

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 08 June 2022 14:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LY/4/22/PL - Crossbush Service Station Lyminster Road Lyminster BN17 7QQ

Please treat as a consultee response

Anita Gardner
Principal Planner

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E: anita.gardner@arun.gov.uk



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

From: Bowie, David [REDACTED]
Sent: 08 June 2022 13:18
To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: LY/4/22/PL - Crossbush Service Station Lyminster Road Lyminster BN17 7QQ

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Application No: LY/4/22/PL
Registered: 21st April 2022
Site Address: Crossbush Service Station Lyminster Road Lyminster BN17 7QQ
Grid Reference: 502841 105804
Description of Works: Variation of conditions following LY/15/21/PL relating to conditions 2-approved plans and 6-external lighting.
National Highways Ref: **HAMIS 94916; Tracker #16812**

Dear Anita,

Thank you for your consultation of the 6 May regarding the variation in conditions 2 and 6 to application LY/15/21/PL. Please accept my apologies for the delay in response which was caused by internal communications and a heavy work load.

National Highways 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 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. We will therefore be concerned with proposals and policies that have the potential to impact the safe and efficient operation of the SRN. In this particular instance we are concerned with the proposals in relation to the A27(T) Arundel Bypass scheme.

It is noted that the applicant and their team have been in contact with our Arundel Bypass team and have proposed the amendments to attempt to avoid potential clashes with our Bypass works. Whilst we have no objection to either variations it is essential that the applicant and their team continue to keep in close contact with our Bypass team to ensure that they design and co-ordinate their respective works to avoid any clashes. At this time we are concerned that the proposed arrangement creates a pinch point between the Costa development kerb line and our retaining wall in this location. The construction of the retaining wall becomes significantly more complex as a result and could impact upon both schemes. In addition, we are currently required to divert the 11kV cable (this may change following on-going dialogue with the service owner) which runs underneath the new development. We anticipate in constructing the proposed development the applicant would also need to divert due to the shallow depth of the service. It is unclear whether the applicant is aware of this or if they have engaged with the requisite utility provider. If we are required to complete a diversion then it is likely that significant portions of the recently completed development would be directly impacted in order to complete this work with the potential for wider impacts depending on the final location of the relocated cable route. Finally, we are at this stage unclear as to what requirements, if any, the new development would have in terms of provision of other services (gas, water, foul etc) and the associated citing. Accordingly, we are unclear as to whether these would have a further impact on our new retaining structure.

Having briefly highlighted a few of the more concerning matters I would hope that the applicant and their team will work closely with us to achieve mutually beneficial outcomes and would be grateful if you could stress the importance of this to them.

I trust that the above is clear and thank you for consulting with us.

If you or anyone else have any queries regarding our response, please contact us via [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>

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National Highways Limited | General enquiries: [REDACTED] **National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF | <https://nationalhighways.co.uk> |**

[REDACTED]

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