

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 10:50 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:	Longfield Ave New Barn

Comments Details

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

Reasons for comment:

Comments:	I wish to object to planning application Ref: 20251233 (outline application for up to 154 dwellings at land south of Downs Road, Istead Rise). My grounds for objection are as follows: 1. Unsustainable incursion into the countryside/Green Belt. Istead Rise is inset from the Green Belt and is surrounded by rural land. Allowing this development would cause urban sprawl and undermine the purposes of the Green Belt, contrary to national planning policy. The developer's presentation refers to a new 'Grey Belt' concept, but this is not an adopted policy and should not justify releasing valuable greenfield land when there are brownfield sites elsewhere in Gravesham. Protecting undeveloped land around villages is essential to maintain landscape character and prevent the merging of settlements. 2. Traffic and highway safety. Downs Road is a narrow local road already used as a cut-through to the A227; any significant increase in traffic would worsen congestion, air pollution and noise and would pose a danger to pedestrians, particularly schoolchildren at the adjacent primary school. Evidence presented at the CPRE Kent meeting on Gravesham's Green Belt in 2018 highlighted that building on greenfield land in Gravesham could lead to around 10,000 additional car journeys per day for 2,000 dwellings, and that such developments would not provide affordable homes. Although this proposal is smaller, it would still result in hundreds of extra trips every day and exacerbate local traffic problems.
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3. Insufficient infrastructure and services. The consultation boards acknowledge that the development of up to 154 dwellings would require 45 primary school places and 32 secondary school places. The same document shows that primary school capacity in the Gravesham Rural South Planning Group is predicted to be over capacity within two years, and that secondary school provision already has a significant deficit. Local GP surgeries, public transport and community facilities are also under pressure. Without firm plans and funding for additional school places, healthcare provision and transport improvements, this development would place unacceptable strain on local services.

4. Flood risk and drainage. The site slopes towards Downs Road. Building on greenfield land increases impermeable surfaces and reduces natural drainage, raising the risk of surface-water flooding for existing properties. Although the applicant proposes sustainable drainage systems, these have not been tested and may not be sufficient to prevent runoff and waterlogging in an area that already struggles with minor flooding after heavy rain.

5. Housing supply and affordability. The applicant argues that Gravesham has a housing land supply shortfall and that this site would provide 50% affordable housing. However, building high-end homes on greenfield land often results in premium-priced properties that do little to meet local needs. The borough should prioritise brownfield regeneration and smaller infill sites within existing settlements to deliver genuinely affordable housing without sacrificing open countryside.

For these reasons, I urge the Council to refuse this application. There are more appropriate locations for meeting Gravesham's housing needs that will not destroy valuable agricultural land, overload our roads and services or undermine the Green Belt.

Kind regards