

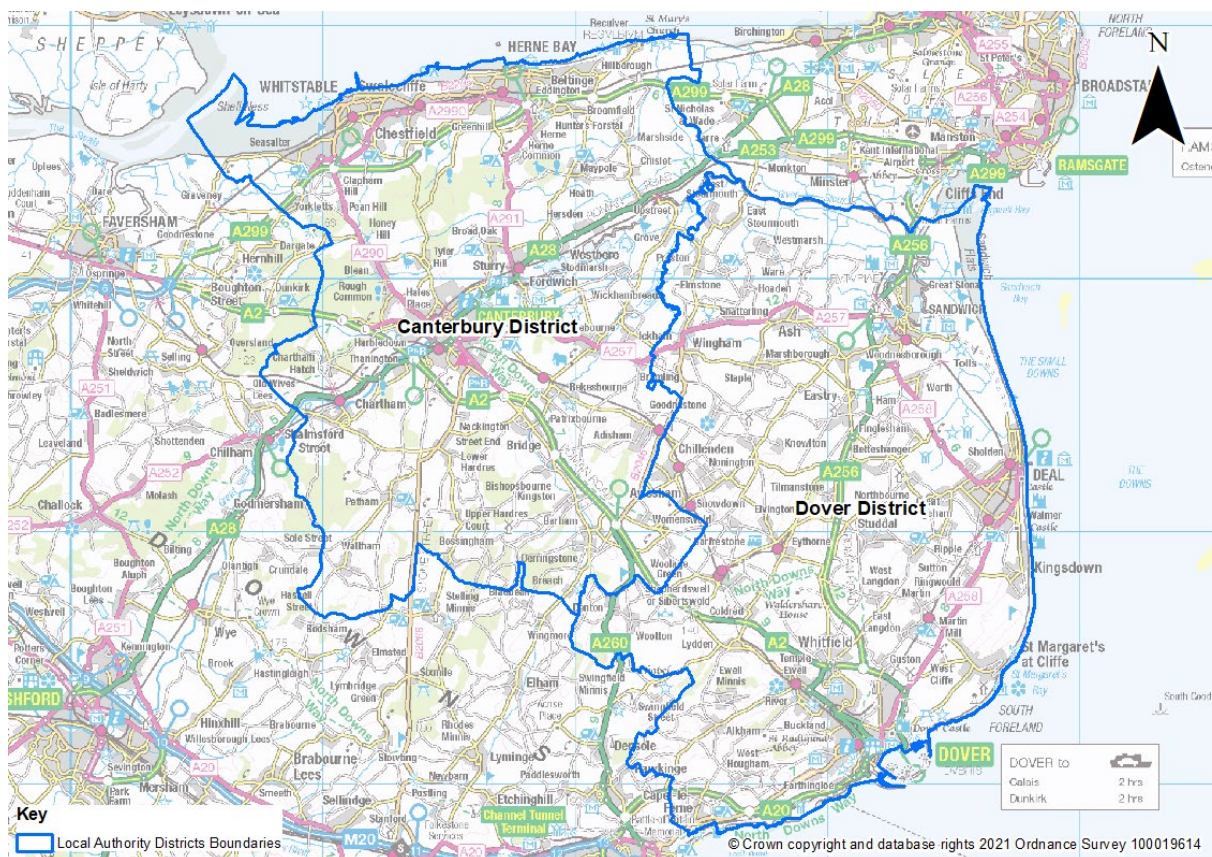
# Statement of Common Ground

## Canterbury City Council and Dover District Council

### 1. Overview

- 1.1 This Statement of Common Ground (SOCG) reflects the agreed position between the parties.
- 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>The most recently published housing figure for DDC currently stands at 596 new homes a year (11,920 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 <b>agreed</b> that each party will meet its own housing needs.</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 <b>agreed</b> to prepare our Local Plans on the basis of separate HMAs.	<b>Agreed</b> March 2021
Meeting Housing Needs	CCC SHMA (2018). Currently being reviewed.	Both parties are involved in the preparation of SHMAs and have	<b>Agreed</b> March 2021

<sup>1</sup> Further information on the governance processes can be found in section 3.

	DDC SHMA (2017; Partial update 2019)  Both parties annual Housing Information Audit	agreed with the other parties' conclusions regarding HMAs.  Both parties <b>agree</b> we will meet housing needs within our own areas.	
<p><b>Economy</b> 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><b>Town Centres</b> The parties <b>agree</b> that there is some overlap in the Districts' retail catchments. It is <b>agreed</b> 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:	CCC EDTS (October 2020)  DDC Economic Development Needs Assessment (2017) To be updated in 2021.	Both parties are involved in the preparation of Economic Assessments and have agreed with the other parties' conclusions regarding FEMAs.  Both parties have <b>agreed</b> to prepare our Local Plans on the basis of separate FEMAs.	<b>Agreed</b> March 2021
Retail Needs	CCC Retail and Leisure Study (2020)	Both parties are involved in the preparation of Retail	<b>Ongoing</b>

	Dover Retail and Leisure Needs Assessment 2018	Assessments and have agreed with the other 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><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>			
Transport	CCC Infrastructure Delivery Plan (2019)  CCC Transport Strategy (2017)  CCC Local Plan 2040 Transport Modelling (in preparation)  DDC Infrastructure Delivery Plans (In preparation)  Transport for the South East	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.  The parties have	<b>Ongoing</b>

	<p>Transport Strategy (2020)</p> <p>Dover and Deal Transport Model Local Plan Forecasting Report (in preparation)</p>	<p>cooperated on input to the Transport for the South East Transport Strategy and on representations to the Lower Thames Crossing.</p>	
Education	<p>CCC Infrastructure Delivery Plan (2019)</p> <p>DDC Infrastructure Delivery Plan (In preparation)</p> <p>KCC School Commissioning Plans</p>	<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.</p>	<b>Ongoing</b>
<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>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"> <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>DDC Thanet Coast Mitigation Strategy (2012)</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. DDC is</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>

	Updated Mitigation Strategy (2020)	currently preparing an updated mitigation strategy and the parties will continue to engage on the matter.	
- Stodmarsh European protected site	NE Advice Note (2020)	Work together through the PAS facilitated discussions, to understand whether there is an impact, the extent of any impacts and any mitigation that may be required to address this.	Ongoing
<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>			
AONB	AONB Management Plan	The parties have cooperated on input to the AONB Management Plan.	<b>Agreed</b> March 2021

### 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 Canterbury City Council**



**Simon Thomas**

**Position:**

**Head of Planning**

**Date: XX April 2021**

**Signed on behalf of Dover District Council**

**A. Taylor**

**Position:**

**Planning Policy and Projects Manager**

**Date: 21.04.21**