

## Statement of Common Ground

### Canterbury City Council and Dover District Council

#### 1. Overview

1.1 This Statement of Common Ground (SOCG) reflects the agreed position between the parties as at March 2024. This is the third iteration of the SoCG prepared between the parties.

1.2 The purpose of this SOCG is to set out the areas of agreement on key strategic matters and the basis on which the parties will continue to work together to meet the requirements of the Duty to Cooperate.

1.3 The geographical relationship between the parties, reflecting local authority boundaries, is represented at Figure 1.

*Figure 1 CCC and DDC boundaries.*



## 2.0 Key strategic matters

2.1 The NPPF defines the topics considered to be strategic matters. The strategic matters relevant to CCC and DDC are:

- **Housing** - housing market area, meeting housing needs;
- **Economy** - economic market area; town centres;
- **Infrastructure** - transport, education; and
- **Environment** - habitats regulations issues, landscape.

Key Strategic Matters	Evidence	Process <sup>1</sup>	Status
<p><b>Housing</b></p> <p>The parties <b>agree</b> that there is no material overlap between the HMA centred on Canterbury, and the HMA for Dover and Folkestone, and as such our HMAs are fully contained within our district areas for the purposes of plan making.</p> <p>DDC’s submission Local Plan provides for 611 new homes a year (10,998 over the plan to 2040), meeting its objectively assessed needs for housing over that period.</p> <p>The Local Housing Need figure for CCC is currently 1,149dpa.</p> <p>It is <b>agreed</b> that each party will meet its own housing needs.</p> <p>As part of their submission Local Plan, DDC included a site allocation for housing close to the administrative boundary, at South Aylesham (Policy SAP24).</p> <p>Following consultation on the CCC Regulation 18 Local Plan (October 2022) which included draft housing allocations in the Adisham/Aylesham area, these sites are not included in the revised draft CCC Regulation 18 Local Plan (March 2024). Cross boundary matters in relation to these sites therefore no longer need to be addressed.</p> <p>Given these changes, the parties agree that previously agreed modifications<sup>1</sup> to the Dover District Submission Local Plan are no longer required.</p>			

<sup>1</sup> AM51 of Dover District Submission Document (SD06)

Housing Market Area	<p>CCC SHMA (2018).</p> <p>DDC SHMA (2019)</p>	<p>Both parties are involved in the preparation of SHMAs and have agreed with the other parties' conclusions regarding HMAs. The parties have <b>agreed</b> to prepare our Local Plans on the basis of separate HMAs.</p>	<p><b>Agreed</b> March 2021</p>
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<sup>1</sup> Further information on the governance processes can be found in section 4.

Meeting Housing Needs	<p>CCC SHMA (2018).</p> <p>CCC Housing Needs Assessment (2021)</p> <p>DDC SHMA (2017; Partial update 2019)</p> <p>Both parties annual Housing Information Audit</p>	<p>Both parties are involved in the preparation of SHMAs and have agreed with the other parties' conclusions regarding HMAs.</p> <p>Both parties <b>agree</b> we will meet housing needs within our own areas.</p>	<p><b>Agreed</b> March 2021</p>
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<p>Site allocations with cross-border implications:</p> <p>i) Land to the South of Aylesham</p>	<p>DDC Local Plan Regulation 19 Policy SAP24</p>	<p>Both parties have agreed that no modifications are necessary to address cross boundary issues related to housing allocations close to the administrative boundary.</p>	<p><b>Agreed</b> March 2024</p>
<p><b>Economy</b></p> <p>The parties <b>agree</b> that there is no material overlap between the Functional Economic Market Area (FEMA) centred on Canterbury, and the FEMA for Dover and Folkestone and as such our FEMAs are fully contained within our district areas for the purposes of plan making.</p> <p>It is <b>agreed</b> that each party will meet its own employment needs.</p> <p>As part of the CCC draft Local Plan, employment development at Canterbury Business Park is proposed. The parties are working together to address any cross boundary impacts that may arise from this potential site allocation.</p> <p><b>Town Centres</b></p> <p>The parties <b>agree</b> that there is some overlap in the Districts' retail catchments. It is <b>agreed</b> that the proposed allocations within the draft Local Plans will have no material impact on the retail catchments or on each others' retail needs.</p>			

<p>Economic Market Area:</p>	<p>CCC EDTS (October 2020)</p> <p>DDC Economic Development Needs Assessment (2017) To be updated in 2021.</p>	<p>Both parties are involved in the preparation of Economic Assessments and have agreed with the other parties' conclusions regarding FEMAs.</p> <p>Both parties have <b>agreed</b> to prepare our Local Plans on the basis of separate FEMAs.</p>	<p><b>Agreed</b> March 2021</p>
<p>Retail Needs</p>	<p>CCC Retail and Leisure Study (2020)</p> <p>Dover Retail and Leisure Needs Assessment 2018</p>	<p>Both parties are involved in the preparation of Retail Assessments and have agreed with the other parties' conclusions regarding catchments.</p> <p>Both parties agree that the proposed allocations within the draft Local Plans will have no material impact on the retail catchments or on each</p>	<p><b>Agreed</b> October 2022.</p>

		others' retail needs.	
<p><b>Infrastructure</b></p> <p>The parties <b>agree</b> that strategic transport issues include the A2, the implications of the Lower Thames Crossing and improvements to key junctions and interchanges on the A2 including Brenley Corner, A2 Lydden to Dover dualling, Whitfield Roundabout and Duke of York Roundabout.</p> <p>The parties <b>agree</b> that strategic education issues relate to the provision of secondary school education capacity in the Canterbury/north Dover area.</p>			

<p>Transport</p>	<p>CCC Infrastructure Delivery Plan (2019)</p> <p>CCC Draft Infrastructure Delivery Plan (2024)</p> <p>CCC Transport Strategy (2017)</p> <p>CCC Draft Transport Strategy (2024)</p> <p>CCC Local Plan 2040 Transport Modelling (in preparation)</p> <p>DDC Infrastructure Delivery Plans V3 July 2023</p> <p>Transport for the South East Transport Strategy (2020)</p> <p>Dover and Deal Transport Model Local Plan Forecasting Reports</p>	<p>The parties will continue to share information and engage on emerging transport modelling, working with KCC and others on evidence for our Local Plans, to determine respective impacts and mitigation solutions where necessary.</p> <p>The parties have cooperated on input to the Transport for the South East Transport Strategy and on representations to the Lower Thames Crossing.</p> <p>The parties have prepared a separate SoCG on these issues working with other relevant partners</p>	<p><b>Ongoing</b></p>
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<p>Education</p>	<p>CCC Infrastructure Delivery Plan (2019)</p> <p>CCC Draft Infrastructure Delivery Plan (2024)</p> <p>DDC Infrastructure Delivery Plan V3 July 2023</p> <p>KCC School Commissioning Plans</p>	<p>It has been agreed that strategic education issues relate to the provision of secondary school education capacity in the Canterbury/north Dover area. However, KCC Education are currently content that both the CCC and DDC Local Plans continue with the approach to accommodate secondary capacity within their own administrative areas.</p>	<p><b>Agreed</b> February 2024</p>
<p><b>Environment</b></p> <p>The parties <b>agree</b> that recreational impacts could have an adverse impact on the species for which the Thanet Coast SPA has been designated.</p>			



<p>Habitats Regulations Issues:</p> <ul style="list-style-type: none"> <li>- Thanet Coast and Sandwich Bay SPA</li> </ul>	<p>CCC's Thanet Coast and Sandwich Bay SPA Strategic Access Management and Monitoring Plan (2014)</p> <p>Thanet Coast and Sandwich Bay SPA SAMM March 2023</p>	<p>In developing our mitigation strategies, the parties have engaged on this issue, shared information and have <b>agreed</b> that parties agree that our respective strategies are effective.</p>	<p><b>Agreed</b> March 2021</p> <p>Work on updates to the strategies as part of new Local Plans <b>ongoing</b></p>
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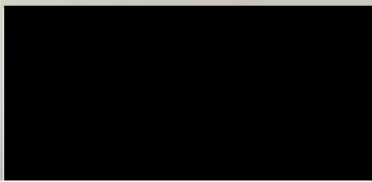
<p><b>Landscape</b></p> <p>The parties <b>agree</b> that the Kent Downs AONB Unit, of which the parties are full members, provides for an appropriately joined-up approach to management of the AONB.</p>			
<p>AONB</p>	<p>AONB Management Plan</p>	<p>The parties have cooperated on input to the AONB Management Plan.</p>	<p><b>Agreed</b> March 2021</p>

#### 4 Governance arrangements

- 4.1 This SOCG will be published and kept up-to-date by the parties as a record of where agreement has or has not been reached on strategic issues.
- 4.2 The parties will meet to discuss these issues via the East Kent Duty to Co operate bi-monthly meetings and also via meetings between the two authorities, bringing in other parties where necessary. The SOCG will be updated as changes take place on these strategic issues or where new strategic issues arise.

## 5 Signatories/declaration

**Signed on behalf of Canterbury City Council**



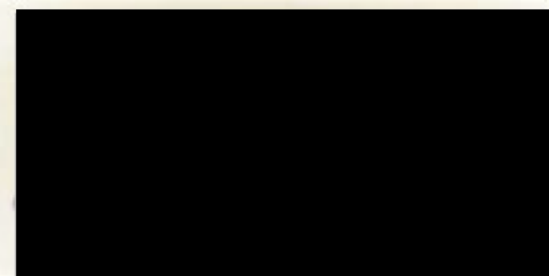
***Andrew Thompson***

**Position:**

**Corporate Policy and Strategy  
Manager**

**Date: 21.03.2024**

**Signed on behalf of Dover District Council**



**Position:**

**Planning Policy and Projects  
Manager**

**Date: 21.03.2024**