

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/03/2026 3:53 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:	School Lane Higham

Comments Details

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

Reasons for comment:

Comments: [REDACTED] wish to formally object to the above outline planning application for the development of up to 50 residential dwellings on land north of High View, School Lane, Higham.

[REDACTED]

While the need for housing is understood, the development must be supported by appropriate infrastructure and must be suitable for its location. In this case, there are a lot of major concerns which we, as a collective, object to in its current form.

In 1848 when Higham School was built, School Lane, a two-lane road with a carriageway in each direction, would have been more than sufficient for the traffic flow.

However, in 2026 the surrounding road network, particularly School Lane as the main route through the village, is already under considerable pressure. This can be evidenced every weekday between 8.30am - 9.15am or 2.45pm - 3.30pm when traffic is parked to drop off or pick up pupils leaving a single carriageway & a very small passing area. This often causes gridlock especially if vehicles larger

than cars drive past the school as their size and manoeuvrability is a significant factor to the congestion.

This has been made worse by the significant number of lorries travelling through the village to access the Nuralite development despite alternate routes being signposted. These lorries carry contaminated material, have muddy wheels and are both heavy and noisy. Your development would just add to this kind of traffic.

These vehicles damage the roads with potholes causing villagers cars to be damaged or tyres punctured, make the road surface slippery with mud & material causing cyclists an extra hazard, add exhaust emissions into the air and extra noise.

Some children cycle/scooter to school, some children have breathing conditions, eg asthma and all children need to concentrate without background noise particularly in important exams and tests.



If approved, construction activity would likely take place over a few years. This would involve frequent movements of heavy construction vehicles using local roads that are ill suited to this type of traffic. The presence of large vehicles as well as affecting the school also raises safety concerns and disruption to residents, many of whom are elderly and therefore vulnerable.

One other unbelievable aspect of your planning application is that the site entrance is on the brow of a hill, I am surprised that this would be acceptable to Kent Highways in view of the extra risks the brow of the hill poses. The busiest times will be school drop off and pick up times when children are either walking or being driven to or from School. Sadly, an accident is inevitable.

Existing traffic-calming measures along School Lane are inadequate. The speed bumps are not sufficiently wide enough to slow larger wheelbase vehicles, including vans, lorries and four-wheel-drive vehicles, which can pass over them with no reduction in speed. As a result, traffic frequently travels through the area at inappropriate speeds despite the recent addition of flashing school signals.



Similar capacity concerns also apply to other services such as local healthcare provision, with the imminent closure of the Highparks GP surgery site, utilities where we often have electricity outages and water supply issues and a poor train service to London.

The planned development also raises questions regarding drainage and surface water as green fields will be replaced by impermeable surfaces. School Lane often resembles a river in heavy rain with flooding experienced in through Higham & floods the train station. Drain covers are often displaced, some outside

the school, which again impacts road users. Without sufficient drainage improvement this development will make matters even worse.

Kind regards