

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 7:54 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:	[REDACTED] Nurstead Lane Longfield Hill Longfield hill

Comments Details

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

Reasons for comment:

Comments:	My objection is based on the following grounds: 1. Loss of Agricultural Land The proposed development would result in the permanent loss of productive farmland. Once lost, this land cannot be replaced, which is contrary to long-term environmental and planning interests. 2. Impact on Rural Character and Village Identity Our village has a strong rural character that is fundamental to its identity. Development on this farmland would significantly alter the landscape, urbanise the area, and erode the open countryside that separates our village from surrounding settlements. This would undermine the distinct and historic nature of the community. 3. Environmental and Wildlife Concerns Farmland and surrounding hedgerows provide important habitats for local wildlife, including birds, small mammals, and pollinators. Development risks disrupting ecosystems, increasing noise and light pollution, and reducing biodiversity in an area that currently supports natural habitats. 4. Increased Pressure on Local Infrastructure The proposed development would place additional strain on local infrastructure, including roads, schools, healthcare services, drainage, and utilities. Our village
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infrastructure is limited and not designed to accommodate significant increases in traffic or population without substantial upgrades, which have not been clearly addressed.

5. Traffic and Highway Safety

The surrounding roads are narrow and already experience congestion at peak times. Increased traffic from construction and future residents would raise safety concerns for pedestrians, cyclists, and residents, particularly children and the elderly.

6. Flooding and Drainage Risks

Development on greenfield land increases surface water runoff and flood risk. The farmland currently absorbs rainfall naturally, and replacing it with hard surfaces could exacerbate flooding issues both on-site and in surrounding areas.

7. Lack of Clear Local Need

There has been no compelling evidence provided that this development meets a specific, identified local housing or community need. Without clear justification, development on greenfield farmland should not be prioritised over brownfield or previously developed sites.

Conclusion

For the reasons outlined above, I strongly urge the planning authority to refuse this application and to protect the farmland and rural character of Istead Rise for current and future generations.



Kind regards