

Delegated Report

Adjoining Authorities Application

Application no: 20250218

Location: Lower Rochester Road Wainscott Rochester Medway

Description: Medway Council Consultation MC/25/0006: Outline application with some matters reserved (appearance, landscaping, layout and scale) for demolition of existing buildings, the erection up to 800 dwellings (use class C3), 2-Form Entry primary school, mixed use local centre (use class E and F2), retirement living (use class C2), associated works and public open space. Approval is sought for the principal means of vehicular access from Lower Rochester Road and Higham Road.

Applicant: Medway Council

Site Visit Date: N/A

Submitted Documents/Plans

- Consultation letter dated 6 March 2025

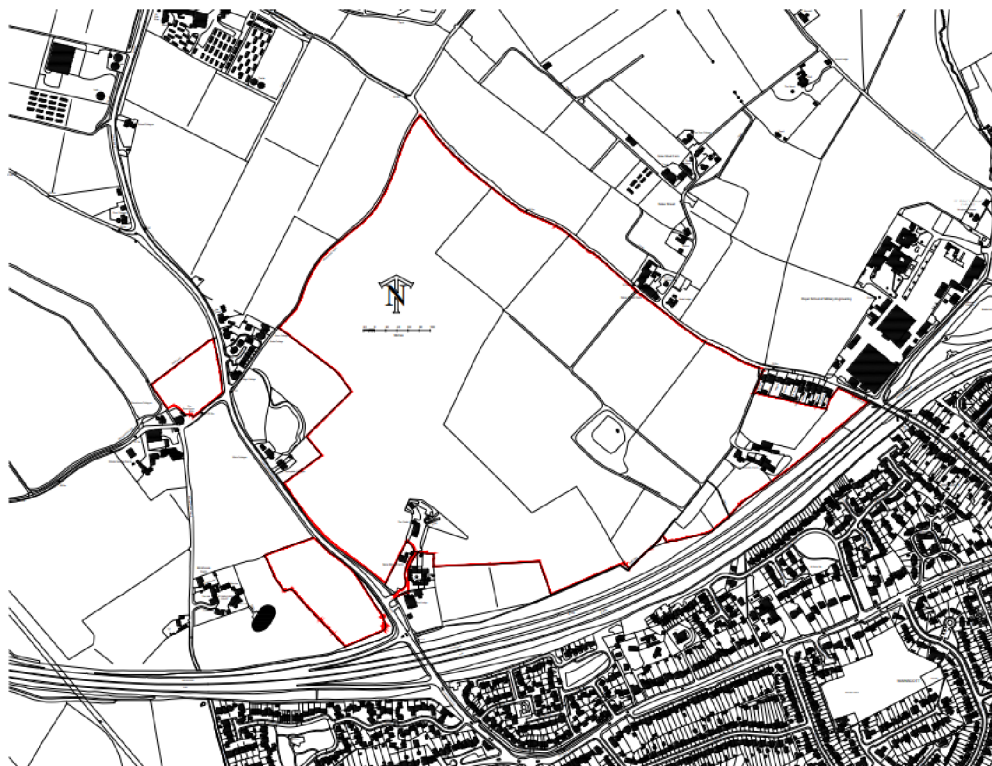
Relevant Planning History

None.

Officer's Analysis

The application comprises a Medway Council consultation on their application reference MC/25/0006 which is an outline planning application with some matters reserved (appearance, landscaping, layout and scale) for demolition of existing buildings, the erection up to 800 dwellings (use class C3), 2-Form Entry primary school, mixed use local centre (use class E and F2), retirement living (use class C2), associated works and public open space with approval being sought for the principal means of vehicular access from Lower Rochester Road and Higham Road.

The application site is as follows:



The Borough of Gravesham directly abuts one of the three parcels of land making up the application site, that is the northern most parcel which lies to the west of the Lower Rochester Road and the Borough is in close proximity to the other two parcels of land.

The Borough Council have two principle concerns with the proposal. Firstly, the impact in respect of traffic and highways matters. Given the location of the site and the proposal for up to 800 dwellings along with school, local centre and retirement living this would contribute a large number of vehicular movements in the area. There is concern at the impact on these would have on the local road network of Higham which are rural country lanes.

A further principle concern is the additional demand that the development would have on local GP surgeries. With the reported planned closure of the Highparks Medical Practice in Higham, the impact on the other existing GP branches at Cliffe Woods, Cliffe and Wainscott will become more stretched and which would be even more exacerbated with an additional 800 dwellings.

Due to the proposal being for the construction of 800 dwellings, a school, a local centre and retirement living, the Council would request that you consider the concerns of the highway impact on the surrounding highway network and the impact on GP surgeries provision.

Recommendation:

Observations Sent

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	7th July 2025	Dated:	8 th July 2025