



National Highways Planning Response (NHPR 25-01) Formal Recommendation to an Application for Planning Permission

From: Michelle Berrington (Head of Planning & Development)
Operations Directorate
South East Region
National Highways

To: Arun District Council (FAO Amber Willard)
planning.responses@arun.gov.uk

CC:

Council's Reference: LY/11/25/PL

Location: Crossbush Services, Mcdonalds Restaurant Lyminster Road Lyminster
BN17 7QQ

Proposal: Refurbishment of the restaurant to include a between booth and front extension, replacement entrance door and the formation of an additional entrance with new glazing, patio areas to be refreshed with replacement furniture and associated works to the site. This application is in CIL Zone 3 (Zero Rated) as other development.

National Highways Ref: NH/25/13921

Referring to the consultation on a planning application dated 26 November 2025 referenced above, in the vicinity of the A27 Trunk Road that forms part of the Strategic Road Network, notice is hereby given that National Highways' formal recommendation is that we:

- a) **offer no objection (see reasons at Annex A);**
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – National Highways recommended Planning Conditions & reasons);~~
- ~~c) recommend that planning permission not be granted for a specified period (see reasons at Annex A);~~
- ~~d) recommend that the application be refused (see reasons at Annex A)~~

Highways Act 1980 Section 175B is not relevant to this application.¹

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

Should the Local Planning Authority propose not to determine the application in accordance with this recommendation they are required to consult the Secretary of State for Transport, as set out in the [Town and Country Planning \(Development Affecting Trunk Roads\) Direction 2018](#), via [REDACTED] and may not determine the application until the consultation process is complete.

The Local Planning Authority must also copy any consultation under the 2018 Direction to [REDACTED]

This response and all comments outlined herein are made in respect of planning matters only in National Highways' position as a statutory planning consultee, and does not confer any proprietary rights nor amount to the giving or refusal of consent, assent, approval, or awareness of or by National Highways in or of any other aspects or matters (including, but not limited to, the use of property belonging to National Highways). If anyone wishes for National Highways to consider any aspects which do not relate to planning submissions, they should call our contact centre on 0300 123 5000.

Signature:		Date: 18 December 2025
Name: Nigel De Wit		Position: Spatial Planner
National Highways Ground Floor, Building 1000, Cathedral Square, Guildford, GU2 7YL www.nationalhighways.co.uk		

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

Annex A National Highways' assessment of the proposed development

National Highways has been appointed by the Secretary of State for Transport as a 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.

No Objection: Reasons

We will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case, particularly within the vicinity of the A27.

Given the scale and location of this proposal, we are satisfied that this development, if permitted, would not have an unacceptable impact on the safety, reliability, and/or operational efficiency of the SRN in the vicinity of the site. **No objection.**

Standing advice to the local planning authority

The Climate Change Committee's [2022 Report to Parliament](#) notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 77 and 110 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 109 and 115 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up as part of a vision-led approach.

Moreover, the carbon reduction hierarchy (avoid-switch-improve) as set out in clause 4.3 of PAS2080:2023 promotes approaches and measures to minimise resource consumption and thereby reduce carbon emissions.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.

From: Nicola Spencer on behalf of Planning.Responses
Sent: 18 December 2025 18:16
To: Planning Scanning
Subject: FW: NH/25/13921 - LY/11/25/PL - Crossbush Services, McDonalds Restaurant - NOBJECT - NH response 18/12/25
Attachments: NH2513921_LY1125PL_Crossbush_Services_NOBJECT_181225.pdf

PL- Consultation- National Highways response

Nicola Spencer
Technical Support Manager
Planning Services

T: 01903 737945
E: nicola.spencer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



From: Nigel De Wit [REDACTED]
Sent: 18 December 2025 14:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Amber Willard <Amber.Willard@arun.gov.uk>
Cc: Planning SE [REDACTED] Spatial Planning [REDACTED]
Subject: NH/25/13921 - LY/11/25/PL - Crossbush Services, McDonalds Restaurant - NOBJECT - NH response 18/12/25

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

For Attention of: Amber Ward, Arun District Council

Your Reference: LY/11/25/PL - Crossbush Services, McDonalds Restaurant, Lyminster Road, Lyminster BN17 7QQ

Proposal: Refurbishment of the restaurant to include a between booth and front extension, replacement entrance door and the formation of an additional entrance with new glazing, patio areas to be refreshed with replacement furniture and associated works to the site. This application is in CIL Zone 3 (Zero Rated) as other development.

Our Reference: NH/25/13921

Dear Amber,

Thank you for your email of 26 November 2025 consulting National Highways regarding the above referenced application.

We are concerned about the safety, reliability, and operational efficiency of the Strategic Road Network (SRN), in this case the A27 in the vicinity of the site.

We have reviewed the application and submitted documents.

Please find attached our formal National Highways' Planning Response (NHPR) of **no objection** to the application.

Should you or any others have any queries regarding our response, please contact us via [REDACTED]

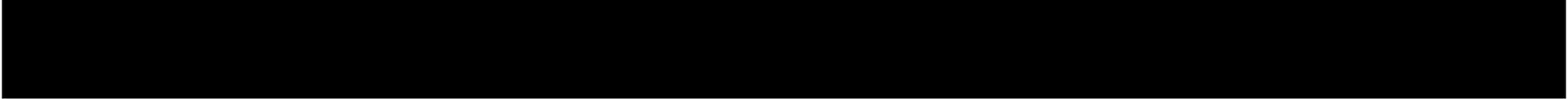
Kind regards,

Nigel De Wit MRTPI, Spatial Planner
South East Region, Operations Directorate
National Highways



For information about our engagement with the planning system please visit <https://highwaysengland.co.uk/our-work/planning-and-the-strategic-road-network-in-england/>

This email may contain information which is confidential and is intended only for use of the recipient/s named above. If you are not an intended recipient, you are hereby notified that any copying, distribution, disclosure, reliance upon or other use of the contents of this email is strictly prohibited. If you have received this email in error, please notify the sender and destroy it.



Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ

Consider the environment. Please don't print this e-mail unless you really need to.