



Meeting note

Project name	A27 Arundel Bypass
File reference	TR010045
Status	Final
Author	The Planning Inspectorate
Date	3 December 2021
Meeting with	National Highways
Venue	Microsoft Teams
Meeting objectives	Project Update Meeting
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Programme Update

The Applicant confirmed its target submission date is end of July 2022 however noted this is contingent on responses received to the Statutory Consultation, that is anticipated to go live in early 2022.

The Applicant provided an overview of ongoing engagement with multiple stakeholders and gave a general indication of some areas where they were hoping to reach agreement with parties on specific points.

The Applicant explained the relationship between the project as currently proposed and the issues identified locally with Fontwell Roundabout. The Applicant indicated that works within the vicinity of the roundabout that formed part of the A27 Arundel project would likely be of the nature of changes to signage.

The Applicant outlined some land ownership matters in respect of the scheme and noted its ongoing engagement with certain key stakeholders.

Scheme update

Following a brief overview of the scheme provided by the Applicant to the Inspectorate in the meeting held on 4 November 2021, the Applicant provided a more detailed familiarisation session for the Inspectorate on elements of the scheme.

The discussion noted the golf course and hotel. The Applicant explained that they are considering their options to mitigate impacts of the scheme and have been working with complex land ownership issues and in consultation with Sport England to identify options. The Inspectorate advised the Applicant that there needs to be a balance on consulting on too wide an array of options and attempting to convey (with reasons) a preferred option(s) to get best value out of the consultation responses.

The discussion noted the Avisford Grange housing development that is currently under construction. The Applicant confirmed discussions with the developer are ongoing in order for the construction of the housing estate to continue with minimal disruption from the proposed route alignment. The Applicant noted some mitigation measures may be required in this location.

The discussion noted Yapton Lane and the Applicant indicated that it is doing work to understand any potential options in this location.

The discussion noted the project proposal at/near Binsted and the Applicant outlined what it was proposing by way of mitigation to create bat habitat for commuting and foraging. The Inspectorate queried if Natural England (NE) have commented on the proposals and wider issue of European Protected Species licensing in relation to bats,

plus whether the bat populations were connected to any Special Conservation Areas (SAC). The Applicant confirmed it has engaged with NE on this and that work was ongoing to establish potential connectivity of bat populations to European sites.

The discussion noted elements of common land within the likely scheme boundary. The Applicant explained that it might be in the region of around 1000m² of common land and that they were fully engaged in understanding the implications of this and potential for any replacement land.