



Five More Applications, and One With Nothing In It

In two days Medway took in five more applications on the Church Street site. The group has read all of them, is objecting to all of them, and found one that has nothing to read at all.

FOR THE GROUP 9 SEPTEMBER 2026

PART ONE

What happened this week

- 1 Five more applications landed on 7 and 8 September.** They are MC/26/1720 on air quality, MC/26/1721, MC/26/1722 and MC/26/1723 on highway works, and MC/26/1724 on noise. All five are conditions the developer has to clear before it can start building. That is now ten applications on this land waiting for a decision.
- 2 One of them has nothing in it.** MC/26/1721 was validated on 7 September. Its documents tab is empty. No application form, no covering letter, no drawing. The website invites you to comment on it. There is nothing to comment on. The other three all have their documents, so this is not the council being slow across the board.
- 3 The noise report says the survey finished in 2056.** Twice, in two different tables. It is obviously meant to say 2026. The problem is what sits underneath it: the actual measurements plotted in the report's own appendix stop three days before the tables say the survey ended.
- 4 It also still has the letters X and Y where the temperature should be.** The weather section reads "Temperatures ranged from X to Y °C" and "Average wind speeds always fell below A m/s". Those are the blanks in the template. Nobody filled them in. The report then tells you the real figures are in Appendix C. Appendix C does not contain any weather data.

- 5 The air quality application does no arithmetic and gets the arithmetic wrong.** It carries across a figure worked out in January 2022 and never recalculates it, although Medway's own guidance says to always use the latest government figures and the government has updated them twice since. Then it offers £175,000 of electric car chargers at £750 each. That buys 233 and a third houses. The application is for 250.
- 6 The group is filing objections to all five today, 9 September, together with a covering letter and a further letter across all of them.** All are on the website to read.

PART TWO

Where things stand

CONDITIONS IMPOSED

54

when the appeal
was allowed in
2023

EVER DISCHARGED

3

conditions 5, 6 and
53

WAITING FOR A DECISION

10

applications on this
land right now

PUBLISHED CLOSING DATES

0

on the five that
arrived this week

The gap between 54 and 3 is the whole story. The Inspector allowed 250 houses at Church Street subject to fifty-four conditions, and almost all of them are still outstanding nearly three years later. What is happening now is the developer working through them one at a time, and each one is a separate decision that the council can get right or wrong. None of the four that arrived this week carries a published date by which you have to comment, so nobody can tell you that you have missed it.

PART THREE

What it actually means

01 **Nothing can lawfully start on that site yet, whatever anyone tells you**
Condition 9 requires a construction environmental management plan before any work begins on any part of the site, and it says in terms that this includes site clearance and preparation. Unlike several of its neighbours it has no exception for road works.

Nobody has ever applied to discharge it. Not once. So if you see machinery or fencing arrive on Buttway Lane or Cooling Road, that is worth reporting rather than shrugging at. The group has asked Medway to put that on the face of any decision it issues, so that it is written down somewhere a resident can point to.

02 **The new sports ground is being designed so a coach cannot get in**
MC/26/1722 fixes the road into the ground that replaces the rec. Two of the four drawings carry a note saying the junction has been checked for a bin lorry, a van and a large car, and that if coach access is wanted the corners would have to be redesigned.

This is the only way in. Away teams, junior sides and school parties arrive by minibus and coach. The corners are being settled now, before anyone has decided what the ground is, who can use it or when it is open, because the three conditions covering all of that have not been applied for either. Once a kerb is laid it stays laid.

03 **The paperwork is being written somewhere that is not Cliffe**
The noise report is titled "Church Road" throughout. Our road is Church Street. It says the estate is reached from "New Road", which does not exist here. It says the site got its permission under a reference that is actually a minor amendment from 2024, and elsewhere in the same document says it was a different reference altogether, which was refused.

The road drawings offer the new drainage to Kent County Council for adoption. Kent County Council has not been responsible for roads in Medway since 1 April 1998. The word "Medway" does not appear anywhere on any of the four drawings.

04

The health evidence is now out of date, and the group has said so

The three reserved matters applications – the 250 houses, the community hub and the sports ground – are being decided on a Health Impact Assessment written for the appeal. That assessment rested on Highparks Medical Practice running four surgeries: Cliffe Woods, Cliffe, Higham and Wainscott. The Higham branch has since closed.

The group is not saying the Inspector got it wrong. He considered the health evidence and found it sound, and the group's letter quotes him saying so. The point is narrower. This is EIA development, the health assessment forms part of the environmental information, and the regulations say a council must decide whether that information is still adequate before it decides the application. If it is, it says so. If it is not, it must ask for more. There is no third option, and the group has asked Medway which one it is taking.

The group has also asked what the community hub will actually be. At the appeal it was said to have the potential to house health facilities. Potential is not provision, and MC/26/1466 is the application where that either gets secured or it does not.

None of this is a typing quibble. These are the documents on which permanent decisions get made, and a council can only approve what it has actually been given. The group's objections ask, politely and in writing, for the real thing.

05

The council has until Christmas, and that is a good thing

Because this is a large development with a formal environmental assessment behind it, the council gets sixteen weeks to decide these rather than the usual eight. That runs to roughly 28 December.

So there is no rush, and the group has said so to Medway in writing. The pressure is not on the council to hurry. It is on us to comment while the door is open, and the door is open for a while.

What to do about it

Four things. The first three are Facebook posts, because on the group's own traffic figures that is still the only thing that reliably brings people to the website before a deadline.

Thursday
10 SEPTEMBER

Post about the five new applications. Lead with the one that has nothing in it, because that is the line people remember, then say the group has read and is objecting to all five and put the link on its own line at the end. All five documents are on the website.

Sunday
13 SEPTEMBER

Reminder for MC/26/1542, contamination and remediation, which closes on 16 September. This one is about what is in the ground and what happens to it. Two or three days notice is what has worked before.

Tuesday
22 SEPTEMBER

Final push on MC/26/1646, the recreation ground, before it closes on 24 September. This is the application that settles what the village actually gets in place of the rec, so it deserves the biggest effort of the month.

Every week
WHILE
APPLICATIONS ARE
LIVE

One post a week even when there is no news. A countdown, a fact from the file, a photograph of the field. Visits hold up while the group is visible and drift away quietly when it is not.

Ongoing
ANYONE

Send the link rather than only reacting to the post. Most visits arrive with no trace of where they came from, which is what a link shared in a WhatsApp group or a text looks like. That is how this actually spreads and it takes ten seconds.

You do not need to be an expert to comment. The website now has a builder for all five of the new applications, the same as the one for the recreation ground. Pick the points that matter to you, add a sentence in your own words about how it affects you, and send it. A short comment in your own words counts for more than a long one copied from somebody else.

One person should own the posting calendar. Three dated posts in a fortnight will not happen by common agreement. It needs a name against it.

PART FIVE

Where this comes from

Everything above comes from Medway's own planning register and from the documents the developer has filed on it, all read in full on 9 September 2026. The quotations are exactly as they appear in those documents, including the year 2056 and the letters X and Y. Where the group has drawn a conclusion rather than quoted a document, the objections say so.

The group has also corrected itself where it needed to. The noise report does state its survey dates, and we say so plainly in the objection: the point is that the dates and the measurements disagree, not that the dates are missing. Getting that right matters more than scoring a point.

Prepared for the Cliffe & Cliffe Woods Residents Development Group, 9 September 2026. Sources are Medway Council's public planning register and the applicant's own submitted documents, read on 9 September 2026. Not affiliated with Medway Council, the parish council or any developer, and nothing here is legal or planning advice.