

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 11:44 AM 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] Gravesend

Comments Details

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

Reasons for comment:

Comments:	I wish to formally object to the proposed housing development on designated green belt land. The proposed development would result in a significant increase in traffic on local roads, many of which already experience congestion at peak times. This would adversely affect highway safety, contribute to increased noise and air pollution, and place additional strain on infrastructure that has not been demonstrated to be capable of accommodating further growth. In particular, local GP and doctors' surgeries are already operating at or near capacity. The addition of a substantial number of new residents would place further pressure on primary healthcare services, potentially reducing access to timely appointments and negatively impacting the wellbeing of existing residents. No clear or credible provision has been demonstrated to address this increased demand. In addition, the local Accident & Emergency department at Darent Valley Hospital is widely recognised as operating under sustained pressure. Further residential development in Gravesham, without corresponding expansion of acute healthcare capacity, risks exacerbating existing overcrowding and negatively impacting emergency care provision for the wider community. The loss of green belt land directly conflicts with its fundamental purpose, which
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is to prevent urban sprawl, safeguard open countryside, and maintain the character of the area. Once green belt land is developed, it is permanently lost, and the long-term environmental harm cannot be adequately mitigated.

Furthermore, approval of this application would set a damaging precedent, making it more difficult for Gravesham Borough Council to resist future development proposals on protected land, leading to the gradual erosion of the green belt.

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

Kind regards