

Item 2.5

Rodmersham Parish Council has read the officers report concerning application and has the following comments to make:

1. Why is a the section 106 delivering a private bus service? It needs to be sustainable, what is being proposed is a 32 seater private coach service. This vehicle is way too big for the narrow country lanes that lead to the site. This will not encourage users of the site including the wider site, local residents, its sports club users, gym users or visitors to Cromers Woods etc to use it. Run properly it could have a positive impact on the area and be run at weekends. G Pharm will be operating [24/7](#). Chalkwell provided a service. The owners of the science park choose to support Arriva Click which resulted in Chalkwell stopping its commercial service ands then the funding ran out and Arriva Click service was stopped. We cannot see that private coach service will be viable.
2. The coach times do not appear to facilitate or coincide with the proposed shift patterns proposed by the applicant, how then will this reduce car journeys? This doesn't appear to be a thought through proposal.
3. We remain concerned that the applicant has not fully disclosed the contamination at the former Shell site, which this site makes up part. The applicant is proposing significant earthmoving works on land that Shell use to test its chemical formulations. We have a water pumping station in Highsted Valley that pumps water out of the aquifer. We do not believe the water company would know what to test for given the chemicals used at Shell/Woodstock including the subject land.
4. We have an issue with large commercial vehicles using Highsted Road/ Bottom Pond Road to get to the applicants site. They are causing damage to the hedgerows and embankments, eroding the edges of the carriageway. What measures can be taken to minimise the environmental damage to our Green Lanes?
5. Finally we cannot see any reasonable justification for the extension of the site when the applicant has not used its existing site to its best advantage. A number of old single storey buildings exist, Ecologia occupy a number of these and so far have not moved the new building that was proposed for them under the previous hybrid application. It appears there is no intention to build that out.
6. We object the scale of G Pharm building. Whilst we appreciate the effort to disguise it behind a bund and with a hedgerow it will take 15years + for it to be disguised.

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