

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/03/2026 10:13 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:	Mr Jack Smith
Email:	jp_smith96@hotmail.com
Address:	15 Highwoods Close Rochester

Comments Details

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

Reasons for comment:

Comments:	Dear Planning Officer, I wish to formally object to planning application 20260223 concerning the proposed outline development of up to 50 residential dwellings on land north of High View, School Lane, Higham. My objection is based on the following planning concerns: 1. Impact on Local Wildlife and Habitat The site is currently undeveloped green space that supports local wildlife. Of particular concern is the presence of ground-nesting birds such as skylarks, which rely on open land for nesting and breeding. Development of this land would result in habitat loss and disturbance to species already under pressure due to the decline of suitable farmland and grassland habitats. 2. Traffic and Road Safety Concerns School Lane is a key route through the village and serves the local school. Construction activity associated with a development of this size would inevitably generate heavy goods vehicle movements and contractor traffic. This raises significant safety concerns, particularly during school drop-off and collection times when traffic and pedestrian activity are already high.
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3. Increased Traffic Pressure on a Small Village

An additional 50 homes would likely generate a substantial increase in daily vehicle movements. Higham's road network is limited and not designed to accommodate this level of growth. While 50 homes may appear modest in isolation, the cumulative impact of additional vehicle movements and construction traffic would place significant strain on local roads.

4. Pressure on Local Infrastructure and Services

Higham already has limited local services. The village school is understood to have little or no spare capacity, and there is no doctor's surgery within the village itself. Increasing the local population without corresponding infrastructure improvements risks placing unsustainable pressure on nearby schools, healthcare services, and other facilities.

5. Loss of Green Space and Harm to Village Character

The site contributes to the open countryside setting and rural character of the village. Development would remove this green space and negatively impact local sightlines, landscape character, and visual amenity. The gradual loss of surrounding countryside also risks eroding the distinct rural identity of Higham.

6. Surface Water and Drainage Concerns

Replacing permeable land with housing, roads, and other hard surfaces can increase surface water runoff and place additional pressure on drainage systems. This raises concerns about potential drainage problems and flood risk affecting nearby roads and properties.

7. Construction Noise, Dust, and Disturbance

A development of this scale would inevitably cause prolonged construction noise, dust, and disruption for nearby residents and the nearby school. This would significantly affect local quality of life during the construction period.

8. Parking and Vehicle Overspill

New housing developments frequently underestimate the number of vehicles per household, which can lead to additional on-street parking pressure and further congestion on surrounding roads.

9. Risk of Setting a Precedent for Further Development

Approving development on this parcel of green land could create a precedent for further expansion into surrounding open countryside, gradually eroding the rural character of the area.

10. Loss of Open and Potentially Productive Land

The permanent loss of open countryside or agricultural land contributes to the gradual reduction of rural landscapes and productive land in the local area.

This proposal appears contrary to the principles of sustainable development set out within the National Planning Policy Framework, particularly where development should protect valued landscapes, biodiversity, and ensure that local infrastructure can support new housing.

For the reasons outlined above, I respectfully request that the council refuse this application. At the very least, a more detailed assessment of the impacts on wildlife, traffic, drainage, and local infrastructure should be required before any approval is considered.

Given the scale of potential impact on the village environment, infrastructure, and wildlife, I also respectfully request that this application be considered by the planning committee rather than determined under delegated authority.

Yours faithfully,



Kind regards