

[REDACTED]

From: Bowie, David [REDACTED]
Sent: 02 October 2015 13:43
To: Planning.Responses
[REDACTED]

Subject: A-131-15-RES Land South of A259 and west of Mill Lane

For the Attention of: Ismail Mohammed

Site: Land south of A259 and west of Mill Lane, Rustington Parish of Angmering

Proposal: Application for approval of Reserved Matters following Outline Approval of Hybrid Application A/125/13 for the development of the site to provide up to 3365 sqm A1 retail use (including parking). Reserved matters consent is being sought for Appearance, Landscaping, Layout and Scale.

Dear Ismail,

Thank you for your letter dated 22nd September 2015, advising Highways England of the above application.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN).

Having considered the proposals Highways England have concluded that they have no objections and a formal recommendation is attached.

Regards

Sent on behalf of Amelia Yeodal Highways England

David



Developments Affecting Trunk Roads and Special Roads

Highways England Response & Formal Recommendation to an Application for Planning Permission

From: Simon Jones (Divisional Director),
Network Delivery and Development
South East Region (Area 4)
Highways England.

To: Arun District Council

CC:



Council's Reference: A/131/15/RES

Referring to the notification of a planning application dated 22 September 2015 referenced above, in connection with the A27, Application for approval of Reserved Matters following Outline Approval of Hybrid Application A/125/13 for the development of the site to provide up to 3365 sqm A1 retail use (including parking). Reserved matters consent is being sought for Appearance, Landscaping, Layout and Scale. Departure from the Development Plan, Land south of A259 and west of Mill Lane, Rustington Parish of Angmering, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A - Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A - further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A - Reasons for recommending Refusal).~~

Re Highways Act Section 175B: (Please delete as appropriate)

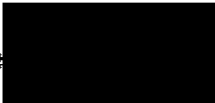
- a) ~~Highways England consents to access for any new connections to the Strategic Road Network as part of this application;*~~
- b) ~~Highways England does not consent to access for any new connections to the Strategic Road Network as part of this application~~
- c) Not relevant as there is no common boundary between the planning site and the SRN.
- d) Not relevant as no new access is being proposed along the common boundary between the planning site and the SRN

* Where we give consent (a), under Section 175B, this is applicable only to the particular planning application and its accompanying documents, including agreed junction designs.

This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

Signed by

Date: 1 October 2015	Signature 
Name: Amelia Yeodal	Position: Asset Development Team Lead
Highways England: Highways Agency Bridge House 1 Walnut Tree Close Guildford GU1 4LZ	