

**TABLED UPDATE FOR DEF ITEM 1  
21/505722/OUT – 128 High Street, Newington, Kent, ME9 7JH**

Further Representations and Highway Matters

1. Newington Parish Council have commissioned further highway advice from Railton dated 09<sup>th</sup> January 2023. A copy of this is attached as an appendix to the tabled update.
2. Officers have sought advice from Project Centre in response to the additional representation made by Newington Parish Council. Their response is summarised below in paras 3-6:
3. In relation to the continued concerns relating to visibility, Project Centre note that KCC Highways have no concerns relating to the visibility at the access. As mentioned in the issued independent highways advice, it is the discretion of the highway authority to make the final decision, of which the proposal was deemed acceptable.
4. It should be noted that KCC Highways raise no objection to the proposals, and that the access was acceptable given the site circumstances and current private access arrangements.
5. Project Centre have advised that as KCC Highways find the proposed arrangement based on the information available acceptable, they have no reason to disagree with the decision made by the highway authority.
6. Project Centre note that while we agree with their overall decision, we do note that further assessment is required relating to the visibility of the site access to better understand the concerns raised, hence the recommended condition for visibility splays to be provided using topographical data.
7. These matters have been addressed in the Deferred Item Committee report and appendices, and the additional conditions recommended by the Project Centre have been included at numbers 35 (Visibility Splays) and 36 (Travel Plan).
8. Officers would re-iterate para 3.12 of the Deferred Item Committee report which concludes that the proposal would not give rise to harm to highway safety and amenity nor give rise to a severe impact upon the road network (the tests set out in the relevant policies) and is acceptable in this regard.
9. **Recommendation: Grant subject to conditions and Section 106 agreement with delegated authority to amend the wording of the s106 agreement and conditions as may reasonably be required.**