

Dickens' Country Protection Society



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Gravesham Borough Council
Planning Department
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23rd January 2026

Dear Mr Lawal

Re Land At Rose Farm, Downs Road, Istead Rise, Gravesend Kent
Outline planning application for the demolition of 64 Downs Road
and erection of up to 154No. residential dwellings (including affordable
housing), with all matters reserved except for access. Creation of a new
access from Downs Road. Planning Application **GR/2025/1233**

Thank you for your letter of 5th January 2026 concerning the above. The site in question is in Northfleet and outside the Society's area of benefit. In view of your invitation to comment the Society would make the following observations. The site is in an area in which Green Belt policies apply. The existing land use appears to be mixed. The area is indicated on the Interim Agricultural Land Classification Map as Grade 3. That is border line and unless it is grade 3 A, development would not give rise to an objection. The Access appears reasonable although the residents of Long Walk may suffer increased traffic. There is a question regarding the adequacy of the existing services.

There is some concern to ensure that the Green Belt between Istead Rise and New Barn should be maintained and if this development is permitted it should form the southern limit. Development should not extend any further south.

Yours sincerely


Mrs P Lippiatt
Hon. Secretary