

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/03/2026 6:44 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:	Oak Drive Rochester

Comments Details

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

Reasons for comment:

Comments:	I wish to submit an objection to planning application 20260223 for the proposed development on land between School Lane and Taylors Lane in Higham. This proposal raises serious concerns in relation to inappropriate development within the Green Belt, harm to biodiversity and protected species, and increased pressure on already stretched local infrastructure. The application site forms part of designated Green Belt land, where development is intended to be strictly limited. The purpose of this designation is to prevent urban sprawl and preserve the open, rural character of the area. In this case, there does not appear to be sufficient justification to override these protections, and the development would result in a clear loss of openness and encroachment into the countryside. The ecological sensitivity of this location is also a significant concern. The site lies close to Cliffe Pools, the Thames Estuary, and surrounding salt marshes, all of which contribute to a wider network of important habitats. Development here risks adding pressure to these environments and disrupting local wildlife corridors. There is clear evidence that the surrounding area supports a diverse range of
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species. Nightingales have been recorded locally, which is particularly concerning given their status as a declining and disturbance-sensitive, ground-nesting bird. As seen in other planning decisions, including at Chattenden, even development near such habitats-without directly removing them-can lead to their degradation through increased human activity.

In addition to nightingales, species such as owls, woodpeckers, jays, sparrowhawks, buzzards, and bats are known to inhabit the area. All wild birds are protected under the Wildlife and Countryside Act 1981, and bats are strictly protected under the Conservation of Habitats and Species Regulations 2017. These species depend on quiet, low-light environments, which would be significantly affected by residential development.

The area is also supports small mammals including hedgehogs and badgers. European badger are protected by the Protection of Badgers Act 1992, and European hedgehog are recognised as a species in decline and a priority for conservation.

Even if the woodland itself is not directly removed, the introduction of housing would bring noise, lighting, traffic, and increased human presence, all of which contribute to an "urbanising effect" that can make habitats unsuitable for wildlife. The addition of domestic pets, particularly cats, is another factor that can have a lasting negative impact on birds and small mammals.

There are also important community considerations. Local infrastructure is already under strain, with the primary school oversubscribed and the recent closure of the village doctor's surgery reducing access to healthcare. Additional housing in this location would only increase this pressure.

Furthermore, the loss of accessible green space would be detrimental to the wellbeing of local residents. Such spaces play an important role in supporting mental health and maintaining the rural character of the community.

For all of these reasons, I believe the proposal is inappropriate and would result in unacceptable harm. I respectfully request that planning permission for application 20260223 is refused.

Kind regards