

Application Correspondence "From National Highways re A27 Contribution Amount"

From: Bown, Kevin [REDACTED]

Sent: 24 August 2022 13:13

Subject: URGENT UPDATE FOR TODAY'S CMTE RE: FAO Messrs Simon Davis (Arun) and Tom Maloney (applicant's agent): National Highways Recommendation (our ref 93768 #17191) re application Y/3/22/OUT Land West of Bilsham Road Yapton

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Hi Simon

My understanding is that Elizabeth Cleaver and David Bowie were in conversation with Arun earlier this summer to agree the interpretation of the Arun Local Plan policy and then the process regarding calculation of development contributions.

The cost estimates for the Arun Local Plan A27 mitigations (SRN) total around £5.4 million in 2016 Quarter 1 prices. As the Arun Local Plan sought to deliver 11,500 dwellings this equates to £467 per dwelling in 2016 Quarter 1 prices. The policy applies to both allocations and non-allocated sites. It applies per se, irrespective of any other impacts on the SRN that require bespoke mitigation.

This proposed development of 140 dwellings (110dw O/L + 30 Full under Y/3/22/OUT) will add to the impacts on the SRN. Both in terms of the direct impact re the A27/ Yapton Lane right turn and on the A27 per se.

Using the formula for this application a contribution of £65,380 (£467 x 140) indexed from 2016 Quarter 1 prices (using ROADCON indices) should be sought from the development towards A27 mitigations.

Reference to the ROADCON indices indicates that the equivalent in 2022 Quarter 1 prices would be £96,109.

I hope this assists, but if any party has any queries, please contact me.

Regards

Kevin Bown BSc(Hons) MPhil CMS MRTPI Spatial (Town) Planning Manager

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(all calls to this number will also patch through to my mobile)
Web: www.nationalhighways.co.uk

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 22 August 2022 18:19

To: Bown, Kevin

Subject: RE: FAO Messrs Simon Davis (Arun) and Tom Maloney (applicant's agent): National Highways Recommendation (our ref 93768 #17191) re application Y/3/22/OUT Land West of Bilsham Road Yapton

Dear Kevin,

Thanks for emailing this over in advance of our committee meeting.

I note that you state: *"Arun District Council should apply its Local Plan Policy (as set out in the Enterprise Bognor Regis Transport Review 2017) to, as appropriate, seek a contribution to A27 improvements arising from the cumulative impacts of all developments allocated and/or consented. The amount to be in accordance with the normal formula, indexation and criteria used."*

It is my understanding that the formula you refer to is for strategic Local Plan allocations. In respect of non-strategic developments, NH typically set out a specific contribution figure and also indicate which section or junction of the A27, the money is to be spent on. Can you do so for this. In case it is relevant, the applicants have already agreed to £266 per dwelling towards the A259 Comer Corner WSCC Improvement Scheme – I wonder if this would have any effect on the contribution level that you would seek. Are you able to advise before Wednesday afternoon?

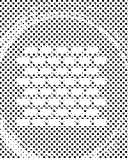
Kind Regards

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