

**Statement of Common Ground
Folkestone & Hythe District Council and Kent County Council**

Version Control

Version Number	Date	Officer(s)	Update Information
0.1	30/09/2019	Andy Smith- KCC	First draft based on guidance, prior work and advice from KCC and FHDC
0.2	14/10/2019	Andy Smith- KCC Katie Chantler- KCC	Amendments based on feedback from KCC service leads and review
0.3	15/10/2019	Andy Smith- KCC Sarah Platts- KCC	Amendments made based on feedback and review
0.4	04/11/2019	James Hammond- Folkestone and Hythe	Additions and feedback
0.5	18/11/2019	Strategic Planning and Infrastructure team	Further feedback and amendments
0.6	04/02/2019	Strategic Planning and Infrastructure team	Final revisions before sign off process

Contents

- 1. Overview**
- 2. Key Matters**
- 3. Summary of Actions**
- 4. Governance Arrangements**

1. Overview

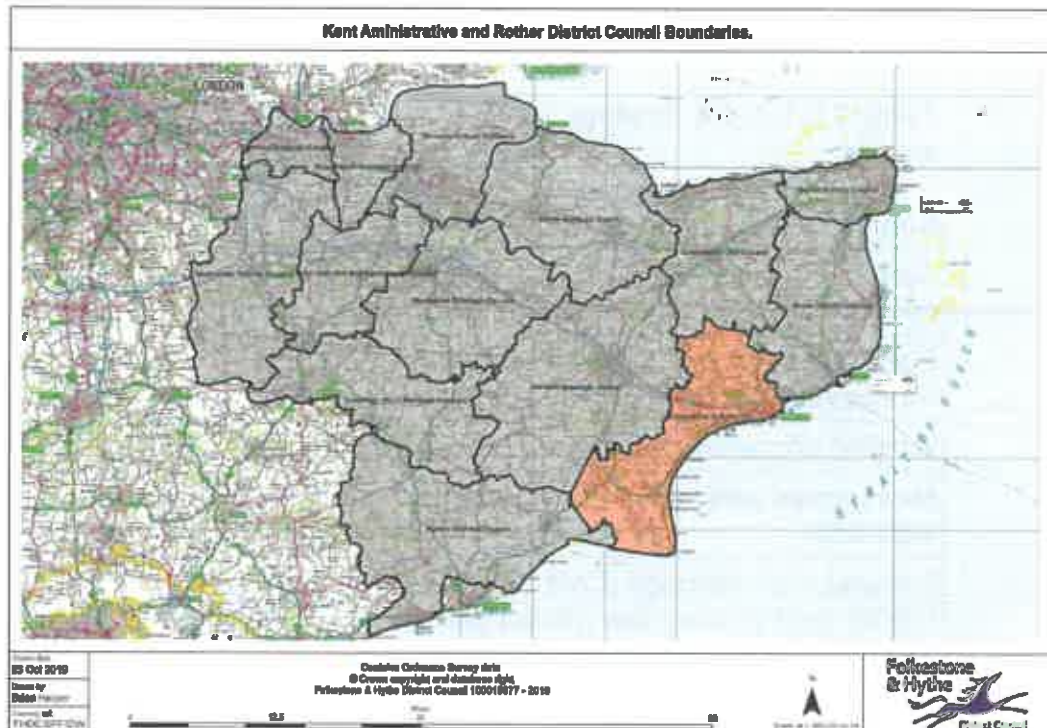
- 1.1. This Statement of Common Ground (SoCG) has been prepared by Kent County Council (KCC) and Folkestone & Hythe District Council (FHDC). It sets out the position and understanding with respect to policy matters – including key, relevant Duty to Cooperate matters and agreed actions to resolve outstanding matters. It is not binding on either party.**
- 1.2. The purpose of this SoCG is to set out the basis on which KCC and FHDC have actively and positively agreed to work together to meet the requirements of the Duty to Cooperate. This statement also describes the established mechanisms for ongoing cooperation on strategic matters. FHDC has prepared their Core Strategy Review for submission in early 2020.**
- 1.3. Under section 33A of the Planning and Compulsory Purchase Act 2004 (amended by section 110 of the Localism Act 2011) and in accordance with the National Planning Policy Framework (NPPF) 2019, it is a requirement under the Duty to Cooperate for local planning authorities, county councils and other named bodies to engage constructively, actively and on an ongoing basis in the preparation of development plan documents and other local development documents. This is a test that local authorities need to satisfy at the Local Plan examination stage and is an additional requirement to the test of soundness.**
- 1.4. The Duty to Cooperate applies to strategic planning issues of cross boundary significance. Local authorities all have common strategic issues and as set out in the National Planning Practice Guidance (NPPG):**

“local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their plans for examination.”
- 1.5. The statutory requirements of the Duty to Cooperate are not a choice but a legal obligation. Whilst the obligation is not a duty to agree, cooperation should produce effective and deliverable policies on strategic cross boundary matters in accordance with the Government policy in the NPPF and practice guidance in the NPPG.**

2. Key matters

- 2.1. The NPPF defines the topics considered to be strategic matters (para 20). Those strategic matters relevant to FHDC and KCC are explored below.
- 2.2. The geographical relationship between Kent as the upper-tier authority and FHDC as the lower-tier authority is represented in Figure 2.1. Rother District, which falls within East Sussex County Council's administrative boundary, is also marked, as a separate SoCG between FHDC and Rother District Council (RDC) has been prepared.

Figure 2.2.1 Geographical relationship between FHDC (lower tier) and KCC (upper tier)



Housing

- 2.3. Government policy places much emphasis on housing delivery as a means for ensuring economic growth and addressing the current national shortage of housing. The NPPF is very clear that "strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period."
- 2.4. The Shepway and Dover Strategic Housing Market Assessment (SHMA) Part 1 report published in 2017 identified that Shepway District (now FHDC) falls within a Housing Market Area (HMA) that asserts that the strongest flows and links are with nearby Dover urban centre and Dover District more widely. Flows to the west of the district into Rother and Hastings are very weak.

- 2.5. Following changes to the NPPF and PPG, the planning policy team has been assessing how the district can meet the new housing need for the Core Strategy Review plan period. This has involved a number of areas of work, assessing past trends as well as reviewing current and future sources of housing supply.
- 2.6. The Government's new national formula calculated from household formation and housing affordability figures is published regularly by Office for National Statistics, and the most recently published figure for Folkestone & Hythe district currently stands at 738 new homes a year. FHDC's Regulation 19 Plan outlines a housing requirement for 13,285 new homes over plan period (to 2036/37). Meeting this target over the plan period will be provided for by development in Core Strategy Review, Places and Policies Local Plan, existing planning permissions and small sites.

Table 2.6.1: Core Strategy Review 2019/20-2036/37– elements of housing supply

Source of housing supply	Number of homes
Current planning permissions and sites under construction (with adjustment for lapsed permissions)	4,274
Places and Policies Local Plan and 2013 Core Strategy sites without planning permission	1,698
Windfall allowance (95 homes a year over 15 years)	1,425
New garden settlement (Core Strategy Review policies SS6-SS9)	5,925
Expansion of Sellindge (Core Strategy Review policy CSD9) (part of allocation without permission)	188
Total Core Strategy Review plan period	13,510

- 2.7. The County Council continues to support the growth ambitions of FHDC to meet local housing needs which have increased significantly to 738 homes a year to 2037, in accordance with the Government's standardised methodology. KCC notes that the proposed new garden settlement at Otterpool Park will make a significant contribution towards the overall housing requirement and the County Council looks forward to continuing the well-established collaborative working arrangements on the scheme as it moves forward.

Otterpool Park

- 2.8. The County Council has consistently supported the District Council's approach to delivering a new garden settlement at Otterpool Park, including through the submission of an Expression of Interest, in response to the Locally-Led Garden Villages, Towns and Cities Prospectus.

- 2.9. KCC welcomes and supports the ambitions outlined in the Otterpool Park Charter,¹ including the intention for the settlement to be a beacon of best practice environmentally. In the context of public buildings, for example schools, there will need to be consideration given to the impact these ambitions, and specifically the intention to adopt best practice, may have on both design costs and the longer-term impact on maintenance costs. Any additional costs that these requirements may create will need to be secured via developer contributions.
- 2.10. KCC supports a three tier planning approach to the delivery of Otterpool Park, which will include submission for approval of an outline stage, approval at key phases (including Design Codes) and finally Reserved Matters applications. County and District Officers will continue to collaborate and ensure as the Otterpool Park proposal progresses, all County Council services and infrastructure requirements to mitigate the impact of development will be captured in the planning, phasing and delivery of the new settlement.

Infrastructure

- 2.11. There are a number of cross-boundary infrastructure issues that have an impact on both district and county areas, including transportation (e.g. road, rail and sustainable travel), education, public health and social care, community and leisure services, public realm, water, wastewater and drainage (with associated implications on flood risk), minerals and waste management, public rights of way, heritage, biodiversity and environment, digital infrastructure (broadband) and energy. Relevant issues are discussed and explored at the Duty to Co-operate meetings between FHDC and KCC, as well as with other agencies/stakeholders including, but not limited to, Highways England, Homes England the Environment Agency and South East Kent Coast, Ashford and Canterbury's Clinical Commissioning Groups.
- 2.12. Current and future reform of Government policy relating to KCC service provision will impact infrastructure planning, funding and provision both during and beyond the plan period.

Transport- road and rail

- 2.13. In relation to road and rail infrastructure, FHDC and KCC are committed to continue working together in partnership with the relevant stakeholders, with the aim of ensuring the necessary improvements to support sustainable growth delivered in a timely manner over the period of the FHDC Local Plan.
- 2.14. Compulsory Purchase Order powers will be required to be enacted by Folkestone and Hythe District Council as planning authority for any highway infrastructure improvements that is required as a result of the development where Folkestone and Hythe District Council as landowner cannot reach an amicable purchase value with the landowner.

¹ Published November 2017

- 2.15. Otterpool Park will maximise opportunities to provide convenient, safe and direct walking and cycling connections between new residential properties and key destinations (i.e. Westenhanger Station, schools and local centres) and to connect with existing Public Rights of Ways and foot/cycleways beyond the new settlement boundaries, thus minimising trips by motorised modes on the internal and external networks and promoting healthy, active lifestyles.
- 2.16. A new Public Transport hub will be developed at Westenhanger Station improving sustainable connections via bus and rail for people living and working in Otterpool to access neighbouring towns and villages and further afield. In addition bus priority measures and dedicated car clubs for residents will also form part of the offer.
- 2.17. Despite the opportunities above highways modelling work already undertaken demonstrates that it will not be possible to sufficiently mitigate the traffic impacts just concentrating on sustainable modes and as such off site junction works will be required to cater for the additional vehicle trips generated by the development on the wider road network in the vicinity of the site.
- 2.18. Highway junctions adversely impacted upon by Otterpool Park Garden Settlement shall be upgraded/improved to provide additional capacity. The design of all junctions requiring improvement and the relative timing of any such improvement(s) to be implemented (the trigger point) is to be subject to agreement between the promoter and KCC as the Local Highway authority and/or Highways England. The associated highway works are to be implemented under a (future) S278 agreement with the responsible highway authority and secured as part of the S106 legal agreement.
- 2.19. In its response to the recent planning application for Otterpool Park² KCC requested that a Monitoring Strategy is prepared by the applicant for submission to (and consideration by) KCC, as the Local Highway Authority, to ensure there is an appropriate safeguard in place to require that future traffic levels are monitored to record the 'on the ground' distribution and volume of traffic generated by occupied development is as predicted by modelling work carried out to inform the original Transport Assessment. The outputs from the Monitoring Strategy shall be the subject of ongoing (future) discussion between FHDC and KCC as part of the Duty to Co-operate.
- 2.20. In order to meet the demand for increased rail patronage for High Speed rail services aligned to population growth across East Kent, and dependent on the outcome of the Williams Review into the rail industry, FHDC and KCC (working alongside other east Kent authorities) shall lobby the Department for Transport (DfT) to include an increase in the capacity of High Speed services. This shall be done through the responses of these authorities to the public consultation on the next contract for the South Eastern area, by the inclusion of such an increase in the new Train Service Requirement. *This will ensure*

² Otterpool Park Y19/0257/FH

that the capacity exists to serve the additional demand created from new development. FHDC and KCC both recognise that securing sufficient funding to deliver timely rail capacity and infrastructure improvement schemes is critical to sustainable growth.

- 2.21. KCC is working in partnership with FHDC and Network Rail to develop options for the development of the existing Westenhanger station site, so as to provide the additional station capacity required to accommodate 12-car trains on both Up and Down journeys. Such an increase in capacity is needed to serve the planned Otterpool Garden Town, for which projected housing growth is up to 10,000 new dwellings. A developed Westenhanger station would also require a new booking hall and other passenger facilities, as well as a station car park, all located on the south-east side of the present road-bridge intersection with the railway.
- 2.22. KCC is a founding member of Transport for the South East (TfSE), the emerging Sub-national Transport Body for the region. TfSE proposes to become a statutory body and will therefore hold various powers concurrently with KCC as the Local Transport Authority for the Kent area, if this is agreed by Government. TfSE has made a commitment to use powers at the most local level, with the consent of the constituent bodies. TfSE has developed a Transport Strategy for the South East, which sets a strategic vision for the South East region to 2050. Both KCC and FHDC will work with TfSE as this Strategy develops to ensure consistent implementation at a local level.

Transport- Sustainable Travel

- 2.23. The Local Highway Authority supports the statement that development shall 'provide wherever possible internal links within the site itself and external links to neighbouring sites to ensure there is ease of access by a range of transport modes to new and existing development/facilities within the village.'

The Local Highway Authority supports the statement that development shall 'deliver pedestrian and cycle enhancements to the A20 through (as a minimum) informal traffic-calming features at key locations'.³ The County Council supports the promotion of active travel links to local facilities. There is a growing body of evidence demonstrating that physical exercise in open green space as well as active travel can have a positive impact on mental health and wellbeing.

- 2.24. Any upgrade to bus services around Otterpool Park will need to improve the frequency of the service (up to 6 times an hour). These improvements to the bus service to mitigate the impact of the development must be funded through developer contributions and must be agreed with KCC as the Local Highway Authority, in consultation with Stagecoach East Kent and other bus service providers.

Education

- 2.25. Some pupils travel across the border to access education and in defining the education requirements for the Otterpool Park Garden Settlement, KCC as the Local Education Authority has been clear to explain it requires sufficient flexibility to be able to negotiate, agree and ultimately secure what represents the actual infrastructure requirement in what is a fluid context. The section 106 agreement is the appropriate mechanism to define the education infrastructure requirements.

- 2.26. It is advised that in order for the settlement to be self-sufficient for education provision and deliverable over the plan period, there may be a requirement for the safeguarding of land for the provision of two secondary schools within the site. For the wider masterplan of up to 10,000 homes, the education need is likely to consist of up to 13FE of secondary provision, eight 2FE of primary provision provided on site and up to 92 specialist education (SEN) places on site.

Social Care, Public Health and Prevention Services

- 2.27. The Kent Social Care Accommodation Strategy, launched in 2014, emphasizes a greater importance on people being able to live longer and more independently in their own homes, and less on institutional residential care. The Strategy is currently under review and this review will set the future need and strategic direction for the accommodation needs of residents in Kent and those that will require the support of Adult Social Care services. To fit with

³ KCC's response to Folkestone and Hythe District Council Core Strategy Review 2019

the objectives of the Strategy, all strategic sites for housing should put the emphasis on homes that are built and developed within the Lifetime Homes Standard and promote independent living with or without care and support. Further, the importance of considering the delivery of social care and public health alongside the wider health agenda will also be critical, and all these services will need appropriate provision. This will include the provision of employment and community space for the delivery of social care and public health and prevention services.

Community and Leisure Services

- 2.28. As the Otterpool Park proposal develops, the list of social and community requirements for the garden settlement will be subject to further discussion with KCC, given the scale of developer contributions that will be required for KCC-delivered services.
- 2.29. The County Council is pleased to see reference within the Core Strategy document to enhancing leisure opportunities, encouraging healthy lifestyles and active travel, along with provision of open spaces, sports pitches and recreation facilities. Reference in paragraph 2.37 to sports and leisure facilities that have, or are being, developed is welcomed, and the provision of such facilities should continue to keep pace with housing and population growth. The County Council would look for clear scoping of such intentions from the outset.

Public Realm

- 2.30. The County Council recognises and supports FHDC's ambition to deliver distinctive high quality townscapes⁴. This ambition will require careful consideration of the design, construction and maintenance of public realm within the development. For those public areas requiring adoption by KCC as the Local Highway Authority, FHDC will need to liaise with KCC concerning the design and construction, as well as any relevant commuted sums payable.
- 2.31. KCC will be developing policy around natural solutions to the climate and ecological crisis. KCC also host the Kent Nature Partnership (KNP) which is developing a natural capital investment strategy. Folkestone and Hythe Borough Council are part of this partnership. KCC looks forward to joint working to ensure that consideration of the natural assets which support the many goods and services which we rely on are at the centre of our decision making and investment. This is also an approach KNP are supporting through the SELEP Local Industrial Strategy.

Water, Wastewater and Drainage

- 2.32. Policy SS3 includes provision that 'for development located within zones identified by the Environment Agency as being at risk from flooding ... site-

⁴ Charter for Otterpool Park November 2017

specific evidence will be required in the form of a detailed flood risk assessment.'

- 2.33. KCC requests that consideration should also be given to other sources of flooding. Routes of potential surface water flooding are shown on Environment Agency's Surface Water Flood Maps. For sites which have extensive surface water flow paths across the site area, an assessment of the risk for surface water flooding should be undertaken irrespective of size of development. KCC would recommend that the policy includes the following wording - 'a site-specific flood risk assessment may be required for other sources of flood risk as identified within EA surface water flood mapping.'
- 2.34. KCC supports that a landscape-led approach has been utilised within planning for the development area and that green blue infrastructure is considered holistically.
- 2.35. KCC is supportive of Policy CSD5, which provides for management of surface water, referencing inclusion of Sustainable Urban Drainage Systems (SuDS) and ensuring that flood risk must not be increased, including reference to integration of water management.
- 2.36. In terms of drainage infrastructure, which has associated implications in respect of off-site flood risk downstream in Ashford District, Otterpool Park Garden Settlement shall, through the incorporation of SuDS and associated water management practices, reduce the run-off rate into the East Stour River from within the boundary of the Garden Settlement when compared to existing agricultural (greenfield) run-off rates. The associated requirements are set out in policies SS7 (1) b vi and Policy SS8 (1) iii of the Core Strategy Review. KCC supports Ashford Borough Council's recommended amendments to the wording of Policy SS7 to provide greater clarity over the role of SuDS to reduce flood risk of the East Stour downstream of the Garden Settlement, and FHDC are in agreement with the additional emphasis to be made to strengthen the policy wording.
- 2.37. Due to the interconnected nature of water and wastewater networks, development in the FHDC area also has implications for water management more widely. KCC is supportive of Core Strategy Policy CSD5 regarding the efficient use of water resources, in particular the requirement for new developments to meet the Building Regulations Optional Requirement of 110 litres per person day and seek to considerably exceed this through water reuse. This is reflected in Policy SS6 'New Garden Settlement – Development Requirements' and in the statement that the settlement should be 'beacon of best practice' and 'low water use development'. KCC continues to seek opportunities to support this aspiration.

Minerals

- 2.38. FHDC and KCC agree that as the Minerals and Waste Planning Authority, the County Council is responsible for ensuring that mineral resources are not needlessly sterilised by other forms of development, thus ensuring that a

steady and adequate supply of minerals is maintained into the future to facilitate sustainable development. Similarly, KCC is responsible for ensuring that existing waste management facilities are safeguarded from loss from other development, and their continued lawful operation being compromised by other development in the vicinity causing impacts that have not been fully understood and mitigated at the planning application stage for non-waste development. These safeguarding approaches are supported by the NPPF and locally in the adopted Kent Minerals and Waste Local Plan 2013-30 (KMWLP).

- 2.39. The County Council welcomes the consideration of the need to assess new development in the strategic new garden settlement against the County Council's land-won economic minerals and minerals management, transportation, production, and waste management facilities infrastructure safeguarding policies set out within the KMWLP.

Waste Management

- 2.40. KCC and FHDC have been working collaboratively to ensure that there is an understanding of what waste provision will look like moving forward; taking into account the infrastructure review undertaken by KCC Waste Management in 2017.
- 2.41. There are two Household Waste and Recycling Centres (HWRCs) in the District: Folkestone HWRC and New Romney HWRC. The review showed that Folkestone HWRC will be over capacity by 2025. New Romney HWRC is a newer site which opened in 2010, and is currently operating under capacity, and based on population projections is set to remain under capacity for the modelled period up to 2030. Ashford waste transfer station, where the majority of Folkestone and Hythe's kerbside collected waste is delivered, will also be over capacity over the modelled period.
- 2.42. Recyclate tonnage is delivered to Ross Way, FHDC's transport depot. This tonnage was not included in the initial forecast and therefore needs to be delivered to an alternative facility, as this location is not a sustainable transfer station.
- 2.43. There is currently no potential to expand HWRC or Waste Transfer Station (WTS) provision in the district. KCC does not currently have access to the capital funding needed to increase HWRC or WTS capacity within Folkestone and Hythe District to meet the needs of its projected population growth. KCC is bidding for capital funds; however, as part of its business case as the Waste Disposal Authority, KCC is relying on the ability to secure developer contributions. This is to invest into the development of waste infrastructure because of increased housing growth and therefore demand on the service provided, which is already forecast to be unsustainable. KCC and FHDC must work collaboratively to secure the funding and land required to manage kerbside collected waste to in order maximise efficiency of collections, minimise costs for both parties and ultimately deliver sustainable solutions for their statutory services.

Public Rights of Way (PROW)

- 2.44. The County Council's comments made in the Regulation 18 consultation dated 18 May 2018 are still applicable in relation to policy CSD9, as are its responses to the Folkestone and Hythe Core Strategy Local Plan Review 2019 dated 11 March 2019.
- 2.45. KCC urges that Folkestone and Hythe District Council ensures the Rights of Way Improvement Plan (ROWIP)⁵ is referenced - this will enable successful joint partnership working to deliver improvements to the district's PROW network.
- 2.46. There is a capability to increase public access through opportunities offered by existing walking, cycling, equestrian access and public transport infrastructure and providing new pedestrian, cycle and equestrian connections across development sites. These will link new communities with the wider landscape and surrounding communities. This was referred to in KCC's response to the Otterpool Park planning application dated 11 July 2019.
- 2.47. All PROW within and adjacent to development sites should be protected and retained.
- 2.48. In line with Kent Design guidance provision for walkers and cyclists should be provided within traffic free, wide green corridors of open space, and should not be confined behind rear gardens and overlooked by adjoining property to help facilitate a safer environment for path users. It is requested that all pedestrian and cycle routes within any development are created in line with this guidance.
- 2.49. Surface improvements should be considered as part of new development to help mitigate the impact of increased use, especially in urban areas of high public use. High-quality with all-weather surfacing should be provided through the planning process.
- 2.50. All access road, crossing points over existing and proposed PROW within any development site, should be kept to a minimum and where required, the crossing point will need to be approved by KCC.

Heritage

- 2.51. Folkestone and Hythe's heritage is high quality and diverse and therefore needs careful management if it is to contribute effectively to future life in the District and beyond.
- 2.52. The Folkestone and Hythe Heritage Strategy is being developed to help address this challenge, and in summary seeks to:

⁵ ROWIP- <https://www.kent.gov.uk/about-the-council/strategies-and-policies/environment-waste-and-planning-policies/countryside-policies-and-reports/public-rights-of-way-improvement-plan>

- Ensure that heritage plays a positive role in all areas of strategic planning, including place shaping, economic, tourism, health and wellbeing, education;
- Enable and inform regeneration and growth, building places and communities with a stronger sense of place, pride and interest in their surroundings. Heritage-led regeneration and development provides additional economic value to an area, providing a quality environment that attracts new businesses;
- Contribute and enhance tourism, the visitor experience and the economy;
- Increase the wider understanding of the District's heritage and the ways in which the community can engage with and experience their heritage;
- Provide strong social and health benefits through improving quality of life and activities that encourage physical and mental health and well-being, reduce social exclusion and crime; and
- Provide a valuable educational resource that can contribute local context to curriculums at all stages, and an available and accessible resource for local schools and colleges.

2.53. The Heritage Strategy reviews the heritage of the district, including its vulnerabilities (mostly arising from inappropriate development) and the place-making, economic and social benefits that could arise from managing and exploiting it sensitively.

2.54. The County Council requests that as part of any agreement sought for developer contributions or Community Infrastructure Levy (CIL), a charge is applied to large-scale development to provide for an archiving service in the county or district, where the archives from the district can be deposited and where the community can access those materials. Archaeological archive payments across the district would also help deliver clause viii under policy SS9 (i.e. a heritage centre, archive or museum for the garden settlement).

Biodiversity and Environment

2.55. KCC notes that Policy CSD4 refers to biodiversity and states that there must be no net loss of biodiversity. This suggests that all applications will have to be submitted with ecological information, to inform whether biodiversity is present. However, there is no specific reference for the need for ecological surveys, mitigation strategies (when required) and enhancement plans submitted with any planning application. The County Council considers that this, and the need for applications to follow the mitigation hierarchy, should be demonstrated more clearly within the policy. Its inclusion in the validation checklists is noted, but it is recommended that this is included specifically within the policy.

2.56. KCC considers that part d of Policy CSD4 should specifically reference Local Wildlife Sites (LWS), rather than just grouping it into a 'locally designated wildlife sites' section.

Digital Infrastructure (Broadband)

- 2.57. KCC requests that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that gigabit capable connections (i.e. fibre-to-the-premise (FTTP) broadband connections) are provided. Access to gigabit broadband is an essential utility for all new homes and businesses and given the same importance as water or power in any development design. It is requested that FHDC liaises with a telecom provider to decide the appropriate solution for this development and the availability of the nearest gigabit connection. KCC understands that major telecommunication providers are now offering FTTP broadband connections free of charge to the developer.
- 2.58. The County Council considers that the proposed approach to broadband provision in FHDC is suitable and should adequately deal with the necessary provision of FTTP in the future.
- 2.59. In addition, developers should, at an early stage, discuss mobile coverage and capacity with mobile network operators to ensure that new development has mobile connectivity which meets both current and future needs.

Energy

- 2.60. It is recommended that FHDC gives consideration to the ambitions outlined in the Government's Clean Growth Strategy 2018 and Clean Air Strategy 2019, which seek to achieve cleaner energy and fuel sources, as well as on-site generation of low emission energy supplies. Coupled with sustainable design approaches, this will reduce a development's overall impact on local air pollution, providing a healthier place to live.
- 2.61. It should be noted that upcoming policy reviews from Government will lead to a need to phase out gas as a heating fuel, and a potential move to electric heating systems such as heat pumps. This would have significant effects on new developments which are generally based on gas providing both heating and hot water. The County Council considers that the Core Strategy Review should acknowledge potential upcoming changes in technologies, referring specifically to heats pumps, and the probable move away from fossil fuels such as gas and oil.
- 2.62. The County Council welcomes the inclusion of energy efficiency, renewable energy, district heating and electric charging points, and considers that the Core Strategy Review could provide more emphasis on the positive effect this would have, specifically on proposed developments. It is considered that the ambition could be more positive overall with regard to renewable energy and energy efficiency, with stated objectives and standards.

- 2.63. The County Council would welcome continued engagement with FHDC to ensure that parts d and e of Policy SS8 can be achieved including consideration of Passivhaus standards.

Air Quality

- 2.64. The County Council would welcome engagement with the Borough Council on air quality within Ashford; especially in consideration of any proposed mitigation measures which may be proposed.


Phasing of infrastructure


- 2.65. FHDC and KCC are committed to continued partnership working with the relevant stakeholders to support sustainable growth and the necessary infrastructure over the period of the FHDC Local Plan. FHDC and KCC will keep each other fully informed of changes to any significant infrastructure needs. Both local authorities will continue to liaise on these matters at all levels and for all types of development, where appropriate, including for cross boundary planning applications.
- 2.66. The timely delivery and phasing of critical infrastructure is critical, and inherent in the decision-making process of the outline planning application for a mixed-use scheme proposed at Otterpool Park. The necessary infrastructure requirements to support the proposed scale of growth are to be defined by all relevant service and utility providers against the associated policies of the Core Strategy Review and other relevant policies. The required infrastructure and their timescale for implementation will be defined within the section 106 agreement aligned to any future grant of planning consent. Where items of infrastructure are to be delivered by a named provider such bodies shall be signatories to the section 106 agreement.
- 2.67. Timescales do present a particular challenge in determining and reflecting changes in service provision and funding and, in conjunction with the difficulty of both local and strategic population forecasting, will necessitate a flexible approach to ensure that infrastructure can be funded and delivered efficiently over the long term.

3. Governance arrangements

- 3.1. Officers of KCC and FHDC meet regularly to discuss cross boundary strategic matters under the Duty to Cooperate. The Folkestone and Hythe Accelerated Delivery Board and associated Officer groups are examples of such meetings. The narrative and outcome of these discussions is demonstrated in this SoCG.
- 3.2. It is intended that the SoCG will be updated going forward, particularly as FHDC progresses its Core Strategy Review. The SoCG will then be kept under review and will be updated at key stages in FHDC Local Plan making process and/or when new key strategic issues arise which require amendments to this SoCG. If there are any changes of the content of the SoCG, these matters can be discussed and agreed as part of the liaison meetings between KCC and FHDC.

Signatories/declaration

 Signed on behalf of Folkestone & Hythe District Council (Officer)	Signed on behalf of Folkestone & Hythe District Council (Councillor)
Position: <i>Strategic Policy Officer</i>	Position:
Date: <i>02/03/2020</i>	Date:

 Signed on behalf of Kent County Council (Officer)	Position: Corporate Director, Growth, Environment & Transport
	Date: 02.03.2020