



Application: 20250218
Your Reference: MC/25/0006

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992

NO OBJECTION TO GRANT OF PERMISSION TO DEVELOP LAND

To: **Medway Council**
Planning Service
Culture And Community
Regeneration, Culture, Environment &
Transformation
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **NO OBJECTION** for development of land situate

at **Lower Rochester Road**
Wainscott
Rochester
Medway
ME3 8EH

and being **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.**

Referred to in your application dated 7 March 2025.

GRAVESHAM BOROUGH COUNCIL HOWEVER MAKES THE FOLLOWING COMMENTS:-

1 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.

Medway Council is thanked for consulting the Borough Council.

Dated this 9th day of July 2025

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