





# SiteSolutions Highways



## Section 1: Roads

	<b>Section 1A:</b> Privately Maintained Roads	IDENTIFIED
	<b>Section 1A:</b> Privately Maintained Footpaths	IDENTIFIED
	<b>Section 1A:</b> Privately Maintained Verges	NOT IDENTIFIED
	<b>Section 1B:</b> Traffic Schemes and Orders	NOT IDENTIFIED

## Section 2: Roadworks

	<b>Section 2A:</b> Traffic Alerts	IDENTIFIED
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## Section 3: Rights of Access

	<b>Section 3A:</b> Existing Rights of Way	
	<b>Section 3B:</b> Proposed or Amended Rights of Way	NOT IDENTIFIED

**The Responsible Authorities for the site are:**

Kent County Council

This report is issued for the site described as:

**First Floor 53/54  
Swanley Centre  
Swanley  
Kent  
BR8 7TQ**

Report Reference  
**353335663\_1\_1**

National Grid Reference  
**551300 168670**

Customer Reference  
**689526\_HWS**

Report Date  
**22 July 2024**

## CONTACT DETAILS

If you require assistance please contact our customer services team on:

**0844 844 9966**

or by email at:  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)



## Understanding This Report

This report identifies matters relating to roads, footpaths and public rights of way within and abutting the site boundary. However, where all immediate areas are privately maintained we will indicate the extent of the nearest adopted highway.

### Section 1: Roads

#### Section 1a: Roads, Footpaths and Verges

Identifies road, footpath and verge orders in the vicinity of the site; states their adoption status and details who is responsible for their maintenance. The reply to this enquiry is restricted to highways maintainable at the public expense as defined by s.36 of the Highways Act 1980. This will include relevant details of trunk roads maintained by National Highways.

#### Section 1b: Traffic Schemes and Orders

Identifies any road improvement schemes or traffic regulation orders in the vicinity of the site.

Please note that in some circumstances road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State without involving the local authority.

### Section 2: Roadworks

#### Section 2a: Traffic Alerts

Identifies temporary road works in the vicinity of the site and describes the anticipated impact.

### Section 3: Rights of Access

#### Section 3a: Existing Rights of Way

There is a statutory duty for certain local authorities known as surveying authorities to maintain a Definitive Map and statement which records all public rights of way in their surveying area. Not all paths which are open for use by the public are rights of way or maintainable at public expense. Anyone can walk on a public right of way, but there may be restrictions on accessing such paths using other forms of transport.

#### Section 3b: Proposed or Amended Rights of Way

Details any amendments or proposals to amend Public Rights of Way.

## Next Steps:

For help with the report contact our Customer Services Team on 0844 844 9966 or email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

If you would like any further information regarding adoption status or Rights of Access amendments please contact the relevant responsible authority. The authority's contact details can be found in the Useful Contacts section of this report.



Section 1a: Roads, Footpaths and Verges

The following section shows the extent of publicly maintainable roads, footpaths and verges in and about the site.



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 Site Boundary

 Public

Highway maintainable at public expense as defined under S36 of the Highways Act.

 Private

Road has not been adopted as a highway maintainable at public expense.  
*Members of the public may still have the right to use the road in their vehicles or on foot but the responsibility for and cost of maintenance is held privately.*

 PMH/S38

Prospectively Maintainable Highway - Road is not currently adopted as a highway maintainable at public expense but the relevant authority has indicated through proposals, bonds, bond waivers or other means that they may adopt the road for maintenance at a future date.

 Highways Agency

This road is managed and maintained by the Highways Agency.

 Other Maintainable

Where identified please refer to the Notes box on the next page.

Roads investigated are shown coloured on the plan and listed by status in the table. Uncoloured roads have not been checked.

Section 1a: Roads, Footpaths and Verges

Road Name	Road Maintenance Status	Footway Maintenance Status	Verge Maintenance Status
Nightingale Way, Swanley	Public/Private	Public/Private	None
Swanley Centre, Swanley	Public	Public	None

Notes

*It should be noted that this information relates to the party responsible for maintenance, and makes no statement regarding ownership.*



Section 1b: Traffic Schemes and Orders

The following section shows improvement schemes and records listed in local authority and National Highways records which affect roads in the vicinity of the site.



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Site Boundary



ID - Schemes in the vicinity



ID - Schemes at this location

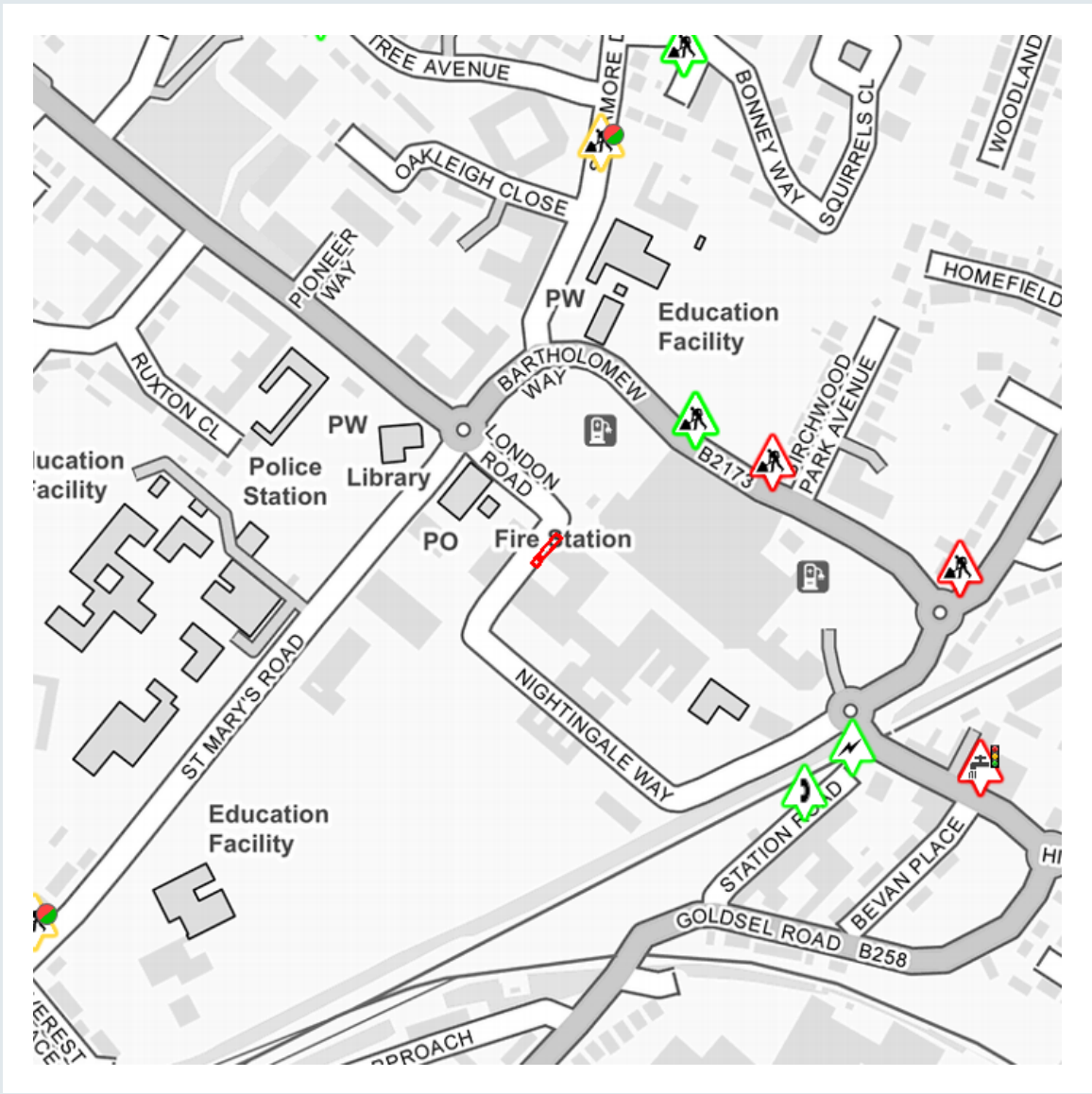
*In some circumstances road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State without involving the local authority.*

There is no Traffic Schemes and Orders data available within the vicinity of the site.




Section 2a: Traffic Alerts


The following section shows roadworks scheduled to take place in the next six months. It shows the types of work planned, the traffic management plan and the potential severity of the delay.





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Site boundary


Traffic alerts:

Delays Likely

Delays Possible

Delays Unlikely











Details not supplied

Works Planned


















The information is from a live feed and is correct as of the date of publication. The visible mapping area has been searched.

## Section 2a: Traffic Alerts









Alerts listed by distance from the centre of the site.

Alert	Description	Impact	Status	Start Date	End Date
	Kent	delays possible	Planned works	29/07/2024	29/07/2024
	Openreach	delays unlikely	Current works	22/07/2024	02/08/2024
	Kent	delays possible	Current works	23/07/2024	23/07/2024
	Openreach	delays unlikely	Current works	22/07/2024	24/07/2024
	National Highways	delays unlikely	Planned works	22/10/2024	26/10/2024
	UK Power Networks	delays unlikely	Current works	18/07/2024	24/07/2024
	Kent	delays likely	Current works	17/06/2024	17/11/2024
	Kent	delays unlikely	Planned works	26/07/2024	26/07/2024
	Thames Water	delays likely	Planned works	26/07/2024	29/07/2024
	Kent	delays likely	Planned works	23/08/2024	28/08/2024

## Types of work

					
Electricity Works	Gas Works	Local Authority Works	Telecoms Works	Water/Sewage Works	Alert / Live Incident
					
Skip	No Works Information	Parking Suspended	Mobile Display Board	Building Materials	Diversion
					
Scaffolding	Alert / Live Incident	Road Closure	Network Rail Work	Tram Works	

## Traffic Management

							
Planned Work	Road Closure	Lane Closure	Traffic Lights	Stop/Go Boards	Give and Take	Priority Works	Contra-flow





Section 3a: Existing Rights of Way

The following section shows the existing public footpaths, bridleways and byways identified on Ordnance Survey 1:25,000 scale Mapping. Any subsequent amendments to these rights of way will be highlighted in Section 3b.



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<div><div><div></div></div><div>Site Boundary</div></div> <div><div><div></div></div><div>Search Buffer</div></div>	<div><div>Public Rights of way</div><div>(Rights of way are not shown on maps of Scotland)</div><div><div><div></div></div>Footpath</div><div><div></div></div>Bridleway</div> <div><div><div></div></div>Byway open to all traffic</div> <div><div></div></div> Road used as a public path
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The representation on this map of any other road, track or path is no evidence of the existence of a right of way. Full list of symbols is shown in the User Guide.

Other Public Access

Other routes with public access

The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.

It should be noted that while a route may not show on the Definitive Map, it is not conclusive evidence that a right of way does not exist.





Section 3b: Proposed or Amended Rights of Way

The following section reveals any amendments or proposals to amend Public Rights of Way, including (but not limited to) public path orders, map modification orders, diversions, extinguishments or deemed dedications as highway land.



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There is no Proposed or Amended Rights of Way data available within the vicinity of the site.

# Useful Contacts

Please see below the contact details of all those referred to within this report.  
For all other queries please contact:

Landmark Information Group  
Imperium  
Imperial Way  
Reading  
Berkshire  
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:  
helpdesk@landmark.co.uk

Contact	Address	Contact Details
	Kent County Council Invicta House Maidstone ME14 1XX	E: highwaydefinitionsearches@kent.gov.uk T: 03000 41 41 41

# Useful Information

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**Argyll Environmental Ltd:**

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Tel: 0845 458 5250

Email: [argyll@landmark.co.uk](mailto:argyll@landmark.co.uk)

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Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: [www.tpos.co.uk](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

## Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Legal Director  
Argyll Environmental Ltd  
1st Floor  
98 - 99 Queens Road  
Brighton  
BN1 3XF

Tel: 0845 458 5250  
Email: [argyll@landmark.co.uk](mailto:argyll@landmark.co.uk)

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.