Planning Committee

Tuesday 20th January 2026

Correction to Condition 18 of item A.1 - 25/01081/FUL – Main Road, Frating

18. FURTHER APPROVAL: HIGHWAY WORKS PRIOR TO OCCUPATION

CONDITION: Notwithstanding the submitted details and prior to any above slab level works, a scheme of highway improvements shall be submitted in writing to the local planning authority for written approval that shall comprise of the following and include a timetable for implementation:

- Where possible within land under the control of the applicant and/or extent of highway and prior to occupation of the development, the existing footway to the east shall be extended across the ~~entire~~ site frontage ~~of the proposal site~~ connecting to the new pedestrian link to the front of Plot 7 as shown on Drawing no. 24253 - WA – 002 Revision E and shall be provided at a maximum width of 2 metres.

The improvements as may be agreed shall be implemented as approved in accordance with the timetable provided and completed in their entirety prior to first occupation.

REASON: To make adequate provision and connectivity within the highway for the additional pedestrian traffic generated by the proposed development, in the interests of highway safety.

NOTE/S FOR CONDITION

Highways Approval:

- Prior to any works taking place in the highway the developer should enter into a S278 agreement with the Highway Authority under the Highways Act 1980 or Minor Works Authorisation to regulate the construction of the highway works.
- All highway related details should be agreed with the Highway Authority.
- The proposed junction layout, carriageway widening, and footway proposals will require an initial Stage 1 Road Safety Audit.

Discharge of Condition Application:

- This condition will require a formal discharge of condition application to be submitted and approved by the local planning authority in consultation with the Highway Authority. All necessary highway agreements should be in place prior to the submission of any related discharge of condition application. Failure to submit a discharge of condition application with evidence of the necessary highways permits in place, may result in a refusal of the discharge application.