

Shorne Parish Council

————— Borough of Gravesham —————

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16th September 2025

Application Ref: 20250721

Nuralite Industrial Estate Canal Road Higham Rochester Kent ME3 7JA

Application 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.

The Nuralite site has its entrance and road access in Higham but the bulk of the actual site lies in Shorne.

The Applicant wishes to remove Conditions concerning particularly the agreed Traffic routing and safety both during construction and during operation: Traffic Controls, Passing places, and one-way HGV routing. Also regarding archaeological recording.

The Parish Council therefore **OBJECTS** to this application, for reasons as follow.

General comments:

The Parish Council examined the original application very carefully and submitted detailed representations. We will not revisit these generally as they are on record but would make the following general points:

- Some of the proposals and assurances submitted by the original applicant appeared impractical and unlikely to be implementable in practice.
- In granting permission, GBC accepted what the original applicant had undertaken to deliver but attached strong Conditions to ensure that various aspects were safeguarded.
- These Conditions were not changed by the subsequent amendment under 20230885 to allow a wall to be built near the entrance.
- The Conditions were essential clauses intended to as much as possible ensure the safety and amenity of local residents and other road users.
- We unreservedly support the representations made by our Ward Councillors, the KCC Public Rights of Way Officer, and Sustrans.
- The KCC Highways input is narrowly focused so lacking in understanding and consideration of the considerable negative impacts of the current proposals and the additional adverse safety implications that will result. This particularly relates to necessary facilitation of turning movements to and from the very and increasingly busy B2000.
- It seems that local residents and local road users (including pedestrians and cyclists) are expected to make changes, including through very long route diversions, in order to accommodate and facilitate a poorly located commercial enterprise.

We suggest, excepting if only refusal of permission is contemplated, that matters of such community importance should again be referred to the GBC Planning Committee for advice and decision.

Specific comments:

Condition 4 (to remove): Passing Places

- It was obvious at the outset that this would be difficult to achieve.
- The point is though that the creation of passing places would be a benefit to all local residents and road users, increasing both safety and functionality.
- If it is to be accepted that the passing places cannot be delivered, then more detailed evidence needs to be provided.
- Together with the adverse effects of the variation of Condition 7 (TRO) below, the inability to meet this Condition could render the whole application void.

Condition 7 (to vary): Traffic Regulation Order

- The consequences of this variation for local residents and other road users would be highly adverse. We consider this revised proposal to be unacceptable.
- The junctions with the B2000 are not shown on the plan, and there is no discussion of how all users turning and crossing movements would be made safely.
- The only positive aspect is that the existing hazard (due to inadequate sightline) at the junction of Lower Rochester Road and Gore Green Road at the latter's western end for westbound traffic would be removed.
- Together with the adverse effects of the removal of Condition 4 (Passing places) above, unacceptability of this Condition could render the whole application void.

Condition 6 (to remove): Traffic Controls

- While understanding the applicant's point raised, regardless it is essential that there should be local input into, and understanding of, exactly what is proposed and how it will function.

Condition 12 (to remove): Archaeology

- This point would be accepted given that Condition 15 is in place however the Condition is easily satisfied by a simple statement if no digging takes place, so it is unclear why it needs to be specifically removed.
- The situation could change during construction works so it would be prudent to leave the Condition in place in case of need.
- Investigation could take place wearing suitable protective clothing and other equipment.