

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/06/2026 5:27 PM from [REDACTED]

Application Summary

Address:	Abbey Farm Barn Church Street Higham Rochester Kent ME3 7LS
Proposal:	Application to determine if prior approval is required for a proposed; Change of use of an agricultural building into five holiday let accommodation units, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Church Street [REDACTED] Rochester

Comments Details

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

Reasons for comment:

Comments: As a local resident, I have serious concerns regarding the detrimental impact that this development could have on the surrounding area and the established rural community.

1. Increased Traffic and Highway Safety Concerns

Church Street and the surrounding local roads are rural in nature and are not designed to accommodate a substantial increase in vehicle movements associated with five separate holiday accommodation units. Holiday guests are likely to rely heavily on private cars, resulting in increased traffic volumes, congestion and additional pressure on existing access routes.

There are concerns that this could adversely affect pedestrian safety, particularly where there are limited footpaths, narrow road sections and existing agricultural traffic using the same routes.

2. Harm to the Rural Character of the Area

The area surrounding Abbey Farm Barn is valued for its quiet agricultural setting and rural character. The introduction of five holiday lets represents a significant intensification of activity that is inconsistent with the traditional use of the site.

Frequent guest turnover, increased vehicle movements and associated visitor activity risk eroding the tranquillity and distinctive character that local residents currently enjoy.

3. Noise and Disturbance

Unlike permanent residential occupation, holiday accommodation can result in a continual cycle of short-term visitors who may have little connection to or understanding of the local community. This can lead to increased noise levels, late-night activity, outdoor gatherings and general disturbance.

The cumulative effect of five separate units operating simultaneously could have a considerable impact on the amenity and quality of life of neighbouring residents.

4. Pressure on Local Infrastructure and Services

The proposed development would place additional demands on local infrastructure and services without delivering significant benefits to the permanent community. Increased use of roads, waste collection services and local facilities should be carefully considered when assessing whether the proposal represents sustainable development.

5. Impact on Residential Amenity

Residents living close to the site have a reasonable expectation of privacy and peaceful enjoyment of their homes. The scale of this proposal raises concerns regarding overlooking, increased activity levels and the general loss of the quiet environment that currently characterises the locality.

6. Loss of Agricultural Purpose and Concern About Incremental Development

Agricultural buildings form an important part of the rural economy and landscape. The conversion of such buildings into commercial holiday accommodation contributes to the gradual erosion of the area's agricultural function.

Furthermore, there is concern that approving a development of this scale may set a precedent for further intensification of tourism-related uses in the area, resulting in cumulative impacts that could fundamentally alter the nature of the local community.

Conclusion

For the reasons outlined above, I believe that the adverse effects of this proposal would outweigh any potential benefits. The development would have a negative impact on highway safety, residential amenity, the rural character of the area and the overall wellbeing of the local community.

I respectfully request that Gravesham Borough Council gives full consideration to these concerns and refuses prior approval for Application Reference 20260568.

Kind regards