

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 06 September 2021 14:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LY/10/21/PL - The Barn, Station Road, Lyminster, BN18 9PH

Please upload onto Ocella the email below and the attachments from **Highways England** raising **no objection** to **LY/10/21/PL**.

Thanks,

Michael

From: Bowie, David [REDACTED]
Sent: 06 September 2021 14:17
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Planning SE <[REDACTED]> Bown, Kevin <[REDACTED]>
Cleaver, Elizabeth <[REDACTED]> JONES Derek <[REDACTED]> Chiu, Kelly
[REDACTED] Spatial Planning
Subject: LY/10/21/PL - The Barn, Station Road, Lyminster, BN18 9PH

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For attention of:	Mr Michael Eastham
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Site:	The Barn, Station Road, Lyminster, BN18 9PH
Proposal:	Alterations to existing summerhouse to provide shower room & kitchenette; change of use of summerhouse to include intermittent B&B accommodation & continuing use in connection with existing dwelling & extension to existing fence as visual & acoustic barrier against railway. This application affects the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.
Your Reference:	LY/10/21/PL
Highways England's Reference:	92330 / #14126

Dear Michael,

Thank you for your email of 17 August 2021 consulting Highways England regarding the above application, originally seeking a response by 25 August 2021. However subsequently the time for Arun to determine the application was extended to 10 September 2021, as per the correspondence on the planning portal.

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 SRN, in this case the A27.

Having reviewed the proposals, Highways England are satisfied that the proposed development will not materially impact the safe and efficient operation of the SRN (the tests set out in DfT C2/13 (especially paras 8 to 11) and MHCLG NPPF2021 (especially paras 110 to 113); and hence have no objection to the application.

Please find attached our formal HEPR response of No Objection.

If you or others have any questions regarding our response, please contact us at [REDACTED]

Kind regards

David
David Bowie
Area 4 Spatial Planning Manager (Acting)

[REDACTED]
National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://www.highwaysengland.co.uk>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or similar. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, as a precaution, please copy all emails to [REDACTED] Thank you.

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Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 20-07)

Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East)
Operations Directorate
South East Region
Highways England
[REDACTED]

To: Arun District Council – (FAO Case Officer Michael Eastham)
michael.eastham@arun.gov.uk

CC: [REDACTED]

Council's Reference: LY/10/21/PL

Location: The Barn, Station Road, Lyminster, BN18 9PH

Proposal: Alterations to existing summerhouse to provide shower room & kitchenette; change of use of summerhouse to include intermittent B&B accommodation & continuing use in connection with existing dwelling & extension to existing fence as visual & acoustic barrier against railway. This application affects the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.

Highways England Ref: 92330 / #14126

Referring to the notification of a planning application dated 17 August 2021 referenced above, in the vicinity of the A27(T) that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection*;

**This is on the basis that the proposals will generate minimal additional traffic on the SRN in Peak Hours. We therefore consider that the development will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT C2/13 para's 9 & 10 and MHCLG NPPF para 111), in this location.*

- ~~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).~~

Highways Act Section 175B is not relevant to this application.¹

HIGHWAYS ENGLAND (“we”) have 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 we work 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.

This represents Highways England’s formal recommendation (prepared by the Area 4 Spatial Planning Team) and is made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with any recommendation made under b), c) or d) above, the application must not be determined before they have:

- i) informed Highways England; and
- ii) consulted the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dfi.gov.uk.

Signature:		Date: 06 September 2021
Name: Kevin Bown		
Position: Spatial Planning Manager		
Highways England:		
Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ		
		

¹ Where relevant, further information will be provided within Annex A.