

Application Correspondence "Confirmation of specific project for A27 strategic highway contribution"

**From:** Bowie, David [REDACTED]  
**Sent:** 29 September 2021 13:03  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>

**Subject:** RE: AL/113/21/OUT - Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan – Land at Bayards Level Mare La

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Hi Simon,

Most probably it would be spent at the A27 Fontwell Avenue Roundabout – this junction needs modification (beyond that of the agreed Local Plan scheme) as a result of Land East of Tye Lane and now this application to bring the impacts back to a nil detriment.

Hope this assists.

Kind regards

David

**David Bowie**  
**Area 4 Spatial Planning Manager (Acting)**

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ  
Web: <http://www.highwaysengland.co.uk>

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**From:** Simon Davis [mailto:Simon.Davis@arun.gov.uk]  
**Sent:** 29 September 2021 12:37  
**To:** Bowie, David [REDACTED]

**Subject:** RE: AL/113/21/OUT - Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan – Land at Bayards Level Mare La

Hi David,

Can you provide a more specific project please that this contribution would be spent on e.g. a specific junction or stretch of road between two junctions. We can't secure it through the s106 without a specific project and "A27 mitigations" is too broad. I look forward to hearing from you.

Kind Regards.

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place



**T:** 01903 737874  
**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
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**From:** Bowie, David [REDACTED]  
**Sent:** 28 September 2021 23:08  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

[REDACTED]

**Subject:** AL/113/21/OUT - Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan – Land at Bayards Level Mare Lane E

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|                                     |                                                                                                                                                                                                             |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>For attention of:</b>            | Mr Simon Davis                                                                                                                                                                                              |
| <b>Site:</b>                        | Land at Bayards Level Mare Lane Eastergate PO20 3RZ                                                                                                                                                         |
| <b>Proposal:</b>                    | Outline application with all matters reserved, apart from access, for up to 69 No dwellings with access, parking, landscaping & associated works. This application is a Departure from the Development Plan |
| <b>Your Reference:</b>              | AL/113/21/OUT                                                                                                                                                                                               |
| <b>National Highways Reference:</b> | 92528 / #14763                                                                                                                                                                                              |

Dear Simon,

Thank you for your email of 7 September 2021 consulting National Highways (formerly Highways England) regarding the above application, seeking a response by 7 October 2021.

Having reviewed the planning application and accompanying Transport Assessment, National Highways has determined that the impact of traffic on the operation of the SRN, as a consequence of the proposal, will add to the cumulative impacts of planned development at junctions which already suffer from severe traffic congestion in peak periods. However, this sites additional impacts could be mitigated by appropriate minor modifications to the agreed A27 improvements and therefore provided that the applicant makes an appropriate contribution towards those agreed A27 Local Plan mitigations then National Highways would then be satisfied that the development will not materially affect the safety, reliability and/or operation of the strategic road network (the tests set out in DfT C2/13 para's 9 & 10 and MHCLG NPPF 2021 Paras 110-13) in this location and its vicinity.

Consequently, a response of no objection is provided in this instance subject to a proportional contribution towards mitigation calculated at £11,316.00 which is in line with BEW contributions per dwelling. We also ask that National Highways are consulted on the forthcoming Construction Management Plan. Should the Council decide to determine the application not in accordance with National Highways recommendation then as directed within The Town and Country Planning (Development Affecting Trunk Roads) Direction 2018 the Council will need to seek the approval of the Secretary of State before the application can be determined.

Please find attached our formal NHPR response.

If you or others have any questions regarding our response, please contact us at

[REDACTED]

Kind regards

David  
**David Bowie**  
**Area 4 Spatial Planning Manager (Acting)**

[REDACTED]

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

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**Highways England Company Limited | General enquiries [REDACTED] National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**  
<https://www.gov.uk/government/organisations/highways-england> | [REDACTED]

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