

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 8:20 PM from I [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] Taylors Lane Higham Rochester

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I object to the planning permission submitted against reference: 20260223 for the development of 50 new dwellings in Higham. The impact on noise, light and air pollution is extremely underestimated throughout the application. The village simply does not have the infrastructure to cope with the increased traffic and population. To add 50 dwellings would be detrimental to direct neighbours and the wider village as a whole. The proposed plans suggest access would be via the main road that runs through the village. A road already busy by parents on the school run, those commuting to the village train station, the local bus route for travel to larger neighbouring towns, or to access local businesses, such as The Knowle, post office, pub and chemist. The planning application fails to consider the impact that the recently approved Lower Thames Crossing will have on the village and local areas. Traffic will increase drastically as the crossing could see 78,500 more vehicles a day (Highways England). Those wishing to use alternative routes will divert to the smaller local networks, such as through Higham, to avoid traffic or main road closures as work begins. The village has already seen a noticeable increase in traffic levels, with 8 wheeler lorries charging through the village multiple times a day to access the Nuralite Industrial Estate. The impact on the main route through the village will see traffic divert through
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smaller single track country lanes. These lanes are often overgrown, with no street lights and offer very limited options for cars to pass or turn. There will be an immeasurable increase in unneighbourly noise to direct neighbours of the site. A noise that previously was non-existent as the local area has been used solely for agricultural purposes for the last forty years at least. The proposed plans would utilise land in one of the more rural parts of the village. Light pollution here is very low, with clear, uninterrupted views through to London and Essex. The addition of 50 dwellings here would undoubtedly increase light pollution and impact the landscape. The village has recently seen the closure of its GP Surgery, supporting many vulnerable, older people. Residents have simply been instructed to utilise local surgeries instead. These are already oversubscribed with patients from the surrounding areas and only accessible by vehicle or indirect public transport links. An increase to Higham's population now would only contribute to the strain on local, vital services that are already under pressure. There simply isn't the infrastructure to support the population increase that would be introduced if this development is approved.

Kind regards