

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2026 5:21 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:	Foxwood Way New Barn Longfield

Comments Details

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

Reasons for comment:

Comments:	As a local resident, I believe the proposed development represents an unsustainable and detrimental encroachment onto our landscape. My objections are based on the following planning considerations: The proposed site is situated within the Green Belt. One of the primary purposes of Green Belt designation is to prevent urban sprawl and maintain the "openness" of the countryside. This development fails to demonstrate the "very special circumstances" required to justify building on protected land. Furthermore, this proposal would lead to the future physical merging of Istead Rise and New Barn, resulting in the total loss of the distinct identities and separation of these two communities. The local area is already undergoing transformative change due to the Ebbsfleet Valley development and other schemes. Adding further housing without a prior and concurrent expansion of essential services is irresponsible. Local GP surgeries and dental practices are already full and there is no provision for increased capacity at Darent Valley Hospital to accommodate this influx. Existing nearby roads are already overcrowded and local bus services are poor. The application proposes building on productive farmland. In an era where national food security is increasingly important, we cannot afford to lose high-quality soil to permanent concrete. Once agricultural land is developed, it is lost forever, undermining our ability to produce food locally and reducing the
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borough's resilience to supply chain disruptions.

Kent is one of the most water-stressed regions in the UK. This development will place significant additional strain on an already depleted water table. Of immediate concern is the increased risk of surface water run-off. Downs Road is notorious for flooding during periods of heavy rainfall; replacing porous soil with impermeable surfaces (roofs, driveways, and roads) will exacerbate the "drain-off" effect, significantly increasing the flood risk to existing properties and road safety.

The site provides a habitat for a range of flora and fauna. The development would result in a net loss of biodiversity, specifically affecting birds, mammals, and insects. Crucial pollinators thrive in hedgerows and field verges; their removal will have a knock-on effect on the wider local ecosystem. The loss of these green lungs cannot be mitigated by small domestic gardens or ornamental planting.

This application represents an unsustainable "bolt-on" development that ignores the ecological, agricultural, and infrastructural realities of Gravesham. It threatens the integrity of the Green Belt and the safety of our local road networks.

I was shocked at the number of houses in this development and if it is to be permitted at all (which I oppose) then consideration should be given to overall size and number of units.

Kind regards