

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 2:36 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] Rembrandt 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 object to planning application 20251233 for 154 dwellings and an access road at Istead Rise, Kent. The development would cause unacceptable harm to the Green Belt, permanently eroding openness and introducing urban infrastructure into the countryside, in direct conflict with Chapter 13 of the NPPF (2024). The proposal is also inconsistent with the Gravesham Local Plan. The location of the access road immediately beside Istead Rise Primary School raises serious safety concerns. Prolonged construction and increased traffic would expose children to risk and significantly disrupt the school environment. The application fails to adequately address biodiversity loss, impacts on protected species, and flood risk, and would place further strain on already overstretched local infrastructure. Planning history is clear: earlier refusals, including 20190372 (2019), and a 2024 appeal decision, confirm that residential development on this site is inappropriate. The cumulative harm clearly outweighs any benefits. I respectfully request that
-----------	--

the Council refuse this application.

Regards

Kind regards