Chichester Local Plan 2021 - 2039

Statement of Common Ground between

Chichester District Council and

Surrey County Council

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May 2024

Version

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| Version | Date | Changes |
| Version 0.1 | 19/01/23 | First draft (CDC) |
| Version 0.2 | 02/04/24 | Amended by CDC to reflect updated Transport Assessment |
| Version 0.3 |  | Version for signing |
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1. **Introduction**
   1. This Statement of Common Ground (the Statement) has been prepared by Chichester District Council (CDC) and Surrey County Council (SCC) (the parties) to support the Chichester Local Plan 2021 – 2039. It reflects the position between the two parties in relation to key strategic matters, primarily transport impacts and provision of education provision associated with growth in the northern plan area.
   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]](#footnote-1) The purpose of the Statement is to document the strategic matters being considered and the progress made in cooperating to address them at this stage of the plan making process. It focusses 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. The Statement also forms part of the evidence to demonstrate compliance with the Duty to Cooperate during the preparation of the Chichester Local Plan 2021 - 2039.
2. **List of parties involved**
   1. This Statement has been prepared between CDC and SCC.
3. **Relationship with other documents**
   1. Where appropriate CDC have prepared separate Statements with other duty to cooperate prescribed bodies. A separate Statement is being prepared with Waverley District Council. All Statements have been published on the CDC website.
   2. Unless otherwise stated, all evidence documents referred to in this Statement will be published on the CDC website.
4. **Strategic geography**
   1. The plan area is identified in Appendix 1.
   2. Surrey County Council are a neighbouring upper tier authority with responsibility for transport planning and education provision within Waverley District, which adjoins the northern plan area.
5. **Chichester District Council planning documents – current status**
   1. CDC’s current adopted Local Plan comprises the adopted Local Plan: Key Policies 2014-2029 (July 2015) and adopted Site Allocation Development Plan Document (DPD) (January 2019). CDC is at an advanced stage of preparing a new Local Plan (Chichester Local Plan 2021 - 2039) which will replace the Key Policies 2014-2029 and cover the period to 2039. A revised Site Allocation DPD is to be produced following adoption of the new Local Plan.
   2. Information on the stages that have taken place and the expected timetable for adoption of the new Chichester Local Plan is set out in Table 1 below.

**Table 1: Preparation of Chichester Local Plan Review**

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| --- | --- | --- | --- |
| **Regulation 18 consultation** | **Regulation 19 consultation** | **Submission** | **Adoption date** |
| Issues and Options (June – August 2017)  Preferred Approach (December 2018 – February 2019) | Publication February/March 2023 | 3 May 2024 | Spring 2025 |

* 1. In developing the Chichester Local Plan 2021 – 2039, SCC have been notified of consultations under Regulation 18. SCC responded to the 2017 Issues and Options consultation welcoming the reference to the need to consider cross boundary linkages with Surrey and suggesting that consideration of the potential cross boundary impacts of new development on infrastructure should be referenced. The Preferred Approach Local Plan included reference to this effect. SCC did not respond to the 2018 Preferred Approach consultation.
  2. In January 2022, SCC were consulted on a revised distribution of development and amended site allocations, which included three growth options (over and above existing commitments) for the northern plan area[[2]](#footnote-2). SCC responded raising concern about the potential impacts, particularly of the highest growth option, on secondary school provision in Cranleigh and from increased traffic on specific roads and junctions within Surrey.
  3. As part of updating the IDP, SCC were consulted in October 2022 on the infrastructure impacts of the proposed Regulation 19 Local Plan development distribution. In the northern plan area this proposed a lower level of growth then those consulted on in January 2022 namely, 370 dwellings with sites to be identified through the neighbourhood planning process. SCC did not respond.
  4. The Regulation 19 Chichester Local Plan was published for consultation on the 3 February 2023 to which SCC made a representation. This stated SCC were supportive of the general strategy set out within the proposed transport policies.

1. **Strategic matters and record of agreement**
   1. The cross boundary strategic matters covered by this Statement are:

* Education provision
* Transport impacts

**Education provision**

* 1. As the local education authority, West Sussex County Council (WSCC), have provided information and advice to CDC on the impact of the proposed levels of development across the Plan Area on available primary and secondary school place capacity. This is reflected in the latest Chichester IDP.
  2. WSCC have confirmed that there would be sufficient primary and secondary surplus spaces or expansion capacity to accommodate pupil numbers arising from the proposed scale of development in the northern plan area.
  3. CDC will continue to work closely with WSCC to ensure the impacts of development on education provision in the north of the plan area over the plan period are addressed.

*Areas of agreement*

* 1. The parties agree that the impact on school place capacity from development in the northern plan area can be accommodated by available surplus spaces or expansion capacity at primary and secondary schools within West Sussex.

**Transport impacts**

* 1. CDC commissioned a Transport Study[[3]](#footnote-3) for the northern plan area to understand the impact of a number of alternative growth options on the local highway network and the network further afield, including Surrey. This Study was undertaken with input from the local highway authority, WSCC.
  2. The Study assessed the impact on three key routes within Waverley district:
* B2130, Hascombe
* A281, Grafham
* B2133, Alford
  1. The Transport Study found that these routes would experience some increase in traffic. This was, however, based on the Study assessing the option proposing the highest level of growth (1,477 dwellings), as it would have the biggest impact on the highway network. Lower growth scenarios, including the scale of development being proposed in the northern plan area through the Chichester Local Plan, would in comparison be expected to have significantly less impact and below the threshold to require mitigation.

* 1. Further testing of the preferred distribution of housing in the northern plan area has been undertaken utilising the Horsham Transport Model (January 2024). In Waverley District, some increases in traffic flows on the A281 through Grafham, B2133 Loxwood Road, Alfold, Dunsfold Common Road and B2127 through Ewhurst are predicted. However, these are generally very small increases in the region of 1% to 4%, two way in the AM and PM peak hour. These figures all equate to less than a vehicle per minute increase, which is unlikely to have a material impact.
  2. The development in the northern plan area would come forward through the allocation of sites in Neighbourhood Plans. The largest proportion of that growth is identified for Loxwood and Wisborough Green Parishes (220 and 75 dwellings respectively), both of which have service villages with local services including a convenience store, primary school, bus service and, in the case of Loxwood, a GP practice. The Regulation 19 Local Plan includes policies encouraging the increased use of sustainable modes of transport and in the case of the Loxwood strategic parish allocation, the requirement to maximise the potential for sustainable travel links to nearby towns, including improvements to bus services.

*Areas of agreement*

* 1. The parties agree that the potential impacts of increased traffic arising from the level of growth in the Chichester northern plan area has been assessed and that the transport evidence has not identified any severe impacts to the highway network in Surrey.

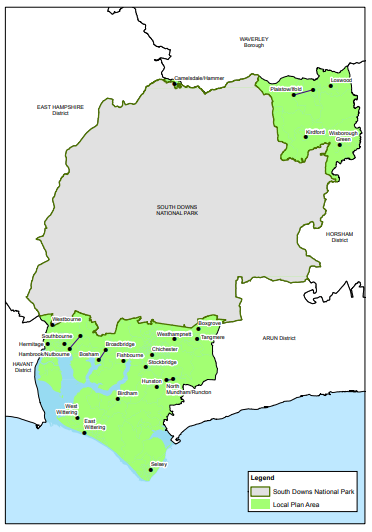
1. **Governance arrangements**
   1. In terms of governance arrangements, the two parties agree to:

* 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.

1. **Timetable for agreement, review and updating**
   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.
2. **Signatories**
   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 SCC. The parties will continue to work together to address cross boundary issues.

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| Signed: | Signed: |
|  | carolineSignature |
| Name: Cllr Bill Brisbane | Name: Caroline Smith |
|  |  |
| Position: Cabinet Member for Planning | Position: Planning Group Manager |
|  |  |
| Chichester District Council | Surrey County Council |
|  |  |
| Date: 31.5.24 | Date: 30.5.24 |

**Appendix 1 – Chichester Local Plan area**

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1. Paragraph 24, NPPF (2023) [↑](#footnote-ref-1)
2. The options were: Option 1 – 410 dwellings, Option 2 – 595 dwellings, Option 3 – 1,477 dwellings [↑](#footnote-ref-2)
3. Chichester Transport Study (Local Plan Review Transport Assessment) (January 2023), Stantec. Available at

   <https://www.chichester.gov.uk/thelocalplantransport> [↑](#footnote-ref-3)