

Gravesham Borough Council
Planning Department
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

29 December 2025

Dear Sir/Madam,

Outline Planning Application – 20250721

Comments for Nuralite Industrial Estate, Canal Road, Higham, Rochester, ME3 7JA

Higham Parish Council feel it is in the best interest of parishioners to provide comments in relation to the above outline planning application for 'for removal of condition 4, 6, 12 and variation of condition 7 attached to 20190290 - The proposal is for the systematic redevelopment of the existing Nuralite site. This includes the importation of inert materials to cap, and landscape the historic asbestos landfill, thus containing its contamination risk. To demolish the existing buildings of the Nuralite industrial estate, deal with existing contamination, both through capping and removal of areas of hydrocarbon pollution, the laying of new service and utility infrastructure and the construction of 11 new purpose built light industrial type units and a site office; to allow removal of passing places, temporary traffic controls, Archaeological works and implementation of a permanent TRO for all traffic.'

Higham Parish Council receives regular complaints from residents about large vehicles/HGV movements through the village at all hours (including outside of the permitted operating hours), due to numerous businesses operating from the Nuralite Industrial Estate as well as Network Rail, Apex Business Park in Shorne and Beckley Hill. Higham Parish Council has been working tirelessly with Kent County Council over many years to reduce large vehicle/HGV traffic and noise through our village, which continues to have a negative impact on residents. The proposed work at the Nuralite Industrial Estate will inevitably take years to complete and will see an increase in HGV movements, exasperating residents.

The conditions attached to the previously approved application, 20190290, were designed to reduce harm to make the planning application acceptable. If these conditions were removed, it would set a precedent for future planning applications of a similar nature and could question the planning process.

Furthermore, we ask planning officials to consider how the removal of these conditions would negatively impact the village, our residents, safety on quiet rural roads and the environment. The removal of traffic conditions could see increase noise from HGVs and additional vehicles movements will reduce the air quality. The implementation of a one-way route along Lower Rochester Road and Gore Green Road could be detrimental to the safety of all road users as this could encourage speeding vehicles due to no oncoming traffic. These roads are regularly used by pedestrians, cyclists and horse riders and are not suitable for continued use by large vehicles.

Higham Parish Council proposes that the trainline at Hoo Junction is utilised to transport materials and spoil to and from the Nuralite Industrial Estate to mitigate the disruption to residents that will inevitably be caused by numerous HGVs movements through the village.

Moreover, should the proposed one-way route along Lower Rochester Road and Gore Green Road be approved, the existing 417 bus route would be affected and those residents in Lower Higham that regularly use this service would be without any public transport. This is detrimental; Higham doctor's surgery is closing and would leaving residents in Lower Higham without any public transport to access other surgeries within the medical group.

Please consider our comments carefully when deciding on this planning application.

Yours faithfully,



Rachael Martin
Clerk and Responsible Financial Officer
Higham Parish Council