

Statement of Common Ground Land West of Strood

September 2026

Versions

Version	Name	Date
1	First Draft Statement of Common Ground between Medway Council, Barratt David Wilson Homes, Bellway Strategic Land and Brookworth Homes	9 September 2026

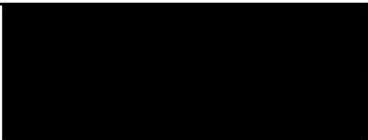
Status of the Statement of Common Ground

This document presents a Statement of Common Ground (SoCG) between Medway Council, Barratt David Wilson Homes, Bellway Strategic Land and Brookworth Homes. This document should be read in conjunction with paragraphs 2.4.1 and 2.4.2 of the SoCG with Prescribed Bodies (ref: A12.1).

On behalf of Medway Council

Name	Dave Harris
Position	Chief Planning Officer
Signature	

On behalf of Barratt David Wilson Homes

Name	Karen Dunn
Position	Development Director
Signature	

On behalf of Bellway Strategic Land

Name	Julian Goodban
Position	Regional Planning Director
Signature	

On behalf of Brookworth Homes

Name	Natalie Rowland
Position	Senior Planning Manager
Signature	

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" between Medway Council ('the Council' hereafter), Barratt David Wilson Homes, Bellway Strategic Land and Brookworth Homes relevant to the following site allocations:
- SNF1, Land west of A226 Gravesend Road and north of Brompton Farm Road (subject to a further update set out at 2.1.1 below)
 - SNF3, Land bounded by Dillywood Lane, A226 Gravesend Road and Brompton Farm Road
 - SR5, Land west of Stonehorse Lane
- 1.1.5 This SoCG is without prejudice to any further matters of detail that the parties may wish to raise during the Examination.
- 1.1.6 The SoCG does not prevent the parties from making additional written or verbal representations on any other matters.
- 1.1.7 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.
- 1.1.8 This SoCG will be updated in advance of the Phase 2 hearing sessions.

1.2 Barratt David Wilson Homes

- 1.2.1 Barratt David Wilson Homes control 'Land North of Rede Court Road' (Site SNF1) and are promoting the site for approximately 360 dwellings. The site forms part of a cross-border residential-led site allocation (Policy SA6 in Medway's Submission Local Plan).

1.3 Bellway Strategic Land

- 1.3.1 Bellway control the 'Land at Brompton Farm, Strood' (Site SNF5), promoted as part of a cross-border residential-led site allocation (Policy SA6 in Medway's Submission Local Plan).

1.4 Brookworth Homes

- 1.4.1 Brookworth Homes are in control of the land known as '178 and land north of Brompton Farm Road (west of Stonehorse Lane) Strood' – Site ID SR5.

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** with one further update for site SNF1, in which the housing trajectory is moved along by one year, i.e. the first completions of dwellings from 2028/29.