

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 13/03/2026 11:47 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:	[REDACTED] Chalk road Higham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Planning Application Reference: TB112MHPFYU00

Objection: Strong Opposition to Proposed Development

I must formally and strongly object to this planning application. This development represents an unacceptable encroachment onto the Metropolitan Green Belt in Higham and poses a severe threat to local biodiversity. My objections are grounded in national planning policy and the devastating ecological impact this development would cause.

1. Inappropriate Development in the Green Belt

This site is within the designated Green Belt. Under the National Planning Policy Framework (NPPF), new buildings here are strictly inappropriate unless "very special circumstances" are proven. The applicant has failed to demonstrate circumstances that outweigh the permanent harm to the Green Belt. This proposal contradicts the Green Belt's purpose: to prevent urban sprawl, safeguard the countryside, and preserve Higham's rural openness. Approving this sets a dangerous precedent for future ribbon development.

2. Severe Threat to Protected Bat Populations

Higham and its green spaces provide essential foraging, commuting, and

roosting sites for bats. All bat species and their roosts are strictly protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations. Artificial lighting, construction noise, and vegetation removal will severely disrupt echolocation and sever vital flight paths, risking unlawful disturbance to protected species.

3. Destruction of General Wildlife Habitats

The Green Belt land in question is a thriving, established ecosystem. Developing this site will cause the irreversible loss of habitats supporting nesting birds, small mammals, and native flora. Gravesham Borough Council has a statutory duty to conserve biodiversity. Replacing permeable land with concrete directly contradicts local and national environmental goals.

4. Eradication of Micro-Wildlife and Soil Ecology

Often overlooked is the foundational micro-wildlife sustaining the ecosystem. Heavy machinery and impermeable surfaces will lead to severe soil compaction, eradicating vital populations of soil invertebrates, insects, and micro-organisms. Destroying this micro-wildlife breaks the bottom of the food chain, inevitably causing the decline of larger animals, birds, and amphibians. We cannot afford to pave over the building blocks of our local environment.

5. Severe Lack of Healthcare and Essential Infrastructure.

Higham completely lacks the fundamental infrastructure required to cope with new dwellings, possessing neither a doctor's surgery nor a dental practice. The NPPF mandates that new development must be "sustainable," supporting the community's health and well-being. Approving a significant housing development in a settlement devoid of primary healthcare is the antithesis of sustainable development.

6. Regional Overburdening of Medical Facilities

Lacking these vital amenities, new residents will be forced to register with practices in neighboring towns. These external facilities are already heavily oversubscribed. This development will create an unacceptable cumulative strain on the wider district's healthcare wait times and service delivery, disadvantaging a much larger population.

7. Enforced Car Reliance and Traffic Generation

By placing new housing in a village without a medical center or sufficient retail amenities, the development guarantees total reliance on private vehicles. Residents will have no choice but to drive out of the village for every essential need. This directly contradicts policies aimed at minimizing carbon emissions and promoting active travel, while simultaneously pushing a high volume of new traffic onto local village roads that are not designed to absorb it.

Conclusion

This application offers no justifiable reason to destroy protected Green Belt land. The permanent loss of openness, the threat to protected bats, the destruction of vital habitats, and the attempt to force housing into a village completely lacking basic healthcare infrastructure make this proposal fundamentally unsustainable and deeply harmful to Higham.

Kind regards