Chichester District Council

If calling please ask for:

David Hayward
Havant Borough Council

Our ref:

Your ref:

By email only:
[redacted]

17 July 2025

Dear David

DUTY TO COOPERATE LETTER 12 JUNE 2025

Thank you for your letter of 12th June 2025, further to our meeting of 12th May 2025. We note the position in relation to unmet need, as discussed at the meeting and set out in the letter.

As you know, the Chichester Local Plan 2021-39 is currently at an advanced stage of examination, and as such consideration in relation to meeting unmet needs will be for the next full Local Plan.

Once the plan is adopted we anticipate immediately working on a Site Allocation DPD and/or a new Local Plan under the revised plan-making system, as set out in our most recent Local Development Scheme. One of the early pieces of evidence work will be a review of our land supply position through an update to the Housing and Employment Land Availability Assessment (HELAA) and a Call for Sites. This information will be a starting point, alongside other evidence, in determining both whether we can meet our own housing need in a future plan and whether there is scope to also meet any needs from elsewhere. This means that we are unable to say at this stage whether we will be able to meet any unmet need from outside the Plan Area. We would note that large parts of our Plan Area are also constrained and that we are likely to receive similar requests from other LPAs which will also need to be considered.

In terms of process, if the evidence indicates scope to meet any housing and/or employment needs on top of our own needs we would be happy to work with you to explore whether any potential sites are suitable to meet needs arising in Havant Borough. We would anticipate that this would include sharing methodologies, relevant evidence and outcomes of site related work as it is progressed. This will include exploring the strategic relationships between Havant and areas of Chichester District. In our response to an earlier letter, dated 5 March 2024, we noted that only a small part of the Chichester Plan Area, at Southbourne, lies within the same Housing Market Area as Havant. The same applies to the Functional Economic Market Area. It would be useful to understand whether there is available evidence to update the understanding of these connections in terms of commuting and travel patterns for example. Transport evidence would also be relevant.

Whilst we note that the Havant Constraints Study presents “areas of least constraint” in adjoining Districts, including Chichester, the study is at a high level, focussing on particular constraints only and as such further detailed work would be required, as part of the process already outlined above, to determine whether there are suitable sites for development in these areas which are not needed to meet Chichester’s own need. It is also noted that one of the identified areas is remote from Havant, on the other side of the South Downs National Park.

Whilst we cannot give a positive answer at this stage, we will continue to discuss and meet as necessary as the work on both plans develops, including in relation to any changes to the housing requirement that may come out of devolution and strategic development strategies or local government reorganisation.

Yours sincerely



Tony Whitty
Divisional Manager
Planning Policy