

REPORT SUMMARY

REFERENCE NO: 22/505903/FULL		
APPLICATION PROPOSAL: Renewal of planning permission 20/500416/FULL for demolition of existing fire damaged building and erection of replacement commercial/industrial building for Classes E (g-i, ii and iii), B2 and B8 uses.		
ADDRESS: The Homestead, Gravelly Bottom Road, Kingswood, Kent, ME17 3NU		
RECOMMENDATION: APPROVE subject to planning conditions		
SUMMARY OF REASONS FOR RECOMMENDATION: The development is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant.		
REASON FOR REFERRAL TO COMMITTEE: Broomfield and Kingswood Parish Council have requested application is considered by Planning Committee if officers are minded to approve application. This request is made for the reasons outlined in the consultation section below.		
WARD: Leeds	PARISH: Broomfield & Kingswood	APPLICANT: Mr R. Schroeder AGENT: DHA Planning
CASE OFFICER: Kate Altieri	VALIDATION DATE: 20/12/22	DECISION DUE: 27/03/23
ADVERTISED AS A DEPARTURE: NO		

RELEVANT PLANNING HISTORY

Application site

- 20/505978 – Prior Notification (Class ZA) for demolition of light industrial/commercial building and erection of 3-storey block of 24 flats – Prior approval refused (dismissed at appeal).
- 20/502163 – Details for conditions: 2 (materials); 4 (biodiversity method statement); and 5[part 1] (contamination) for 20/500416 - Approved
- 20/500416 – Demolition of building and replacement building for B1, B2 & B8 use - Approved
- MA/93/0867 - Change of use from B1/B2 to storage of motor vehicles (B8) – Refused
- MA/87/0582 - Part use (east side) of farm building for fence manufacturing – Approved
- MA/86/1123 – Part use (west side) of farm building for fence manufacturing – Approved

1.0 DESCRIPTION OF SITE

1.01 The proposal site is on the northern side of Gravelly Bottom Road, some 700m to the west of the junction with Broomfield Road. A Christmas tree farm is to the front of the site; other industrial buildings are to the rear; and there are residential properties within the locality. For the purposes of the Local Plan the proposal site is within the designated countryside. The site also falls within a KCC Minerals Safeguarding Area and an Area of Archaeological Potential.

2.0 BACKGROUND INFORMATION

2.01 The original building had permission to manufacture and store fencing and garden sheds under MA/86/1123 and MA/87/0582, as pointed out in the Officer's report for MA/93/0867 (despite the description for this proposal stating 'change of use from B1/B2'). There appears to be no other planning history for this building after this. The agent has also confirmed the following:

- Building to immediate north of site has been used by variety of small businesses for past 30yrs and is currently used by: Motor Vehicle Parts Supplier; Ashford Utilities (storage use); and 2 other small separate storage businesses.
- Before the fire, the previous building on site was used by CLJ Carpentry (wooding working use) and by Ace Products for the manufacture and repair of marquees. Following the fire, CLJ Carpentry and Ace Products had to find alternative sites.
- Before this, the building was originally used by MP Sheds (manufacture of sheds) and thereafter by a number of small businesses since late 1980's through to present time. It is understood that the building was occupied by Ace Products for approximately 25yrs and by CLJ Carpentry for 5yrs.
- At this stage, future occupiers of building are unknown, but it's likely building will provide space for 3 or 4 small businesses.

3.0 PROPOSAL

- 3.01 The application is described as: *Renewal of 20/500416 for demolition of existing fire damaged building and erection of replacement commercial/industrial building for Classes E (g-i, ii and iii), B2 and B8 uses.*
- 3.02 The original building measured some 600m² in floor area. Please note here that the Planning Inspector, under a dismissed appeal relating to 20/505978, was not satisfied that the remains on the site constituted a building for the purpose of the appeal.
- 3.03 The new building would measure some 48m by 21m in footprint (946m²); and it would stand some 6.7m in height from its ridge to ground level, and some 4m in height from its eaves. The elevations of the new building will be clad in metal profile sheeting coloured Vandyke Brown; and the roof will be covered in fibre cement sheeting coloured natural grey, as approved under 20/502163. The existing boundary hedgerows and trees will be retained; and additional native tree planting is proposed along the southern boundary (18 trees: comprising 6 Beech, 6 Field Maple and 6 Oak of Select Standard size).
- 3.04 The operating hours will also remain as follows (as approved under 20/500416): 07:00 to 19:00 Monday-Friday; 07:00 to 13:00 Saturdays; and not at any time on Sundays.
- 3.05 The proposal is effectively the same as that approved under 20/500416 (new building for B1, B2 & B8 use). Please note that this permission expires at the end of March 2023.
- 3.06 For reference the proposed uses include:

Classes E(g)

- i - Offices to carry out any operational or administrative functions,*
- ii - Research and development of products or processes, or*
- iii - Industrial processes,*

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2 – General industrial: Use for industrial process other than one falling within class E(g) (previously Class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)

Class B8 – Storage and distribution

4.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Local Plan (2017): SP17, SP21, DM1, DM2, DM5, DM8, DM30, DM37
- Landscape Character Assessment (2012 amended July 2013) & Capacity Study (2015)
- National Planning Policy Framework (2021) & National Planning Practice Guidance
- Kent Minerals & Waste LP (2013-30) as amended by Early Partial Review (2020)
- Regulation 22 Local Plan

Maidstone Local Plan

- 4.01 The application site is within the designated countryside. Local Plan policy SP17 states that new development will not be permitted unless it accords with other policies in this Plan and it will not result in harm to the character and appearance of the area. Furthermore, other policies in the Local Plan seek for new development in the countryside to (inter alia): Respect the amenity local residents; to be acceptable in highway safety, heritage and arboricultural terms; to protect and enhance any on-site biodiversity features where appropriate, or provides sufficient mitigation measures; and to be acceptable in flood risk terms.
- 4.02 Local Plan policy DM5 relates to development on brownfield land; policy SS1 also seeks to support small scale employment opportunities in appropriate locations for the sake of the rural economy; and policies SP21 and DM37 seek to support the expansion of existing businesses in rural areas (subject to certain criteria).

Landscape Character Assessment

- 4.03 The Maidstone Landscape Character Assessment identifies the application site as falling within the Greensand Orchards and Mixed Farmlands: Kingswood Plateau Landscape Character Area (Area 31). The landscape guidelines for this area is to '*CONSERVE & REINFORCE*'. Within the Council's Landscape Capacity Study, the overall landscape sensitivity is assessed as having a moderate overall landscape sensitivity and to have '*scope for change with certain constraints*'.

NPPF

- 4.04 The NPPF is clear that good design is a key aspect of sustainable development and that permission should be refused for development that is not well designed, with section 12 of the NPPF referring to '*achieving well-designed places*'. Paragraph 174 of the NPPF also states that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside; and paragraph 84 seeks to help support a prosperous rural economy. Section 16 relates to the historic environment.

Regulation 22 Local Plan

- 4.05 This is a material consideration, but limited weight is attached to the document because of the stage it has reached, having not yet been the subject of full public examination. Stage 2 hearings commence 15th May 2023. This said, here is a list of some of the emerging policies that are relevant to this proposal: LPRS9 (Development in countryside); LPRSP11 (Economic development); LPRSP12 (Sustainable transport); LPRSP14 (Environment); LPRSP14(A) (Natural environment); LPRSP15 (Design); LPRSS1 (Spatial strategy); LPRHOU1 (Brownfield Land); LPRCD6 (Expansion of existing businesses in rural areas); LPRTRA2 (Assessing transport impacts); LPRTRA4 (Parking); LPRQ&D1 (Sustainable design); LPRQ&D2 (External lighting); and LPRQ&D4 (Design principles in countryside).

5.0 LOCAL REPRESENTATIONS

- 5.01 **Local Residents:** No representations have been received.

6.0 CONSULTATIONS

(Please note summaries of consultation responses are set out below with responses discussed in more detail in main report where considered necessary)

- 6.01 **Broomfield & Kingswood Parish Council:** Object and wish for application to be reported to Planning Committee if officers are minded to recommend approval. Concerns are, in summary:

1. Uses are broad and do not give Parish great deal of factual evidence to proposal.
2. Concerned overall area of building is considerably larger than predecessor.
3. There is a possibility there will be increased (and large) traffic - Gravelly Bottom Rd is narrow with overhanging cables causing problems of passage.
4. Local roads have already been damaged by large agricultural vehicles. Proposal will cause potential unnecessary increased damage for other road users and increase in local authority repair expenses.
5. Highways comments not to hand so it is not possible to agree or disagree with KCC.
6. Village is residential in nature, surrounded by agricultural land – Proposal doesn't accord with area.
7. No mention has been made of potential noise/light pollution – Parish have grave concerns about this.
8. Building Regs offers dimensions for Fire Service access/turning - Have concerns this cannot be achieved.

- 6.02 **KCC Highways:** Raise no objection (see main report).
- 6.03 **Environmental Protection Team:** Raises no objection to application (see main report).
- 6.04 **KCC Biodiversity Officer:** Satisfied sufficient info has been submitted (see main report).
- 6.05 **KCC Archaeology Officer:** No representations have been received and so it is therefore assumed that they have no objection to the proposal and also require no further information.

7.0 APPRAISAL

7.01 The key issues for consideration relate to:

- Impact upon character and appearance of area;
- Residential amenity;
- Highway safety implications;
- Biodiversity implications; and
- Other considerations.

7.02 The details of the submission will now be considered.

Impact upon character and appearance of area

7.03 This submission is effectively a resubmission of permission 20/500416. As considered before, it is established that the proposal would have a larger footprint than the original building; and it is assumed that the new building would be taller than what was there. However, the proposal building would be set back from Gravelly Bottom Road (and public footpath KH303) by more than 90m; it would be of a similar simple design and appearance to the building previously on the site; it would be partly screened by existing built form, well-established planting and the Christmas tree farm to the south of the site; and the proposal would be more than 450m away from any public footpath to the north of the site, and more than 240m from public footpath to the east. Furthermore, the proposed native landscaping (to be secured by condition) will provide more permanent screening to further soften the appearance of the development. The choice of external materials is also considered appropriate, and were as approved under 20/502163.

7.04 There is general Local Plan policy support for such a development, and as was considered under 20/500416, the proposal would be of a scale appropriate for its location that would be satisfactorily integrated into the local landscape. As such, the proposal would not result in an unacceptable loss in the amenity of the area and it would not cause unacceptable harm to the character and landscape of the countryside hereabouts.

Residential amenity

7.05 The proposal building, given its location, would not have an adverse impact upon the amenity of any local resident in terms of privacy, light and outlook. The proposal would replace a previous commercial building, and as accepted under 20/500416, its increase in floor area and uses would not cause unacceptable harm when compared to what was previously on site; the proposal would have use of an existing access that continues to serve other existing commercial buildings; and the hours of operation can be controlled by way of condition.

7.06 The Environmental Protection Team have raised no objection to the proposal but have commented that there is the potential for noise disturbance to nearby residential properties due to the unknown uses of the site going forward. With this considered, they have recommended a condition to restrict the level of noise emissions from the site. Such a condition is considered reasonable in the interests of residential amenity and it shown to be imposed to any permission. The recommended noise management plan is not considered necessary to make this application acceptable in planning terms, as other recommended conditions control the impacts of the proposal and any potential future complaints in terms of noise should be dealt with under environmental protection legislation.

7.07 The Environmental Protection Team have also commented that there is the potential for odour/fumes/dust disturbance to nearby residential properties and have recommended a condition to require details of measures to be taken to deal with the emission of dust, odours or vapours arising from the site. Such residential amenity concerns would only reasonably apply to any use falling within a B2 Use Class and not Use Classes E (g-i, ii and iii) nor B8 uses.

7.08 With all considered, it remains the view that the proposal would also not have an unacceptable impact upon local residents in terms of general noise and disturbance.

Highway safety implications

- 7.09 Paragraph 111 of the revised NPPF states: *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*
- 7.10 As previously assessed under 20/500416, the original building on the site was previously used by three small businesses (car parts supplier; house clearance business; and utility contractor) where approximately six persons were employed. It is suggested that based on the small-scale nature of the use and the size of the original building, it generated around 10 vehicle movements per day. The submission then suggests that the proposal building (some 346m² larger in floor area) would result in approximately 5 additional trips (totalling 15 movements per day). The proposal will continue to use the site's existing vehicle access.
- 7.11 The Highways Authority previously raised no objection under 20/500416, and they have also raised no objection to this current application. In summary, they comment:

Discussion: This a renewal of a planning permission KCC were previously consulted on in Feb 2020.

Access: Applicant is not seeking creation of new vehicular or pedestrian access to site. Current access is direct onto Gravelly Bottom Rd. This is a narrow, unclassified road with appropriate vehicle weight restrictions, with exception for access. Speed limit is unrestricted, at 60mph. Personal Injury Collision Record for access is good, showing no incidents recorded in most recent 5yr period.

Trip Generation: Applicant has sought to evidence expected trip generation from site. It is accepted site has a previous use, as site for 3 small businesses, who combined employed approx. 6 persons. Application has estimated trips current use will generate based on small-scale nature and associated size of building (600m²), concluding approx. 10 movements per day.

Proposal, providing a replacement building, will increase size to 946m², and it is estimated this will result in approx. 5 additional trips. It is therefore expected the site will generate a total of 15 trips per day. It is agreed that although this is an increase of 50%, numbers are still small and therefore proposal will not result in a severe impact on surrounding highway network.

Sustainable Transport: Site provides limited provision for pedestrians/cyclists with no formal footways or recognised cycle routes within vicinity. Access to public bus services can be found around 800m from site.

Parking: Is assessed against guidance in Kent & Medway Structure Plan (2006) SPG4; and layout plan shows onsite parking provision for both staff vehicles and goods/delivery vehicles. Building dimensions equate to a floorspace of approx. 1000m² and there would be a range of uses. On review, proposed provision of 9 staff parking spaces, 3 spaces for goods vehicles and cycle parking is sufficient; and spaces are appropriately located, providing independent access and sufficient manoeuvrability for vehicles.

- 7.12 The recommended condition to ensure the retention of the onsite parking areas is considered reasonably necessary. However, recommended conditions relating to the construction of the proposal are not considered necessary to make the development acceptable in planning terms.
- 7.13 With KCC's specialist comments considered, it remains the view that the proposal would not cause a danger to the safe and free flow of traffic on the local highway network, in accordance with policy DM37. As such, the proposal would not have a severe impact upon the local road network and the proposal would be acceptable in highway safety terms.

Biodiversity implications

- 7.14 The submission includes a Preliminary Ecological Appraisal (PEA) and a Biodiversity Method Statement that were submitted under 20/502163. The KCC Biodiversity Officer has reviewed the submission and has commented as follows (in summary):

In light of previous permission being extant and after re-reviewing application, we're satisfied with conclusions of original ecology report (despite it being out of date in alignment with current guidance). The methods set out in Biodiversity Method Statement should be sufficient for dealing with protected species if they are present now. Original conditions all look good so you can re-use them if you wish. You may wish to add condition that secures enhancements suggested in PEA.

- 7.15 With the specialist advice considered, it is agreed that no further ecological information is required prior to the determination of this application, and a suitable condition is recommended to ensure that the proposal is carried out in accordance with the submitted Biodiversity Method Statement. Furthermore and in accordance with the recommendations of the submitted PEA, a minimum of one bat box and one bird box shall be installed on the approved building prior to its first use. These enhancements together with the proposed native landscaping are considered to be in line with the aims of Local Plan policy DM3 and the NPPF that seek to incorporate biodiversity improvements.

Other considerations

- 7.16 The Environmental Protection Team has raised no objection in terms of contamination; air quality; lighting; accumulations; asbestos; sewage; radon; private water supplies; waste and construction. This is subject to a contamination condition (as previously imposed), given that there has been a fire on the site of the previous commercial building and there is the potential for land contamination. The agent has not objected to the imposition of this pre-commencement condition. Furthermore, external lighting can be controlled by condition in the interests of amenity.
- 7.17 The site is in Flood Zone 1 and no objection is raised to the proposal in terms of flood risk; and surface water drainage will be disposed of via soakaway and this is considered acceptable. The agent has confirmed that the proposal will not include any foul drainage and so a condition requiring details of this is not necessary.
- 7.18 External lighting can be dealt with by way of an appropriate condition, to safeguard both visual and residential amenity; and to ensure a sustainable and energy efficient form of development, the proposal building is expected to achieve a minimum BREEAM rating of at least 'very good'.
- 7.19 The site does fall within a KCC Minerals Safeguarding Area. However, no previous objections have been made on this matter and the proposal is considered to be minor works in terms of Kent Minerals & Waste Local Plan, and therefore acceptable.
- 7.20 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010, and it is considered that the development would not undermine the objectives of the Duty.
- 7.21 The development is CIL liable. The Council adopted a Community Infrastructure Levy in October 2017 and began charging on all CIL liable applications approved on and from 1st October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time if planning permission is granted or shortly after. The proposal is not EIA development.

8.0 CONCLUSION

- 8.01 The proposal is considered to be acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant. A recommendation of approval is therefore made on this basis.

9.0 RECOMMENDATION

- 9.01 **GRANT PLANNING PERMISSION** subject to the following conditions with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall only be used for the purposes within Use Class E(g-i, ii and iii) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and shall not be used for any other uses within Class E; and Classes B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), and for no other purpose permitted under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any statutory instrument revoking and re-enacting those Orders with or without modification) or otherwise.

Reason: Alternative uses of the approved building could cause adverse harm to the character, appearance and functioning of the surrounding area and/or the enjoyment of their properties by adjoining residential occupiers.

3. Prior to the commencement of any use on the site falling within Class B2 use of the Town and Country Planning (Use Classes) Order 1987 (as amended), details of mitigation measures to be taken to deal with the emissions of dust, odours or vapours arising from it shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process that is necessary as part of the mitigation measures shall be in place prior to the commencement of the use and it shall be operated and retained in compliance with the approved scheme thereafter.

Reason: In the interests of residential amenity.

4. The submission is accompanied by a Preliminary Risk Assessment (by Phlorum, dated April 2020). Subsequent to this, the development hereby permitted shall not commence until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the local planning authority:

- (i) A site investigation, based on the submitted Preliminary Risk Assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and
- (ii) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (i). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority.

Reason: In the interests of public health.

5. Prior to the first use of the building hereby approved, a Closure Report shall be submitted to and approved in writing by the local planning authority. The closure report shall include full verification details as set out in the approved remediation method statement. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean.

Reason: In the interests of public health.

6. The development hereby approved shall be constructed using the external materials detailed in section 7.5 of the submitted Planning Design and Access Statement, and the finish of the building shall be maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development.

7. The development hereby approved shall be carried out in accordance with the submitted landscaping scheme to be planted along the south-western boundary of the site. This shall include the planting of a minimum of 18 new trees (comprising of Beech, Field Maple and Pedunculate/English Oak of Selected Standard size. All planting in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants

which, within ten years from the first occupation of a property, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected, shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.

Reason: To ensure a satisfactory appearance to the development and in the interests of ecological enhancement.

8. The development hereby approved shall be carried out in accordance with the submitted Biodiversity Method Statement (by Phlorum: May 2020); and a minimum of one bat box and one bird box shall be attached to the approved building prior to its first use, in accordance with the recommendations set out in the submitted Preliminary Ecological Appraisal (by Phlorum: April 2020), and these ecological enhancements shall be maintained as such thereafter.

Reason: In the interests of ecological enhancement.

9. No activity in connection with the use hereby permitted (including deliveries being taken or dispatched) shall be carried out outside the hours of 07:00 to 19:00 Monday-Friday; 07:00 to 13:00 Saturdays; and not at any time on Sundays.

Reason: To safeguard the enjoyment of their properties by adjoining residential occupiers.

10. No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the local planning authority. Any details to be submitted shall be in accordance with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2011 (and any subsequent revisions), and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: To safeguard the character and appearance of the countryside and in the interests of residential amenity.

11. The rating level of noise emitted from any proposed plant and equipment to be installed on the site at any time (determined using the guidance of the current version of BS:4142 for rating and assessing industrial and commercial sound), shall be 5dB below the existing measured background noise level LA90, T.

Reason: In the interests of residential amenity.

12. The building hereby permitted shall achieve a minimum BREEAM rating of at least 'very good' and within 12 months of the first use of the building, a final certificate shall be submitted to the local planning authority certifying that a BREEAM rating of at least Very Good has been achieved.

Reason: To ensure a sustainable and energy efficient form of development.

13. The vehicle parking area, as shown on the submitted plans, shall be available for use prior to the first use of the development hereby approved and shall be permanently retained for such use and not used for any other purpose thereafter.

Reason: In the interest of highway safety and parking provision.

14. The bicycle parking area (for a minimum of six bicycles), as shown on the submitted plans, shall be available for use prior to the first use of the development hereby approved and shall be permanently retained for such use and not used for any other purpose thereafter.

Reason: In the interest of sustainable development.

15. The development hereby permitted shall be carried out in accordance with the following approved plans: DHA/12814/01; 02; 03 Rev A; 04; and 05.

Reason For the avoidance of doubt and in the interests of proper planning.

Informative(s):

1. The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25th October 2017 and began charging on all CIL liable applications approved on and from 1st October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.
2. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. Information about how to clarify the highway boundary can be found at:
<https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highwayboundary-enquiries>