

Agenda Item 20, pages 185 - 203

22/505382/FULL

Woodview, Lenham Road, Kingswood, Kent, ME17 1LU

Highways

As detailed within the officer's report, KCC Highways, issued a holding objection based on the original documents submitted.

The applicant submitted additional information to attempt to address this, however Highways were not consulted and in the interests of getting the application to committee promptly, no grounds for refusal relating to highways were issued as part of the original committee report.

It was subsequently agreed internally to request additional comments from Highways consultees to address the revised documents who replied on 09/02/2023 maintaining their holding objection requiring the applicant to provide the following:

- Evidence that proposal and the required visibility splays can be achieved within land in control of the applicant and/or the highway authority.
- Clarification of arrangements for refuse vehicles.

Maidstone Local Plan Policy DM1 requires development to "Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access;" The proposal fails to demonstrate this.

On the basis of these comments an additional reason for refusal on highways grounds is recommended which is as follows:

"The proposal fails to demonstrate that the development would not have a harmful impact upon the highway network and as such the development is not in accordance with policy DM1 of the Maidstone Borough Local Plan (2017)."