

Statement of Common Ground Capstone Valley

September 2026

Versions

Version	Name	Date
1	First Draft Statement of Common Ground between Medway Council and F D Attwood and Partners	9 September 2026

Status of the Statement of Common Ground

This document presents a Statement of Common Ground (SoCG) between Medway Council and F D Attwood and Partners.

On behalf of Medway Council

Name	Dave Harris
Position	Chief Planning Officer
Signature	

On behalf of F D Attwood and Partners

Name	Kevin Attwood
Position	F D Attwood & Partners
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) and F D Attwood and Partners relevant to the following site allocations:
 - HW3, Abbots Court Farm (Council ownership)
 - LW4, Sharstead Farm (F D Attwood and Partners ownership)
 - LW6, East Hill (F D Attwood and Partners secured planning permission, site sold to Taylor Wimpey and Vistry, construction commenced)
 - LW7, Gibraltar Farm (F D Attwood and Partners secured planning permission, site sold to BDW construction commencing in November)
 - LW8, Mill Fields (F D Attwood and Partners ownership)
- 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 F D Attwood and Partners' landholding

- 1.2.1 F D Attwood and Partners has a total landholding of 258 hectares (ha) within the Capstone Valley. The Attwood family also own approximately 135 ha of adjoining land to the south of Medway's administrative boundary

that is planned for development. This land is known as the Lidsing Garden Community and is a site allocation in the Maidstone Local Plan Review 2021-2038 (adopted 2024).

- 1.2.2 The Lidsing Garden Community will deliver up to 2,000 new homes, along with 14 hectares of employment space, a new three-form entry primary school, a medical facility, and a local centre with retail, leisure and community services in the Maidstone borough.
- 1.2.3 F D Attwood and Partners has consistently promoted the totality of its landholding as part of a comprehensive vision-led masterplan for housing, employment and community uses, alongside infrastructure and open space/landscaping.

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**.