
From: Bown, Kevin <Kevin.Bown@highwaysengland.co.uk>
Sent: 27 September 2021 17:28
To: Planning Admin
Cc: Planning SE; Spatial Planning; transportplanning@dft.gov.uk
Subject: FAO Case Officer Mrs Amanda Grout: National Highways Response (our ref 92592 #14815) re application 20211106 Harlex Haulage Services, Park Pale Farm, Park Pale, Shorne Rochester
Attachments: 20210927 Nationalall Highways re 20211106 Harlex Haulage Srvces Prk Pale Frm Prk Pale Shorne Rochester.pdf

For attention of:	Mrs Amanda Grout
Site:	Harlex Haulage Services, Park Pale Farm, Park Pale, Shorne Rochester
Proposal:	Application for a determination as to whether prior approval is required for the siting, design and external appearance of a general purpose agricultural building 30.36 metres long, 16.00metres wide and 7.00 metres high.
Your Reference:	20211106
Highways England's Reference:	92592 #14815

Dear Mrs Grout,

Thank you for your email of 8 September 2021, consulting Highways England regarding the above application; seeking a response by 29 September 2021.

National Highways (formerly Highways England) 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 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, reliable and efficient operation of the SRN, in this case, particularly the proposed route of the Lower Thames Crossing in the vicinity of Gravesend.

We have assessed the application from two perspectives

- Impact of traffic attracted to or generated by the proposed development. Given the location and small scale nature of the potential development we have no objection from this perspective.
- Impact on the construction and/or operation and maintenance of Lower Thames Crossing. The site is located close to the current red-line boundary for the Lower Thames Crossing. However, if the site is developed it should not affect the Crossing's construction and/or operation and maintenance. Therefore we have no objection from this perspective.

It should be noted that it is assumed that the applicant is fully aware of the proximity of the Lower Thames Crossing route to the site as will be any future investor, developer, purchaser or occupant and that any party will make any decision in full knowledge of the potential consequences of that proximity.

On this basis, we are content that the above proposed development will not unacceptably impact on the safety, reliability and/or operational efficiency of the current and proposed SRN (the tests set out in DfT C2/13 and MHCLG NPPF2021). Therefore, please find attached our formal NHPR response of No Objection.

Should you or the applicant have any queries regarding our 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**

National Highways | 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:

1) Highways England became National Highways from 19 August 2021. During transition (eg IT and physical branding) both names may be used with equal affect and meaning.

2) For information about our engagement with the planning system please visit

<https://highwaysengland.co.uk/our-work/planning-and-the-strategic-road-network-in-england/>

3) For the foreseeable future we are working from home. Meetings will be via telephone or TEAMS. We will seek to work to our statutory and other deadlines (standard response period is 21 days for pre-apps, application consultations & correspondence). In case of IT or other issues, please copy all emails to

PlanningSE@highwaysengland.co.uk.

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Highways England: operating, maintaining and improving the strategic road network in England.

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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |

<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.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)
Operations Directorate
South East Region
National Highways
planningse@highwaysengland.co.uk

To: Gravesham Borough Council – (FAO Case Officer Mrs Amanda Grout)
planning.reps@gravesham.gov.uk

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

Council's Reference: 20211106

Location: Harlex Haulage Services, Park Pale Farm, Park Pale, Shorne Rochester

Proposal: Application for a determination as to whether prior approval is required for the siting, design and external appearance of a general purpose agricultural building 30.36 metres long, 16.00 metres wide and 7.00 metres high.

National Highways Ref: 92592 #14815

Referring to the consultation on a planning application dated 8 September 2021 referenced above, in the vicinity of the A2 and M2 that form 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

This represents National Highways formal recommendation (*prepared by the Area 4 Spatial Planning Team*) and is made available 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.

The Local Planning authority must also copy any consultation under the 2018 Direction to planningse@highwaysengland.co.uk.

Signature:



Date: 27 September 2021

Name: Kevin Bown

Position: Spatial Planning Manager

Highways England:

Highways England, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ

planningse@highwaysengland.co.uk

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

² As announced on 19 August 2021 Highways England became National Highways; although our roles and responsibilities remain largely unchanged and our branding will transition over a period of time.

Annex A **National Highway's 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.

No Objection: Reasons

We will be concerned with proposals that have the potential to impact on the safe, reliable and efficient operation of the SRN, in this case, particularly the proposed route of the Lower Thames Crossing in the vicinity of Gravesend.

We have assessed the application from two perspectives

- a) Impact of traffic attracted to or generated by the proposed development. Given the location and small scale nature of the potential development we have no objection from this perspective.
- b) Impact on the construction and/or operation and maintenance of Lower Thames Crossing. The site is located close to the current red-line boundary for the Lower Thames Crossing. However, if the site is developed it should not affect the Crossing's construction and/or operation and maintenance. Therefore we have no objection from this perspective.

It should be noted that it is assumed that the applicant is fully aware of the proximity of the Lower Thames Crossing route to the site as will be any future investor, developer, purchaser or occupant and that any party will make any decision in full knowledge of the potential consequences of that proximity.

On this basis, we are content that the above proposed development will not unacceptably impact on the safety, reliability and/or operational efficiency of the current and proposed SRN (the tests set out in DfT C2/13 and MHCLG NPPF2021).

Consequently, we have No Objection to application 20211106.