

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 2:33 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] Rembrant Drive Northfleet

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 object to planning application 20251233, which seeks permission for 154 new dwellings and an access road at Istead Rise, Kent. My foremost concern is the direct impact on children and families, particularly given the proximity of the proposed access road to Istead Rise Primary School. Years of construction activity would expose pupils to unacceptable levels of noise, dust, vibration, and disruption. Once operational, increased traffic movements would present a persistent safety risk in an area used daily by young children. These concerns sit alongside substantial planning and environmental objections. The site is located within the Green Belt, and the development - especially the new access road - would permanently undermine openness and introduce inappropriate urban development into the countryside. This runs counter to national Green Belt protections set out in the NPPF (2024). The proposal also fails to comply with the Gravesham Local Plan, conflicting with policies CS02, CS11, CS12, CS14, and CS19, all of which are designed to ensure sustainable development, environmental protection, and infrastructure resilience.
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Importantly, this site has a clear planning history. Previous applications, including 20190372 (2019), and a recent Gravesham appeal in 2024, have reinforced the conclusion that housing development here is unsuitable.

Further harm would arise from the loss of habitats supporting protected species and from insufficient flood risk mitigation, which does not convincingly demonstrate that increased flood risk can be avoided.

Local schools, healthcare services, and transport networks are already operating under significant pressure, and the scale of development proposed would exacerbate these issues.

Taken together, the impacts of this proposal are severe and enduring. I therefore urge the Council to refuse planning application 20251233.

Thank you

Kind regards