SHEPWAY CORE STRATEGY EXAMINATION:
STATEMENT OF COMMON GROUND:

SHEPWAY DISTRICT COUNCIL
&
KENT COUNTY COUNCIL

1 INTRODUCTION

1.1 This Statement of Common Ground sets out the agreed position of Shepway District Council (SDC) and Kent County Council (KCC) regarding the soundness of the Core Strategy, and in particular policies on the distribution of development, housing and the strategic approach to infrastructure.

1.2 SDC is responsible for the preparation of the Local Development Framework Core Strategy, the leading part of the statutory development plan for the district.

1.3 Kent County Council is responsible for the provision of a wide range of services in Shepway including its role as the Highway Authority for the district, planning for minerals and waste, and a wide range of other duties in Shepway including as the major social/community infrastructure provider.

1.4 Accordingly, regular discussions have been held between Shepway and Kent officers from the outset of the district’s Core Strategy. This includes focused dialogue before and after the publication of the Core Strategy in July 2011.

1.5 The following common ground is consistent with, but does not repeat, KCC’s representations on the publication 2011 Core Strategy, the KCC and SDC April 2012 responses to the Inspector’s Matters, Issues and Questions (MIQ) and communication in the intervening period.

1.6 There are very extensive common grounds between the parties across the Core Strategy. This statement outlines the main areas of agreement; and in doing so it complements the position of parties on specific, detailed, issues as documented elsewhere (notably in MIQs and submitted document Y1).

2 EVIDENCE BASE

2.1 A number of studies referred to in the SDC and KCC responses to the Inspector’s MIQs were prepared or used collectively. Relevant documents are listed below.

2.2 The following are the main Core Strategy documents prepared by KCC, or where they were a lead party:

- A4: SHLAA protocol
- A9: The Retail Need Assessment Study
- A10: Folkestone Town Centre Spatial Strategy
- A88: Population and Demographics report

2.3 The following are some of the other major Core Strategy documents where KCC inputted:

- A6: East Kent SHMA
- A8: Employment Land Review
2.4 KCC were consulted on and accept the Record of Cooperation document submitted in January 2012 to demonstrate Core Strategy accordance with the Duty to Cooperate [G16].

2.5 These documents and discussions have led to a shared understanding of development needs in Shepway, which in turn has resulted in much common ground, including on the major Core Strategy policies below.

3 MAIN AREAS OF COMMON GROUND

Policy SS1

3.1 KCC and SDC agree on the pattern of development for the district in publication Core Strategy policy SS1 and the supporting concept of the Strategic Corridor.

Policy SS2

3.2 KCC and SDC agree on the quantity of dwellings and associated ‘brownfield land’ requirement in publication Core Strategy policy SS2.

Policy SS4

3.3 KCC and SDC agree there is a need to improve the quality and choice of employment sites and support town and smaller centres as represented in publication Core Strategy policy SS4.

Policy SS5

3.4 KCC and SDC agree on the need to secure developer contributions, to minimise impacts on infrastructure, to manage demand before creating additional infrastructure requirements, and the strategic approach to transportation, as represented in publication Core Strategy policy SS5. It is agreed the Shepway Core Strategy provides a suitable broad basis for future joint working on infrastructure delivery.

Other policies

3.5 Additional to the major areas of agreement that the publication Core Strategy is sound, as set out above, KCC and SDC further agree that selected explanatory text amendments (including cross referencing and factual updating) could prove beneficial to the final adopted plan. This avenue is expected to prove capable of dealing, if necessary, with the limited number of other SDC –KCC issues that have been raised.

4. AGREED

Officer on behalf of Kent County Council: [signature] Date: 20/4/12
Name and position: Director of Planning and Environment

Officer on behalf of Shepway District Council: [signature] Date: [complete]
Name and position: [complete] Head of Planning Services