

# Chichester District Council

THE CABINET

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## Local Strategic Statement 3 and Statement of Common Ground

### 1. Contacts

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### 2. Recommendation

**2.1 That the Cabinet endorses the approach to addressing strategic planning issues within West Sussex and Greater Brighton through the production of Local Strategic Statement 3 and a Statement of Common Ground, as set out in the report to the West Sussex and Greater Brighton Strategic Planning Board (attached as an appendix to the agenda report).**

### 3. Background

3.1 The background to the proposed approach to strategic planning within the West Sussex and Greater Brighton area is set out in paragraphs 1-18 of the report to the West Sussex & Greater Brighton Strategic Planning Board (Appendix 1) which was considered by the Board at its meeting in September 2017. This explains that whilst the Board has successfully prepared and subsequently reviewed its Local Strategic Statement (LSS1 and 2) it is now appropriate for the Board to consider preparation of a high level evidence based plan which addresses strategic cross boundary issues. Paragraph 7 refers to the need for authorities to agree a Statement of Common Ground setting out how the authorities intend to work together to meet housing requirements that cut across authority boundaries.

3.2 It should be noted that in the Government's recent consultation 'Planning for the right homes in the right places', amendments to the National Planning Policy Framework's (NPPF) tests of soundness are proposed which include that:

- plans should be prepared based on a strategy informed by agreements over the wider area; and

- plans should be based on effective joint working on cross-boundary strategic priorities, which are evidenced in the statement of common ground.

3.3 The government's consultation paper also includes further detail on the need to agree a Statement of Common Ground and that this will be set out in a revision to the NPPF. Notably there will be the requirement that the Statement of Common Ground will set out the 'process for agreeing the distribution of housing need (including unmet need) across the wider area, and agreed distributions (as agreed through the plan-making process)'.

#### **4. Outcomes to be Achieved**

4.1 The main outcome to be achieved is that the Council fulfils its responsibility to address strategic planning issues with partner authorities. This will assist the Council's ability to demonstrate that it has met the 'Duty to Cooperate', although there will also be a need to engage with other authorities not part of the West Sussex and Greater Brighton Strategic Planning Board, i.e. principally Havant to the west and Waverley to the north.

4.2 The Council will only be able to successfully complete the Local Plan Review and adopt a new Plan if it can demonstrate it has met the 'Duty to Cooperate'.

#### **5. Proposal**

5.1 It is proposed that the Council supports preparation of a high level strategic plan (LSS3) for the area covered by the Strategic Planning Board for the period 2030-2050 and the associated evidence base. The detail of the proposal is set out at paragraphs 19 to 26 of the attached report.

5.2 It is also proposed that the Council formally endorses the recommendations within the report (A-I) that were agreed by the Board at its meeting in September 2017. In respect of recommendations E and F which relate to the cost of funding an Adviser and commissioning technical work, it has been agreed by the West Sussex Leaders Board that £450,000 should be allocated for these purposes over a three-year period from the business rates pool.

#### **6. Alternatives Considered**

6.1 The Council could deal with strategic planning issues on a bi-lateral basis with relevant individual authorities. However, it is considered that this approach would considerably increase the risk that the Council could not demonstrate it had met the 'Duty to Cooperate' nor the proposed new tests of soundness, thereby increasing the risk that it would not be able to achieve an up to date Local Plan through the Local Plan Review.

#### **7. Resource and Legal Implications**

7.1 Funding has been approved by the West Sussex Leaders Board for the cost of an adviser to the Strategic Planning Board and the technical work required to

complete LSS3, as outlined in para 5.2 above. Other resource requirements associated with this work can be met by staff within the Planning Policy Team.

- 7.2 If the partnership approach through the Strategic Planning Board is not agreed it is likely that there will be a significant increase in the amount of staff time needed.

## 8. Consultation

- 8.1 The proposed approach set out in this report has been agreed by the Development Plan and Infrastructure Panel.

## 9. Community Impact and Corporate Risks

- 9.1 The proposed approach to strategic planning will assist in meeting identified needs for housing and employment land in a sustainable planned way, including assessments of the need for infrastructure to support that development. If this approach is not agreed there will be an increased risk that the Council will not be able to demonstrate it has complied with the 'Duty to Cooperate'.

## 10. Other Implications

Are there any implications for the following?		
	Yes	No
<b>Crime and Disorder</b>		X
<b>Climate Change</b>		X
<b>Human Rights and Equality Impact</b>		X
<b>Safeguarding and Early Help</b>		X
<b>Other</b>		X

## 11. Appendices

- 11.1 Report to West Sussex and Greater Brighton Strategic Planning Board – Future direction and role of the Strategic Planning Board

## 12. Background Papers

- 12.1 None