

Planning Application: APP/21/01434

Site: Rook Farm, land off St Marys Road, Hayling Island

Proposal: Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Accompanied by an Environmental Statement.

Our Reference: NH/24/04760 (previous ref: 93774)

Dear David,

Thank you for your initial letter dated 25th January 2022 and our response dated 15 February 2022 and the follow up holding responses dated: 8 April, 27 May, 20 July, 12 September, 3 November, 23 December 2022, 17 February 2023, 12 April 2023, 24 May 2023, 19 July 2023, 12 September 2023, 4 November 2023 and 21 December 2023 in relation to this planning application.

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.

In case of this development proposal, our interest is in the A27, in particular the A27/Langstone Road/Park Road South junction.

We recommend that the Local Planning Authority does not grant planning permission for this application (Ref: APP/21/01434) until 19 December 2024 to allow time to undertake a modelling by the applicant and for us to be able to carry out the assessment of this modelling, so we can provide the Local Planning Authority with fully informed advice.

Please find attached our updated holding response in the attached NHPR.

Regards

Mrs Beata Ginn
Assistant Spatial Planner (Area 3)
National Highways