

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/10/2025 5:02 PM from

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:	
Email:	
Address:	Rochester

Comments Details

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

Reasons for comment:

Comments:	Dear Sir or Madam, I am writing to formally object to the proposed development of 40 houses at Buckland Farm. This site has been the subject of multiple previous planning applications, all of which have been refused. The current proposal represents the largest and most intrusive development to date, and the same planning concerns that led to earlier refusals remain valid - if not magnified by the increased scale of this scheme. --- 1. Planning History and Consistency Several previous applications for residential development at Buckland Farm have been rejected, as have numerous smaller proposals along the same stretch of road, including requests for new or extended driveways. It would be inconsistent and unfair for a development of this magnitude to be approved when individual residents have been denied far smaller-scale permissions in the same area. --- 2. Scale and Overdevelopment The proposal for 40 new houses would more than double the number of existing homes on the street, drastically altering its character and overwhelming the local environment. Such a large development is entirely out of keeping with the area's established rural and low-density nature. The resulting increase in traffic, noise, and general activity would fundamentally change the peaceful, countryside
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setting.

3. Loss of Agricultural Land and Impact on Local Economy

Buckland Farm is active agricultural land, currently used for grazing farm animals. The proposed development would permanently remove productive farmland and disrupt existing local businesses that operate from the farm buildings. This would have a negative economic impact on those livelihoods and reduce the area's agricultural heritage and character.

4. Environmental and Wildlife Impact

The surrounding fields are regularly used by wild geese for grazing and provide important habitat for bats, which are a protected species under UK law. In addition, just beyond the railway line lies an RSPB conservation area, highlighting the ecological sensitivity of this location. Developing this site would fragment local habitats and disturb species that rely on the open farmland and connected green corridors for feeding and roosting.

The proposal therefore conflicts with national and local planning policies that seek to protect biodiversity and maintain wildlife corridors.

5. Infrastructure and Precedent

Local infrastructure - including roads, drainage, and public services - is not equipped to support a development of this size. Approving this application would set a dangerous precedent, encouraging further speculative development on farmland and eroding the rural nature of the area.

Conclusion

For the reasons outlined above - including the site's planning history, excessive scale, agricultural use, environmental importance, and inconsistency with previous refusals - I strongly object to this application and urge the Council to refuse planning permission for the proposed development at Buckland Farm.



Kind regards