

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 2:08 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:	Flowerhill Way Istead Rise

Comments Details

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

Reasons for comment:

Comments:	Dear Planning Officer, I am writing to register my strong objection to planning application 20251233 for the construction of 154 new dwellings on green belt land behind Downs Road, Istead Rise. My reasons are outlined below and relate directly to material planning considerations: 1. Loss of Green Belt Land and Harm to Openness The proposed development lies entirely within designated green belt, which serves as a buffer between settlements and protects the rural character of Istead Rise. The scheme would result in: - Irreversible loss of open countryside, farmland, hedgerows, and natural habitats. - Encroachment into protected land, contradicting national and local green belt policy, where development should only occur under "very special circumstances". None have been demonstrated. This development would set a dangerous precedent for future green belt erosion around Istead Rise and neighbouring areas. 2. Increased Flood Risk
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Downs Road sits at the bottom of a valley and is already prone to surface water issues.

Replacing permeable farmland with hardstanding and housing will:

- Increase runoff and flood risk for Downs Road and surrounding properties.
- Create long-term drainage pressures that the submitted plans do not adequately mitigate.

Flood risk is a material planning issue that must be fully addressed.

3. Traffic, Highways Safety, and Access Concerns

The development relies on one vehicular access point next to Istead Rise Primary School, an already congested and sensitive location.

The proposal will:

- Significantly increase traffic volumes, especially during peak school hours.
- Create hazardous conditions for children, pedestrians and local residents.
- Lead to dangerous queues and obstruct emergency access.
- Cause overflow parking in neighbouring streets due to on-site parking restrictions.

The local road network (including A227 and New Barn Road) is already under pressure and cannot accommodate additional demand.

4. Pressure on Local Services

Local infrastructure is already stretched. Specifically:

- GP practices and the local hospital report operating at full capacity.
- There is limited school capacity, especially at secondary level.
- Public transport is insufficient for supporting a large increase in population, creating further car dependency.

The application does not demonstrate how these impacts will be mitigated.

5. Environmental & Ecological Harm

The site supports farmland, hedgerows, wildlife corridors, and biodiversity that will be permanently lost.

Notably:

- Habitats for birds, bats, mammals, and protected species will be destroyed.
- The green belt provides important ecosystem services, including carbon absorption and flood mitigation.
- The visual landscape and village setting would be permanently altered.

The environmental cost is unacceptable and contrary to sustainability policy.

6. Loss of Character and Urban Sprawl

This proposal would:

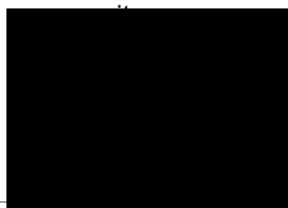
- Significantly change the semi-rural character of Istead Rise.
- Increase urban sprawl and visually merge Istead Rise with surrounding settlements.
- Introduce a large-scale estate out of keeping with the existing community pattern.

This represents poor design and conflicts with the principles of sustainable development.

Conclusion

For the reasons above - including harm to the green belt, unacceptable flood risk, insufficient infrastructure, ecological impact, and severe traffic implications - I urge the council to refuse planning application 20251233.

This proposal does not benefit local people, does not meet local needs, and would cause long-term damage to the environment and character of our



Kind regards