**Correspondence with Dover District Council about Wincheap**

Since the close of Stage 1 of the Examination and up to the present (28 April 2016), Canterbury City Council has had the following correspondence with Dover District Council regarding the Wincheap Retail Area.

**31. July 2015**

* A copy of CDLP 6.4 Canterbury Retail and Leisure Study 2015 was shared with Dover District Council as the Inspectors request.

**6. August 2015**

Meeting between Karen Britton (CCC), Tim Bailey (CCC); and Mike Ebbs (DDC).

Main Points

* ME welcomed the GL Hearn report; however stated the reduced floorspace from 50,000m² to 33,800m² did not address Dover District Council’s concerns.
* ME briefed KB/TB on the issues affecting Dover Town Centre. Dover’s Core Strategy shows that it only retains 30 – 35% comparison shopping spend;; and comparison shoppers are being lost to neighbouring centres such as Canterbury, Westwood Cross and Folkestone etc.
* ME outlined DDC’s retail strategy and development proposals that are included in the Council’s adopted Core Strategy (this includes the St James Development, Dover Waterfront and Mid-Town) as there is considerable retail leakage to Canterbury which DDC was seeking to claw back and retain 45% of outflow of expenditure by the end of the plan period.
* DDC feel that CCC shouldn’t maintain its current market share, not sure yet what figure they would want to see in the Canterbury District Local Plan (CDLP). ***Action:*** *ME/AF to meet Carter Jonas (10 August 2015) and may commission some work on regarding the impact of Canterbury’s proposals on Dover.*
* ME expressed concern about the robustness of the sequential test by DTZ that led to Wincheap being identified. Wincheap is of concern to Dover because of its proximity to the A2. ***Action:*** *KB/TB to contact GL Hearn to enquire about updating the sequential assessment test and undertaking a capacity study for Wincheap.*

**14. October 2015**

Meeting between Simon Thomas (CCC), Karen Britton (CCC), Tim Bailey (CCC), Mike Ebbs (DDC); and Adrian Fox (DDC).

Main Points

* ME/AF stated that Dover District is seeking to claw back expenditure and leakage to Canterbury and are concerned about the potential impact of allocating all of Canterbury’s identified comparison floorspace need at the Wincheap Industrial Estate.
* ME confirmed that Carter Jonas had been commissioned to undertake a piece of work on the impact of Canterbury’s Wincheap proposals on Dover Town Centre. Initial findings / view expected early November.
* KB / TB confirmed that GL Hearn had been commissioned to prepare a report to assess the sequential opportunities and the site capacity of the Wincheap area to accommodate the retail needs identified in the GL Hearn Retail and Leisure Study for Canterbury

**11. November 2015**

Meeting between Simon Thomas (CCC), Karen Britton (CCC), Tim Bailey (CCC), Richard Hall (CCC), Philip Robinson (GL Hearn), Mike Ebbs (DDC), Adrian Fox (DDC); and Blathnaid Duffy (Carter Jonas).

Main points

* RH stated that CCC position is to maintain Canterbury’s position in the retail hierarchy and for Canterbury to plan for retail capacity based on ‘constant’ market share.
* ME accepted Dover is never going to compete with the retail offer that is available in Canterbury City centre but DDC did want to ensure that CCC retail proposals took into account the findings from the DDC retail strategy and retail development proposals that are included in the Council’s adopted Core Strategy (this includes DTIZ, Dover Waterfront and Mid Town) as there was at the moment considerable retail leakage to Canterbury which DDC was seeking to claw back.  Planning for constant market share assumes that Canterbury will continue to attract the same level of comparison goods expenditure from neighbouring authorities which is something DDC disagree with.
* KB stated that the sequential assessment test and retail capacity work for the Wincheap Industrial Estate was underway but not yet completed by GL Hearn.  ***Action:*** *TB to send DDC a copy of the report when completed in the New Year.*
* BD said that in order for Carter Jonas to assess how market shares have altered from Canterbury and Dover in Zone 8 and 9 in DTZ 2011 and G L Hearn 2015 retail study DDC needed CCC to supply the raw data. ***Action:*** *TB / RH to supply raw household survey data to DDC / Carter Jonas.*
* AF asked whether any impact assessment work had been or was going to be undertaken. TB responded Canterbury is planning for its OAN. It is CCCs  understanding of the National Planning Practice Guidance (Para 14; Ref 2b-014-20140306) that “if the Local Plan is based on meeting the assessed needs for town centre uses in accordance with the sequential approach, issues of adverse impact should not arise”.
* AF reasoned that setting aside the need for the additional retail floorspace and the outcome from the site sequential assessment/impact assessment, the CCC Local Plan would need to be modified to take into account of the findings from the G L Hearn 2015 retail study and a number of points that DDC had raised in its representations (how would the additional retail floorspace be complementary to the City centre, what were bulky goods and large format/mass market retailers and how would the retail provision be phased).
* TB confirmed that the Council intended to review Policy TCL7 to reflect the current retail study. ***Action:*** *ME/AF to provide details of any changes that Dover would want to see in a revised Policy TCL7.*

**08. February 2016**

* A copy of the Draft Sequential Report and Wincheap Capacity Study by GL Hearn sent to Dover District Council

**09. February 2016**

Meeting between Karen Britton (CCC), Tim Bailey (CCC), Richard Hall (CCC), Graeme Tulley GL Hearn), Philip Robinson (GL Hearn), Mike Ebbs (DDC); and Adrian Fox (DDC)

Main Points

* PB / GT briefed ME and AF on the findings of the Draft Sequential Report and Wincheap Capacity Study. ***Action:*** *ME / AF to provide CCC with comments on the draft Study and Policy TCL7. TB to share the re-drafted Policy TCL7 with DDC for comments.*
* PB explained that GL Hearn had carried out a comprehensive and robust sequential test across Canterbury, Herne Bay and Whitstable. This had identified ten potential sites (in, edge and out of centre), which had a total capacity of approximately 8,000m². This leaves approximately 25,000m² to find. Wincheap is the next sequentially preferable site.
* GT talked through the Wincheap Capacity Study and the four different scenarios. On the land/site area identified, Scenario 1 does accommodate the GLH identified need after the sequential exercise. It does however fall a short if the existing retail space is to re-provided on site.
* AF stated that if existing retail couldn’t be re-provided on site or elsewhere, CCC couldn’t meet its OAN. RH said that the purpose of the exercise was to show that the identified capacity could physically fit on Wincheap and the need to accommodate / relocate existing businesses could be dealt with at the Masterplanning stage. AF expressed concerns about this approach as CCC had not identified how many existing local businesses would be displaced under Scenario 1 and more importantly, how many jobs could be lost.
* TB / RH confirmed that the household survey data (2015) had been sent to Carter Jonas in December. However, the corresponding data from 2011 wasn’t available.

**11. March 2016**

* AF issued feedback on the Canterbury Sequential Assessment and Wincheap Capacity Study 2016 and draft CDLP Policy TCL7.

**04 April 2016**

* A draft copy of this note was sent to DDC for comment, which details the meetings, actions and exchanges of information that have occurred between CCC and DDC regarding Wincheap since Stage 1 of the EiP. AF responded on the 7 April with some minor amendments which have been incorporated into this final version.

**22 April 2016**

* CDLP Policy TCL7 Wincheap Retail Area was redrafted and sent to DDC for comment – to date no comments received back from DDC.