

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/03/2026 5:56 PM from [REDACTED]

Application Summary

Address:	Land North Of High View School Lane Higham Rochester Kent ME3 7HP
Proposal:	Application for Outline application with all/some matters reserved for the development of up to 50 residential dwellings (including affordable housing), vehicular access road from School Lane, internal roads, car parking, landscaping, public open space, and other associated works and infrastructure. All matters to be reserved with the exception of the main site access.
Case Officer:	Mrs Lisa Fisher

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Fairview Drive Higham Rochester Kent

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am writing to formally object to the above planning application for the development of 50 dwellings on greenbelt land within our village. My objection is based on the following material planning considerations: 1. Highway Safety and Traffic Impact The proposed development would significantly increase traffic on two already narrow and heavily used roads. These routes experience substantial congestion, particularly during peak commuting hours and school drop-off and collection times. One of the roads provides direct access to the local school, raising serious concerns about pedestrian safety, particularly for young children. The additional vehicle movements generated by 50 new households would exacerbate these existing issues and create an unacceptable risk. Access in and out of the village can also be an issue, with vehicles often backed up off both main access roads. Increased car usage from this number of households would create additional problems. 2. Inappropriate Development in the Greenbelt The site is designated greenbelt land, which serves an important role in preventing urban sprawl and maintaining the rural character of the village. The construction of a large housing development in this location would represent a significant and harmful encroachment, fundamentally altering the openness and
-----------	---

purpose of the greenbelt.

3. Loss of Valued Community Green Space

The land is currently well-used by local residents, including walkers, dog owners, and horse riders. It provides an important recreational resource and contributes to the wellbeing of the community. Its loss would have a clear negative impact on local amenity.

4. Harm to Village Character

The scale and density of the proposed development are out of keeping with the existing character of the village. Such a significant addition would erode the rural setting and distinct identity of the area.

5. Noise and Light Pollution

Introducing a substantial residential development into a currently undeveloped greenbelt area would inevitably increase noise and artificial lighting, to the detriment of nearby residents and the wider rural environment.

6. Impact on Wildlife and Biodiversity

The site provides habitat for local wildlife. Development would result in habitat loss and fragmentation, negatively affecting biodiversity in the area.

7. Pressure on Local Infrastructure and Services

Local infrastructure is already under considerable strain. The nearby infant and junior school is oversubscribed, and there is no capacity to accommodate additional pupils. Furthermore, the local GP surgery has closed, and the nearest alternative is located in another village without a direct bus route and is already operating at capacity. The proposed development does not appear to adequately address these deficiencies.

For the reasons outlined above, I strongly urge the Council to refuse this application.

Kind regards