

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 2023
- 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 ¹	Status
<p>Housing</p> <p>The parties agree 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>The most recently published housing figure for DDC currently stands at 611 new homes a year (10,998 over the plan to 2040).</p> <p>CCC is in the process of reviewing its housing requirement. The Local Housing Need figure is currently 1,120dpa.</p> <p>It is agreed that each party will meet its own housing needs.</p> <p>As part of their draft Local Plans, CCC and DDC have proposed site allocations for housing close to the administrative boundary, at Adisham/Aylesham. The parties are working together to address any cross boundary impacts that may arise from these potential site allocations.</p>			
Housing Market Area	CCC SHMA (2018). DDC SHMA (2019)	Both parties are involved in the preparation of SHMAs and have agreed with the other parties' conclusions regarding HMAs. The parties have agreed to prepare our Local Plans on the basis of separate HMAs.	Agreed March 2021

¹ Further information on the governance processes can be found in section 4.

Meeting Housing Needs	<p>CCC SHMA (2018).</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 agree we will meet housing needs within our own areas.</p>	Agreed March 2021
<p>Site allocations with cross-border implications:</p> <p>i) Land to the South of Aylesham</p> <p>ii) Land at Cooting Farm</p> <p>iii) Aylesham South</p>	<p>DDC Local Plan Regulation 19 Policy SAP24</p> <p>CCC draft Local Plan Policy R1</p> <p>CCC draft Local Plan Policy R20</p>	<p>The parties will continue to share information, work collaboratively and engage on impacts and mitigation solutions where necessary.</p>	<p>Agreed March 2023 (subject to amendments set out in Section 3)</p> <p>Ongoing</p> <p>Ongoing</p>
<p>Economy</p> <p>The parties agree 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 agreed 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>Town Centres</p> <p>The parties agree that there is some overlap in the Districts' retail catchments. It is agreed 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>			

Economic Market Area:	<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 agreed to prepare our Local Plans on the basis of separate FEMAs.</p>	Agreed March 2021
Retail Needs	<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 others' retail needs.</p>	Agreed October 2022.
<p>Infrastructure</p> <p>The parties agree that strategic transport issues include the A2, the implications of the Lower Thames Crossing and improvements to key junctions and interchanges</p>			

on the A2 including Brenley Corner, A2 Lydden to Dover dualling, Whitfield Roundabout and Duke of York Roundabout.

The parties **agree** that strategic education issues relate to the provision of secondary school education capacity in the Canterbury/north Dover area.

The parties agree that further cross boundary infrastructure requirements resulting from CCC proposed development at Aylesham/Adisham require further collaborative working between the parties and infrastructure providers and, if necessary, the parties will work constructively together to ensure that any necessary infrastructure can be delivered effectively to support growth.

<p>Transport</p>	<p>CCC Infrastructure Delivery Plan (2019)</p> <p>CCC Transport Strategy (2017)</p> <p>CCC Local Plan 2040 Transport Modelling (in preparation)</p> <p>DDC Infrastructure Delivery Plans (In preparation)</p> <p>Transport for the South East Transport Strategy (2020)</p> <p>Dover and Deal Transport Model Local Plan Forecasting Report (in preparation)</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</p>	<p>Ongoing</p>
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		partners.	
Education	<p>CCC Infrastructure Delivery Plan (2019)</p> <p>DDC Infrastructure Delivery Plan (In preparation)</p> <p>KCC School Commissioning Plans</p>	The parties will share information and engage on education infrastructure requirements, working with KCC and others, on evidence for our Local Plans to determine respective impacts and proportionate mitigation necessary.	Ongoing
<p>Environment</p> <p>The parties agree that recreational impacts could have an adverse impact on the species for which the Thanet Coast SPA has been designated.</p> <p>Natural England has raised water quality concerns in relation to the Stodmarsh European Site. The parties are working together to understand the geography of this issue and whether it could be a key strategic matter for subsequent SOCG.</p>			
<p>Habitats Regulations Issues:</p> <ul style="list-style-type: none"> - Thanet Coast and Sandwich Bay SPA 	<p>CCC's Thanet Coast and Sandwich Bay SPA Strategic Access Management and Monitoring Plan (2014)</p> <p>DDC Thanet Coast Mitigation Strategy (2012) Updated Mitigation Strategy (2020)</p>	In developing our mitigation strategies, the parties have engaged on this issue, shared information and have agreed that parties agree that our respective strategies are effective. DDC is currently preparing an updated mitigation strategy and the parties will continue to engage on the matter.	<p>Agreed March 2021</p> <p>Work on updates to the strategies as part of new Local Plans ongoing</p>

- Stodmarsh European protected site	NE Advice Note (2020)	DDC is now excluded from the catchment.	Agreed October 2022.
Landscape			
The parties agree 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.			
AONB	AONB Management Plan	The parties have cooperated on input to the AONB Management Plan.	Agreed March 2021

3 Agreed amendments to Dover District Local Plan Regulation 19

3.1 In response to DDC's Regulation 19 Local Plan Publication, CCC made a representation (1312) requesting changes to Policy SAP24 – Land to the South of Aylesham (AYL003), to secure connections with the site to the south-west which is a draft proposal in the draft Canterbury Local Plan.

The following additional modification has been agreed between the parties and is included in the schedule of additional modifications to be submitted by Dover District Council for examination.

Proposed new text with underline
~~Proposed deleted text with strikethrough~~
Explanations of change in italics

Amendments proposed to the supporting text of Policy SAP24

~~4.201 Strategic Site Allocations Policy 24 allocates this site for development in accordance with the growth and settlement strategy set out in the Plan.~~

4.202 Due to the strategic nature of the proposals, a masterplan for the site is required to set out the quantum and distribution of land uses, access, sustainable design and layout principles. This should be prepared by the landowner/developer, working jointly with the Council and key stakeholders. The policy below sets out the detailed requirements for this masterplan.

4.203 When considering the masterplan of this site, it will be important to take into account the status and stage of the emerging Canterbury District Local Plan. Canterbury City Council's Regulation 18 Local Plan (October 2022) proposed draft housing and country park allocations to the south of this site. If these plans progress towards adopted site allocation policies, it will be critical that the masterplan for this site includes appropriate connectivity between the two areas, particularly in terms of sustainable transport and ecology, to ensure that a holistic development is created in accordance with good placemaking principles. This may result in the need to be flexible regarding the provision of the landscape buffer to the south and west of the site.

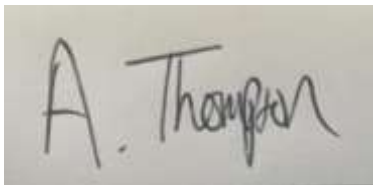
4.204 An indicative site plan is provided below for context-, but does not take into account potential proposals mentioned above due to the current stage of the emerging Canterbury District Local Plan.

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: 29.03.2023

**Signed on behalf of Dover District
Council**

A handwritten signature in black ink on a light-colored background. The signature is cursive and appears to read 'A. C. C. C.' with a large, sweeping underline that loops back under the first letter.

**Position:
Planning Policy and Projects Manager**

Date: 10.03.2023