

(Additional wording to be added to the Planning Obligations & Affordable Housing SPD)

A27 Chichester Bypass Junction Improvements

1.1 The A27 is part of the Strategic Road Network and is therefore the responsibility of Highways England. Major housing development proposed in the Local Plan will generate additional traffic impacts on the A27 Chichester Bypass junctions which will require mitigation.

1.2 Policy 8 makes provision for a coordinated package of improvements to junctions on the A27 Chichester Bypass that will increase road capacity, reduce traffic congestion, improve safety, and improve access to Chichester city from surrounding areas. The [Transport Study of Strategic Development Options and Sustainable Transport Measures \(2013\)](#)⁽¹⁾ identified an indicative package of measures for the six junctions⁽²⁾ on the Bypass costing £12,817,000. These measures were identified as being sufficient to mitigate the impact of development proposed in the Local Plan and capable of being funded by that development.

1.3 An element of the identified package of measures for the A27 junctions has already been secured from planning permissions granted. This includes proposed works to the Portfield and Oving Road junctions that are required as part of the planning permission granted for development at Shopwyke⁽³⁾. The remaining requirement amounts to £11,165,000, to provide for improvements to the other four A27 Chichester Bypass junctions (Fishbourne, Stockbridge, Whyke and Bognor Road).

1.4 This remaining sum will be met from financial contributions provided by the outstanding housing developments proposed in the Local Plan. This includes the Strategic Development Locations (SDLs) and the other locations where substantial housing identified in the Local Plan is not yet subject to planning permission⁽⁴⁾.

1.5 The Council, in partnership with Highways England and West Sussex County Council, has commissioned traffic modelling work to assess the number of trips generated by each of the Local Plan developments above that would be expected to impact the A27 Chichester Bypass junctions. The resulting report, [A27 Chichester Bypass Developers Contribution Analysis for Strategic Development Options and Sustainable Transport Measures \(October 2015\)](#), sets out a detailed methodology to calculate contributions from each development location towards the A27 mitigation package. The methodology is summarised below.

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- 1 Study commissioned by Chichester District Council, Highways England, West Sussex County Council and major development promoters.
 - 2 The six junctions are Fishbourne, Stockbridge, Whyke, Bognor Road, Oving Road and Portfield.
 - 3 Secured through planning conditions attached to the outline planning permission granted for development on Land on the north side of Shopwhyke Road (O/11/05283/OUT).
 - 4 These locations are at Chichester city, East Wittering/ Bracklesham and Southbourne.

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- Number of trips generated by each proposed housing development of 50 or more dwellings⁽⁵⁾ in the AM peak hour
- Total number of trips from the assessed housing developments that use the junctions on A27 Chichester Bypass (1,343 trips in total)
- Outstanding cost of A27 junction mitigation package (£11,165,000)
- Individual cost per trip (£11,165,000 / 1,343) = £8,317 per trip
- Financial contribution for each development = number of trips using the A27 Chichester Bypass junctions x cost per trip (£8,317)

1.6 Based on this calculation, the table below sets out the financial contribution that will be sought from each of the outstanding housing developments identified in the Local Plan.

Development zones	Dwellings proposed in Local Plan (outstanding at June 2015)	Trips using A27 Chichester Bypass junctions	Total contribution required per development ⁽¹⁾	Cost per dwelling
Strategic development locations				
West of Chichester SDL – Phase 1 (Northern access)	750	123.9	£1,030,613	£1,374
West of Chichester SDL – Phase 2 (Southern access)	850	184.2	£1,532,303	£1,803
Westhampnett/NE Chichester SDL Phase 1 (Westhampnett)	300	140.3	£1,166,677	£3,889
Westhampnett/NE Chichester SDL Phase 2 (NE of Chichester)	200	24.3	£202,447	£1,012
Tangmere SDL	1,000	711.0	£5,913,584	£5,914
Other housing development				
Chichester City North ⁽²⁾	130	21.9	£182,230	£1,402
Other Chichester city ⁽³⁾	201	63.2	£525,590	£2,615
Southbourne (parish)	105	22.8	£189,328	£1,803

5 Smaller parish housing allocations were excluded as they are considered unlikely to generate a substantial additional traffic impact on the A27 Chichester Bypass junctions.

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Development zones	Dwellings proposed in Local Plan (outstanding at June 2015)	Trips using A27 Chichester Bypass junctions	Total contribution required per development ⁽¹⁾	Cost per dwelling
East Wittering/ Bracklesham	130	50.8	£422,228	£3,248

- Note: Some of the figures in the table have been rounded
- Planning Committee (14/10/2015) has resolved to permit an application of 160 dwellings on this site subject to a S106 agreement (CC/15/00743/OUT). The financial contribution sought for A27 mitigation will be adjusted upwards to reflect the extra 30 dwellings based on the cost per dwelling figure (£1,402 per dwelling). **Outline planning permission (CC/15/00743/OUT) has been granted for 160 dwellings, with the financial contribution adjusted upwards to reflect the extra 30 dwellings based on the cost per dwelling figure (£1,402 per dwelling).**
- May include sites adjoining the Chichester city settlement boundary in neighbouring parishes.

1.7 The Council will apply the cost per dwelling figures shown in the table to calculate the financial contribution that will be sought for each location at the planning application stage. Should the housing numbers proposed at the planning application stage vary from those assumed in the table, the financial contribution sought will be adjusted accordingly based on the cost per dwelling figure for the relevant site / development zone.

1.8 Section 106 agreements will be used to require developers to provide mitigation for the A27 through the mechanism of Section 278 agreements between the landowner/developer and Highways England. On the grant of planning permission, the Council will include a clause in a s106 agreement requiring that, prior to commencing any housing construction, the developer has entered into a s278 agreement with Highways England providing for a specified financial contribution, which will be based on the relevant cost per dwelling figure in the table above.

1.9 The A27 junction measures identified in the Local Plan are designed only to mitigate the impact of the development proposed in the Plan. However, the Government's June 2013 Spending Review has identified the A27 at Chichester as a priority for capital investment and Highways England is undertaking work to bring forward a scheme for A27 Chichester improvements during the period 2015-2019. It is recognised that there will be a need to coordinate the Local Plan measures with the Highways England proposals when these are finalised. This will potentially involve development contributions for mitigation obtained through s278 highways agreements being used to contribute towards the wider package of A27 improvements.