**PLANNING AND COMPULSORY PURCHASE ACT 2004**

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)**

**REGULATIONS 2012 (REGULATIONS 11 and 14)**

**Adoption Statement**

**A27 Chichester Bypass Mitigation Supplementary Planning Document**

Notice is hereby given that Chichester District Council adopted the A27 Chichester Bypass Mitigation Supplementary Planning Document (SPD) on 1 October 2024 in accordance with the above regulations.

The SPD contains guidance on Chichester District Council’s approach towards seeking planning obligations within the local plan area when considering applications. The council's current approach to the mitigation of development impacts on the A27 is contained within the Planning Obligations & Affordable Housing SPD, adopted in 2016. As part of the preparation for the emerging Chichester Local Plan 2021-2039, the technical evidence base underpinning this approach has been updated. As a result, it is necessary to revise the approach in this SPD to secure planning obligations to appropriately address the cumulative impact of current and future development on the A27 and help ensure that planned development can be delivered.

This new SPD provides guidance on the use of Policies 8 and 9 of the adopted Chichester Local Plan: Key Policies 2014 - 2029, by responding to the updated evidence setting out the costs of the remaining junction improvements. This SPD will replace the text set out within paragraphs 4.46 - 4.54 of the Planning Obligations & Affordable Housing 2016 SPD (as amended) with a revised approach that will guide how Policy 9 can be used to appropriately address the impact that current development is having on the A27 Chichester Bypass, by increasing the level of contributions sought. On adoption of this SPD, the above paragraphs of the 2016 Planning Obligations & Affordable Housing SPD are deleted. However, in all other respects, the 2016 SPD will remain operative and should therefore be read alongside this new SPD by applicants and developers seeking planning permission within the District.

The SPD has been subject to two public consultations and the comments received in respect of the first consultation can be viewed on the Council’s website. The feedback provided in the second consultation was used to amend the draft SPD before final approval and adoption. The modifications made in response to the representations are set out in the Statement of Consultation. Copies of this A27 Chichester Bypass Mitigation Supplementary Planning Document, Statement of Consultation, and Adoption Statement are available to view at [www.chichester.gov.uk/supplementaryplanningdocuments](http://www.chichester.gov.uk/supplementaryplanningdocuments).

Paper copies are also available to purchase upon request from the Planning Policy team at Chichester District Council by telephoning 01243 785166 or emailing [planningpolicy@chichester.gov.uk](mailto:planningpolicy@chichester.gov.uk). Copies are also available to view at the District Council office at East Pallant House, 1 East Pallant, Chichester, PO19 1TY (Mon - Fri: 09:00 - 16:00). Selsey Town Council, 55 High Street, Selsey, PO20 0RB (10:00 – 15:00 Mon – Fri) and Chichester Library, Tower Street, Chichester, PO19 1QJ (09:00-18:00 Mon-Fri and 09:00-17:00 Sat).

Any person who is aggrieved by the A27 Chichester Bypass Mitigation Supplementary Planning Document may apply to the High Court for permission to apply for Judicial Review of the decision. Any such application should be made promptly and in any event, no later than 3 months after the adoption of the document as required by Regulation 11(2)(c) and (d) of the Town and Country Planning (Local Planning) (England) Regulations 2012 Part 5.

Further information is available by contacting the Planning Policy team by email [planningpolicy@chichester.gov.uk](mailto:planningpolicy@chichester.gov.uk%20) or by telephoning 01243 785166.