

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/10/2025 10:39 AM from [REDACTED]

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: [REDACTED]

Email: [REDACTED]

Address: [REDACTED] Rochester

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to register my objection to this planning application 20250889 on the following grounds:

1. Strain on the nearby roads.

Chalk Road is already heavily used by "Skip" and other large lorries and, in the appropriate season(s) by agricultural machinery and fruit lorries. It cannot take more, particularly as that lying to the west of the proposed development has no pavement or street lighting. In the other direction (eastward) parking along Chalk Road is already effectively making the road outside Michelle Cottages a one-lane street. Deliveries, although necessary, cause chaos all times of day. I also fear that some drivers will mistakenly come to regard the very narrow Taylors Lane as a short cut which will result in further danger.

Chalk Road westward is also narrow and large lorries are frequently obliged to stop on or near to the Taylors Lane junction ("Cuckolds Corner") to allow oncoming traffic (Skip lorries for example) to proceed. This area is dangerous enough without courting further danger. It is a long straight road and speeding is the norm.

2.Drainage.

I am not convinced by the assertions that there will be adequate facilities for dealing with foul drainage from the proposed development. The "pumping station" in Chalk Road (adjacent to the west of the proposed site) is occasionally visited by tanker lorries, sometimes for hours day and night. Not a frequent occurrence but even so it suggests that any further strain on the system would be the straw to the camel's back. I also recall times when drainage backed up to some of the gardens of Michelle Cottages which I seem to recall was caused by the re-development of barns in Taylor's Lane. I note the comments from the developers agents regarding flooding but they do not seem to have taken account of Climate Change. This site is near a flood plain and looking at surrounding fields in the wet seasons over the last, say, 10 years it is obvious that Climate Change is a reality and having an effect. Whilst the developer has

considered flooding it does not appear to have looked to the future.

3. Community Services.

There is practically no bus service.

It seems that the doctor's surgery is doomed.

There are no shops in this part of the village.

I understand that the local school is permanently oversubscribed.

All this would mean further strain on traffic should the development be approved.

4. Precedent of previous Planning Application with particular reference to the Green Belt.

Whilst I appreciate that each application is judged on its own merits I feel that some of the reasons given for refusal of this previous application for an adjacent property should have some bearing on your decision here:

(I would emphasise that I had no interest in the aforementioned mentioned application or property involved.)

"

a) It is an inappropriate development being obstructive to the openness of the Green Belt and it is not in keeping with other properties in the area.

b) disproportionate and detrimental to the character and appearance (of the dwelling), its rural setting and the openness of the Green Belt.

c) substantial weight should be given to any harm to the Green Belt. Consequently the development would not accord with the requirements.

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Despite the suggestions of the applicants or their agents, the property which is the subject of this application IS in the Green Belt and should be regarded as such for the purposes of this application. It can be seen from the objections lodged to this application and from local residents that this application goes against the wishes of the local community and I trust that the Council, which after all should represent its constituents, will listen to the community and reject the application in full.

Kind regards