

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/03/2026 8:27 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:	[REDACTED] Walmers Avenue Higham

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally object to the proposed plans to build housing on the countryside land situated between School Lane and Taylors Lane in Higham. This development would have a significant negative impact on the village, its infrastructure, and the character of the local environment. Higham is a rural village with a distinctive identity shaped by its open green spaces, agricultural landscape, and strong sense of community. The free belt land in question is an integral part of this setting, providing an important buffer between residential areas and the wider countryside. Building on this land would permanently erode the rural feel of the village and contribute to the gradual suburbanisation of an area that residents deeply value for its tranquillity and natural beauty. A major concern is the capacity of the local infrastructure, which is already under significant pressure. Higham's road network is limited and frequently congested, particularly at peak times. School Lane and Taylors Lane are narrow, rural roads not designed to accommodate the increased traffic that a substantial new housing development would generate. Additional vehicle movements would heighten the risks to pedestrians, cyclists, and schoolchildren, many of whom already navigate these constrained routes daily. Public transport links are also limited, meaning future residents would likely rely heavily on private cars. This contradicts local and national commitments to sustainable development and reducing carbon emissions. Without credible,
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deliverable improvements to transport infrastructure, the development would only worsen existing problems.

Equally concerning is the lack of local amenities. Higham does not have sufficient capacity in its schools, GP surgeries, or local services to support a significant rise in population. Residents already face challenges securing GP appointments, and local primary schools operate with very limited available places. Adding hundreds of new residents without simultaneously expanding services would place unsustainable strain on essential community resources.

Furthermore, the loss of green belt land is inconsistent with planning principles that aim to protect the countryside, prevent urban sprawl, and maintain separation between distinct communities. Once such land is built on, it is lost forever. The green belt around Higham contributes to wildlife habitats, supports biodiversity, and provides accessible outdoor space for residents' health and wellbeing. This proposal offers no adequate justification for overriding those longstanding protections.

It is also important to consider cumulative impact. Higham and the surrounding area have already absorbed various developments in recent years. Each individual scheme may seem modest in isolation, but together they amount to a substantial transformation of the village's scale and identity. Approving this plan would set a precedent for further incursions into the countryside, creating a domino effect that would irreversibly change Higham's character.

In summary, the proposed development is unsuitable for the location and fails to meet the needs or expectations of the community. The local infrastructure cannot cope with the increased demand; amenities are insufficient; and the environmental and character impacts would be profound and permanent. I strongly urge the planning authority to reject the proposal and instead prioritise development on brownfield sites and areas where infrastructure can support sustainable growth.

Higham's countryside is a vital part of its identity. Once it is gone, it cannot be replaced.

Kind regards