

KENT COUNTY COUNCIL
REGISTER OF DEPOSITS



KCC Reference number: **07/22**

- ✓ Highways Statement
- ✓ Landowner Statement

Date Deposit application received: **08/02/2022**

Date on which any Highways Declaration expires: **08/02/2042**

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Details of the land:

Districts	Sevenoaks
Parishes	Chiddingstone, Leigh, Penshurst
Address & postcode of buildings on land parcels	<p>Parcel A: Land at Beckett's Farm, Tonbridge Road, Bough Beech, Edenbridge, Kent, TN8 7AU. The subject land extends to approximately 108.03 hectares (266.96 acres) and has road frontage to Station Hill and a rural road.</p> <p>Parcel B: Land to the South of Penshurst Train Station, Chiddingstone Causeway, Tonbridge, TN11 8JJ. The subject land extends to approximately 6.19 hectares (15.29 acres) and has road frontage to Station Hill and Moorden Lane.</p> <p>Parcel C: Land at Moorden Farm, Chiddingstone Causeway, Tonbridge, TN11 8JD. The subject land extends to approximately 16.86 hectares (41.67 acres) and has road frontage to Moorden Lane and Station Hill road.</p> <p>Parcel D: Cinder Hill Cottages, Penshurst Road, Leigh, Tonbridge, TN11 8HX. The subject property has road frontage to</p>

	<p>Penhurst Road.</p> <p>Parcel E: Land to the South of the B2027 main road, Leigh, Tonbridge, TN11 8HT. The subject land extends to approximately 4.84 hectares (11.96 acres) and has road frontage to the B2027 main road.</p> <p>Parcel F: Romney Hut, The Little Brown Jug, Chiddingstone Causeway, Tonbridge, TN11 8JJ. The subject land extends to approximately 0.16 hectares (0.40 acres) and has road frontage to the B2027 main road.</p> <p>Parcel G: The Highways Depot, Chiddingstone Causeway, Tonbridge, TN11 8JL. The subject land extends to approximately 1.51 hectares (3.73 acres) and has road frontage to the B2027 main road.</p> <p>Parcel H: Land to the West of the Trading Estate, Chiddingstone Causeway, Tonbridge, TN11 8JP. The subject land extends to approximately 0.16 hectares (0.40 acres) and has road frontage to the B2027 main road.</p> <p>Parcel I: Land to the North-West of Becketts Farm, Tonbridge Road, Bough Beech, Edenbridge, Kent, TN8 7AU. The subject land extends to approximately 3.48 hectares (9.39 acres) and has road frontage to B2027 main road.</p> <p>Parcel J: Land to the North of Becketts Farm, Tonbridge Road, Bough Beech, Edenbridge, Kent, TN8 7AU. The subject land extends to approximately 4.40 hectares (10.87 acres) and has road frontage to B2027 main road.</p> <p>Parcel K: 2 Moat Cottages, Land & Road, Doubleton Lane, Tonbridge, TN11 8HZ. The subject land extends to approximately 0.32 hectares (0.78 acres) and has road frontage to Doubleton Lane.</p> <p>Parcel L: Oak Cottages & Causeway Cottages, Chiddingstone Causeway, Tonbridge, TN11 8JR. The subject property extends to approximately 0.25 hectares (0.62 acres) and has road frontage to B2027 main road.</p> <p>Parcel M: Stonelake Cottages, Camp Hill, Chiddingstone Causeway, Tonbridge, TN11 8LB. The subject property extends to</p>
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approximately 0.08 hectares (0.19 acres) and has road frontage to Camp Hill.

Parcel N: Camp Hill Cottages, Camp Hill, Tonbridge, TN11 8LD. The subject property extends to approximately 0.31 hectares (0.77 acres) and has road frontage to Camp Hill.

Parcel O: The Old Stable Cottages & the Log Shed, Camp Hill, Chiddingstone Causeway, Tonbridge, TN11 8LE. The subject property extends to approximately 0.07 hectares (0.17 acres) and has road frontage to Camp Hill.

Parcel P: Brickyard, Brickyard Bungalows & Brickyard Cottages, Tonbridge Road, Bough Beech, Edenbridge, Kent, TN8 7AU. The subject property extends to approximately 0.81 hectares (2.01 acres) and has road frontage to B2027 main road.

Parcel Q: Land to the South of Brickyard Plantation, Hale Oak Road, Edenbridge, Kent, TN8 7AU. The subject land extends to approximately 2.54 hectares (6.27 acres) and has road frontage to Hale Oak Road.

Parcel R: Land at Mountjoy Farm & Hale Farm, Hale Oak Road, Chiddingstone, Edenbridge, Kent, TN8 7AX. The subject land extends to approximately 58.40 hectares (144.30 acres) and has road frontage to Hale Oak Road.

Parcel S: Land at Little Hale Farm, Hale Oak Road, Chiddingstone, Edenbridge, Kent, TN8 7AX. The subject land extends to approximately 4.27 hectares (10.55 acres) and has road frontage to Hale Oak road.

Parcel T: Land to the North and West of Charcott, Charcott, Leigh, Tonbridge, TN11 8LG. The land extends to approximately 150.20 hectares (371.16 acres) and has road frontage to Camp Hill, B2027 main road and Hale Oak Road.

Parcel U: Charcott Garage, Charcott, Leigh, Kent, TN11 8LG. The property extends to approximately 0.08 hectares (0.20 acres).

Parcel V: Iris Cottages, Charcott, Tonbridge, Kent, TN11 8LG. The subject

	<p>property extends to approximately 0.02 hectares (0.06 acres).</p> <p>Parcel W: Land at Wickhurst Farm, Wickhurst Lane, Tonbridge, TN11 8PS. The subject land extends to approximately 64.63 hectares (160.60 acres) and has road frontage to Copping's Road.</p> <p>Parcel X: Land to the West of Wickhurst Brook, Leigh, Tonbridge, TN11 8PR. The land extends to approximately 0.85 hectares (2.10 acres) and has road frontage to Copping's Road.</p> <p>Parcel Y: 1 New Town Cottages, Charcott, Tonbridge, Kent, TN11 8LG. The subject property extends to approximately 0.02 hectares (0.05 acres).</p>
Nearest town/city	Penshurst
OS 6-figure grid reference	TQ 515 462

KCC Contact: Definitive Map Officer

Tel: 03000 41 71 71

Email: prow@kent.gov.uk

Form CA17

Notice of landowner deposit statement under section 31(6) of the Highways Act 1980 and/or section 15A(1) of the Commons Act 2006

The Kent County Council

An application to deposit a map and statement and subsequently lodge a declaration under section 31(6) of the Highways Act 1980 and deposit a statement under section 15A(1) of the Commons Act 2006 has been made in relation to the land described below and shown edged red on the accompanying map, reference **07/22**. Deposit applications enable a landowner to protect their land against the establishment of any/further public rights of way and/or registration of the land as a village green.

PLEASE NOTE:

This deposit does not affect existing recorded public rights of way but may affect any unrecorded 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. Deposits made under section 15A(1) of the Commons Act 2006 may affect the ability to register such land as a town or village green under section 15 of that Act. Please see guidance at:

<http://www.defra.gov.uk/rural/protected/greens/> for further information.

There is no means of objection to this statement.

Description of the land:

- **Parcel A:** Land at Beckett's Farm, Tonbridge Road, Bough Beech, Edenbridge, Kent, TN8 7AU. The subject land extends to approximately 108.03 hectares (266.96 acres) and has road frontage to Station Hill and a rural road.
- **Parcel B:** Land to the South of Penhurst Train Station, Chiddingstone Causeway, Tonbridge, TN11 8JJ. The subject land extends to approximately 6.19 hectares (15.29 acres) and has road frontage to Station Hill and Moorden Lane.
- **Parcel C:** Land at Moorden Farm, Chiddingstone Causeway, Tonbridge, TN11 8JD. The subject land extends to approximately 16.86 hectares (41.67 acres) and has road frontage to Moorden Lane and Station Hill road.
- **Parcel D:** Cinder Hill Cottages, Penhurst Road, Leigh, Tonbridge, TN11 8HX. The subject property has road frontage to Penhurst Road.
- **Parcel E:** Land to the South of the B2027 main road, Leigh, Tonbridge, TN11 8HT. The subject land extends to approximately 4.84 hectares (11.96 acres) and has road frontage to the B2027 main road.
- **Parcel F:** Romney Hut, The Little Brown Jug, Chiddingstone Causeway, Tonbridge, TN11 8JJ. The subject land extends to approximately 0.16 hectares (0.40 acres) and has road frontage to the B2027 main road.
- **Parcel G:** The Highways Depot, Chiddingstone Causeway, Tonbridge, TN11 8JL. The subject land extends to approximately 1.51 hectares (3.73 acres) and has road frontage to the B2027 main road.
- **Parcel H:** Land to the West of the Trading Estate, Chiddingstone Causeway, Tonbridge, TN11 8JP. The subject land extends to approximately 0.16 hectares (0.40 acres) and has road frontage to the B2027 main road.
- **Parcel I:** Land to the North-West of Becketts Farm, Tonbridge Road, Bough Beech, Edenbridge, Kent, TN8 7AU. The subject land extends to approximately 3.48 hectares (9.39 acres) and has road frontage to B2027 main road.
- **Parcel J:** Land to the North of Becketts Farm, Tonbridge Road, Bough Beech, Edenbridge, Kent, TN8 7AU. The subject land extends to approximately 4.40 hectares (10.87 acres) and has road frontage to B2027 main road.
- **Parcel K:** 2 Moat Cottages, Land & Road, Doubleton Lane, Tonbridge, TN11 8HZ. The subject land extends to approximately 0.32 hectares (0.78 acres) and has road frontage to Doubleton Lane.
- **Parcel L:** Oak Cottages & Causeway Cottages, Chiddingstone Causeway, Tonbridge, TN11 8JR. The subject property extends to approximately 0.25 hectares (0.62 acres) and has road frontage to B2027 main road.

- **Parcel M:** Stonelake Cottages, Camp Hill, Chiddingstone Causeway, Tonbridge, TN11 8LB. The subject property extends to approximately 0.08 hectares (0.19 acres) and has road frontage to Camp Hill.
- **Parcel N:** Camp Hill Cottages, Camp Hill, Tonbridge, TN11 8LD. The subject property extends to approximately 0.31 hectares (0.77 acres) and has road frontage to Camp Hill.
- **Parcel O:** The Old Stable Cottages & the Log Shed, Camp Hill, Chiddingstone Causeway, Tonbridge, TN11 8LE. The subject property extends to approximately 0.07 hectares (0.17 acres) and has road frontage to Camp Hill.
- **Parcel P:** Brickyard, Brickyard Bungalows & Brickyard Cottages, Tonbridge Road, Bough Beech, Edenbridge, Kent, TN8 7AU. The subject property extends to approximately 0.81 hectares (2.01 acres) and has road frontage to B2027 main road.
- **Parcel Q:** Land to the South of Brickyard Plantation, Hale Oak Road, Edenbridge, Kent, TN8 7AU. The subject land extends to approximately 2.54 hectares (6.27 acres) and has road frontage to Hale Oak Road.
- **Parcel R:** Land at Mountjoy Farm & Hale Farm, Hale Oak Road, Chiddingstone, Edenbridge, Kent, TN8 7AX. The subject land extends to approximately 58.40 hectares (144.30 acres) and has road frontage to Hale Oak Road.
- **Parcel S:** Land at Little Hale Farm, Hale Oak Road, Chiddingstone, Edenbridge, Kent, TN8 7AX. The subject land extends to approximately 4.27 hectares (10.55 acres) and has road frontage to Hale Oak road.
- **Parcel T:** Land to the North and West of Charcott, Charcott, Leigh, Tonbridge, TN11 8LG. The land extends to approximately 150.20 hectares (371.16 acres) and has road frontage to Camp Hill, B2027 main road and Hale Oak Road.
- **Parcel U:** Charcott Garage, Charcott, Leigh, Kent, TN11 8LG. The property extends to approximately 0.08 hectares (0.20 acres).
- **Parcel V:** Iris Cottages, Charcott, Tonbridge, Kent, TN11 8LG. The subject property extends to approximately 0.02 hectares (0.06 acres).
- **Parcel W:** Land at Wickhurst Farm, Wickhurst Lane, Tonbridge, TN11 8PS. The subject land extends to approximately 64.63 hectares (160.60 acres) and has road frontage to Copping's Road.
- **Parcel X:** Land to the West of Wickhurst Brook, Leigh, Tonbridge, TN11 8PR. The land extends to approximately 0.85 hectares (2.10 acres) and has road frontage to Copping's Road.
- **Parcel Y:** 1 New Town Cottages, Charcott, Tonbridge, Kent, TN11 8LG. The subject property extends to approximately 0.02 hectares (0.05 acres).

Name of the Parish, Ward or District in which the land is situated:

Chiddingstone, Leigh, Penshurst – Sevenoaks

The deposit was submitted by Charlotte Pearson-Wood of Batcheller Monkhouse and was received by this authority on 08/02/2022.

The authority maintains a register of maps, statements and declarations deposited under section 31(6) of the Highways Act 1980 and section 15B of the Commons Act 2006.

This register can be accessed online at: <http://www.kent.gov.uk/waste-planning-and-land/public-rights-of-way/landowner-protection> or can be inspected free of charge at the address below at the times indicated below:

PROW & Access Service, Invicta House – County Hall, Maidstone, Kent, ME14 1XX
Monday-Friday between the hours of 10.00am-4.00pm. For further information on this subject or to make an appointment to view the register in the office, please contact **Mr William Barfoot on 03000 418674**

Signed on behalf of **The Kent County Council:**



Name and Position of Signatory:

Graham Rusling,
PROW & Access Service Manager

Date: 4th April 2022



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:

Kent County Council

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

Charlotte Pearson-Wood, Batcheller Monkhouse, 1 London Road, Tunbridge Wells, TN1 1DH.

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 Penny Beare, Nicholas Hills, Virginia Morris, Alexander Hills, Evie Hills, Laura Furness, Jonathan Morris, The Trustees of the PHL Hills 1995 Discretionary Settlement and The Trustees of the Redleaf Trust who are the owners of the land(s) described in paragraph 4 and in my capacity as the **Landowner's Managing Agent.**

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

Parcel A: Land at Beckett's Farm, Tonbridge Road, Bough Beech, Edenbridge, Kent, TN8 7AU. The subject land extends to approximately 108.03 hectares (266.96 acres) and has road frontage to Station Hill and a rural road.

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Parcel Y: 1 New Town Cottages, Charcott, Tonbridge, Kent, TN11 8LG. The subject property extends to approximately 0.02 hectares (0.05 acres).

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

Parcel A: TQ510475
Parcel B: TQ519482
Parcel C: TQ521470
Parcel D: TQ525454
Parcel E: TQ521469
Parcel F: TQ522465
Parcel G: TQ518465
Parcel H: TQ515466
Parcel I: TQ511466
Parcel J: TQ511466
Parcel K: TQ524441
Parcel L: TQ517466
Parcel M: TQ517467
Parcel N: TQ518467
Parcel O: TQ518468
Parcel P: TQ510468
Parcel Q: TQ509470
Parcel R: TQ510475

Parcel S: TQ518483
Parcel T: TQ521470
Parcel U: TQ521471
Parcel V: TQ521471
Parcel W: TQ526479
Parcel X: TQ530475
Parcel Y: TQ522472

6. This deposit comprises the following statement(s) and/or declarations (tick all that apply):

Part B – Statement under section 31(6) of the Highways Act 1980

and

Part D – Statement under section 15A(1) of the Commons Act 2006

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

Penny Beare, Nicholas Hills, Virginia Morris, Alexander Hills, Evie Hills, Laura Furness, Jonathan Morris, The Trustees of the PHL Hills 1995 Discretionary Settlement and The Trustees of the Redleaf Trust are the owners of the land described in paragraph 4 of Part A of this form and shown edged red on the maps accompanying this statement.

Ways shown purple on the accompanying maps are public footpaths.

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

PART D:
Statement under section 15A(1) of the Commons Act 2006

Penny Beare, Nicholas Hills, Virginia Morris, Alexander Hills, Evie Hills, Laura Furness, Jonathan Morris, The Trustees of the PHL Hills 1995 Discretionary Settlement and The Trustees of the Redleaf Trust are the owners of the land described in paragraph 4 of Part A of this form and shown edged red on the maps accompanying this statement.

Penny Beare, Nicholas Hills, Virginia Morris, Alexander Hills, Evie Hills, Laura Furness, Jonathan Morris, The Trustees of the PHL Hills 1995 Discretionary Settlement and The Trustees of the Redleaf Trust wish to bring to an end any period during which persons may have indulged as of right in lawful sports and pastimes on the whole or any part of the land shown edged red on the accompanying maps.

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

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):

A solid black rectangular box redacting the signature of the person making the statement of truth.

Print full name: MS CHARLOTTE PEARSON-WOOD for and on behalf of Batcheller Monkhouse as Managing Agent to Penny Beare, Nicholas Hills, Virginia Morris, Alexander Hills, Evie Hills, Laura Furness, Jonathan Morris, The Trustees of the PHL Hills 1995 Discretionary Settlement and The Trustees of the Redleaf Trust.

Date: 25/10/2021

You should keep a copy of the completed form

General Data Protection Regulations (Data Protection Act 1998) – Fair Processing Notice

How and why are we processing your personal data?

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.

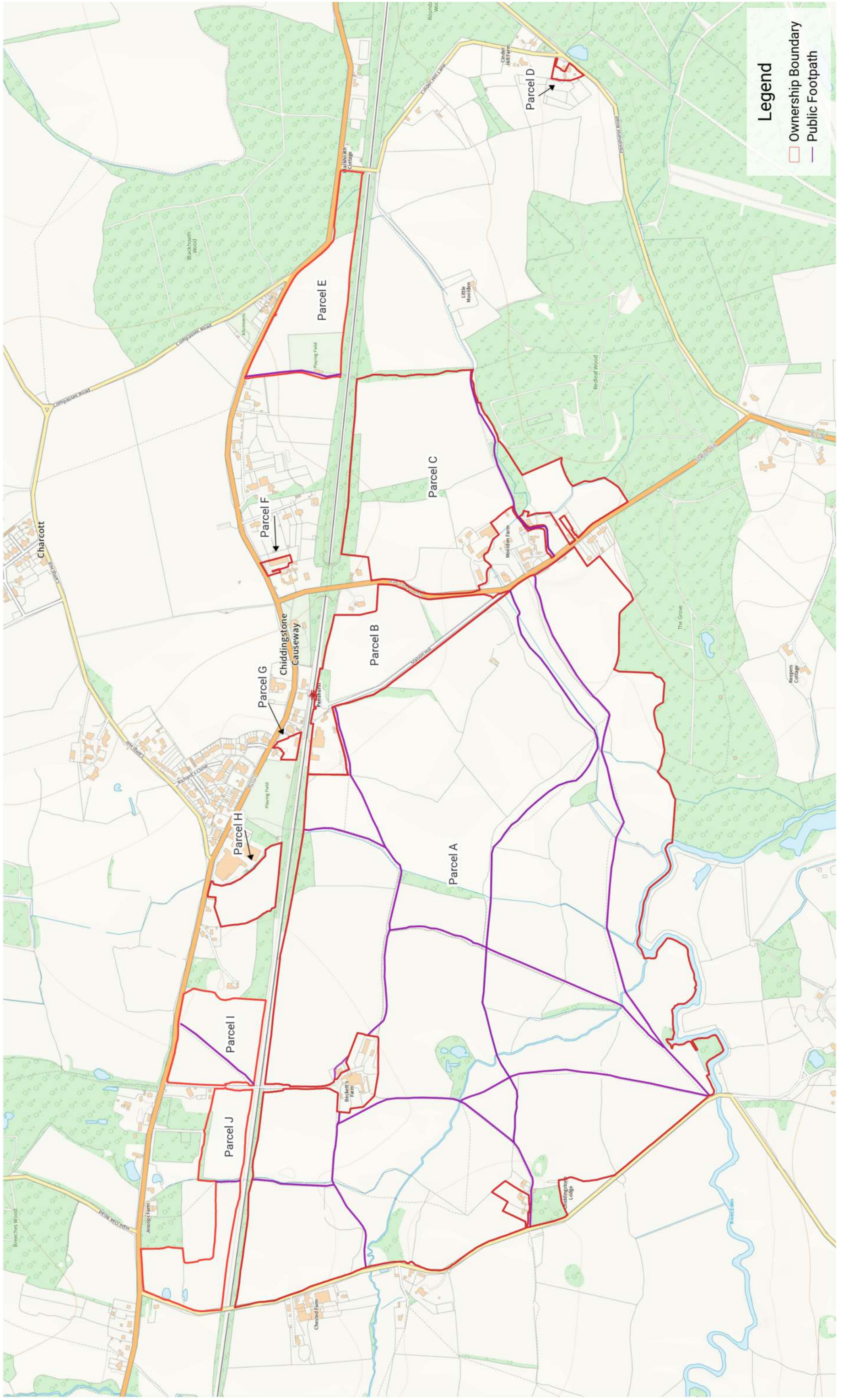
The information that you provide will be used by the appropriate authority in its duties to process applications to deposit statements, maps and declarations under section 31(6) the Highways Act 1980 and statements under section 15A(1) of the Commons Act 2006.

You are providing your personal details which include your name and address to enable the processing of 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 (processing is necessary for compliance with a legal obligation). The information you provide will also be used to fulfil 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. KCC's Public Rights of Way & Access Service 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, KCC's Public Rights of Way & Access Service will not permit any unwarranted breach of confidentiality nor will they act in contravention of their obligations under the General Data Protection Regulations (Data Protection Act 1998).

Map 1 - Highways & Landowners Statement (Redleaf Estate)



The land app



Map 2 - Highways & Landowners Statement (Redleaf Estate)



The land app

