

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 2:20 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 - 154 dwellings and access road, Istead Rise, Kent I object to this application on the grounds of Green Belt harm, risk to children, ecological damage, flood risk, and strain on community infrastructure. Green Belt Harm The site is in the Green Belt. The construction of a new access road serving 154 homes would permanently harm openness, encroach on countryside, and create development intrusion, contrary to Chapter 13 of the NPPF 2024. Local Plan Conflicts The proposal is inconsistent with CS02, CS11, CS12, CS14, and CS19 of the Gravesham Local Plan. Planning History & Recent Appeals Historic refusals, including 20190372 (2019), and a 2024 Gravesham appeal reaffirm that residential development here is inappropriate. School Safety The access road is immediately beside Istead Rise Primary School, creating a
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serious hazard. Prolonged construction over an extended period would produce noise, dust, vibration, and visual disturbance, significantly affecting learning.

Biodiversity & Flooding

Protected species habitats would be lost, and flood mitigation is insufficient.

Infrastructure

Local services are already stretched and cannot safely absorb the additional residents.

The harms clearly outweigh any potential benefits. I urge the Council to refuse planning application 20251233.

Kind regards