

Statement of Common Ground Rainham Parkside Village

September 2026

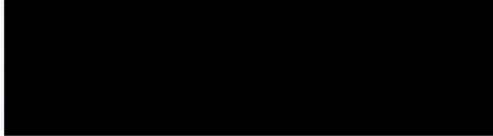
Versions

Version	Name	Date
1	First Draft Statement of Common Ground between Medway Council and Esquire Developments	9 September 2026

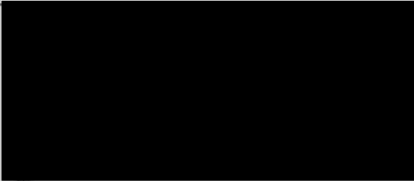
Status of the Statement of Common Ground

This document presents a Statement of Common Ground (SoCG) between Medway Council and Esquire Developments.

On behalf of Medway Council

Name	Dave Harris
Position	Chief Planning Officer
Signature	

On behalf of Esquire Developments

Name	Andrew Wilford
Position	Land and Planning Director, Esquire Developments
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 Esquire Developments relevant to the site allocation RN9, Pump Farm and Bloors Farm, known as Rainham Parkside Village.
- 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 Esquire Developments

- 1.2.1 Esquire Developments is a multi-award winning SME Housebuilder, based in Longfield, Kent. It has a proven track record of delivery across Kent and Medway, producing high-quality bespoke developments that respond to local characteristics and reflect local community needs. Esquire Deliver in the region of 350 dwellings a year across multiple outlets.
- 1.2.2 In addition, the Managing Director of Esquire Developments, Paul Henry is Chairman of the Kent SME Developers Network. The Network has prepared separate responses to the Examination.
- 1.2.3 Esquire Developments have control of the Site (Policy RN9 - Rainham Parkside Village), which it will lead as master developer for the SME consortium that will deliver the site when formed.

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 broadly accurate and **agreed**.