

Statement of Common Ground Hoo Consortium

September 2026

Versions

Version	Name	Date
1	First Draft Statement of Common Ground between Medway Council and the Hoo Consortium	9 September 2026

Status of the Statement of Common Ground

This document presents a Statement of Common Ground (SoCG) between Medway Council and the Hoo Consortium.

On behalf of Medway Council

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Position	Chief Planning Officer
Signature	

On behalf of the Hoo Consortium

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1 Overview

1.1 Definition and purpose

- 1.1.1 A statement of common ground (SoCG) is a written record of agreements that have, or have not, been reached on key strategic matters, including the process for reaching agreements.
- 1.1.2 The Schedule of Matters, Issues and Questions (MIQs) (ref: MLP/ED15) and paragraph 28 of the Inspectors' Guidance Note (ref: MLP/ED13) provide helpful context and scope in preparing SoCGs with planning agents.
- 1.1.3 This SoCG has been prepared to assist in the Phase 1 hearing sessions of the Medway Local Plan 2041 Examination, with specific reference to question 3.8:
- How does the Plan demonstrate that the housing trajectory is deliverable across the Plan period, including on strategic sites?*
- 1.1.4 This SoCG presents the housing trajectory, which is the Appendix to the Housing Delivery Topic Paper (ref: B22.5), as "Agreed" in principle – noting the variances set out below at 2.1.2 – between Medway Council ('the Council' hereafter) and the Hoo Consortium relevant to the following site allocations:
- HHH6, Land north west Ratcliffe Highway, Chattenden
 - HHH12, Land south of Main Road, Hoo St Werburgh
 - HHH19, Deangate Retail Park, Flanders Farm
 - HHH22 & HHH31, Land either side of Roper's Lane, Hoo St Werburgh
 - HHH24, Land north of Stoke Road and east of Walnut Tree Grove, Hoo St Werburgh
 - HHH25, Adjacent to Yew Tree Lodge land to the south of Stoke Road, Hoo St Werburgh
 - HHH26, North of Christmas Lane, east of High Halstow
 - HHH29, Parcel north of Christmas Lane, High Halstow
 - HHH33, Land south of Stoke Road adjacent Jacobs Lane, Hoo St Werburgh
- 1.1.5 These allocations are also referenced within the housing trajectory, which is the Appendix to the Housing Delivery Topic Paper (ref: B22.5).
- 1.1.6 The Hoo Consortium also controls "HHH35: Land at Kingsnorth Expansion Area" for employment purposes.
- 1.1.7 This SoCG is without prejudice to any further matters of detail that the parties may wish to raise during the Examination.
- 1.1.8 The SoCG does not prevent the parties from making additional written or verbal representations on any other matters.

- 1.1.9 For the avoidance of doubt, agreement to matters in this SoCG is limited to the matters expressly stated and does not constitute agreement to the detailed form, cost, phasing, land-take, funding, apportionment or delivery mechanism for infrastructure, nor to any site-specific matter to be addressed through the Examination or subsequent planning applications.
- 1.1.10 This SoCG will be updated in advance of the Phase 2 hearing sessions.

1.2 Hoo Consortium's landholding

- 1.2.1 The Hoo Consortium comprises The Church Commissioners for England, Dean Lewis Estates, Esquire Developments and Redrow Homes/BDW.
- 1.2.2 The Hoo Consortium has significant land interests at Hoo St Werburgh, Chattenden and High Halstow (400 ha) and has been working collaboratively with Medway Council over the past decade through the evolution of the Medway Local Plan 2041 and the draft Hoo Development Framework.
- 1.2.3 The Hoo Consortium's landholdings are of sufficient scale to accommodate the majority of social, economic and physical infrastructure to support the proposed transformational change on the Hoo Peninsula, and help create a more sustainable and self-sufficient community that will meet housing, education, retail, employment, leisure and recreation and other community needs. The Hoo Consortium's interests are therefore wholly aligned with the success of the Medway Local Plan 2041, and the robustness of its underlying evidence base. The Hoo Consortium's interests are closely aligned with the successful delivery of sustainable growth through the Medway Local Plan 2041, subject to a sound, effective and deliverable policy framework and robust supporting evidence.

2 Matter Agreed

2.1 Housing trajectory

- 2.1.1 The updated housing trajectory, presented in the appendix of the 'Housing Delivery Topic Paper' (ref: B22.5), is **agreed** in principle. Such agreement is without prejudice to the Commissioners' position that HHH22 / HHH31 is capable of delivering c.1,880 homes within the plan period, with further capacity beyond 2041.
- 2.1.2 Paragraph 1.3 of the Hoo Consortium's Hearing Statement for Matter 3 sets out the following variances with the housing trajectory, presented in the appendix of the 'Housing Delivery Topic Paper' (ref: B22.5):
- HHH6 - (550 dwellings) Anticipated commencement year is 2027 ahead of the anticipated commencement year of 2030 as set out in the Trajectory.
 - HHH12 - (1,800) The annual delivery rates in the first three years commencing from 2030/31 should be adjusted downwards from 188 dpa to 100 dpa to enable the site to become established in the market.
 - HHH24 - (85 dwellings) Planning consent granted for 75 dwelling units in 2026 - 10 less than noted in the trajectory. Development completion will still be achieved within the first five years of the plan period.
 - HHH25 - (100 dwellings) Development has commenced two years ahead of the anticipated commencement year of 2028 in the trajectory.
 - HHH22 and HHH31 - Land either side of Roper's Lane: the Church Commissioners confirm that the trajectory (ref: B22.5) is an appropriate basis for the Examination. It assumes delivery commencing in 2031/32 at 188 dpa, resulting in 1,880 dwellings within the plan period. A further 1,320 dwellings would be delivered after 2041, giving a total scheme capacity of 3,200 dwellings.¹
 - The detailed sequencing of individual parcels will be refined through the masterplanning process and alongside the delivery of the necessary infrastructure, but no amendment to the overall trajectory is proposed.

¹ This is consistent with the Church Commissioners' Regulation 19 representations.