

[REDACTED]

From: Cleaver, Elizabeth [REDACTED]

Sent: 04 April 2022 08:11

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Planning SE [REDACTED]; Spatial Planning [REDACTED]

Subject: National Highways response: A/45/22/PL, Rustington Golf Centre

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For the attention of: Mrs Anita Gardner

Planning Application No: A/45/22/PL

Site: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB

Proposal: Erection of 167 No new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

National Highways Ref: HAMIS 94470; Tracker #16416

Dear Mrs Gardner

Thank you for your email of 24 March 2022 consulting National Highways (formerly known as Highways England) on the application referenced above and requesting a response by 30th April 2022.

Please see our formal NHPR response attached of No Objection subject to a proportionate contribution towards A27 mitigations between the A27/B2145 Whyke and the A27/A280 Patching dumbbell roundabouts.

If you have any queries regarding this response, please contact us at

[REDACTED]

Kind regards

Elizabeth Cleaver, Assistant Spatial Planning Manager

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://nationalhighways.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, South East),
Operations Directorate
South East Region
National Highways
[REDACTED]

To: Arun District Council – FAO Mrs Anita Gardner
planning_responses@arun.gov.uk

CC: [REDACTED]

Council's Reference: A/45/22/PL

Location: Rustington Golf Centre, Golfers Lane, Angmering, BN16 4NB

Proposal: Erection of 167 No new homes in a mix of 1-4 bedroom properties (2-4 bedroom homes and 1 bedroom apartments), with associated landscaping, parking, open space, play areas, construction of a new vehicular access from Golfers Lane and all other associated development works (resubmission following A/129/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

National Highways' Ref: HAMIS 94470

Referring to the consultation on a planning application dated 24 March 2022 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/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 [REDACTED] and may not determine the application until the consultation process is complete.

Signature:	Date: 4 April 2022
Name: Elizabeth Cleaver	Position: Assistant Spatial Planning Manager
National Highways: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	
[REDACTED]	

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

Annex A National Highways' 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.

Offer No Objection - Reasons

National Highways offers No Objection subject to a proportionate contribution towards A27 mitigations between the A27/B2145 Whyke and the A27/A280 Patching dumbbell roundabouts.

The adopted Arun Local Plan contains agreed highway mitigations for the impacted junctions resulting from the strategic development sites, with full funding to be provided from developer contributions. As this development is a Departure from the Development Plan, it will contribute to a cumulative impact upon the A27 junctions beyond the impact being mitigated by the highways improvements that have been agreed to deliver the Local Plan. Accordingly, Arun District Council should request an appropriate proportional contribution towards a scheme of highway mitigation that will be required to deliver development in Arun District.

This proposed site will have the same proportionate impacts as the Angmering SD11 (South and East) allocation within the adopted Arun Local Plan. Reference to the *Enterprise Bognor Regis Transport Review 2017* report shows that the SD11 allocation's proportionate contribution equates to £584 per dwelling (in 2016 Quarter 1 prices) towards agreed highway mitigations. Accordingly, the Rustington Golf Centre site, if granted consent, should also contribute the same per dwelling equating to a contribution of £97,528 (167 x £584) indexed from 2016 Quarter 1 prices.

Should the Council require a Construction Management Plan as part of any permission granted for this proposal, we would want the Construction Management Plan to state that construction traffic will seek to avoid using the SRN during the network peak hours of 08:00-09:00 and 17:00-18:00 and that any loose loads will be sheeted.

This application has been assessed by the National Highways South East Region Spatial Planning Team. This NHPR form represents National Highways' formal recommendation regarding the application. It is copied to the Department for Transport as per the terms of our Licence.