

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 03/03/2026 10:03 AM 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:	Walmers Avenue Kent Higham

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally object to the outline planning application for the development of up to 50 residential dwellings on land accessed from School Lane, Higham. While I understand the need for housing, I believe this proposal is inappropriate and unsustainable for the following planning reasons: 1. Pressure on Local Healthcare Provision Higham no longer has a functioning GP surgery. Residents are required to travel to neighbouring villages for appointments, which is already proving difficult due to limited appointment availability and transport challenges. Approving a development of this size without adequate local healthcare infrastructure would place further unsustainable strain on already stretched services. There is no clear evidence within the application of how additional primary healthcare capacity will be provided to accommodate new residents. 2. Local Road Infrastructure and Highway Safety School Lane and surrounding village roads are narrow and not designed to
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accommodate a significant increase in vehicle movements. Additional traffic from up to 50 dwellings, including construction traffic, delivery vehicles and daily commuting flows, would materially worsen congestion and raise safety concerns, particularly near the primary school.

The cumulative impact on highway safety and accessibility appears to be underestimated.

3. Impact on Green Belt / Open Countryside Character

The application site forms part of the open land that contributes to the rural character and setting of Higham. Development of this scale would erode the distinct identity of the village.

Higham's character is defined by its small scale and surrounding open land. Incremental development of greenfield or green belt type land risks setting a precedent for further applications, gradually transforming the village into a suburban extension rather than preserving its rural setting.

Once this land is developed, the openness and character cannot be restored.

4. Pressure on Education Provision

Higham Primary School is already at or near capacity. Families are currently unable to secure places locally and must send children to neighbouring villages.

An additional 50 dwellings, including family housing, would increase demand for school places without clear evidence of expanded capacity. This would undermine the sustainability of the community and increase traffic from school transport to other villages.

5. Cumulative Impact on Village Infrastructure

Beyond individual impacts, the cumulative effect of increased housing without corresponding infrastructure upgrades to healthcare, education, roads and community services risks fundamentally altering the nature and functionality of Higham as a village community.

Planning policy seeks sustainable development. In this case, the supporting infrastructure required to make this development sustainable does not currently exist.

For the reasons outlined above, I respectfully request that this application be refused.

Kind regards