Statement of Common Ground between Chichester District Council & Havant Borough Council

June 2026

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1. Introduction

1.1. This Statement of Common Ground (SoCG) has been prepared by Chichester District Council and Havant Borough Council ('the Councils') in relation to both the Havant Borough 'Building a Better Future Plan' (BBFP) and the Chichester Local Plan 2021 - 2039 (excluding the South Downs National Park) and subsequent plans. It reflects the position between the two parties on a number of strategic matters and shared issues.

1.2. This Statement ensures the requirements set out in the National Planning Policy Framework (NPPF) have been met. The NPPF states: 'Local planning authorities are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.'[1] The purpose of the Statement is to document the strategic cross boundary matters being considered and the progress made in cooperating to address them at the respective stages of the Councils' plan making processes. It focuses on areas where there is agreement, and if appropriate those matters where work is ongoing to resolve differences. The Statement is intended to be 'live', updated as circumstances change, and agreement occurs on any outstanding issues.

1.3. In order for a Local Plan to be found sound under the 2024 NPPF it needs to be 'justified' and thus 'based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground.' It is noted that the consultation draft NPPF published in December 2025 changes the tests of soundness. However, the wording of the new test of 'realistic' is identical to the 2024 definition of 'justified'.

1.4. The Written Ministerial Statement[2] made in November 2025 notes that the new plan-making system provided by the Levelling-Up and Regeneration Act 2023 does not include the Duty to Cooperate. Instead, the new system will rely on revised national policy and the new tier of strategic planning to ensure effective co-operation between plan-making authorities. It also notes that the Regulations for the new system will 'save' the current plan-making system for a period to allow emerging plans, such as the Gosport, Havant and Portsmouth Local Plans, to progress to examination by 31 December 2026.

1.5. The Statement sets out that the Government has decided not to 'save' the Duty. However, it goes on to say that local planning authorities should continue to collaborate across their boundaries, including on unmet development needs from neighbouring areas and that Planning Inspectors will continue to examine plans in line with the policies in the NPPF on 'maintaining effective co-operation'. This Statement forms part of the evidence to demonstrate the cooperation between the two authorities during the preparation of the Havant Borough Building a Better Future Plan.

2. List of parties involved

2.1. This Statement has been prepared between Chichester District Council and Havant Borough Council.

[1] Paragraph 24, NPPF (2021)

[2] https://questions-statements.parliament.uk/written-statements/detail/2025-11-27/hcws1104

3. Relationship with other documents

3.1. This is an updated Statement prepared between CDC and HBC. It supersedes a previous Statement agreed between the two parties, dated May 2024.

3.2. Where appropriate HBC have prepared separate Statements with other neighbouring authorities and prescribed bodies. All Statements will be published on HBC's website.[3]

4. Strategic geography

4.1. Although adjoining administrative areas, Chichester District falls within West Sussex and Havant Borough falls within Hampshire. The administrative boundary between the two local authorities also marks the boundary between the two counties. The South Downs National Park lies to the north with Chichester Harbour AONB (National Landscape) to the south. The main east-west strategic road, the A27 runs through both local authority areas. The location in relation to these key features is shown in the map at Appendix A.

4.2. The administrative area covered by the Statement is identified in the map in Appendix 1.

5. Respective planning documents – current status

Chichester District Council

5.1. CDC's current adopted Local Plan comprises the Chichester Local Plan 2021-39, adopted in August 2025 and adopted Site Allocation Development Plan Document (DPD) (January 2019). A Southbourne Allocation Development Plan Document is being prepared to allocate a site within the Southbourne Broad Location of Development (BLD) identified in the Chichester Local Plan 2021 2039. Reg 19 consultation commenced on 5 June 2026 and runs to 17 July 2026.

Havant Borough Council

5.2. HBC's current adopted Local Plan comprises the Core Strategy (2011) and the Allocations Plan (2014). Havant Borough Council (HBC) is producing a new Local Plan and is currently working towards a regulation 19 Local Plan consultation in Q3 2026, aiming for submission in Q4 2026. This follows consultation on a Regulation 18 Draft Local Plan in 2025.

6. Strategic matters and record of agreement

6.1. The parties have had on-going dialogue over the course of a number of years, discussing a range of planning issues including strategic matters.

6.2. The cross boundary strategic matters covered by this statement are:

- Housing need and distribution
- Transport
- Employment

[3] Statements of Common Ground are published on the website at https://www.chichester.gov.uk/dutytocooperate

- Nutrient Neutrality
- Wastewater Treatment
- Wildlife corridors
- Sites of International importance
- Gypsy and Travellers

6.3. For the purposes of this Statement only the current position is recorded, together with any areas where agreement has not been reached or where there are other outstanding issues.

6.4. The development need and supply positions set out in the following sections represent an accurate position at the time of signing this statement. Havant Borough Council is working towards its Regulation 19 Local Plan which means evidence will inevitably be refined and updated in the interim, and will keep CDC updated on these matters.

Housing need and distribution

6.5. The following table summarises the local housing need for the two Councils and the housing figures proposed for each plan.

6.6. HBC is heavily built-up with only limited land outside of the existing urban area remaining available for development. Much of that remaining land is subject to a range of constraints including international and national nature conservation designations, the 'national landscape' designation around Chichester Harbour, and significant areas at risk of flooding. The Local Plan therefore sets out a capacity-based housing requirement, based on the maximum level of housing that can be delivered having regard to identified constraints and limited land availability. The proposed housing requirement in the Draft Local Plan is for at least 7,218 net new homes across the plan period, equivalent to 361 dwellings per annum. As a result, there is an unmet need arising from Havant Borough of 10,622 homes, equivalent to 531 dwellings per annum (2023 – 2043). Nevertheless, the Council has sought to 'leave no stone unturned' in identifying all sources of potential housing supply.

6.7. Constraints in CDC, particularly the capacity of the A27 and the unaffordability of the full package of required highways mitigation led CDC to propose a housing figure below the LHN derived from the standard method. However, as a result of the examination the adopted plan makes provision for the full housing requirement, with a stepped trajectory, although specific sites for the housing uplift remain to be allocated. The next Local Plan, to be prepared under the new planning system, will need to provide for a higher housing requirement due to changes to the standard method. Part of Chichester District is covered by the South Downs National Park - the housing need figure for the Chichester Local Plan Area (which covers parts of the District outside of the SDNP) is still being determined. A small part of the western part of the Chichester plan area, at Southbourne, falls within the Portsmouth housing market area.

Plan	Stage	Housing Need
Chichester District[4]		
Chichester Local Plan 2021 - 2039	Publication	LHN 638dpa Total for the plan period: 11,484 Adopted plan housing target 11,484 Policy H1 and Table 5.1 of the adopted plan set out how the target will be met. No unmet need identified in relation to the adopted plan
Havant Borough		
Building a Better Future Plan (2023-2043)	Regulation 18	LHN 892 dpa, Total 17,840 Proposed housing target: Proposed housing target: 361 dpa. Total target 7,218. Unmet need: 10,622 (17,840 - 7,218).

Areas of agreement

6.8. The parties note that HBC is not proposing to meet its LHN in full, due to constraints. CDC has not objected to HBC's local plan on that basis. CDC's housing need for the next plan is still being determined.

6.9. Respective parties have formally requested assistance from one another but are unable to assist each other at present given their respective housing supply positions.

Transport

6.10. CDC has undertaken several transport studies of both the proposed development sites and strategic housing numbers allocated in the Chichester Local Plan 2021-2039 to understand the impacts on the highway network in the plan area and surrounding area. The studies have identified that a package of measures is required to mitigate the impact of the development now planned in this Local Plan. These measures are likely to include improvements to the A27 roundabouts at Fishbourne and Bognor Road, but detailed requirements will be determined through a Monitor and Manage approach.

6.11. The Strategic Transport Assessment for Havant's Local Plan considers the transport impacts of development proposed in the Local Plan. Development planned for beyond Havant's

[4] Note that Chichester housing need figures relate to the Chichester Plan Area i.e. the part of Chichester District which falls outside the South Downs National Park

boundary, including through the Chichester Local Plan 2021 - 2039, has been included in assumptions and model runs in Havant's Local Plan TA.

6.12. It is proposed that the delivery of the transport infrastructure required alongside development in the Chichester Local Plan will be kept under review through a 'monitor and manage' approach, involving stakeholders, including HCC and HBC, in a Transport and Infrastructure Management Group (TIMG), which will oversee the governance, resourcing and prioritisation of this through the Plan Period.

Areas of agreement:

6.13. A workshop was held on 4 November 2025, with attendees from Havant Borough Council, HBC's TA consultants, West Sussex County Council and Chichester District Council, which allowed WSCC and CDC to ask any questions of HBC and their consultants regarding the approach and the inputs to the TA. This involved a number of issues which were of relevance to the Southbourne Allocation DPD, particularly the impact on the Warblington Interchange. Detailed queries were answered and broad agreement to the approach was reached. This was further confirmed during a meeting between CDC and HBC on 6 February 2026.

6.14. It is acknowledged by both parties that Local Plan modelling provides a strategic view of the cumulative impacts of development within the study area, and that as such, differences might be expected when compared to standalone modelling undertaken for a particular development using specific junction modelling software. Developers of sites identified in either authority's Local Plan (or the Southbourne Allocation DPD) are still required to undertake their own Transport Assessment to identify local impacts and measures to mitigate them appropriately prior to planning consent.

6.15. It is agreed that there continues to be a need for collaborative working, to discuss cross-boundary transport issues associated with the A27 and A259, involving both LPAs, as well as HCC, WSCC and National Highways. It is proposed that the delivery of required transport infrastructure alongside development will be kept under review through a 'monitor and manage' approach, involving stakeholders, including HCC and HBC, through CDC's Transport Infrastructure Management Group (TIMG), which will oversee governance, resourcing and prioritisation.

A259 Non-Motorised User link improvements between Chichester & Emsworth

6.16. National Highways, in partnership with WSCC, is developing proposals to improve cycling and walking facilities along the A259 corridor between Chichester and Emsworth (the Bourne Active Travel Scheme (BATS), formerly known as the Chem route). The proposals have been subject to a feasibility study, public engagement and preliminary designs have been carried out by National Highways. The scheme is intended to encourage modal shift for shorter journeys and will be of benefit to existing residents and to future housing development proposed by the Chichester Local Plan in the A259 corridor. CDC support in principle the Bourne Active Travel Scheme) and are ready to engage with National Highways as the project progresses. The project is identified in the Chichester Local Plan IDP. Havant also support measures that encourage modal shift and will look to bring forward such measures on the network in its area, working with Hampshire County Council. The Havant LCWIP identifies a corridor which could extend this route into and beyond Emsworth (LCWIP route

270). LCWIP routes are considered as part of the mitigation package presented in Havant's Local Plan STA, and the Chichester to Emsworth Route is included in Havant's IDP.

Areas of agreement:

6.17. The parties agree that the A259 Chichester to Emsworth active travel proposals in West Sussex should connect with the cycle routes in the Havant LCWIP in order to provide a key sustainable transport route.

Employment:

6.18. Chichester District Council updated its Housing and Economic Development Needs Assessment in 2022. This indicated a need for around 22 to 23ha ha of employment land between 2021 and 2039, much of which could be met by existing commitments and allocations. Sufficient potential sites have been allocated in the Chichester Local Plan 2021-2039 to accommodate the remaining requirement. The employment requirement for Chichester's next Local Plan is not known at this stage.

6.19. Havant Borough Council has published an Employment Land Review (ELR) in December 2024 which provides an assessment of economic and employment development needs. This indicates a need figure for 175,199 sq. m of net new floorspace between 2023 and 20435. There is an estimated supply of 123,775 sq. m of employment supply which means there is an unmet need of 51,424 sq. m for employment floorspace over the plan period. In June 2025, HBC formally requested assistance from all neighbouring authorities, including CDC with its unmet employment need. This resulted in a formal offer of assistance from PCC, and following a joint letter from HBC, GBC and PCC in October 2025, FBC also offered employment floorspace towards Havant Borough's unmet need. Havant Borough is therefore no longer seeking assistance with unmet need from Chichester.

Areas of agreement:

6.20. CDC is not looking to Havant to meet any of its employment need at this stage, and HBC is not looking to Chichester to meet any of its employment need.

Nutrient Neutrality

6.21. New development necessitates the provision of connections to the foul water drainage network and can increase surface water run-off. This can increase the amount of nutrients entering Solent European Sites. As a result, Natural England has advised that there is a likely significant effect on several of the Solent's European Sites from development. Therefore, any new housing schemes and other proposals which include a net gain in overnight accommodation need to prevent any increase in nutrients into the harbour in order for them to be 'nutrient neutral'.

6.22. In Havant Borough, development drains to two wastewater treatment works; Budds Farm and Thornham would likely lead to a significant effect on the integrity of Solent European

[5] https://www.push.gov.uk/wp-content/uploads/2021/05/Economic-Employments-and-Commercial-Needs-including-logistics-Study-Final-Report-March-2021.pdf

Sites. In the Chichester Plan Area, this applies to Lavant, Thornham, Bosham and Apuldram (Chichester) which drain into Chichester Harbour.

6.23. Havant Borough Council has published a Position Statement and Mitigation Plan[6] for Nutrient Neutral Development which outlines the Council's solution to addressing nutrients where it is not possible for development to achieve nutrient neutrality on site PfSH also monitor the supply and demand for nutrient mitigation and publish third party mitigation providers on their website[7]. A nutrient budget is being prepared for the Local Plan as part of the Habitat Regulations Assessment.

6.24. Development in Chichester has been using a range of solutions to deliver nutrient mitigation including private schemes selling nutrient mitigation credits. A nutrient budget for the Local Plan was prepared and considered as part of the Habitats Regulation Assessment of the Local Plan. The adopted plan includes a policy requiring all relevant development to be nutrient neutral. Further mitigation solutions are being explored to ensure an ongoing supply.

6.25. HBC and CDC are both also continuing to work with the Partnership for South Hampshire (PfSH) and other affected authorities to coordinate a Solent wide solution in the medium to long term. This has included both Councils' continuing to fund a Strategic Environmental Planning team to coordinate progress on mitigation schemes. Both authorities are part of the Solent Mitigation Partnership which manages spending of the Local Nutrient Mitigation Fund.

Areas of agreement:

6.26. Both authorities require all relevant development to be nutrient neutral and a range of solutions are being progressed.

Wastewater Treatment

6.27. Southern Water is the statutory wastewater undertaker for both Chichester District and Havant Borough. The Councils share a common Wastewater Treatment Works (WwTW) at Thornham which services the Emsworth area (Havant Borough), and parts of the Chichester Plan area. The WwTW operates in accordance with environmental permits issued and enforced by the Environment Agency. These permits set the maximum volume of treated wastewater the company is permitted to discharge into the environment, as well as defining the standards of treatment that must be met in order to protect water quality objectives.

6.28. As a result of liaison throughout plan preparation Southern Water have confirmed funding through their business planning process to increase treatment capacity at Thornham to deal with the level of development allocated to sites in the now adopted Chichester Local Plan. This must be delivered in the current AMP which runs to 2030. In light of this commitment CDC has withdrawn the Thornham Position Statement and conditions are used to require that development is phased to align with delivery of required wastewater infrastructure, in line with Policy NE17 of the Chichester Local Plan.

Areas of agreement:

[6] https://www.havant.gov.uk/planning-services/planning-policy/supplementary-planning-documents/nutrient-neutrality/nutrient-0-1

[7] https://www.push.go.uk/work/mitigation-schemes-available-to-developers/

6.29. It should be acknowledged that it is not within either of the Councils' control to provide a solution to providing additional wastewater capacity. Nevertheless, both signatories remain committed to working together in partnership with Southern Water to find and secure solutions to deliver additional wastewater treatment capacity in step with development.

Wildlife corridors

6.30. The River Ems forms the boundary between Havant Borough and Chichester District. The Chichester Local Plan includes a strategic wildlife corridor on the eastern side of the River Ems. The western side of the River Ems is within Havant Borough.

Areas of agreement

6.31. Both parties recognise the importance of the River Ems as a corridor for wildlife.

Sites of International importance

6.32. Nutrient neutrality is discussed separately above. Both authorities are partners in the Bird Aware project to mitigate the impact of additional development on the Solent SPAs. Further details are available on the Bird Aware website at https://solent.birdaware.org/home

Areas of agreement

6.33. Both Councils will continue to work together, and with other relevant stakeholders, to protect sites of international importance.

Gypsy and Traveller Accommodation

6.34. The Chichester Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2022) identified a total need for 158 gypsy and traveller pitches[8] and 40 travelling showpeople plots. This was updated in 2024 by the consultants who produced the study to reflect the amended definition of travellers within Planning Policy for Traveller Sites 2023 (PPTS). The update did not change the overall need, but the need level for travellers who meet the definition in PPTS increased by 4, resulting in an overall need for 130 pitches for those meeting the definition. There were no changes required in relation to travelling showpeople.

6.35. The Council will meet the gypsy and traveller pitch need through the intensification of a number of existing sites, making proportionate provision on strategic allocations and a requirement for provision on all other sites over 200 dwellings that may come forward over the plan period (provided a need is remaining at the time) and through the development of windfall sites when assessed against a criteria based policy. This is all set out in the Council's adopted Local Plan, having been found to be a sound approach at Examination.

6.36. Plot provision for travelling showpeople will be made through the provision of additional plots on an existing site, making provision as part of the Southbourne Allocation Development Plan

[8] This includes the needs of both those who meet the Planning Policy for Travellers Sites (2015) definition of Traveller and those that do not.

Document and subsequent applications, and as part of the employment allocation south of Bognor Road, Chichester. Windfall sites will also need to come forward and will be assessed against a criteria-based policy.

6.37. HBC's 2024 Gypsy and Traveller Accommodation Assessment (GTAA) and 2026 addendum concludes that there is no identified unmet need for gypsy and traveller pitches or travelling showpeople plots within Havant Borough. Though the 2017 joint GTAA did identify that Havant Borough had a need to provide 1 pitch, this need has now been met through a permission for 2 pitches at a site in Long Copse Lane in northern Emsworth. The Draft Local Plan proposes to safeguard this site for current need.

6.38. HBC is completing an addendum to the GTAA, which confirms there is no net additional need Borough arising from Havant.

Areas of Agreement

6.39. There are no remaining areas of disagreement between the Borough Council and the District Council regarding this matter.

7. Governance arrangements

7.1. In terms of governance arrangements, the two parties agree to:

- Keep a dialogue open on matters arising which are likely to have significant impacts and implications for the delivery of local plan policies
- To work together to achieve identified outcomes in relation to strategic matters
- To review and update this Statement in light of any material change in circumstance and
- To maintain positive principles of cooperation

8. Timetable for agreement, review and updating

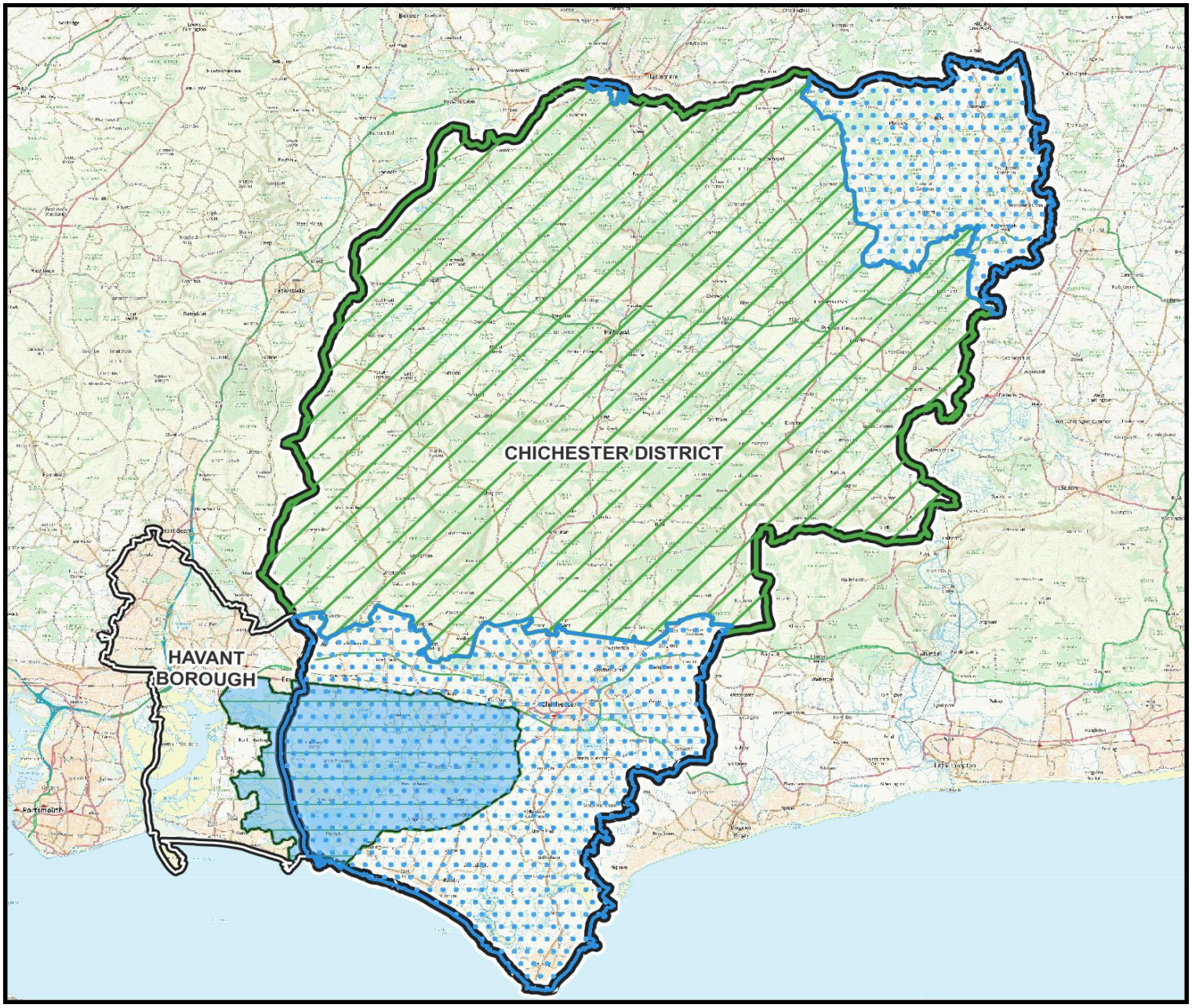
8.1. This statement has been informed by ongoing engagement between the two parties and the parties will continue to work together to address identified strategic matters. This Statement is intended to be a living document that can be reviewed and updated, informed by continued communication between the parties through meetings, statutory consultation at key plan making stages and electronic communication.

9. Signatories

9.1. We confirm that the information in this Statement reflects the joint working to address identified strategic matters that has been undertaken between Chichester District Council and Havant Borough Council. The authorities will continue to work together to address cross boundary issues.

Signed:	Signed:
[redacted]	[redacted]
Name: Cllr Bill Brisbane	Name: David Hayward
Position: Cabinet Member for Planning	Position: Strategic Planning Manager
Chichester District Council	Havant Borough Council
Date: 18/06/2026	Date: 18/06/2026

10. Appendix 1 Map of the Plan Areas



CHICHESTER DISTRICT COUNCIL

Appendix 1

Map of the Plan Areas

Legend

- Chichester Local Plan Area
- District Boundaries
- South Downs National Park
- Area of Outstanding Natural Beauty

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