

Chichester Local Plan 2021 - 2039

**Statement of Common Ground between**

**Chichester District Council and**

**Arun District Council**

**July 2024**

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| --- | --- | --- | --- |
| **Version** | **By** | **Date** | **Changes** |
| v.0.1 | Drafted by CDC | 28/11/22 | First draft |
| v.0.3 (002) | “ | 27/04/23 | Second draft with ADC comments and tracked changes |
| v.0.4 | “ | 02/10/23 | Third draft – ADC tracked changes accepted where agreed. CDC – updated text added |
| v.05 | Drafted by CDC | 30/04/24 | Fourth draft for sending to ADC Further comments from ADC received April 2024 incorporated, transport text rationalised and updated (highlighted in yellow) |
| v.06 |  | 18/06/2024 | Includes tracked changes suggested by ADC |
| v.0.7 |  | 05/07/2024 | Version for signing |
| v.0.8 |  | 25/07/2024 | Agreed final version for signing |

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1. **Introduction**
	1. This Statement of Common Ground (SoCG) has been prepared by Chichester District Council and Arun District Council (‘the councils’) in relation to both the Arun Local Plan (ALP) and the Chichester Local Plan 2021 - 2039 (excluding the South Downs National Park). It reflects the position between the two parties on a number of strategic matters and shared issues.
	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 cross boundary 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. **Parties involved**
	1. The Statement involves the following Local Planning Authorities:
* Chichester District Council (CDC)
* Arun District Council (ADC)
1. **Relationship with other documents**
	1. This is an update further to the Statement prepared between ADC and CDC in 2017 in relation to ADC’s Local Plan. It also supersedes a previous Statement on Arun Gypsy and Traveller and Traveller Showpeople DPD (Sept 2020) agreed between ADC and CDC dated September 2021.
	2. Where appropriate, CDC have prepared separate Statements with other neighbouring authorities and prescribed bodies. All Statements have been published on the CDC [website](https://www.chichester.gov.uk/dutytocooperate)[[2]](#footnote-2).
	3. Unless otherwise stated, all evidence documents referred to in this Statement have been published on the CDC website[[3]](#footnote-3).
2. **Strategic geography**
	1. Arun District Council adjoins Chichester District Council to the east. The South Downs National Park lies to the north of both Districts with Pagham Harbour and the coast to the south. The main east-west strategic road, the A27, runs through both local authority areas, as does the A259, which also runs east-west and connects key settlements in Arun District such as Bognor Regis with Chichester. The Chichester District Council HEDNA (2022) identifies that if past trends continue then 22% of jobs within Chichester District would be taken up by Arun residents. Chichester and Arun districts are both within the Coastal West Sussex Housing Market Area, with the exception of the part of Chichester district to the north of the South Downs National Park.
	2. The administrative area covered by the Statement is identified in the map in Appendix 1.
3. **Respective planning documents – current status**

***Chichester District Council***

* 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 2021 – 2039**

|  |  |  |  |
| --- | --- | --- | --- |
| **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 | May 2024  |  Spring 2025 |

* 1. At the time of writing Chichester District Council do not have a 5-year Housing Land Supply, it is currently 4.19 years as reported in the 5 Year Housing Land Supply Position Statement at 1 April 2023. However, the council meet the requirements of paragraph 226 of the NPPF and can demonstrate a 4-year housing supply.
	2. Both parties are members of the West Sussex and Greater Brighton Strategic Planning Board (WS&GB). The WS&GB have agreed to explore options for meeting unmet housing needs across the sub-region and to progress updating the Local Strategic Statement (LSS3).

***Arun District Council***

* 1. Arun District Council adopted their Local Plan in 2018. The Arun Local Plan covers the period 2011-2031.
	2. Work on a review of the Local Plan Update 2023- 2041 is currently at Regulation 18 ‘Issues and Options’ stage, with a consultation on a Direction of Travel document having taken place between 25 March 2024 and 6 May 2024. The Local Plan update period covers 2023 to 2041 (i.e. 18 years) with start and end date (subject to updates to land supply) ensuring that on submission, a 15-year trajectory remains for strategic policies. The Arun Housing Review has identified that the starting point will be to test the Government’s Strategic Housing Methodology figure for Arun which is circa 1,400 dwellings per annum over the plan period. Taking into account land supply, slippage and windfalls, the ‘Arun Housing Review Study’ illustrates a potential figure of 11,250 dwellings over the plan period. However, this is subject to further testing and refinement through commissioning a Housing and Economic Development Needs Assessment (HEDNA) study.

5.7 A number of evidence studies were commissioned in 2020/2021 and completed:

* Arun A259 District Wide Transport Model Validation (Phase 1)
* Active Travel Study June 2021
* Visitor and Tourism Accommodation Study May 2022
* Biodiversity Net Gain study November 2022

And more recently in 2022 and 2023:-

* Arun Housing Market Absorption Study December 2022
* Arun Housing Need Review June 2023
	+ Strategic Flood Risk Assessment mapping using Environment Agency climate change allowances, but based on existing catchment models. A Part 1 SFRA will be completed following collation of historic flooding and mitigation data The SFRA may need updating when EA update the catchment models, which is not expected until in 2025 after the national review.

5.8 A Regulation 19 Publication consultation was carried out on a Gypsy and Traveller and Travelling Showpeople Site Allocations Development Plan Document (G&TDPD) and supporting evidence from 14 December 2023, which closed on 7 February 2024. The G&T DPD was based on the Government’s Planning Policy for Traveller Sites 2015 Appendix 1 definition of traveller households. However, the Government changed the definition on 19 December 2023 which effectively reverts to the PPTS 2012 definition (i.e. includes households that have ceased to travel permanently). Whilst further evidence gathering will be required to establish the full impacts, the effect of this change could potentially be to double the GTAA identified need. The G&T DPD only identifies pitch provision to accommodate 9 households and based on the evidence base on land supply it is not likely that any provision can be identified to meet this additional potential need.

5.9 On 6 June 2024, Arun District Council’s Planning Policy Committee resolved to withdraw the G&T DPD Reg.19 document and to bank and update the evidence as part of the Local Plan update.

5.10 At the time of writing Arun District Council cannot demonstrate a 5-year Housing Land Supply; it is currently 4.17 years as reported in the Annual Monitoring Report 2022-2023 (January 2024).

1. **Strategic matters and record of agreement**
	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.
	2. Chichester District Council and Arun District Council have been working together through the following mechanisms:
* Both Chichester District Council and Arun District Council are partners in the Coastal West Sussex and Greater Brighton Strategic Planning Board.
	+ There is a history of joint working on strategic housing needs in this area: Coastal West Sussex SHMA 2012, and the Sussex Coast HMA Duty to Co-operate Study 2013.
* Formal consultation as the respective Local Plans have progressed; and
* Liaison between Arun District Council Planning Policy Officers and Chichester District Council Planning Policy Officers:
	+ - 18 November 2019 Duty to cooperate meeting
		- Arun Gypsy and Traveller DPD Statement of Common Ground 20 September 2020
		- 26 January 2021 CDC/ADC Duty to cooperate - Transport meeting
		- Arun response 11 January 2022 to CDC letter 10 December 2021 seeking assistance with an indicative 1,900 dwelling unmet need;
		- Arun response 25 March CDC letter seeking a response to an Infrastructure Development Plan;
		- Arun coordination meeting with WSCC, National Highways and CDC 31 March 2022 on ‘Cross Boundary Transport Matters’;
		- Arun response 26 September 2022 CDC letter 6 July 2022 – requesting to progress a joint Statement of Common Ground;
		- The notes of a Duty to Cooperate meeting on meeting on 28 October 2022;
		- Arun response 16 January 2023 to CDC letter 12 December 2022 seeking assistance with an indicative 1,134 dwelling unmet need;
		- Duy to Cooperate Chichester Transport Model verification work meeting 10 January 2024
		- Arun response to CDC Regulation 19 Proposed Submission Local Plan, 17 March 2023
		- CDC response to Arun request for comments on Arun Local Plan SA/SEA scoping, 4 October 2023;
		- Officer Duty to Cooperate meeting, 23 October 2023;
		- CDC response to Arun Regulation 19 consultation on Gypsy and Traveller DPD, 26 February 2024
		- Officer Duty to Cooperate meeting, 10 January 2024.
	1. The cross boundary strategic matters covered by this Statement are:
* Housing – Unmet need
* Development levels and viability
* Employment
* Gypsy and Traveller Site Allocations
* Gypsy and Traveller potential for meeting unmet need
* Transport – Strategic Road Network mitigation/capacity
* Nitrate neutrality, water neutrality and wastewater capacity
* Green Infrastructure/wildlife corridors
* Flooding and climate change allowances
* SA/SEA/HRA and reasonable alternatives
	1. For the purposes of this Statement only the current position is recorded, together with any areas where agreement has not been reached to date or where there are other outstanding issues. The Duty to Cooperate Statement of Compliance (April 2024 – SD06) provides a summary of the engagement that has taken place between CDC and ADC over the period of the preparation of the Chichester Local Plan.

***Housing***

* 1. The following table summarises the local housing need for the two councils and the housing figures proposed for each plan. Constraints, particularly the capacity of the A27 and the unaffordability of the full package of required highways mitigation, has led CDC to consider a housing requirement below the Local Housing Need (LHN) derived from the standard method. The proposed Chichester Local Plan housing requirement is 575dpa: comprising 535dpa in the southern plan area and 40dpa in the northern plan area. This results in an unmet need of 732 for the Chichester Plan Area over the plan period.

| **Plan** | **Stage** | **Housing Need** |
| --- | --- | --- |
| **Chichester District[[4]](#footnote-4)**  |
| Chichester Local Plan 2021 - 2039  | Publication  | LHN: 638dpa. Total 11,484Proposed housing target: 575 dpa. Total target 10,350. Total projected supply as at 1 April 2024 = 10,752Unmet need: 732  |
| **Arun District**  |
| Arun Local Plan 2011-2031 | Adopted | LHN: 919 dpa plus 81 dpa to meet unmet needs from Local Housing Market Area.  |

* 1. Arun’s adopted Local Plan 2018 covers the 20 years 2011-2031 which includes a housing requirement of 20,000 dwellings (1,000 dwellings per annum) but has a stepped 5-year housing trajectory. The council is unable to demonstrate a 5-year housing land supply (since 2019) and has also not achieved the required thresholds in the Housing Delivery Test. Following stakeholder workshops in December 2023 and January 2024, a Regulation 18 Issues & Options consultation commenced with publication of a ‘Direction of Travel’ on 25 March 2024 which closed on 13 May 2024. The Arun Housing Need Review (May 2023) was a high-level assessment which identifies that the standard method generates a minimum local housing need for Arun of 1,400 dwellings per annum. The Review set out the potential need for Arun to identify land for a further 11,250 dwellings to meet needs to 2041 after taking into account current supply of 16,300 dwellings on sites with existing permission or extant allocations from the current Local Plan. The evidence base will include commissioning a Housing & Economic Development Assessment to test the SHM figure as a starting point. As such, a housing target has not yet been set by the council and will be determined in the light of this and other evidence.

Areas of agreement

* 1. It is agreed that whilst the adopted Arun Local Plan 2018 provides a supply of 81 dpa for unmet needs, which includes a proportion from Chichester District, Arun, being at an early stage of plan preparation, is presently unable to confirm what number it may be able to accommodate through an update of the Local Plan and whether that may be able to include any element of shortfall from adjoining authorities.
	2. Because of the close relationship (e.g. commuting) with the west of Arun and its significant planned developments, Arun is likely to face similar issues to Chichester with A27 capacity, mitigation and viability. This may also constrain future housing growth and Arun’s ability to accommodate its own housing requirements (once these have been evidenced) in preparing its Local Plan update.
	3. It is agreed that currently progress on Local Strategic Statement (LSS3) has been delayed and that whilst it would have considered the issue of unmet needs across the Housing Market Area, that this was not available to inform the CDC Local Plan. Nevertheless, there is a commitment from all authorities to make progress and establish a common understanding and position.

***Development Levels and Viability***

* 1. The development levels in the Chichester Local Plan are set out above. The supply of housing will be from a combination of strategic allocations carried forward from the 2015 Local Plan, new strategic allocations and strategic and non-strategic parish numbers which will either be allocated through the neighbourhood plan process or through a subsequent DPD or Supplementary Plan (depending on the timing of the rollout of new regulations and any transitional arrangements as may be put in place). The spatial strategy focusses growth on Chichester city as a sub-regional centre and along the east-west corridor. The closest strategic allocation to Arun District is at Tangmere, which was carried forward from the 2015 Local Plan. Other new sites on the East side of Chichester city are also proposed for allocation on Land at Maudlin Farm, Westhampnett and Land East of Chichester, which is a site that may have cross boundary significance for Arun.
	2. It is agreed that Chichester is preparing a Local Plan that is infrastructure constrained (A27 Junction capacity) and that CDC, therefore, considers that it is unable to viably meet the full Standard Housing Methodology need figure over the plan period and advocates a ‘monitor and manage’ approach in relation to transport infrastructure. The cross-boundary implication is that there is unmet need and Chichester have asked Arun District Council for assistance. Arun is at an early stage of its plan update and so is currently unable to determine if any unmet need arising from Chichester’s Local Plan shortfall can be accommodated within the Arun district. Arun District Council have also submitted objections on the Regulation 19 Chichester Local Plan on the basis that the infrastructure constrained approach introduces uncertainty over housing numbers, including unmet need, and may similarly, constrain Arun’s own plan making.

***Employment:***

* 1. Chichester District Council updated its Housing and Economic Development Needs Assessment (HEDNA) in 2022. This indicated a need for around 22 to 23ha of employment land between 2021 and 2039, much of which can be met by existing commitments and allocations. Sufficient potential sites have been identified to accommodate the remaining requirement, meaning Chichester is not looking towards Arun District Council to provide any unmet need for employment floorspace.
	2. The HEDNA recognises that Chichester District sees a notable level of net in-commuting for work and that if past patterns are to continue then around 22% of jobs would be taken up by Arun residents. However, the HEDNA recognises the Arun Local Plan policy target is to have a ‘more self-contained labour market in Arun’. The HEDNA concludes that the number of jobs in the growth scenario could be filled by residents in Chichester District through 544 dpa in the Plan area and that there is no need for more housing in response to local economic growth.
	3. The adopted Arun Local Plan allocates 75ha of employment land to support the housing growth of the district, as well as council aspirations including to foster local employment sectors, economic growth areas, and to secure regeneration of Littlehampton and Bognor Regis. The provision is greater than the narrow balance of demand and supply in order to address qualitative issues, foster further recent inward investment success, the Local Enterprise Partnership (Coast to Capital) Strategic Economic Plan, and to provide headroom and flexibility to meet these aspirations.

Areas of agreement

* 1. It is agreed that there is no cross-boundary requirement for either authority to accommodate any unmet employment need.

***Gypsy and Traveller and Travelling Showpeople Site Allocations***

***Chichester District Council:***

* 1. The Chichester Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2022) identified a need for up to 158 pitches[[5]](#footnote-5) (for gypsies and travellers) and up to 40 plots (for travelling showpeople) over the plan period. The need levels pertaining just to the definition of travellers within PPTS 2015 are 124 pitches for gypsies and travellers, and 33 for travelling showpeople. The consultants who prepared the GTAA have subsequently reviewed the data in light of the amendments made to PPTS in December 2023 and the need level for those meeting the PPTS 2023 definition of travellers is now 130 pitches over the plan period, 95 of these pitches being required within the first 5 years of the plan period (post adoption). The need level of travelling showpeople is unaffected by the changes to PPTS. The council propose to meet the pitch need through the intensification of a number of existing sites, making a proportionate provision on strategic allocations and a requirement for G&T pitch 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.
	2. Plot provision for travelling showpeople will be made through the provision of additional plots on an existing site, making provision within the Southbourne Broad Location for Development and as part of the employment allocation south of Bognor Road, Chichester. However, this is only likely to be deliverable after the first five years and there will, therefore, be an unmet need in the region of at least 7 plots mainly in the first five years. However, the council considers that this shortfall can be met over the remainder of the plan period.

***Arun District Council:***

* 1. The Arun section of the Joint Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA 2019) set out the need for 9 permanent pitches and 14 permanent plots over the plan period 2018-2036. The evidence on the supply of pitches to meet Arun’s Gypsy & Traveller needs, demonstrated that Arun would only be able to achieve this (taking into account unimplemented consents), via intensification within existing sites and allocating a broad location to come forward towards the end of the plan period. The supporting evidence base and the sustainability appraisal, together, demonstrated that there are no new sustainable G&T sites achievable in Arun.
	2. The recent change in the definition of traveller households was made after Arun had commenced consultation on its Regulation 19 Publication Gypsy & Traveller) Development Plan Document (G&T DPD). This change has now potentially, doubled the level of need in Arun and the G&T DPD was therefore, at risk of soundness because there was no provision towards the additional need. The Planning Policy Committee resolved to formally withdraw the G&T DPD on 6 June 2024 under Regulation 27 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The evidence base will now be banked and updated to inform the Local Plan 2023-2041 update.
	3. In summary, therefore, Arun District is unable to offer any assistance in meeting accommodation needs of Gypsy & Traveller pitches or Travelling Showpeople plots.

Areas of agreement

* 1. It is agreed that Chichester District Council are unable to meet the identified need for Travelling Showpeople in the first 5 years of the plan period, but CDC consider that the shortfall can be met over the remainder of the plan period. The need for gypsy and traveller pitches can be met during the first 5 years of the plan period post adoption.
	2. It is further agreed that Arun District Council, have demonstrated through the evidence studies concerning their Gypsy and Traveller DPD, that they would be unable to accommodate any unmet need arising from the Chichester Plan area. However, windfall consents should be kept under review.

***Transport – SRN Mitigation/capacity***

* 1. In July 2021 CDC members resolved that as the full A27 mitigation scheme was unaffordable it was unlikely the Chichester Local Plan would be able to meet full housing needs. A constrained figure of 535dpa for the south of the district (in line with the rate of housing delivery at that time) was subsequently tested by Stantec in a further transport assessment (Transport Study 2023) which informed the Proposed Submission Local Plan 2021 – 2039.
	2. Arun District Council submitted objections to Policy T1 and the A27 mitigation contributions set out in the supporting text and sought that Policy T1 should take account of cross-boundary mitigation contributions and provide increased certainty over pooling of contributions towards A27 mitigation in order to avoid adverse implications for committed development in Arun. Concern was also raised throughout discussions on the impact of growth provided for in the Chichester Local Plan on the Arun A259 improvement schemes, lack of clarity on the growth assumptions, questions around the future capacity of the A27, and the impact of the monitor and manage approach on Arun development (committed and future growth).
	3. CDC has carried out extensive work and negotiations with the highway authorities since the Regulation 19 consultation ended (see Duty to Cooperate Statement of Compliance, April 2024 and Transport Background Paper, July 2024). The updated Transport Study (2024) (section 5.5) sets out the impacts in neighbouring authority areas, including Arun. The modelling included the committed mitigation schemes at the A259/B2233 Oystercatcher junction, B2132/A259 Comet Corner junction and A27/Nyton Road junction. This shows that the flow differences with the Chichester Local Plan growth added when comparing the reference case and Local Plan with mitigation scenarios are insignificant. The Study also includes vehicle capacity ratios to assess junction capacity and concludes that there is no material impact on the junctions with the Local Plan scenario.
	4. The Transport Study also recognises that Arun have been collecting contributions for potential mitigation schemes on the A27 in Chichester at both Bognor Road Roundabout and Whyke junction, which need to be considered and included through the monitor and manage process.
	5. Chichester District Council are proposing modifications to Policy T1 and the supporting text[[6]](#footnote-6) to reflect the outcomes of discussions with National Highways and WSCC, as well as the updated Transport Study (2024) which includes an updated monitor and manage approach. The main change to Policy T1 is that the mitigation schemes to be delivered on the A27 and elsewhere will be determined from updated evidence as part of the monitor and manage process. The Transport Infrastructure Management Group (TIMG), which includes Arun District Council, has been set up to oversee the development of the new evidence base (updated transport model) and develop a package of transport measures to support the Chichester Local Plan, including sustainable transport measures. TIMG will monitor the impacts of development and make recommendations concerning the best use of funding collected through the Local Plan process to provide mitigation as appropriate. This will include consideration of funding from CDC A27 S106 contributions, CIL, Arun S106 contributions from strategic sites and other external funding opportunities.

Areas of Agreement

* 1. In examining the Plan, should the Inspector agree with CDC’s approach, it is agreed that the parties will work together, with the highway authorities, through the TIMG to seek to ensure cross-boundary highway issues are satisfactorily addressed.

***Active travel***

* 1. The Proposed Submission Local Plan includes a policy on “Active Travel – Walking and Cycling Provision” which ensures that new development will deliver, enable and contribute towards improvements for cycling and walking routes, including those identified in the Chichester City Local Cycling and Walking Infrastructure Plan, the West Sussex Transport Plan, the West Sussex Walking and Cycling Strategy and the Chichester Area Sustainable Transport Package. The Infrastructure Delivery Plan (IDP) also include schemes for walking and cycling.
	2. Arun published its Active Travel Study in (ATS) in 2021. There are 5 key priorities from 15 schemes included within the ATS. The five key priorities are included within Arun’s ‘baseline long list’ of schemes which will be used to populate the Arun Infrastructure Investment Plan as it progresses. A small number of these 15 ATS schemes (see Table 2 below) relate to cross boundary connectivity between Arun and Chichester and the South Downs National Park. The relevant cross boundary schemes with potential for linkages with the Chichester plan area that could be considered through the TIMG include those as set out in Table 2 (overleaf):

Table 2: Arun Active Travel Schemes with Cross Boundary Potential

|  |  |  |
| --- | --- | --- |
| Route 6: Active Travel Route Ford - North Mundham (IIP baseline list ref 20/ADC/TI) | To align with Ford, Yapton and BEW/Barnham strategic sites Part use of the Chichester to Arundel Canal - also potential to link up West – North Mundham Colworth and Runcton | One of 5 PrioritiesCIL/S.106 contributions |
| Route 12: Active Travel Route (safe cycling) - Aldwick Region (IIP baseline list ref 22/ADC/TI) | To align with West of Bersted allocation Also potential to link up West – North Mundham and surrounds | One of 5 PrioritiesCIL/S.106 contributions |
| Route 3: Active Travel Route Barnham to Aldingbourne (Not currently included as a priority) | To align with Aldingboune and BEW/Barnham Strategic Allocation Opportunity to link west to Tangmere/Oving | Not currently included in 5 Priorities |

Areas of agreement

* 1. It is agreed that there are no policy proposals that would conflict with the potential to secure cross boundary active travel opportunities. Arun and Chichester local planning authorities will continue to develop implementation via respective Infrastructure Investment Plans (IIPs) to aid cross boundary connectivity, via placemaking within and between respective Strategic Allocations and settlements.

***Nitrate Neutrality and wastewater capacity***

* 1. 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, which includes Chichester and Langstone Harbours. Therefore, any new housing schemes and other proposals which include a net gain in overnight accommodation will need to prevent any increase in nutrients into the harbours in order for them to be ‘nutrient neutral’.
	2. Development in Chichester has been using a range of solutions to deliver nutrient mitigation including private schemes selling nutrient mitigation credits in the South Downs National Park. A nutrient budget for the Local Plan has been prepared and assessed as part of the Habitats Regulations Assessment.
	3. Southern Water is the statutory wastewater undertaker for both Chichester District and Arun District Council, which both fall within the Arun and Western Streams catchment. The councils share a common Wastewater Treatment Works (WwTW) at Summer Lane, Pagham, which services the Pagham area (Arun District), and parts of the Chichester Plan area (Hunston, North Mundham and Runcton). Pagham WwTW is currently subject to a Southern Water Growth scheme which will increase the full flow to treatment capacity.
	4. Chichester District Council have worked with Southern Water and the Environment Agency and agreed a Statement of Common Ground in relation to wastewater in Nov 2021. This has been updated and will ensure Southern Water can take into account the needs of development over the local plan period.
	5. Arun District Council has been working with Southern Water, the Environment Agency and Natural England to ensure that up to date housing trajectory and development assumptions are being picked up - in particular concerning Pagham Harbour and similarly, have initiated meetings and work to prepare a Statement of Common Ground to reflect reassurances that Nutrient Neutrality is not an issue for the west of Arun.

Areas of Agreement

* 1. It is agreed that as Pagham Harbour is not affected by the need to achieve nutrient neutrality, there is currently no requirement for cross-boundary liaison on this issue. However, should this situation change following the condition assessment of the Special Protection Areas (SPA), both parties agree to discuss and agree a way forward to address the issue.

***Green Infrastructure***

* 1. Green infrastructure (GI) is the multi-functional network of natural and semi-natural features in urban and rural areas In the Chichester plan area, this includes canals, watercourses and river corridors, disused railway lines, incorporates cycle paths, and pedestrian links connecting people with nature, including public rights of way and the England Coast Path, greenspaces such as the Medmerry Managed Realignment Scheme, farmland, wetlands, woodlands and trees, coastal features, wildlife corridors and Chichester and Pagham Harbours. The Chichester Local Plan includes a green infrastructure policy which seeks to ensure that new development contributes towards additional GI and considers the existing GI network. Masterplans for strategic site allocations also need to demonstrate how they incorporate the existing GI network.
	2. The Arun GI Network Map [[7]](#footnote-7) identifies the GI network and assets in Arun that must be protected, enhanced and where possible, better connected through future development. The GI Map shows that Pagham Harbour is recognised as cross boundary green infrastructure and the Arun Local Plan also designates a ‘Gap between settlements’ which borders the Chichester plan area to the west of Pagham and Bersted. Several public rights of way (PROW) also cross the boundary. Both districts also have close links to the South Downs National Park, which is a nationally significant GI asset.

Areas of Agreement

* 1. It is agreed that the Chichester Local Plan respects the cross-boundary GI network.

***Wildlife corridors And Biodiversity Net Gain***

* 1. The Chichester Local Plan identifies strategic wildlife corridors which provide connectivity and passageways for wildlife through the landscape and prevent the isolation of populations, they also function as green infrastructure. The Westhampnett to Pagham Harbour Strategic Wildlife Corridor is the close to the boundary with Arun district, and adjacent to it in some places.
	2. Arun District Council has Local Plan polices for a number of Biodiversity Opportunity Areas (BOAs) and protected habitats and species across the district. In 2022 Arun consulted CDC on its draft Biodiversity Net Gain Study (BNG). CDC responded welcoming the opportunity for cross-boundary working and to discuss the possible development of a marine BOA with the Marine Management Organisation. A Marine BOA would benefit from the Sussex Kelp Project and Pagham Harbour/Chichester Harbour as a strategic high value BOAs for nature recovery. This would also link with the proposed Pagham to Westhampnett Strategic Wildlife Corridor which runs against the district boundary until Runcton ([Strategic Wildlife Corridors consultation: Chichester District Council](https://www.chichester.gov.uk/strategicwildlifecorridors)). Arun’s BNG Study similarly, has identified potential BOA extensions, corridors and stepping stones within its area, close to its western administrative boundary.
	3. It is agreed that the strategic wildlife corridors in the Chichester Local Plan align with the potential outcomes of the draft Arun Biodiversity Net Gain Study and support opportunities for improving cross boundary habitat connectivity.

***Flooding and climate change allowances***

* 1. CDC has commissioned a new Level 1 SFRA and Level 2 SFRAs have been prepared for relevant site allocations. These were available in an interim form at the time of the Regulation 19 consultation and have subsequently been finalised. The SFRA references the joint EA, CDC and ADC Pagham to East Head Coastal Defence Strategy which identifies ways to manage the risk of flooding and erosion around Pagham, Selsey and the Witterings. The other cross boundary strategy is the Arun to Pagham Flood and Coastal Erosion Risk Management Strategy.
	2. As ADC are currently updating their SFRA and are using the same consultants it is likely that this will aid consistency between the two authority’s approach to flood risk.
	3. ADC have in 2021[[8]](#footnote-8) signalled a need for commissioning work to look at the coastal flood management around the Pagham/Climping area. Sustainability of the continued defence of the area is an issue. The recent ‘cut the spit’ project, taken forward by the community, was agreed to by Natural England as an interim arrangement. Natural England identified in 2019 that Pagham was in their ‘top ten’ opportunities for sustainable solutions (i.e. potential Coast Change Management Area - CCMA). The erosion situation at Pagham is unclear with marked growth of the spit twice in the last ten to fifteen years but for the 50 years before that the situation was fairly stable. The recent growths were different with homes threatened directly in the first instance and the threat of a breakthrough into the Harbour/Lagoon with resultant flooding in the second. The study proposed will allow ADC to be better informed about the possibilities and implications of the various CCMA options – these options are in terms of geographical extent, type of development, timescale and even to how the Council might mitigate. Arun has committed £30k for the base study and the Southern Regional Flood & Coastal Committee has earmarked £30k of Local Levy to look at transferability and the approach to consultation. Currently, work is delayed because of capacity.

Areas of agreement

* 1. It is agreed that currently there are no cross-boundary flooding issues that require provision in respective development plans although this situation should be kept under review e.g. with regard to Pagham Harbour.

***SA/SEA/HRA and Reasonable Alternatives***

* 1. The Sustainability Appraisal (SA) of the Chichester Local Plan SA has not identified any reasonable alternatives that would have an impact on Arun District, e.g. a new large cross boundary settlement.
	2. The Chichester Local Plan includes a policy on recreational disturbance to the Harbour SPAs, including Pagham Harbour SPA. The 3.5km zone of influence will be shown on the policies map and mitigation sought in line with the jointly agreed Strategic Scheme of Access Management and Mitigation (SAMM). The contribution rate (currently £950 per dwelling) is set out on the website with an annual increase on 1 April each year in line with the Retail Price Index rounded to the nearest pound. The HRA has considered that this approach is acceptable.

Areas of agreement

* 1. It is agreed that the councils will continue to work in partnership to ensure that the Strategic Scheme of Access Management and Mitigation (SAMM) continues to provide mitigation for Pagham Harbour SPA.
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 Arun District Council. The authorities will continue to work together to address cross boundary issues.

|  |  |
| --- | --- |
| Signed: | Signed: |
|  | A black scribble on a white background  Description automatically generated |
| Name: Councillor Bill Brisbane | Name: Neil Crowther |
|  |  |
| Position: Cabinet Member for Planning | Position: Group Head of Planning |
|  |  |
| Chichester District Council | Arun District Council |
|  |  |
| Date: | Date: 25 July 2024 |

**Appendix 1:**

Map of Chichester and Arun Districts

Chichester District

Chichester District

Arun District

1. Paragraph 24, NPPF (2021) [↑](#footnote-ref-1)
2. Statements of Common Ground are published on the website at <https://www.chichester.gov.uk/dutytocooperate> [↑](#footnote-ref-2)
3. Evidence base documents are published on the website at [The Local Plan - Regulation 19 evidence - Chichester District Council](https://www.chichester.gov.uk/thelocalplanevidence) [↑](#footnote-ref-3)
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 [↑](#footnote-ref-4)
5. This includes the needs of both those who meet the Planning Policy for Travellers Sites (2015) definition of Traveller and those that do not. [↑](#footnote-ref-5)
6. Councils suggested modifications schedule - Appendix 9 - Policy T1 [The Local Plan examination - library - Chichester District Council](https://www.chichester.gov.uk/localplanexaminationlibrary) [↑](#footnote-ref-6)
7. [Landscape - planning policy | Arun District Council](https://www.arun.gov.uk/landscape-planning-policy) [↑](#footnote-ref-7)
8. <https://democracy.arun.gov.uk/ieListDocuments.aspx?CId=349&MId=1458> [↑](#footnote-ref-8)