excluded from the reference.

An L-shaped area on the south and east sides of the Register Unit was conveyed to the former Sevenoaks Rural District Council for use as an open space by a conveyance made 13th September 1929 between (1) J.J.Runge (2) Sevenoaks Rural District Council. This area passed to the District Council on 1st April 1974 by virtue of the Local Government Act 1972.

Mr Russ informed me that it was believed that Earl Amherst gave the remainder of the land to the parish of Chevening about 1830, but he had no evidence as to this. The whole of this portion of the land lies in the parish of Chevening.

On this evidence I am satisfied that the Sevenoaks District Council is the owner of the land the subject of the 1929 conveyance. I shall accordingly direct the Kent County Council, as registration authority, to register the District Council as the owner of that land under section 8(2) of the Act of 1965. In the absence of evidence I am not satisfied that any person is the owner of the part of the land said to have been given to the parish by Earl Amherst, and I shall accordingly direct the County Council to register the Parish Council as the owner of that part under section 8(3) of the Act of 1965.



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I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this 14~~th~~ day of August 1975

Chief Commons Commissioner