

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 06/03/2026 4:19 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                                                                                                                                                                                                                                                                                                                                                                     |

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### Customer Details

|          |                                            |
|----------|--------------------------------------------|
| Name:    | [REDACTED]                                 |
| Email:   | [REDACTED]                                 |
| Address: | [REDACTED] Hermitage Road Higham Rochester |

### Comments Details

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

Reasons for comment:

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|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>I strongly object to the proposal for up to 50 residential houses on the site of School Lane West.</p> <p>I have been a resident of Higham for most of my life and feel that this proposal will have a severely detrimental bearing on the village and the wellbeing of the community overall.</p> <p>This will provide a loss of privacy to those residents in Highview Close and the way that the proposal has designed the new development Highview Close will be overshadowed too as the field is slightly higher than Highview. In addition the development will mean that the houses in Vicarage Road, School Lane, Fairview Drive and Taylors Lane lose their privacy &amp; are overshadowed. Vicarage Row will lose light and be overshadowed as it is lower than the level of the development site. This is not acceptable for those residents that already live here. They should not have their privacy &amp; proximity altered for a development that is not fit for purpose.</p> <p>Whilst this field is use for farming 'arable' land this does not mean that there is no wildlife and it should be noted that this development would back on to an existing wooded area. There is a large amount of protected wildlife in this area and this development would have a drastic bearing on the colonies.</p> |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

One access in and out onto School Lane would be a mammoth health and safety risk. School Lane is a small two lane road that has trouble coping with the amount of traffic it has to at the moment. Add into that a potential extra 150-200 cars would cause stress to the residents in that area and would be an accident waiting to happen. The access road is at the brow of the hill and therefore the sightline would be very limited. This number of extra cars could be an extra 500 trips every day from this one site - the village could not cope with the traffic and the extra pollution. It is not right for residents to have to deal with this level of pollution and traffic. The infrastructure in the village of Higham is not built for this level of extra traffic.

Pollution is not just traffic fumes but light pollution from 50 properties, noise pollution from 50 properties and their vehicles and smell pollution. How can it be considered appropriate for a development like this to be considered when the village cannot cope with the traffic & pollution it has now.

Based on KCC parking standards how is the site going to accommodate enough visitor parking - this could lead to on the road parking in School lane which would be dangerous and a hazard for existing residents.

The infrastructure for all aspects of this development are not there and have not been provided for in proposal. Higham does not have medical care (dr's surgery closed), it does not have a big enough pre school and primary school for the extra children, there are no secondary schools that don't need to be travelled too, there is not bus network for public transport and from the proposals there are going to be waste units on the site.

The potential smell from these units for 50 houses will add smell pollution and how are the council refuse collectors going to deal with collecting from these extra properties.

Drainage - the village drain network is very antiquated and is being modernised gradually - an extra 50 houses into the drainage system will not be practical - the drains in the village will not be able to cope.

This field has footpaths located across it and are a hive of activity for dog walkers, ramblers and horse riders - this development whilst doesn't get rid of the footpaths prevents a whole dynamic being able to use the path as it is a driveway.

No consideration has been given to the village, the residents and the actual feasibility of this development - the site floods, this has not been mentioned and due to the type of soil there is usually surface water. This has been ignored.

Green belt land is integral to allow wildlife to thrive and to allow villages to remain as villages. Green belt land should be protected to allow wildlife and habitats to thrive. Green belt should not be built on and definitely not to the extent that this proposal is planning.

This proposal should be refused and Higham should be allowed to remain the village community that it currently is. It struggles enough with infrastructure and facilities so to add this proposal into it would be a recipe for disaster.

I hope that you will listen to the community and refuse this proposal at the earliest chance.

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Kind regards