

THE TOWN AND COUNTRY PLANNING ACT 1990
AND
THE ACQUISITION OF LAND ACT 1981

CHICHESTER DISTRICT COUNCIL
(TANGMERE) COMPULSORY PURCHASE
ORDER 2020

**APPENDIX 1 TO THE
STATEMENT OF EVIDENCE**

OF

HANNAH CHIVERS

Principal Planning Policy Officer

17 August 2021



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Nicola Bell (Regional Director, South East)
Operations Directorate
South East Region
Highways England
PlanningSE@highwaysengland.co.uk

To: Chichester District Council (FAO Case Officer: Mr Mike Bleakley)
mbleakley@chichester.gov.uk

CC: SpatialPlanning@highwaysengland.co.uk
transportplanning@dft.gsi.gov.uk

Council's Reference: 20/02893/OUT

Location: Land Adjacent To A27 Copse Farm Tangmere Road Tangmere West
Sussex

Proposal: Outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings (Use Class C3), an expanded village centre (comprising flexible units suited to Use Class E and pubs or drinking establishments and/or takeaways in Use Class Sui Generis), community uses, primary school, informal and formal open space, playing pitches, footpaths, cycleways, associated landscaping, utilities and drainage infrastructure, including on-site pumping station(s) with connection to the Strategic Foul network; associated infrastructure and groundworks; with all matters reserved except for the principal access junctions from the A27 grade-separated junction and Tangmere Road and the secondary access at Malcolm Road.

Highways England Reference: 89722, #11887

Referring to the planning application referenced above received by Highways England on 19th December 2020, in the vicinity of the A27 Chichester Bypass, Chichester that forms part of the Strategic Road Network, notice is hereby given that Highways England's formal recommendation is that we:

- ~~a) offer no objection~~
- b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B (covering new access to the SRN) is relevant to this application.¹

HIGHWAYS ENGLAND (“we”) have been appointed by the Secretary of State for Transport as 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.

This represents Highways England’s formal recommendation (prepared by the Area 4 Spatial Planning Team) and is made available to the Department for Transport as per the terms of our Licence.

Should the Local Planning Authority disagree with any recommendation made under b), c) or d) above, the application must not be determined before they have:

- i) informed Highways England; and
- ii) consulted the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2018, via transportplanning@dft.gov.uk.

Signature: 	Date: 15 August 2021
Name: Kevin Bown PlanningSE@highwaysengland.co.uk	Position: Spatial Planning Manager
Highways England: Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ	

1 Where relevant, further information will be provided within Annex

Annex A – Highways England recommended Planning Conditions

Having assessed application 20/02893/OUT, Highways England recommends that the following conditions be attached to any planning permission granted:

Pre-Commencement Condition: Landscaping on A27 Facing Boundary

1. No works shall commence on the site hereby permitted (including site clearance or preparation) until the details of the hard and soft landscaping on the A27 facing side of the site have been submitted to and approved in writing by the local planning authority (who shall consult with Highways England). Thereafter the construction and occupation of the development shall be in strict accordance with the approved scheme unless otherwise agreed in writing by the local planning authority (who shall consult Highways England).

Reason: To ensure that the A27 Trunk Road continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Pre-Commencement Condition: Geotech

2. No works shall commence on the site hereby permitted (including site clearance or preparation) until the details of a scheme to safeguard and maintain the geotechnical stability of the A27 during construction and occupation of the site have been submitted to and approved in writing by the local planning authority (who shall consult with Highways England). Thereafter the construction and occupation of the development shall be in strict accordance with the approved scheme unless otherwise agreed in writing by the local planning authority (who shall consult Highways England).

Reason: To ensure that the A27 Trunk Road continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative: The scheme shall include such assessment, drawings and mitigation as is necessary to comply with the requirements and standards set out in the Design Manual for Roads and Bridges.

Pre-Commencement Condition: Structures

3. No works shall commence on the site hereby permitted (including site clearance or preparation) until the details of the acoustic fence and other structures (temporary during construction and/or or permanent) on the A27 facing side of the site have been submitted to and approved in writing by the local planning authority (who shall consult with Highways England). Thereafter the construction and occupation of the development shall be in strict accordance with the approved scheme unless otherwise agreed in writing by the local planning authority (who shall consult Highways England).

Reason: To ensure that the A27 Trunk Road continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative: The scheme shall include such assessment (including the RRRAP [Road Restraint Risk Assessment Process]), drawings and mitigation as is necessary to comply with the requirements and standards set out in the Design Manual for Roads and Bridges.

Pre-Commencement Condition: Construction Management Plan

4. No part of the development hereby permitted (including site preparation or clearance) shall commence until a Construction Management Plan has been submitted to and approved in writing by the local planning authority (who shall consult Highways England).

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980.

Pre-Commencement Condition: Surface Water drainage

5. No storm water run-off that may arise due to the development hereby permitted will be accepted into the highway or highway drainage systems, and there shall be no connections into those highway drainage systems from the development and its drainage systems.

Reason: To ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980, to satisfy the reasonable requirements of road safety and to prevent environmental damage.

Access

6. The north-south Spine Road proposed between the A27 Temple Bar junction and Tangmere Road to the south (which will be required before occupation of the 651st dwelling) shall not be completed and be fully open to traffic in both directions, unless and until a Temple Bar Slip Road Monitoring Strategy and measures for the proposed monitoring and queue detection arrangements proposed on the A27 westbound off-slip-road have been:-

- i) Submitted to and agreed in writing by the Local Planning Authority, in consultation with Highways England and West Sussex County Council and
- ii) Fully implemented and are fully operational, in accordance with such details as may be agreed.

Once implemented, the agreed monitoring arrangements shall be fully retained and shall remain fully operational until the development hereby permitted has been fully completed.

Reason: This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

7. Prior to the occupation of 300 dwellings on the development hereby permitted the scheme of the highway improvement works, as shown on the RPS Consultants drawing number JNY9716 - SK027 'Indicative A27/A285 Access with Pedestrian Crossings and Eyelet on the North Roundabout' (or such other scheme of works substantially to the same effect), shall be submitted to and approved in writing by the local planning authority (who shall consult with Highways England) and be fully implemented and opened to all traffic.

Reason: This is to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative: The modifications have been proposed to provide safe and efficient none motorised user access to the development from the A27 Trunk Road.

8. No part of the development site shall be accessed (either temporary or permanently) to or from the A27 in any other locations than agreed unless agreed in writing by the local planning authority (who shall consult with Highways England).

Reason: To ensure the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

Informative: Financial Contribution to the A27 Approved Highway Improvements

The applicant will be required to make a relevant contribution to the A27 Local Plan mitigations in line with Chichester District Council's *SPD "Approach for securing development contributions to mitigate additional traffic impacts on the A27 Chichester Bypass"*. This document identifies a contribution of £5,914 for the Tangmere Strategic Development. As such, a contribution of £7,688,200 (1,300 dwellings x £5,914/dwelling) will be required. The above would be achieved by the applicant entering into a s278 agreement with Highways England preferably prior to the first occupation on the development hereby permitted. Highways England would be agreeable to staged payments in the normal way.

Informative: Works affecting the Public Highway

Section 175(b) of the Highways Act 1980 (as inserted via The Infrastructure Act 2015) requires those proposing works affecting the public highway to enter into an agreement with the Strategic Highway Authority (Highways England).

This development involves work to the public highway that can only be undertaken within the scope of a legal Agreement between the applicant and Highways England. Planning permission in itself does not permit these works.

It is the applicant's responsibility to ensure that before commencement of any works to the public highway, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the Spatial Planning Team, Highways England, Bridge House, 1 Walnut Tree Close Guildford, Surrey GU1 4LZ. Highways England switchboard Tel 0300 470 1370 Email planningse@highwaysengland.co.uk