

Dickens' Country Protection Society



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Gravesham Borough Council
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4th April 2026

Dear Miss Bickerstaff

Re Buckland Farm, Chalk Road, Higham, Rochester
Outline planning application for the demolition of existing buildings and erection of 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. Planning Application **GR/2025/0889**

Thank you for your letter of 30th March concerning the above. Further to the Society's letter of 11th October 2025, the Society notes the site is in an area within which Green Belt policies apply on the north side of Chalk Road (between Chalk Road and the railway, west of Michele Cottages). The existing use appears to be primarily as an agricultural small holding. In the Society's view, the sites contribution to the Green Belt is limited.

Considering the proposed development, there is concern at the proximity of the proposed site access to the junction with Taylors Lane, noting that there is a potential for a future increase of traffic in the lane. The Society notes the application is for up to 40 dwellings. This appears excessive considering indicative layouts in the Design and Access Statement and the Landscape Assessment and should be reduced.

The proposed land use plan is considered reasonable in that it provides for open space, land drainage and a buffer zone between the proposed development and the North Kent Railway Line.

Taking into account the demand for housing in the area, the Society does not wish to object to the proposal in principle. If outline consent is likely to be granted the Society would suggest the imposition of a height limit condition in the interest of the amenity of the area.

Yours sincerely

Mrs P Lippiatt
Hon. Secretary