

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/03/2026 10:05 AM 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] Vicarage Row, School Lane Rochester

Comments Details

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

Reasons for comment:

Comments:	Planning Objection - Outline Application for up to 50 Residential Dwellings I wish to object to the outline planning application for the development of up to 50 residential dwellings (including affordable housing) with vehicular access from School Lane, internal roads, parking, landscaping, public open space and associated infrastructure. While the need for housing is acknowledged, there are several significant concerns regarding the suitability of the site for a development of this scale and the potential impacts on the surrounding area. Highway Safety and Traffic A key concern is the impact on traffic and highway safety. School Lane is a relatively narrow road which already experiences congestion during peak times, particularly during school drop-off and pick-up periods. A development of up to 50 homes would likely generate a substantial number of additional daily vehicle movements, placing further pressure on an already constrained road network. The proposed access arrangement could create additional hazards due to increased turning movements, reduced visibility, and higher traffic volumes.
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There are also concerns about pedestrian safety, particularly for children and families travelling to nearby schools. Without significant improvements to the local road infrastructure, it is difficult to see how the existing road network can safely accommodate this level of additional traffic.

Pressure on Local Infrastructure

The development is also likely to place additional strain on local infrastructure and services. GP surgeries, schools, and other community facilities in many areas are already operating near capacity. An additional 50 dwellings could introduce a significant number of new residents, increasing demand for these services.

The application does not clearly demonstrate how these pressures will be mitigated or whether existing infrastructure has the capacity to support the additional population.

Impact on Local Character

The scale of the proposed development also raises concerns regarding its compatibility with the existing character of the area. The surrounding environment is relatively low density and has a more rural or semi-rural character. Introducing a development of this size could significantly alter the visual character of the area and contribute to gradual urbanisation.

As this is an outline application, important details such as layout, building design, density, and landscaping have not yet been provided. Without this information it is difficult to properly assess how well the development will integrate with the surrounding environment.

Environmental Considerations

Development on previously undeveloped or semi-natural land can lead to the loss of wildlife habitats and biodiversity. It is important that any development protects existing ecological features such as trees, hedgerows, and natural habitats wherever possible.

While the proposal refers to landscaping and open space, these measures may not fully compensate for the loss of existing natural environments.

Drainage and Flood Risk

Another concern relates to surface water drainage. New housing developments introduce additional hard surfaces such as roads, driveways and roofs, which can increase surface water runoff. Without carefully designed drainage systems, this may increase the risk of localised flooding.

The application should clearly demonstrate how sustainable drainage systems will be implemented to ensure that the development does not negatively affect surrounding properties or local drainage systems.

Conclusion

In summary, while the provision of new housing is important, this proposal raises several concerns that have not been sufficiently addressed. These include traffic and highway safety on School Lane, pressure on local infrastructure and services, potential impacts on the character of the area, environmental considerations, and drainage issues.

Given the scale of the development and the limited level of detail provided within the outline application, I believe further assessment and evidence are required

before the proposal can be considered acceptable.

For these reasons, I respectfully request that the planning authority carefully reconsider the application and ensure that any future development is appropriate for the location and supported by adequate infrastructure.

Kind regards