Response of F D Attwood & Partners to Matters, Issues & Questions of Inspectors relating to Medway Local Plan Examination and Matter 13 - Site Allocations

Prepared by Hume Planning Consultancy Ltd.

On behalf of: F D Attwood & Partners

Our Ref: HPC/1047CC

Date: October 2026

1.1 The position of F D Attwood & Partners, as main landowners in support of the strategic allocation (Policy SA7 Capstone Corridor) has been previously set out in our representations to the Regulation 19 consultation. It is also relevant that F D Attwood & Partners signed a Statement of Common Ground (SoCG) with Medway Council dated 9th September 2026 (ED 24 C) confirming agreement of the updated housing trajectory and vision led masterplan for housing, employment and community uses alongside infrastructure, open space and landscaping as conveyed in the indicative *Capstone Valley Concept Plan* and policy criteria of Policy SA7.

1.2 These representations relate specifically to the Inspector's MIQ's dated 1st October 2026 and do not introduce any new evidence or arguments nor repeat the content of earlier representations and therefore address the specific questions raised. F D Atwood & Partners support the primary response of Medway Council to the MIQ's with respect to SA7, because the allocation has followed previous engagement and collaboration between the principal landowner and Medway Council. This particularly applies to MIQ references 13.76, 13.77, 13.78 and 13.79 which relate to the wider justification of the spatial strategy, the meeting of plan objectives and testing of the alternatives and the development capacity of the Capstone Corridor as a whole. The latter includes the Darland Valley area where, after the testing of possible alternative spatial options, it was agreed that open space, landscaping and environmental/biodiversity enhancements should be provided with built development focused within the central belt of the corridor as shown on the illustrative *Capstone Valley Concept Plan*.

MIQ 13.79

1.3 F D Atwood & Partners rely on the landscape evidence base of Medway Council. As context, it is relevant that the Capstone Corridor has significant growth already planned that is either consented or under construction. Most relevant is the 800 dwellings at East Hill (east of North Dane Way), 450 dwellings at Gibraltar Farm (south east of North Dane Way) and the Lidsing Garden Community immediately to the south of the Capstone allocation which is allocated in the Maidstone Borough Council Local Plan Review 2021-2038 for 2,000 dwellings, employment land, a local centre and accompanying infrastructure on a site with a gross area of 142ha. The Lidsing Supplementary Planning Document (SPD) which followed plan adoption was approved on 11th February 2026 and it is relevant that a hybrid application relating to the totality of the landholding will be submitted before the Stage 2 Hearings open. Finally, further development including the

identified secondary school site and further housing is planned on the eastern side of the SA7 allocation. The *Capstone Valley Concept Plan* supporting Policy SA7 has taken account of this planned development and the potential that is offered because of the extensive land ownership of the family to link up the Capstone Country Park and the Darland Valley. This will safeguard and enhance the landscape quality of the northern section of the corridor with the planned open space and biodiversity improvements which are core principles of the *Capstone Valley Concept Plan* which focuses the proposed development area within the central area where other approved development will surround it.

1.4 Criterion 12 of Policy SA7 requires a comprehensive landscape-led masterplan to be approved as part of any later application. Criterion 6 also requires a green infrastructure strategy to inform detailed planning submissions and importantly includes criterion 6(e) requiring the agreement of a management strategy via an appropriate Section 106 Agreement (this is also addressed at criterion 7 for open space). There are also green infrastructure corridors identified in the *Capstone Valley Concept Plan* that have followed initial landscape assessment work that will be developed further during later planning applications.

MIQ 13.81

1.5 The Capstone Corridor, because of the single family ownership, has been planned comprehensively and green infrastructure linkages will link Lidsing to the south with Darland Banks at the northern end of the corridor. This objective is acknowledged at criterion 6 of the Maidstone Borough Council Local Plan Review Site Allocation Policy for Lidsing (LPRSP4(B)) and Page 77 of the approved Lidsing SPD. These links will be secured via the SA7 policy criteria, conditions attached to later planning applications and can be managed through the Governance and Stewardship body that will be put in place to serve the corridor as a whole.

MIQ 13.83

1.6 Medway Council have utilised the KCC Strategic Model platform to assess the implications of the allocation, as part of the wider strategic growth strategy. In addition F D Attwood & Partners have undertaken extensive work on the transport constraints and opportunities of the site, including deriving an appropriate multi-modal access strategy that responds to these. This is reflected in the *Capstone Valley Concept Plan* and draws

on F D Attwood & Partners' extensive experience of successful promotion of schemes locally.

MIQ 13.84

1.7 The allocation's access strategy has been developed to leverage the significant opportunity arising from game-changing infrastructure delivery at Lidsing Garden Community, providing multimodal transport connections across the Capstone Valley, including direct connection to M2 Junction 4. This infrastructure will substantially increase highway capacity locally; overcoming existing issues as well as supporting the planned and emerging growth in Maidstone and in Medway. The Lidsing Link Road effectively completes the historically proposed Southern Peripheral Road, which North Dane Way was intended to facilitate and has for many years been under-utilised. By retaining principal connection to North Dane Way, the allocation leverages this opportunity and will serve to minimise the need for other off-site mitigation.

MIQ 13.85

1.8 Key elements of the connecting highway infrastructure, including that emerging as part of the Lidsing Garden Community, have been designed and will be determined with wider growth at the Capstone allocation in mind. This ensures that the extent of supplementary highway mitigation will be limited and can be reasonably determined by means of the site-specific Transport Assessment at application stage, and suitable conditions for mitigation of residual impact delivered by development on the allocation.

MIQ 13.86

1.9 The site allocation policy and *Capstone Valley Concept Plan* have followed discussion with Medway's Policy team and other infrastructure providers including the NHS. Agreed primary and secondary education provision is set out in the policy and discussions with NHS Health have recently agreed to an on-site health facility (floorspace 1,000m^2) serving the combined Lidsing and Capstone allocations. The phasing of the delivery of this infrastructure and the local centre facilities and other open space and road infrastructure will be agreed via the planning conditions and Section 106 Agreements for each application.

1.10 There are no viability or deliverability constraints, and the majority of the allocation is in single family ownership (MIQ 13.89). F D Attwood & Partners have agreed the housing trajectory via the SoCG with Medway Council (MIQ 13.90).