Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)
Formal Recommendation to an Application for Planning Permission

From: Nicola Debnam (Divisional Director)
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To: Adur & Worthing Councils (FAO Case Officer: Eve Hearsey)
planning@adur-worthing.gov.uk

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: AWDM/0040/19

Location: 75 Upper Brighton Road, Sompting, Lancing, West Sussex.

Proposal: Demolition of existing building and erection of a single storey building with photovoltaic panels on the roof, plus 10 car parking spaces, for use as a showroom for mobility and care products.

Highways England Ref: 83577

Referring to the planning application (consultation received 14th January 2019) referenced above, in the vicinity of the A27 Trunk Road 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 an acceptable change in traffic on the SRN. 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, particularly paras 9 & 10, and DCLG NPPF, particularly para 109), in this location and its vicinity.*

Please also note that, Highways England's A27 Worthing and Lancing improvement scheme is currently under review following completion of the consultation process, and a Preferred Route Announcement (PRA) is yet to be made. Therefore, in responding to this application, whilst Highways England are not formally objecting to the proposal, it is advised that the applicant is made aware that there is a possibility that, depending on which scheme or variant thereof is progressed to PRA, then the

development site could be affected by the final preferred route. Unfortunately, we are not yet in a position to advise on the extent to which the development may be affected, if at all. In the event that the A27 Worthing and Lancing improvement scheme does not proceed, and subject to further detailed traffic analysis, Local Plan mitigation to deliver Local Authority housing to 2032 may also necessitate improvement at the junction, which may or may not affect the development site.

~~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 (covering access to the SRN) 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 copied to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with this recommendation they must consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gsi.gov.uk.

Signature: 	**Date:** 28th January 2019
Name: Elizabeth Cleaver	**Position:** Assistant Spatial Planning Manager
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[1] Where relevant, further information will be provided within Annex A.