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

November 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'). It reflects the position between the two parties on a number of strategic matters and shared issues. It is not binding on either party but sets out a clear and positive direction to inform ongoing strategy and plan making. It should be noted that this is a bilateral agreement between these two authorities only.

1.2. HBC intends to submit its emerging Local Plan as a legacy plan[1] which will be examined under the 2024 National Planning Policy Framework (NPPF). CDC has an up-to-date Local Plan known as the Chichester District Local Plan 2021 – 2039 adopted in 2025.

1.3. 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.

1.4. On the 25 March 2026, new provisions from the Levelling Up and Regeneration Act came into force. These regulations provide for the transition to the 'new style' plan making system, whilst importantly saving the relevant Town and Country Planning (Local Planning) (England) Regulations 2012 enabling development plans, such as the Havant Building a Better Future Plan to progress to adoption under transitional arrangements.

1.5. Significantly however, the regulations do not 'save' the Duty to Co-operate in relation to planning of sustainable development, set out in Section 33A of the Planning and Compulsory Purchase Act 2004. Although the legislative requirements have removed the Duty to Cooperate as a legal compliance requirement, paragraph 24 of the 2024 National Planning Policy Framework (NPPF) requires local planning authorities to continue to cooperate with each other on strategic matters. Maintaining cooperation between plan-making authorities is retained as a plan-making policy in the 2026 NPPF.

1.6. 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 and the Chichester District Local Plan 2045.

2. List of parties involved

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

[1] To be examined under the 2024 National Planning Policy Framework (NPPF)

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 June 2026.

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.[2]

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 ran from 5 June 2026 to 17 July 2026 and submission is expected before the end of the year.

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 consulted upon a Reg 19 Local Plan consultation which concluded on 9 September 2026, aiming for submission before the end of 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

[2] 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.

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 limited availability of land in Havant Borough means that aside from when development causes unacceptable impact on landscapes of national significance (Chichester Harbour and South Downs National Park), it is not likely to be an absolute constraint. In order to address housing need, the Council has left no stone unturned in identifying all potential sources of housing supply. 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.

6.7. The Publication Building a Better Future Plan makes provision for at least 7,087 net new homes across the plan period, averaging 337 dwellings per annum. However, as of 1 April 2025, there remains a supply of 5,908 new dwellings[3] remaining to be delivered by the Plan (excluding completions which took place 2022/23 to 2024/25). It is acknowledged that the supply position differs from Policy 6: Amount of Housing in the Publication Building a Better Future Plan which covers the period 2022-2043. This reflects the re-basing of the start of the plan period to 2022, and the monitoring data which has a base date of 1 April 2025. On this basis, there is an unmet need arising from Havant Borough of 9,914 homes based on a plan period of 2024/25-2042/43. This reduces to 9,569 dwellings when taking the unmet need allowance of 345 dwellings from the Winchester District Local Plan 2020-2040 into account.

6.8. HBC considers that it is appropriate to use a shorter period for housing need (2025-2043), compared to the plan period (2022-2043) because the standard method is a forward-looking assessment of housing need. It includes an affordability adjustment to take account of past under-delivery, and the PPG does not expect the standard method to be retrospectively applied to the earlier years of the plan period. Applying the standard method across the plan period (2022-2043) would result in a need figure of 18,459 dwellings (879dpa x 21 years). In this scenario, the housing need and supply would imply an unmet need position of 11,379

[3] This has been calculated by taking the total supply of 7,087 dwellings for the plan period and subtracting 1,179 completions which took place during 2022/23 to 2024/25, which is equal to 5,908 dwellings.

dwellings; based on subtracting the housing supply of 7,087 dwellings from a housing need figure of 18,459 dwellings (879dpa x 21 years across the plan period) On this basis, the total housing need figure for the Plan is 15,822 dwellings.

6.9. 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	Adopted	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)	Publication	LHN 879 dpa, Total for the period (2025-2043): 15,822 Proposed housing target (2022-2043): 7,087 Proposed housing target: 337 dpa. Duty to cooperate contribution from other local authorities: 345 Policy 6 and Table 5 of the Publication Plan set out the total housing supply over the plan period. Housing supply minus completions (2022/23-2024/25): 5,908 (7,087 – 1,179) Unmet need: 9,569 (15,822 - 5,908).

Areas of agreement

6.10. 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.

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

[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.

Areas of difference

6.12. Whilst recognising that, in leaving no stone unturned, Havant Borough has had to consider all available land, Chichester District Council has raised serious concern at Reg 19 stage about the allocation of a site within the Chichester Harbour National Landscape – namely that 'Land south of Havant Road (Horse's Field)' (Allocation 3). Whilst the need to identify sites within the National Landscape is a serious concern, CDC does not consider this to be a soundness issue which goes to the heart of the plan. The site does not adjoin the Chichester Plan Area, and CDC's Reg 19 representation acknowledges that it does not give rise to any cross-boundary impacts. It also is noted that without the inclusion of this site in the Plan, Havant Borough's unmet housing need would increase by 85 dwellings, to a total of 9,654 dwellings[5].

Transport

6.13. The Strategic Transport Assessment (STA) for Havant's Local Plan considers the transport impacts of development proposed in the Local Plan. Development planned for beyond Havant's boundary, including through the Chichester Local Plan 2021 - 2039, has been included in assumptions and model runs in Havant's Local Plan TA.

6.14. 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.

Areas of agreement:

6.15. A workshop on HBC's STA was held on 4 November 2025, with attendees from HBC, 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.

6.16. 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.

[5] This has been calculated by adding the unmet need of 9,569 dwellings to the 85 dwellings allocated at 'Land South of Havant Road (Horse's Field) under Allocation 3 of the Publication Building a Better Future Plan.

6.17. 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

6.18. 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:

6.19. 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:

6.20. The Council published an Employment Land Review Addendum in July 2026 which identifies an objectively assessed need figure of 146,213 sq. m of net new industrial floorspace over the plan period, which can be met by a small margin. It also identifies there is an office net need in the Borough of around 36,000 sqm to support high end economic growth. However, there have been a lack of office sites promoted in Havant Borough. The ELR Addendum therefore acknowledges that it may be better to work with neighbouring authorities, particularly Portsmouth City Council to address office need. With formal offers of assistance from Portsmouth City Council and Fareham Borough Council, there is no longer a formal ask for assistance from Chichester District Council in respect of unmet employment need

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.

Areas of agreement:

6.21. 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

6.22. 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'.

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

6.24. 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 for the Local Plan is appended to the Habitat Regulations Assessment supporting the Publication Building a Better Future Plan.

6.25. 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.

6.26. 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:

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

[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/

Wastewater Treatment

6.28. 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 to protect water quality objectives.

6.29. 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. 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

6.30. Southern Water undertook an assessment of the existing capacity of its infrastructure and its ability to meet the forecast demand for the proposed number of dwellings at each site allocation for the Havant Building a Better Future Reg18 consultation. Where appropriate, the Regulation 19 Plan has included allocation requirements to ensure that occupation of development is phased to aligned with the delivery of sewerage infrastructure, in consultation with the service provider.

Areas of agreement:

6.31. 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

6.32. 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. The strategic wildlife corridor lies to the north west of Allocation 2: Long Copse Lane in the Publication Building a Better Future Plan.

Areas of agreement

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

Sites of International importance

6.34. 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

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

Gypsy and Traveller Accommodation

6.36. 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.

6.37. 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.

6.38. 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 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.

6.39. 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 Publication Plan proposes to safeguard this site for current need.

Areas of Agreement

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

[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.

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

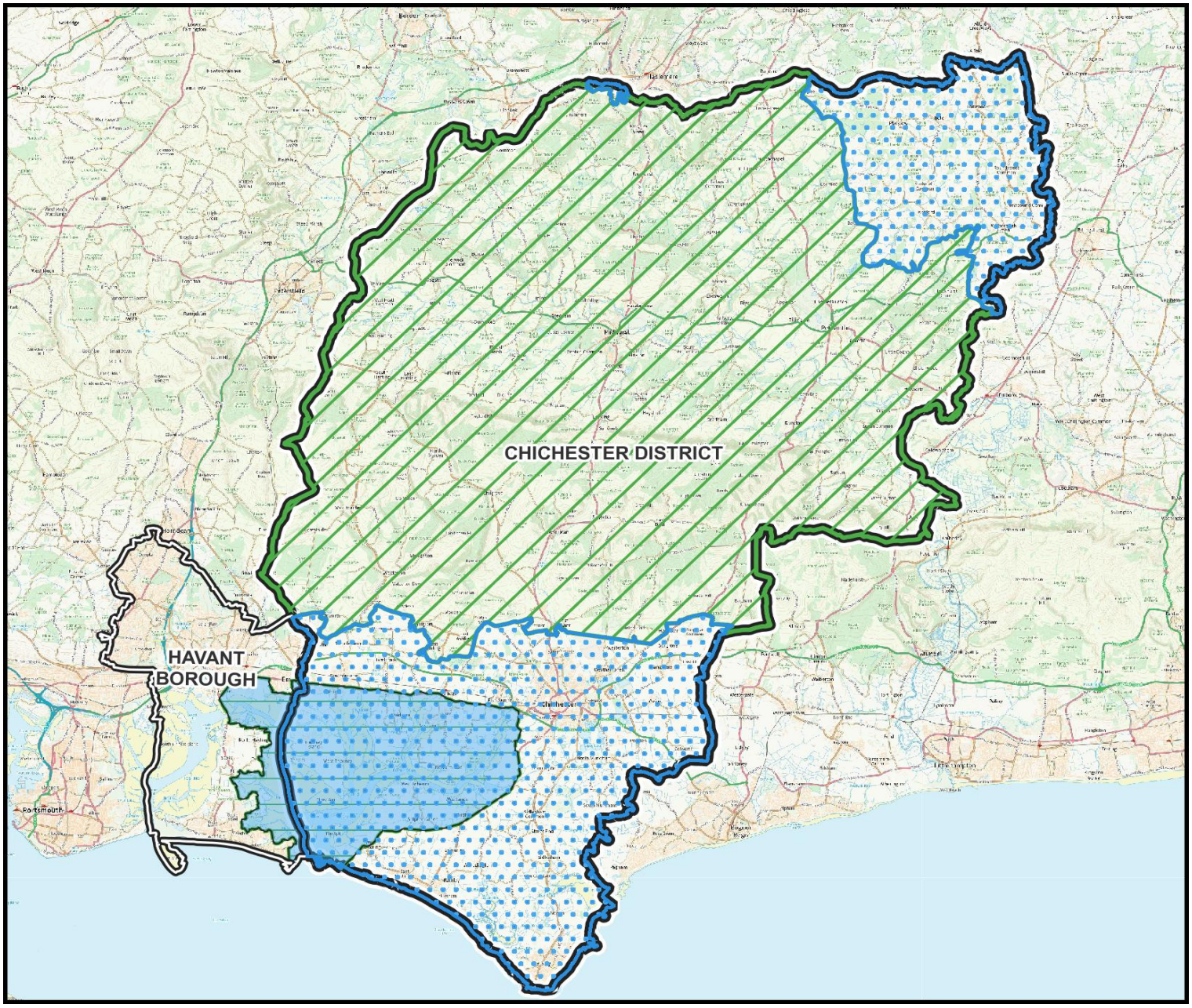
8.1. This statement has been informed by ongoing engagement between the two parties and the parties will continue to work together to address identified strategic matters. This Statement is intended to be a living document that can be reviewed and updated, informed by continued communication between 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]	David Hayward
Name: Cllr Bill Brisbane	Name: David Hayward
Position: Cabinet Member for Planning	Position: Strategic Planning Manager
Chichester District Council	Havant Borough Council
Date: 19/11/2026	Date: 19/11/2026

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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