

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 10:23 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	Littlecroft Istead Rise

Comments Details

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

Reasons for comment:

Comments: I object to this application for the following reasons:

The site lies within designated Metropolitan Green Belt. This proposal constitutes inappropriate development that would harm the openness of the Green Belt, represent clear encroachment into the countryside, and weaken the long-term Green Belt boundary around Istead Rise. No very special circumstances have been demonstrated, contrary to the Gravesham Local Plan and the National Planning Policy Framework.

The application also fails to follow a brownfield-first approach. There are numerous brownfield and regeneration sites within Gravesham, including in Gravesend, Northfleet and Ebbsfleet, which should be prioritised before any release of protected Green Belt land is considered.

The development would significantly damage the rural character and identity of Istead Rise, which depends on its surrounding countryside to remain a distinct village settlement.

It would also cause environmental harm through loss of green space and habitats, increased flood risk from surface water runoff, and increased pollution.

Finally, the proposal is unsustainable. Local roads, schools and GP services are already under pressure, and public transport provision is limited, making this a

car-dependent and inappropriate location for development of this scale.

For these reasons, I urge Gravesham Borough Council to refuse this application.

Kind regards