

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/03/2026 10:07 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] Beech Road Rochester

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to this planning application.

I have lived in Higham village for my entire life until last year, when I purchased my first home. Unfortunately, I was unable to afford a property on the market within the village and had no choice but to move just outside it. For this reason, I feel strongly about the way this development has been described as "affordable housing."

At present, there appears to be no confirmed pricing structure for these properties. When asked what the anticipated price range would be at a meeting, I was informed that this has not yet been determined. I therefore question how the development can reasonably be presented to residents as "affordable" when no evidence has been provided to back up this claim they are making. Without clear definitions or guarantees regarding affordability, this description is misleading, especially for the younger generation like myself.

There is an active scheme on the development at the chequers in Higham, it works until you get to retirement age or until rent continues to rise to an unfordable rate, then there is no help for you to stay in your home. This scheme is only beneficial to the private company offering it, making the houses more appealing when first seen with lower deposits required & cheaper mortgages. But

in the long run, the costs become unsustainable.

Higham's infrastructure is already under significant strain. The village roads are frequently congested and, in places, dangerous. Additional housing will inevitably result in increased traffic volumes, making the existing road safety concerns and congestion issues even worse. Parking within the village is already extremely limited too.

The closure of the local doctors' surgery last year has already impacted the village in such a negative way. Quite a high percentage of residents that live in Higham fall into the older generation bracket, closing the surgery has forced residents to seek medical services in other locations, where surgeries are already overstretched. Increasing the population without corresponding investment in local healthcare and services will place unsustainable pressure on surrounding communities.

Looking at the wider picture, the draft plans for Higham that were released recently indicate that this site is only the beginning of further development proposals that we may expect to see in the next 10 years. Surrounding villages such as Meopham and Istead Rise are also facing the threat of potential property development too. This will not only impact the individual villages, such as this application is impacting Higham, but it's going to have a severe impact on key transport routes surrounding this villages.

Roads such as the B2000, Wainscott Bypass and A228 are already heavily congested and increasingly dangerous, with frequent accidents already and long delays. Approving of large-scale and multiple housing developments without significant transport infrastructure improvements risks rendering these routes effectively unusable.

My strongest objection to this application though, relates to the proposed site itself. The development is planned on protected Green Belt land. The purpose of Green Belt land is to prevent urban sprawl, it's there to help safeguard the countryside from encroachment, preserve the setting of historic villages, and protect wildlife and open space. Approving development on this site would directly undermine those principles that were put in place so many years ago!

The loss of countryside and green space would be irreversible and permanently alter the character of the village of Higham, that we all know and love. Approving application like this will mean this can never be restored!

Furthermore, there are alternative brownfield sites in surrounding areas that remain derelict and underused. For example, the old Gravesend Hospital site represents previously developed land that would be far more appropriate for housing. I am finding it really difficult to understand why protected Green Belt land is being considered when such sites remain available.

I fully recognise that housing is needed. However, development must be sustainable, appropriately located, and supported by infrastructure. In this case, it is none of those things. The harm to the Green Belt, the strain on infrastructure, the traffic implications, and the questionable affordability of the housing significantly outweigh any perceived benefits.

I am very passionate about this subject, and I believe many residents of the village are too! Due to this, I started a petition before this planning application was submitted and it has over 1,000 signatures, highlighting that I am not alone in objecting to this proposal of property development. I will share this petition with Gravesham borough council in due course.

For these reasons above, I respectfully request that this planning application outline is to be refused please.

Kind regards