

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/12/2025 4:32 PM from [REDACTED]

### Application Summary

Address: Nuralite Industrial Estate Canal Road Higham Rochester Kent ME3 7JA

Proposal: 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.

Case Officer: Mr Richard Hart

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### Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Rochester

### Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to the applicant's request to amend Condition 7 so that the one-way routing system, which was originally approved only as a temporary measure limited to HGVs during the construction period, now becomes a permanent full closure/ban on all vehicular traffic (in both directions) on Canal Road.  
Grounds for objection:  
1. Lack of proper consultation and evidence No up-to-date traffic modelling, road safety audit, or public consultation has been provided to justify making this drastic measure permanent. The original condition was explicitly temporary and construction-phase only. Turning it into a permanent TRO without new evidence is unjustified and procedurally improper.  
2. Severe harm to residents and local highway network Canal Road is a vital rat-run and the only realistic alternative route for hundreds of residents in Higham, Lower Higham, and Church Street when the A226 Gravesend Road / Lower Rochester Road is gridlocked (which happens daily). Permanently closing it to all traffic will:  
- Force all displaced traffic onto the already congested A226 and narrow village

roads (School Lane, Church Street, Villa Road, etc.);

- Significantly increase journey times for residents, school traffic, and emergency vehicles;

- Increase air pollution and noise in the historic village centre;

- Create dangerous additional pressure on the narrow, sub-standard junctions at School Lane and the Forge.

3. Road safety will deteriorate, not improve Far from improving safety, funnelling all traffic onto fewer routes will create new bottlenecks and frustration, leading to more risky driving behaviour on residential streets that are far less suitable for increased volumes than Canal Road itself.

4. Inconsistency with original permission and previous council reasoning The council originally required only a temporary HGV one-way system precisely because a permanent ban on all traffic was recognised as disproportionate and unacceptable. Nothing material has changed since that decision; the contamination and remediation works remain the same. There is no new justification for this opportunistic attempt to make a temporary restriction permanent.

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Kind regards