

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 04/03/2026 8:50 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] High View Higham Rochester

Comments Details

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

Reasons for comment:

Comments:	I wish to formally object to the above planning application outline on the following grounds: Field is registered as Green Belt. The site is designated Green Belt land. National and local planning policy place great weight on the protection of the Green Belt in order to prevent urban sprawl and preserve openness and the character of rural areas. The proposed development would result in harm to the openness of the Green Belt and would conflict with these fundamental policy principles. Established Agricultural Use The field has been actively farmed for the 31 years that I have lived here, with only 2-3 rest periods during that time. It is therefore productive agricultural land and contributes positively to the rural character and openness of the area. Precedent and Urban Sprawl Granting permission for this application would set a concerning precedent for further developments onto Green Belt land and green space in Higham, gradually ruining its rural identity and weakening long-established Green Belt boundaries. There are plenty of brown field sites in the borough that could be used for any necessary housing requirements. Inadequate Infrastructure The existing infrastructure in the village is already under considerable strain. Additional residential development would further increase pressure on local
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services and facilities, without clear evidence of corresponding infrastructure improvements.

Sewerage and Drainage Concerns

The proposal requires a pumping station to transfer sewage uphill to join utilities in School Lane. This raises concerns regarding the maintenance and upkeep costs for this pump, not to mention the noise and smell this may cause too! This is a serious concern to me as this would be in close proximity to my property.

Local Services and Facilities

We have a train station but it is predominately unmanned, with a ticket machine which is frequently out of service.

The local doctor's surgery recently closed, impacting negatively on many villagers.

The primary school is oversubscribed, with some village children already having to attend schools outside the area.

These are some of the factors that demonstrate the village does not have the capacity to accommodate significant additional housing without further strain on essential services.

Road Safety and Traffic

Traffic is already problematic in the village and terribly congested at certain time during the day. Roads are narrow and can sometimes end up being very dangerous, especially for pedestrians and children, with the amount of traffic we already have.

On a personal note, having attended the presentation by the M Scott Properties the proposed development would have a significant adverse impact on my property, which backs directly onto the proposed site and will be detrimental to my mental health. The sanctuary of my garden will be ruined. My home is a bungalow, and the proposed dwellings are all houses, which is not in keeping with the immediate neighbouring area, a policy which Gravesham Borough Council planning are usually very strict on. They would overlook my property from close proximity (approximately 5 metres from my boundary according to the gentleman I spoke to at the presentation). This would result in Total loss of privacy, Total loss of outlook and Total loss of openness.

I purchased my property 31 years ago, having lived in various properties in the village all of my life, on the understanding that the adjoining field was protected Green Belt land. The proposal would fundamentally alter the character and setting of my home, along with resulting in a decrease in value by up to 15% because the outlook from the garden would be gone, along with the noise pollution, light pollution and air pollution that will be inflicted on me.

In conclusion, for the reasons outlined above, the development would result in significant harm to the Green Belt, local infrastructure, highway safety, and residential amenity. In my view, these harms clearly outweigh any potential benefits of the proposal. I respectfully request that this application be refused.

Kind regards