

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 2:18 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]

Comments Details

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

Reasons for comment:

Comments: Dear Sir or Madam,

Re: Planning Application 20251233 - Proposed access road and 154 dwellings, Istead Rise, Kent

I am writing to object to this planning application. The proposal would have serious and lasting impacts on the Green Belt, school safety, wildlife, and local services.

Green Belt
The site is designated Green Belt. Constructing a permanent access road for 154 homes would:

- Permanently reduce openness
- Encroach into rural land
- Introduce urban-style infrastructure

No very special circumstances have been demonstrated to justify this.

Conflict with Local Plan
The proposal conflicts with Gravesham Local Plan policies: CS02 (Green Belt), CS11 (Transport), CS12 (Flood Risk Management), CS14 (Managing Development), and CS19 (Biodiversity).

Planning History & Appeals

Previous applications, including 20190372 (2019), were refused for Green Belt harm. A December 2024 appeal confirmed similar proposals are unacceptable, and this scheme would cause even greater harm.

School Safety & Amenity

The single access point is immediately adjacent to Istead Rise Primary School, creating significant traffic hazards. Construction over a considerable number of years would produce noise, dust, and visual disruption, affecting children's learning and wellbeing.

Biodiversity & Flood Risk

The site supports protected species, and mitigation measures are inadequate. Known flooding issues are not addressed satisfactorily.

Infrastructure Pressure

Local schools, GP surgeries, and other services would be unable to accommodate the additional population.

This proposal is contrary to national and local planning policies. I respectfully request that planning application 20251233 be refused.

Kind regards