

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/03/2026 7:41 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] Cliffe Woods Rochester

Comments Details

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

Reasons for comment:

Comments: I highly object to this development. I lived in higham for over 24 years. I very frequently return to visit family to go for dog walks in the proposed development site.

Building a housing estate on the countryside near my home would bring a range of significant and lasting negative consequences for both the local community and the environment. While the demand for housing is often cited as justification for such developments, it is essential to carefully consider whether the surrounding infrastructure and resources are capable of supporting this growth. In this case, they are not.

One of the most pressing concerns is the lack of local amenities, particularly school spaces and access to healthcare. Local schools are already operating at or near capacity, and the addition of a large number of new families would place further strain on an already stretched system. Without significant investment in expanding educational facilities, children may face longer travel times, overcrowded classrooms, and reduced quality of education. Similarly, local doctors' surgeries are struggling to meet current demand. The higham surgery has now closed. This means this development will put huge amounts of strain on the surgeries in the local area. This directly affects me, my family and my local community in cliffe woods. Many residents already experience long waiting times

for appointments, and adding more patients without increasing medical capacity would only exacerbate the problem. This raises serious concerns about access to timely healthcare and the overall wellbeing of the community.

Increased traffic is another major issue. Rural roads are often narrow, winding, and not designed to handle high volumes of vehicles. A new housing estate would inevitably lead to a substantial rise in daily traffic, including commuter journeys, school runs, and service vehicles. This would not only cause congestion but also increase the risk of accidents, particularly for pedestrians, cyclists, and children. Furthermore, the added traffic would contribute to higher levels of noise and air pollution, undermining the peaceful nature of the countryside that residents currently value.

The environmental impact cannot be overlooked. The countryside provides vital green space for both wildlife and people. It supports biodiversity, offering habitats for a wide range of species that may be displaced or destroyed by development. For local residents, these open spaces are essential for recreation and mental wellbeing. Dog walking, in particular, is a daily activity for many, providing exercise, routine, and a connection to nature. The loss of these areas would not only reduce quality of life but also limit opportunities for outdoor activity.

Additionally, once countryside land is developed, it is effectively lost forever. The character of the area changes permanently, often leading to further development and gradual urbanisation. This can erode the identity of rural communities and diminish the natural beauty that makes them unique.

In conclusion, while housing development may be necessary in some contexts, building a large estate in this countryside location is not appropriate. The lack of adequate amenities, increased traffic pressures, and loss of valuable green space all point to a development that would do more harm than good. A more sustainable approach would involve prioritising locations where infrastructure can support growth without compromising the wellbeing of existing residents or the environment.

Kind regards