

The rec is being settled now. Here are seven ways to say so.

Medway is being asked to approve the design of the sports ground that replaces the APCM recreation ground. What has been submitted is an application form and one drawing. Below are seven letters, each written for a different kind of resident. Pick the one that is true of you, fill in the shaded parts, and send it.

APPLICATION MC/26/1646	COMMENTS CLOSE 24 September 2026	EMAIL IT TO planning.representations @medway.gov.uk	OR COMMENT ON THE PORTAL publicaccess1.medway.gov.uk — search MC/26/1646
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Pick the one that is true of you

Seven letters, seven different points. Seven neighbours sending seven of these is worth far more than sixty people sending the same one. Officers weigh what is said, not how many say it.

Fill in the shaded parts

The shaded brackets are where your own evidence goes. Which club, which years, which garden, what you have seen. That is the part a developer’s consultant cannot answer and an officer cannot dismiss as generic.

Send it before 24 September

Email or the portal, either is fine, quoting MC/26/1646. Your name and address go on the public file. Nothing else does.

Do not send it with the brackets still in it. A letter that still says [number] or [your address] tells the officer it was copied, and it will carry the weight of a copied letter. Ten minutes of your own words is the difference.

WHICH LETTER IS WHICH

1	I play or my children play football	Football at the rec, and what the new ground can and cannot host
2	I play cricket	The three cricket nets that have disappeared, and the boundary distances
3	I play tennis	Three courts becoming two, and courts specified only as asphalt and fencing
4	I live beside the site	Ball strike onto Church Street gardens, and the missing publicity
5	I walk the byway or use the rec in the evening	Surveillance, the unlit approach, and the 600mm boundary fence
6	I have used the rec for years	The pavilion that is not in the application, and the order of decisions
7	I am worried about safety on the new ground	The electricity line across the playing fields and what the drawing does not show

The group’s own objection, filed 7 September 2026, and its supplementary objection on the high voltage overhead line crossing the proposed playing fields, set all of this out in full with the references. Read them, and the register of every application in the parish, at cliffeandcliffewoodsresidentsdevelopmentgroup.co.uk

Cliffe and Cliffe Woods Residents Development Group · mycliffevillage@gmail.com · Constituted 29 March 2022 · Rule 6(6) party to appeal APP/A2280/W/22/3313673 · Nominating body for the APCM Recreation Ground asset of community value. Run by residents. Not affiliated with Medway Council or any developer, and nothing here is legal advice.

1 I play or my children play football

FOOTBALL AT THE REC, AND WHAT THE NEW GROUND CAN AND CANNOT HOST

Dear Sir or Madam,

I write in respect of application MC/26/1646, details submitted to discharge condition 41 (design and layout of the pitches, courts and pavilion), land east and west of Church Street, Cliffe.

My *[child / children]* *[has / have]* played football in Cliffe for *[number]* years, at the APCM recreation ground. I am writing about what is proposed to replace it.

The site plan puts the cricket square between the two football pitches, with the cricket boundary and outfield crossing both of them. Cricket and football therefore cannot be played at the same time. On the ground we are losing they can. The Inspector was told the replacement would go over and above what exists, and on this drawing it does not: it is two football pitches that are unusable on any day the cricket outfield is in use.

There are no cricket nets shown anywhere, where paragraph 25 of the appeal decision recorded three, and no dimensioned run-off to either pitch. Condition 44 prohibits floodlighting and condition 45 ends outdoor use at 8pm, so from October to March there is no midweek training after school or work in any event.

[Say which club, when your children train and play, how many other families are involved, and what a ground that cannot host both sports at once would mean for the season.]

I ask the Council to obtain Sport England's view on whether a ground that cannot host cricket and football at the same time is equivalent or better provision for the purposes of policy HC7, and to require dimensioned drawings, before it approves this layout.

I ask that these points are addressed in the officer's report on this application.

Yours faithfully,

Your name, and your address including postcode. Both appear on the public file.

2 I play cricket

THE THREE CRICKET NETS THAT HAVE DISAPPEARED, AND THE BOUNDARY DISTANCES

Dear Sir or Madam,

I write in respect of application MC/26/1646, details submitted to discharge condition 41 (design and layout of the pitches, courts and pavilion), land east and west of Church Street, Cliffe.

I play cricket in Cliffe *[say for which club, in which team, and for how long]*.

Paragraph 25 of the appeal decision records the replacement ground as including three cricket nets. There are no nets anywhere on the drawing before the Council, and the applicant's own planning statement lists one cricket pitch with space for eight wickets and no nets at all. Nets are not a detail. They are where a club trains through the week and where children are coached.

The square is drawn between the two football pitches with the boundary crossing both. The drawing carries no dimension from the middle stump to the boundary. ECB guidance for a newly constructed ground is a boundary of 50 yards, with a further 3 yard safety margin. Nothing on this application demonstrates that this is met, and condition 39 expressly requires substantial accordance with ECB guidance.

The proposed drainage basin is drawn inside the cricket outfield and annotated only "please refer to drainage design". No drainage design has been approved, so the outfield could yet change shape.

[Add what you know from playing there: the square, how the outfield is used, what the club needs to run a season and to coach juniors.]

I ask the Council to require dimensioned drawings and to obtain Sport England's view against ECB guidance before it determines this application.

I ask that these points are addressed in the officer's report on this application.

Yours faithfully,

Your name, and your address including postcode. Both appear on the public file.

3 I play tennis

THREE COURTS BECOMING TWO, AND COURTS SPECIFIED ONLY AS ASPHALT AND FENCING

Dear Sir or Madam,

I write in respect of application MC/26/1646, details submitted to discharge condition 41 (design and layout of the pitches, courts and pavilion), land east and west of Church Street, Cliffe.

I play tennis in Cliffe *[say where, how often, and with whom]*.

Paragraph 25 of the appeal decision records three tennis courts in the replacement ground. The drawing before the Council shows two, annotated only “asphalt and fencing”. There is no court dimension, no orientation, no surface specification and no fence height, and no reference to the Lawn Tennis Association court dimensions guidance that condition 39 expressly incorporates.

The applicant may say that two hard courts replace two grass courts and are therefore no worse. That is not the test the Inspector applied. He accepted the loss of a protected playing field because the package as a whole would, in his words, go over and above the existing facilities and provide a replacement of a higher standard than existing. Three courts was part of that package. Take a court away and the reason the loss was found acceptable is weaker than the reason the Council is being asked to approve.

[Say what you and others use the courts for, whether they are ever full, and what two rather than three would mean in practice.]

I ask the Council to put the reduction from three courts to two to Sport England expressly, and to record how exception E4 and policy HC7 are still met, before it approves these details.

I ask that these points are addressed in the officer’s report on this application.

Yours faithfully,

Your name, and your address including postcode. Both appear on the public file.

Dear Sir or Madam,

I write in respect of application MC/26/1646, details submitted to discharge condition 41 (design and layout of the pitches, courts and pavilion), land east and west of Church Street, Cliffe.

I live at *[your address]*. The rear of my property faces the land in this application.

The eastern touchline of the adult football pitch is drawn close to the rear boundaries of properties on Church Street. No ball-stop fencing is shown anywhere on the drawing, and no separation distance is dimensioned. The design and layout of the pitches is exactly what condition 41 exists to settle, and this is the point at which ball strike falls to be dealt with, not later.

[Say how close your boundary is to the pitch, what is in your garden, whether balls already come over from anywhere, and what you would want to see instead.]

I have had no site notice, no letter and no neighbour notification about this application, although it settles the design of the facility that replaces a recreation ground listed as an asset of community value. The application form also lists a document called “Cliffe Cover Letter Condition 41” which is not published on the register, so part of what the Council is consulting on cannot be read by the people it is consulting.

I ask the Council to publish the cover letter and restart the comment period from the date it appears, to publicise the application properly, and to require dimensioned ball-stop provision and a stated separation distance before it approves anything.

I ask that these points are addressed in the officer’s report on this application.

Yours faithfully,

Your name, and your address including postcode. Both appear on the public file.

5 I walk the byway or use the rec in the evening

SURVEILLANCE, THE UNLIT APPROACH, AND THE 600MM BOUNDARY FENCE

Dear Sir or Madam,

I write in respect of application MC/26/1646, details submitted to discharge condition 41 (design and layout of the pitches, courts and pavilion), land east and west of Church Street, Cliffe.

I use [the recreation ground / restricted byway RS87 / the footpaths around Church Street] regularly [say how often, and at what times of day].

At paragraph 30 of the appeal decision the Inspector relied on the new sports ground sitting behind the houses on Buttway Lane, which he said would provide a suitable level of surveillance for those using the access and the facilities themselves. The drawing now before the Council puts a 600mm high timber post and rail fence on the western boundary, and the ground is reached by an unlit track and by restricted byway RS87. Whether that layout delivers the surveillance the Inspector relied on is exactly the sort of question condition 41 exists to answer, and the drawing does not address it.

Condition 44 prohibits floodlighting and condition 45 ends outdoor use at 8pm, so for half the year the ground will stand unused and unlit after dark, at the end of an unlit track.

[Say what the approach is like, especially in winter, who else uses it, and anything you have seen or would be wary of.]

I ask the Council to take Kent Police's response on MC/26/1467 into account on this application, and to require details of the boundary treatment, the approach and any lighting before it approves the layout.

I ask that these points are addressed in the officer's report on this application.

Yours faithfully,

Your name, and your address including postcode. Both appear on the public file.

6 I have used the rec for years

THE PAVILION THAT IS NOT IN THE APPLICATION, AND THE ORDER OF DECISIONS

Dear Sir or Madam,

I write in respect of application MC/26/1646, details submitted to discharge condition 41 (design and layout of the pitches, courts and pavilion), land east and west of Church Street, Cliffe.

I have lived in Cliffe for [number] years and have used the APCM recreation ground [say how: with children, with a dog, watching matches, as a club member].

Condition 41 requires the design and layout of the pitches, the courts, the pavilion, and all other facilities where further approval of detail is needed. The pavilion has been designed. Drawing “Proposed Plans S3-P04” was published on MC/26/1467 on 3 August 2026 and shows a club room, changing rooms, officials’ rooms and a kitchen. It forms no part of this application. The Council cannot approve the design of a building that has not been submitted to it, and what is submitted here shows only a plain rectangle labelled “club house” and a 10 metre by 6 metre shipping container.

The reserved matters for this same phase, MC/26/1467, are still undetermined. It is that application which fixes the layout to which conditions 40 and 41 attach, and the Council’s own target date for this application, 23 October, is earlier than its target date for that one, 2 November.

[Say what the rec has been used for in your time here, what it means to the village, and what you expect the replacement to contain.]

I ask the Council to require the pavilion design as part of this application, and to determine this application alongside MC/26/1467 rather than before it.

I ask that these points are addressed in the officer’s report on this application.

Yours faithfully,

Your name, and your address including postcode. Both appear on the public file.

7 I am worried about safety on the new ground

THE ELECTRICITY LINE ACROSS THE PLAYING FIELDS AND WHAT THE DRAWING DOES NOT SHOW

Dear Sir or Madam,

I write in respect of application MC/26/1646, details submitted to discharge condition 41 (design and layout of the pitches, courts and pavilion), land east and west of Church Street, Cliffe.

I am *[say who you are: a parent, a club member, someone who walks the byway, a neighbour who lives close by]* and I am writing about what is proposed to replace the APCM recreation ground.

The applicant's own Utilities Assessment, submitted with MC/22/0254 in February 2022, recorded a high voltage overhead line crossing the site where the playing fields are proposed and said it could be left in place. The applicant's current Planning Statement on MC/26/1467 now says the cables crossing the pitches will be put underground.

The site plan the Council is being asked to approve shows none of that. There is no existing line on it, no undergrounding route, no easement and no indication of when the work would be done. The Council is being asked to settle the design and layout of the pitches on a drawing that is silent about electricity cables running across or beneath them.

This is not a members-only club. Condition 43 requires a community use agreement with access for the community and for grassroots clubs. The ground is reached by an unlit track and by restricted byway RS87 and it will be used at times when nobody is supervising it.

[Say what you or your family would use the ground for, at what times, who else would be there and what you would want to know before children play there.]

I ask the Council to require a drawing showing the existing line and the proposed undergrounding route and easement against the layout, to obtain UK Power Networks' written confirmation of the works proposed and to put the question to Sport England before it approves anything under condition 41.

I ask that these points are addressed in the officer's report on this application.

Yours faithfully,

Your name, and your address including postcode. Both appear on the public file.