

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/10/2025 4:15 PM from [REDACTED]

Application Summary

Address:	Buckland Farm Chalk Road Higham Rochester Kent
Proposal:	Outline planning application for the demolition of existing buildings and erection up to 40 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Chalk Road and all other matters are reserved.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Higham Rochester

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir / Madam,

I wish to strongly object to the above outline planning application on the Buckland Farm site for many reasons.

- a) The site has been light industrial for decades and has allowed small businesses to thrive. If the site is developed where are these small businesses going to move it, as this is one of the very few light industrial developments in the village.
- b) Some of the site has been used for agricultural / small holding for decades and has allowed the ecology to thrive. As shown on the ecology reports there are species that are low in numbers nationwide and whilst they say that they will mitigate the loss, this will have a detrimental effect on the ecology system.
- c) Over the years there have been many applications for residential development of this site and they have been refused. Why when a single residential development was refused, should 40 houses be approved as the village does not have the infrastructure to cope.
- d) Transport - Higham is a rural community and the roads/lanes will not be able to contend with an extra potentially 80-100 cars. Taylors Lane is a single road track, School Lane whilst is a two lane is only one as there are parked cars. The roads cannot manage this level of extra traffic.
- e) Facilities - the village school does not have the space for extra children as it is already oversubscribed every year. The application mentions a Dr's surgery, for information Highparks Higham Branch is up for closure, so there will be no local provision for medical services. This means that 80-100 people will have to travel to Cliffe Woods or Shorne, if there are spaces.
- f) This land has always been part of the green belt land in Higham and losing this land, environment and habitat would set a precedent for more building & overworking the Higham village. Higham cannot cope with the traffic, extra people and the provision of facilities. I understand that the applicant is saying that this land should be classed as grey belt rather than green belt but the amount of

ecology that would be lost with this proposal is immense (hence why it should be protected as green belt).

g) Approving this outline application will have a negative bearing on the neighbours & the village as it will cause over-development of the site, extra noise from traffic and means that that junction will become congested. Whilst Chalk Road is a 30mph speed limit, traffic far exceeds this entering the village and drives by the Buckland farm junction at just under the national speed limit speed. This would cause a danger to pedestrians and other road users.

Kind regards