

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]

Sent: 14 June 2022 16:58

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Obafemi Okusipe <Obafemi.Okusipe@arun.gov.uk>

Cc: Planning SE [REDACTED] Spatial Planning [REDACTED]
[REDACTED]

Subject: National Highways response: LY/5/22/PL, Crossbush Service Station

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For the attention of: Obafemi Okusipe

Planning Application No: LY/5/22/PL

Site: Crossbush Service Station, Lyminster Road, Lyminster, BN17 7QQ

Proposal: Installation of 8 No. electric vehicle charging bays and associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development.

National Highways Ref: HAMIS 94969; Tracker #16845

Dear Mr Okusipe

Thank you for your email of 13 May 2022 consulting National Highways (formerly known as Highways England) on the application referenced above and requesting a response by 18 June 2022.

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 National Highways 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. We will therefore be concerned with proposals and policies that have the potential to impact the safe and efficient operation of the SRN, in the case of this proposal, particularly the A27.

I attach our formal NHPR response of No Objection with an important Informative regarding the A27 Arundel Bypass scheme for the applicant's awareness.

If you have any queries regarding this response, please contact us at



Kind regards

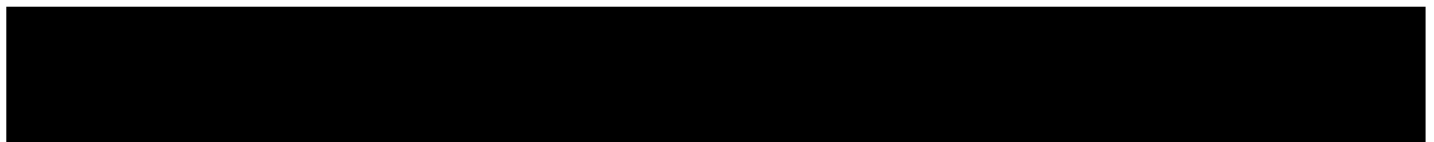
Elizabeth Cleaver, Assistant Spatial Planning Manager

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

Web: <http://nationalhighways.co.uk/>

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National Highways Planning Response (NHPR 21-09)
Formal Recommendation to an Application for Planning Permission

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

To: Arun District Council – FAO Obafemi Okusipe
planning_responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: LY/5/22/PL

Location: Crossbush Service Station, Lyminster Road, Lyminster, BN17 7QQ

Proposal: Installation of 8 No. electric vehicle charging bays and associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development

National Highways' Ref: HAMIS 94969

Referring to the consultation on a planning application dated 13 May 2022 referenced above, in the vicinity of the A27 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/is not relevant to this application.¹

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

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 not propose 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.

Signature:	Date: 14 June 2022
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
National Highways: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
[REDACTED]	

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.

Offer No Objection - Reasons

We are content that the proposals, if permitted, would not, at this moment in time, have a clear and unacceptable impact on the safety, reliability and/or operational efficiency of the strategic road network in the vicinity of the site (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF 2021 paragraphs 110-113). However, the applicant should note the Informative below, which should be attached to any planning permission granted.

INFORMATIVE

The proposed development's red line boundary is in very close proximity to land which the Preferred Route Announcement (October 2020) indicates would form part of the proposed Arundel Bypass Major Project under the Government's Roads Investment Programme. Details may be found in the Engineering Layout Drawings contained within Appendix D Scheme Option Drawings of the A27 Arundel Bypass Scheme Assessment Report (October 2020).

The detailed design and precise location of the Arundel Bypass and associated works are evolving. The project's Development Consent Order has yet to be submitted or consented and the final investment decision made. Therefore, at this time National Highways cannot state with absolute certainty that application LY/5/22/PL would prejudice the construction or improvement of a trunk road and so we do not wish to formally object, in town planning terms, to the application.

However, the applicant and any subsequent investor or owner of the development should note that any investment or costs may not be recouped or be compensated for, in the even that the Arundel Bypass goes ahead and requires the land subject to application LY/5/22/PL.