

From: Bown, Kevin <Kevin.Bown@highwaysengland.co.uk> on behalf of Bown, Kevin
Sent: 10 March 2021 17:25
To: gary.peck@adur-worthing.gov.uk; planning@adur-worthing.gov.uk
Cc: Planning SE; Spatial Planning; Franklin, Richard
Subject: URGENT: FOR PLANNING COMMITTEE 18.30 10 MARCH 2021: FAO Case Officer Gary Peck: Highways England representations (our ref 90124) regarding application AWDM/1264/20 Land North West Of Goring Railway Station, Goring Street, Worthing, West Sussex
Attachments: 20210310 HEPR AWDM_1264_20 Land Northwest of Goring Station_v2.pdf
Flag Status: Flagged

For attention of:	Gary Peck
Site:	Land North West Of Goring Railway Station, Goring Street, Worthing, West Sussex
Proposal:	Mixed use development comprising up to 475 dwellings along with associated access, internal roads and footpaths, car parking, public open space, landscaping, local centre (uses including A1, A2, A3, A4, A5, D1, D2, as proposed to be amended to use classes E, F and Sui Generis) with associated car parking, car parking for the adjacent railway station, undergrounding of overhead HV cables and other supporting infrastructure and utilities (Outline with all matters reserved).
Your Reference:	AWDM/1264/20
Highways England's Reference:	90124

Dear Mr Peck,

Thank you for your email of 9 March, alerting us to the fact that the application is to be presented to the 10 March Planning Committee and seeking our formal representations.

We note that it is recommended for refusal including 2 reasons picking up on the themes in our and WSCCs response.

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.

We will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN. In the case of this proposal, our interest relates to potential impacts upon the A27.

We were originally consulted on 22 December 2020 and provided a response on 12 January 2021 setting out various requirements as attached.

We stand ready to work with the applicant and the Council to resolve these concerns.

However, as we have not received any further information to date, at present, the application has not demonstrated that it will not have a detrimental impact on the safe and efficient operation of the Strategic Road Network (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF2019, particularly paragraphs 108 and 109).

As such, the application is currently contrary to national policy. Therefore, our recommendation to the Council is that you refrain from determining the application (other than refusal) ahead of these matters being addressed and resolved.

Should the Council wish to ignore our recommendation, then in accordance with the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, the Council must inform us and consult the Secretary of State prior to the issuing of any permission.

Please find our formal HEPR attached that sets out in full our current position.

If you have any queries regarding this response, please contact us at PlanningSE@highwaysengland.co.uk.

Regards,

**Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial (Town) Planning Manager
Spatial Planning Team, South East Region Operations Directorate**

Highways England | Bridge House | 1 Walnut Tree Close | Guildford | GU1 4LZ
Tel: 0300 470 1046 (all calls to this number will also patch through to my mobile)
Web: <http://www.highways.co.uk>

Please note that for the foreseeable future we are all working from home. All meetings will be via telephone, Skype or TEAMS. We will continue to seek to work to our statutory and other deadlines. In case of IT or other issues, please copy all emails to PlanningSE@highwaysengland.co.uk . Thank you.

We are mindful that:

- **People's physical, mental and emotional health are of utmost importance**
- **People are not 'working from home', they are 'at their home during a pandemic trying to work'**
- **People might be working different hours, but they should not be working excessive hours**
- **People should be gentle on themselves and others, not judging based on how they/ others are coping**
- **Individual and team success is not to be based on 'normal times' expectations**

Safe roads, reliable journeys, informed travellers
Highways England: operating, maintaining and improving the strategic road network in England.

From: Gary Peck [<mailto:gary.peck@adur-worthing.gov.uk>]

Sent: 09 March 2021 17:57

To: Franklin, Richard <Richard.Franklin@highwaysengland.co.uk>

Subject: Highways England response (HE ref. 90124) re. AWDM/1264/20 - Land North West Of Goring Railway Station

Richard

You may be aware that the above application is going to Planning Committee tomorrow 10 March. The applicant has insisted on this date but further to your consultation response, no further information has been submitted. The application is being recommended for refusal for various reasons and there are 2 highways related reasons picking up on the themes in your and WSCC response. I wondered though if there was specific wording you would wish to see on the decision notice.

Sorry for the late notice of the e-mail, I was under the impression that the applicants would be submitting further information for consideration, but clearly this will not happen in advance of the meeting now.

Gary

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Gary Peck

Planning Services Manager, Adur & Worthing Councils

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