

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 2:25 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, I am writing to formally object to planning application 20251233, relating to the proposed construction of 154 dwellings and a new access road at Istead Rise, Kent. Taken as a whole, this proposal would result in unacceptable harm to the Green Belt, place children at risk, damage local ecology, increase flood vulnerability, and impose further strain on already overburdened community infrastructure. A matter of immediate concern is the location of the proposed access road directly adjacent to Istead Rise Primary School. The prolonged construction phase would expose pupils to sustained noise, dust, vibration, and visual disturbance, with a clear negative impact on safety and the learning environment. Once operational, increased traffic levels would pose an ongoing hazard to children and parents using the surrounding area daily. Beyond these safety issues, the development would cause lasting and irreversible harm to the Green Belt. The access road alone would undermine openness, encroach into the countryside, and introduce urbanising features into a sensitive landscape. This conflict with the fundamental purposes of Green Belt protection runs contrary to Chapter 13 of the National Planning Policy Framework (2024).
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The proposal also sits uneasily with the adopted development plan. In particular,

it conflicts with policies CS02, CS11, CS12, CS14, and CS19 of the Gravesham Local Plan, which collectively seek to protect the countryside, manage sustainable growth, safeguard biodiversity, and ensure infrastructure capacity is not exceeded.

Importantly, the principle of residential development on this site has been tested before and found unacceptable. Previous refusals, including application 20190372 (2019), together with a 2024 appeal decision within Gravesham, reinforce the established position that this location is unsuitable for housing.

Environmental impacts further compound these concerns. The loss of habitats supporting protected species has not been adequately addressed, and the proposed flood mitigation measures fail to convincingly demonstrate that downstream flood risk would not increase.

Finally, local services and infrastructure - including schools, healthcare, and transport networks - are already operating at or beyond capacity. The addition of 154 dwellings would intensify these pressures without sufficient provision to mitigate the impact.

When assessed cumulatively, the adverse effects of this development are clear and substantial. They significantly outweigh any claimed benefits. For these reasons, I respectfully urge the Council to refuse planning application 20251233.

Yours faithfully

Kind regards