

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/03/2026 10:05 PM 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] Fairview Drive Higham Rochester

Comments Details

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

Reasons for comment:

Comments:	(1) Permitting Greenbelt development in Higham would significantly erode the character of the village, as being surrounded by fields and wetlands. Whilst a small area, these pockets of greenbelt form a corridor for wildlife between the fields on the other side of School Lane and the woodland behind Fairview Drive. This wildlife includes bats, and several bird species of wildlife concern that we are fortunate to see routinely in the area, particularly skylarks, but also sparrowhawks, swifts and starlings. At night, the corridor from the woodlands to the fields forms a hunting ground for owls that you can hear and occasionally see swooping down from the woodland and out into the fields behind and across Taylor's Lane the proposed development area. We also have an active reptile population, and it is common to see snakes, usually grass snakes, in and around the fields area. (2) The local infrastructure cannot support this scale of development. Quite aside from the additional 50 families it is proposed would move into the development, the village is serviced by four small roads, none of which can manage the heavy traffic that would be required to deliver the materials and labourers to build the development in the first place: The main feeder roads in and out of the village - Forge Lane and Villa Road - are completely overwhelmed by poor housing planning, where most of the properties have on-street parking only, and in places there is double parking, meaning that there is single carriageway traffic in and out
-----------	---

of the village on both roads. At school run time this is added to by parents from Gads Hill School dropping and picking up on Forge Lane, and during the day the parking is used for the local shops and library. On Villa Road it is common to see larger vehicles entering the village needing to mount the pavement because of insufficient passing space. It is simply unrealistic to propose any increase the amount of heavy vehicles on these roads.

(3) Furthermore, the site of the proposed development is off School Lane, which holds the village school and train station: The additional disruption a development would cause to villagers during school run time would be phenomenal and movement of heavy vehicles during these times would be dangerous for children walking and cycling to and from school. Taylors Lane is simply not suitable for heavy vehicles due to being extremely narrow in places and is not a viable alternative.

(4) There are insufficient services in the village to support a further 50 families. The GP Surgery is in the process of closing. The KCC consultation response is looking at primary school figures across both Higham and Shorne Primary schools, but it should be noted that Shorne Primary School is a significant walk from the village along and across a busy main road, and would only realistically be accessible by car. It also only looks at the impact on pupil numbers in Gravesham, but the impact is also felt by Medway, particularly at the secondary school level. It talks about an additional secondary school in Meopham/Longfield, but that is not realistic for a secondary school child to get to independently without being resourced by specific transport for the village - by train or bus they would go to central Gravesend or into Medway. It also does not consider the factors that cannot be accounted for hypothetically and in advance, but are relevant factors for Kent parents, which are the grammar/secondary split and the male/female split, because of the selective system and most local secondary schools being single-sex (i.e. building a boys' comprehensive school in Meopham or Longfield is not helpful to the prospects of grammar school entry girls in Higham getting a semi-local school place, and visa versa). The response also does not consider early years: there is no early years provision in the village prior to the pre-school, and again, the impact is usually felt by Medway rather than Gravesham, as the closer nurseries are in the Strood direction.

(5) The main sewer feeding the School Lane area is already overwhelmed. During recent months, there has been significant flooding and Lower Higham was left without water and the primary school closed whilst it was resolved. It is simply unrealistic to expect to be able to build further properties adding to the burden on already failing system.

Kind regards