

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 12:13 PM from [REDACTED]

Application Summary

Address:	Land At Rose Farm Downs Road Istead Rise Gravesend Kent
Proposal:	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.
Case Officer:	Adeoye Lawal

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Hadlow Way Istead Rise Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to formally object to planning application reference 20251233, which proposes the development of 154 residential dwellings, including affordable housing, on Green Belt land within the Gravesham borough.

My objection is based on the following concerns:

1. Loss of Green Belt Land

The proposed development would result in the permanent loss of Green Belt land, which is protected to prevent urban sprawl, safeguard the countryside, and preserve the character of rural villages. There does not appear to be sufficient justification to override this protection, particularly when alternative brownfield sites should be prioritised.

2. Impact on Wildlife and Biodiversity

The site currently supports local wildlife and natural habitats. Development of this scale risks significant harm to biodiversity, including the displacement of wildlife and loss of green corridors. The environmental impact of the proposal has not been adequately addressed.

3. Increased Flood Risk

There are serious concerns regarding surface water drainage and flooding. The loss of permeable green land may increase runoff and exacerbate flood risk both on the site itself and in surrounding areas, particularly during periods of heavy

rainfall.

4. Traffic and Highway Safety

An additional 154 dwellings will significantly increase traffic volumes in and around the village. Local roads are already under pressure and are not designed to accommodate this level of extra traffic. This raises concerns about congestion, road safety, and air quality.

5. Pressure on Local Infrastructure and Services

Local services such as GP surgeries, schools, and other community facilities are already stretched. The proposed development would place further strain on these services, with no clear evidence that adequate capacity or improvements will be provided.

6. Limited Public Transport

Public transport options in the area are extremely limited. This development would likely increase reliance on private vehicles, which conflicts with sustainable development principles and further worsens traffic and environmental impacts.

In summary, the proposed development represents inappropriate development in the Green Belt and would have harmful consequences for the environment, infrastructure, and quality of life for existing residents. I respectfully request that Gravesham Council refuse this application.

Thank you for considering my objection.

Kind regards