

Statement of Common Ground

Thanet District Council and Dover District Council

1. Overview

- 1.1 This Statement of Common Ground (SOCG) reflects the agreed position 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 TDC 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 TDC and DDC are:

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

Key Strategic Matters	Evidence	Process ¹	Status
<p>Housing</p> <p>The Dover SHMA identifies a Housing Market Area centred on Dover and Folkestone. The Thanet SHMA identifies a housing market area including parts of Dover and Canterbury.</p> <p>The parties agree that, in terms of sustainability, service provision and meeting housing need, the best approach is to locate new housing as close to the point of need as possible. It is agreed that each party will seek to meet its own housing needs.</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). DCC is intending to meet this housing need within Dover District.</p> <p>The most recent published housing figure for Thanet stands at 1,085 new homes a year (21,700 to 2040). TDC is intending to meet their housing need within Thanet District.</p>			
Housing Market Area	TDC SMHA (2021) DDC SHMA (2019)	Both parties are involved in the preparation of SHMAs and have noted the other party's conclusions regarding HMAs.	Agreed April 2022
Meeting Housing Needs	TDC SHMA (2020) DDC SHMA (2017; Partial	Both parties agree we will meet housing needs within our own areas.	Agreed April 2022

¹ Further information on the governance processes can be found in section 3.

	update 2019) Both parties annual Housing Information Audit		
<p>Economy</p> <p>. The FEMA for Thanet has been identified as including some areas of Dover. Dover's core FEMA is relatively self-contained, with market areas and flows generally not extending too far beyond the authority boundary.</p> <p>TDC and DDC have commissioned work to inform the level of employment that should be planned for through its Local Plan update and it is the Councils intention to identify sufficient land to fully meet that level of employment.</p> <p>It is agreed that each party will meet its own employment needs.</p> <p>Town Centres</p> <p>The parties agree that there is some overlap in the Districts' retail catchments. It is agreed that the impact of new retail development will be considered, if additional land, over and above existing Local Plan allocations, is proposed to be allocated for retail development.</p>			
Economic Market Area:	TDC "Economic Development in Thanet" 2018 Economic Need Discussion Paper 2021 DDC Economic Development Needs Assessment 2021	Both parties are involved in the preparation of Economic Assessments and have noted the other parties' conclusions regarding FEMAs. Both parties have agreed to prepare our Local Plans on the basis of separate FEMAs.	Agreed April 2022
Retail Needs	Thanet Retail & Leisure Study Update 2021 Dover Retail and Leisure Needs Assessment	Both parties are involved in the preparation of Retail Assessments and have agreed with the other	Ongoing

	2018 and Update 2021	parties' conclusions regarding catchments. Both parties agree to consider the impact of additional allocations, over and above existing Local Plan allocations, for retail development	
<p>Infrastructure The parties agree that the strategic transport issues include the A256 corridor and transport evidence will need to consider whether upgrades are required to support growth and economic development</p> <p>The parties agree that strategic education issues relate to the provision of secondary school education capacity in the Westwood/Margate and/north Dover area/Sandwich.</p>			
Transport	TDC Infrastructure Delivery Plan (under review) DDC Infrastructure Delivery Plans (In preparation) Transport for the South East Transport Strategy (2020) Dover and Deal Transport Model Local Plan Forecasting Reports 2021 (2022 Update in preparation)	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.	Ongoing
Education	TDC Infrastructure	The parties will share information	Ongoing

	<p>Delivery Plan (under review)</p> <p>DDC Infrastructure Delivery Plan (In preparation)</p> <p>KCC School Commissioning Plans</p>	<p>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.</p>	
<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>Habitats Regulations Issues:</p> <ul style="list-style-type: none"> - Thanet Coast and Sandwich Bay SPA 	<p>TDC strategy - together with Canterbury City council, TDC has established Bird Wise East Kent to address the impacts of informal recreation on the SPA</p> <p>DDC Thanet Coast Mitigation Strategy (2012) Updated Mitigation Strategy (in progress)</p>	<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>	<p>Agreed April 2022</p> <p>Work on updates to the strategies as part of new Local Plans ongoing</p>

3 Governance arrangements

- 3.1 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.

3.2 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.

4 Signatories/declaration

Signed on behalf of Thanet District Council

AP Verrall

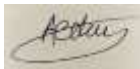
Position:

Strategic Planning Manager

Date:

April 2022

Signed on behalf of Dover District Council



Position:

Planning Policy and Projects Manager

Date: April 2022