

# Statement of Common Ground

## Dover District Council and Folkestone & Hythe District Council

### 1. Overview

- 1.1 This Statement of Common Ground (SOCG) reflects the agreed position between the parties, Dover District Council (DDC) and Folkestone & Hythe District Council (FHDC) as of October 2022. It is an update a previously agreed SoCG dated December 2019.
- 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 FHDC 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 DDC and FHDC are:

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

Key Strategic Matters	Evidence	Process <sup>1</sup>	Status
<p><b>Housing</b></p> <p>PBA prepared the February 2017 Dover Strategic Housing Market Assessment ('the 2017 SHMA') as part of a joint commission with Folkestone &amp; Hythe District Council (FHDC). DDC then commissioned an update of the Part 2 of the SHMA in 2019.</p> <p>Both the 2017 SHMAs identified that on balance Dover and Folkestone and Hythe form a reasonable HMA for assessing housing needs. The SHMAs set out the housing requirement for each district independently. However, following the publication of revised national guidance on standard methodology in February 2019 the annual targets were amended.</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). DDC is intending to meet this housing need within Dover District.</p> <p>The FHDC Core Strategy review (adopted in March 2022) average annual target is 738 homes a year over the plan period to 2036/37. This is set out in a stepped trajectory over four phases as follows: 2019/20 to 2023/24 – 622 dwellings a year; 2024/25 to 2028/29 – 885 dwellings a year; 2029/30 to 2033/34 – 730 dwellings a year; 2034/35 to 2036/37 – 700 dwellings a year.</p> <p>The parties <b>agree</b> that the HMAs are fully contained within separate district areas for the purposes of plan making. It is <b>agreed</b> that each party will meet its own housing needs.</p>			
Housing Market Area	FHDC SHMA (2018)	Both parties are involved in the preparation of SHMAs and have agreed with the other parties' conclusions	<b>Agreed</b> May 2022

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

Key Strategic Matters	Evidence	Process <sup>1</sup>	Status
	DDC SHMA (2017; Partial update 2019)	regarding HMAs. The parties have <b>agreed</b> to prepare Local Plans on the basis of separate HMAs.	
Meeting Housing Needs	FHDC SHMA (2018).  DDC SHMA (2017; Partial update 2019)  Both parties annual Housing Information Audit (HIA)	Both parties are involved in the preparation of SHMAs and have agreed with the other parties' conclusions regarding HMAs.  Both parties <b>agree</b> to meet housing needs within their own areas.	<b>Agreed</b> (May 2022)
<p><b>Economy</b></p> <p>The parties <b>agree</b> that the Functional Economic Market Area (FEMA) for Dover and Folkestone do overlap but that the Dover's core FEMA is relatively self-contained, with market areas and flows generally not extending too far beyond the authority boundary. It is agreed that the FEMAs are fully contained within each 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></p> <p>The parties <b>agree</b> that there is some overlap in the Districts' retail catchments.</p> <p>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>			

Key Strategic Matters	Evidence	Process <sup>1</sup>	Status
Economic Market Area:	<p>FHDC Economic Development Strategy 2015-2020 and Otterpool Employment Land Needs Assessment 2018</p> <p>DDC Economic Development Needs Assessment 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>	<b>Agreed May 2022</b>
Retail Needs	<p>FHDC Retail and Leisure Needs Assessment 2018 and 2019 updates</p> <p>Dover Retail and Leisure Needs Assessment 2018 and Update 2021</p>	<p>Both parties have prepared Retail and leisure needs Assessments and have agreed with the other parties' conclusions regarding catchments.</p> <p>Both parties agree to consider the impact of additional allocations, over and above existing Local Plan allocations, for retail development</p>	<b>Agreed May 2022</b>
<p><b>Infrastructure</b></p> <p><b>Highways</b></p>			

Key Strategic Matters	Evidence	Process <sup>1</sup>	Status
<p>The parties <b>agree</b> that strategic highway transport issues include the M20, the A20/Spitfire Way/Alkham Valley Road interchange, A2 Lydden to Dover dualling and Whitfield Roundabout and Duke of York Roundabouts.</p> <p>DDC are working with National Highways, KCC and other neighbours to address A2 issues, and the DDC Local Plan will specifically address Whitfield Roundabout and Duke of York Roundabout mitigation to meet needs of Local Plan growth.</p> <p>With regards to A20/Spitfire Way/Alkham Valley Road, the FHDC CS Review (and Otterpool Park new garden settlement) traffic modelling assessed the impacts with regards to the whole CS growth scenario, which lead to the adoption of a ‘Manage and monitor’ approach. FHDC have prepared potential mitigation design and costing proposals for the junction. Initial modelling has been carried out by DDC of the impact of DDC Local Plan growth and shared with NH and KCC. It is <b>agreed</b> that further discussion between both parties, NH and KCC is required.</p> <p><b>Rail</b></p> <p>With regards to rail it is <b>agreed</b> that in order to meet the demand for increased patronage for High Speed rail services FHDC and DDC (working alongside other east Kent authorities) shall lobby the train operating company to increase the capacity on the High Speed service, to ensure that the capacity exists to serve the additional demand created from new development.</p> <p>From DDC’s perspective, it is also vital that any new service provision at Westenhanger Station is phased at an appropriate point for the wider Otterpool Park new garden settlement development and does not come forward prior to sufficient demand. Accordingly, sufficient flexibility should be incorporated into the phasing of such provision to account for any unexpected delays to the development or prejudice services to Dover.</p> <p><b>Education</b></p> <p>The parties <b>agree</b> that strategic education issues relate to the provision of secondary school education capacity in the south Dover/ East Folkestone area. Both parties will continue to work together with KCC Education.</p> <p><b>Water Supply</b></p>			

Key Strategic Matters	Evidence	Process <sup>1</sup>	Status
<p>Affinity Water<sup>2</sup> manages its water supplies as a single Water Resource Zone (WRZ) which covers large proportions of the administrative areas of both FHDC and DDC.</p> <p>Affinity Water's Water Resource Management Plan was adopted in April 2020 and covers the period from 2020-2080. Affinity Water have confirmed that they will require some license changes and infrastructure schemes in Dover District to meet the growth set out in the emerging Local Plan and that planned growth within the region to 2080, and specifically to incorporate growth across Folkestone &amp; Hythe District as set out in the Core Strategy Review Local Plan to 2037, and Dover Local Plan to 2040 has been accounted for within their WRMP.</p>			
Transport	<p>FHDC Infrastructure Delivery Plan (2019)</p> <p>FHDC – <a href="#">Various Transport Assessments</a> for Otterpool Park and Shepway Transport Modelling for Core Strategy (<a href="#">Including Spitfire Way Junction design</a>)</p> <p>DDC Infrastructure Delivery Plan (In preparation)</p> <p><a href="#">Dover and Deal Transport Model Local Plan Forecasting Reports 2021</a></p>	<p>The parties will continue to share information and engage on emerging transport modelling, working with KCC, National Highways and others on evidence for DDC Local Plan, and the 'manage and monitor' provisions in the FHDC CSR 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 will continue to do so on the emerging Local Transport Plan (LTP5).</p> <p>The parties will continue to cooperate on all infrastructure matters such as Water Supply.</p>	<b>Ongoing</b>

<sup>2</sup> There are two minor imports from South East Water and Southern Water for emergency purposes.

Key Strategic Matters	Evidence	Process <sup>1</sup>	Status
	<p>(2022 Update in preparation)</p> <p>Transport for the South East Transport Strategy (2020)</p> <p>Local Transport Plan 5 (emerging) KCC</p>		
Education	<p>FHDC 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 Local Plans to determine respective impacts and proportionate mitigation necessary.</p>	<b>Ongoing</b>
Water Supply	<p><a href="#">Affinity Water WRMP 2020</a></p> <p>FHDC Infrastructure Delivery Plan (2019)</p> <p>DDC Infrastructure Delivery Plan (In preparation)</p>	<p>The parties will share information and engage on water supply infrastructure requirements, working with Affinity Water and others, on evidence for Local Plans to determine respective impacts and proportionate mitigation necessary.</p>	<b>Agreed May 2022</b>

Key Strategic Matters	Evidence	Process <sup>1</sup>	Status
<p><b>Environment and Landscape</b></p> <p>Natural England has raised water quality concerns in relation to the Stodmarsh European Site. This advice is no longer relevant to Dover District.</p> <p>Regarding the impact of growth within Folkestone &amp; Hythe district on water quality, this was fully addressed through the Folkestone &amp; Hythe Core Strategy Review examination and through a separate Statement of Common Ground between FHDC and Natural England dated December 2020.</p> <p>The parties <b>agree</b> that the Kent Downs AONB Unit, of which the parties are full members of the Joint Advisory Committee, provides for an appropriately joined-up approach to management of the AONB.</p> <p>The parties <b>agree</b> that the establishment of the White Cliffs Countryside Partnership provides for an appropriately joined-up approach to management of the heritage coast.</p>			
AONB	AONB Management Plan 2021	The parties have cooperated on input to the AONB Management Plan adopted in 2021	<b>Agreed May 2022</b>
Heritage Coast	WCCP	The White Cliffs Countryside Partnership was created to help conserve, enhance and celebrate the special coast and countryside of Dover and Folkestone & Hythe districts.	<b>Agreed May 2022</b>

### 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 Folkestone and Hythe District Council**

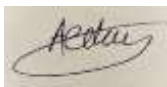


**Position:**

**Strategy, Policy & Performance Lead Specialist**

**Date: 5<sup>th</sup> October 2022**

**Signed on behalf of Dover District Council**



**Ashley Taylor**

**Position:**

**Planning Policy and Projects Manager**

**Date: 6<sup>th</sup> October 2022**