



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

From: South East Divisional Director
Operations Directorate
Southeast Region
National Highways
PlanningSE@nationalhighways.co.uk

To: Havant Borough Council FAO Lewis Oliver

CC: transportplanning@dft.gov.uk
spatialplanning@nationalhighways.co.uk

Council's Reference: APP/21/01350

Location: Land north of Oysters, Station Road, Hayling Island

Proposal: Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved.

National Highways Ref: 95157

Referring to the consultation dated 8th June 2022 on the planning application 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 not relevant to this application.¹

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 transportplanning@dft.gov.uk and may not determine the application until the consultation process is complete.

Signature:

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Date: 12/12/2022

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Position:

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

Annex A **National Highways' assessment of the proposed development**

National Highways (“we”) 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.

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

As per Hampshire County Council’s requirement noted in their formal response dated 23rd May 2022, National Highways requested a cumulative traffic assessment in our holding responses dated 24th August 2022 and 19th October 2022 to enable us to fully understand any potential adverse impacts on the safe and efficient operation of the SRN.

Recommended Non-Approval

It is recommended that the application (Ref: APP/21/01350) should not be approved for a period of 56 days (until 6 February 2023) from the date of this recommendation to allow the applicant time to respond to the outstanding technical matters.

Reason: To allow National Highways to understand the impact of the development on the safe and efficient operation of the Strategic Road Network and provide the Local Planning Authority with fully informed advice.