

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 9:33 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:	High View Higham Rochester

Comments Details

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

Reasons for comment:

Comments:

FLOOD RISK & DRAINAGE:
I do not agree with the flood risk assessment that has been submitted. The junction of High View and School Lane frequently floods and has historically functioned as a pond. Southern Water often frequent this stretch of road to remove surface water ! This clearly indicates a flood-prone area. Any development, roads or infrastructure associated with the development would worsen surface water runoff in this vulnerable location. The site itself is notorious for drainage, surface water & flooding, often rainwater runs off the field turning the soil into mud onto Taylor Lane.

HIGH-PRESSURE GAS INFRASTRUCTURE:
There is a high-pressure gas pipeline within or in close proximity to the proposed development area which serves the residents of Higham. This represents safety issues & serious concerns regarding risk to public safety, potential building restrictions, and the overall suitability of the site for residential use. The proposal does not appear to adequately address these risks or demonstrate how they will be safely managed.

BADGERS:
I do not agree with the Preliminary Ecological Appraisal by Plumb Associates. They say there are no Badger Setts, this is incorrect there are active Badger Setts in The Mount, which is a wooded area next to the development (which on looking at the outline planning will be next to the play area & potential homes)

These Badgers frequent the proposed development area. By having this development here will have a detrimental effect on a protected species.

HIGHWAY SAFETY CONCERNS:

The surrounding roads are too narrow to safely accommodate the increase in traffic that this development would generate. The proposed access point is on the brow of a hill, which will create poor visibility for both exiting and approaching vehicles.

Residents exiting High View would have restricted sightlines, while approaching vehicles would have insufficient time to react. This creates a serious and unacceptable highway safety risk.

SCALE AND IMPACT:

The proposed housing is significantly taller than the existing neighbouring bungalows. This would result in the development dominating adjacent properties, & dwarfing them. Leading to loss of their privacy.

PRESSURE ON LOCAL HEALTHCARE SERVICES:

Higham currently has no functioning GP surgery. And the nearest surgery is in Cliffe, this surgery is not even on a public transport route. The addition of a new housing would place further strain on already stretched healthcare services in surrounding areas, potentially reducing access to medical care for both existing and future residents.

SCHOOL CAPACITY ISSUES:

The local schools are already oversubscribed. The development would increase demand for school places without any clear evidence of expansion or mitigation, which may negatively impact the quality of education in the area.

PUBLIC RIGHT OF WAY CONCERNS:

I note that Kent County Council Public Rights of Way and Access Services have identified discrepancies between the alignment of restricted byway NS153 shown in the submitted application and its legally recorded route. This raises concerns about the accuracy and deliverability of the whole project.

The proposed land for the development is Green Belt land, and classed as Grade 3a, Agricultural Land, this is much needed high value land for food not residential housing. The local authority should discourage any development on this land and refuse this proposed development on this site.

Kind regards