

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 2:40 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] Henley Deane 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 wish to object to planning application 20251233, which proposes 154 dwellings and a new access road at Istead Rise, Kent. The application fails at the most fundamental level: it proposes inappropriate development within the Green Belt and does not demonstrate the existence of the very special circumstances required to justify such harm. The construction of a new access road to serve a large residential scheme would result in permanent loss of openness, visual intrusion, and encroachment into the countryside. These impacts directly conflict with Chapter 13 of the National Planning Policy Framework (2024) and carry substantial weight against the proposal. No compelling case has been made to show that these harms are clearly outweighed by benefits. As such, the proposal fails the required Green Belt planning balance. The development also conflicts with the adopted Gravesham Local Plan, including policies CS02, CS11, CS12, CS14, and CS19. These policies seek to direct growth to sustainable locations, protect countryside and ecological assets, and ensure that infrastructure capacity is not exceeded.
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The proposal demonstrably fails on each of these counts.

A further and significant concern relates to public safety, particularly for children. The proposed access road is immediately adjacent to Istead Rise Primary School. The construction phase would last for a prolonged period, subjecting pupils and staff to unacceptable levels of noise, dust, vibration, and disruption. Once operational, the access road would introduce increased traffic movements into an area heavily used by children, creating an enduring safety risk that cannot be adequately mitigated.

Environmental harm is also insufficiently addressed. The loss of habitats supporting protected species represents a direct conflict with policy objectives to conserve and enhance biodiversity. In addition, the proposed flood mitigation measures lack sufficient clarity and certainty to demonstrate that flood risk will not increase elsewhere, particularly during extreme weather events.

Local infrastructure presents another critical constraint. Schools, healthcare services, roads, and utilities in the area are already under pressure. The addition of 154 dwellings would significantly intensify demand, yet the application does not provide credible or proportionate mitigation. Finally, the planning history of the site is highly relevant - with previous refusals, reaffirming the long-established conclusion that residential development in this location is inappropriate.

When assessed cumulatively, the harms arising from this proposal are substantial, permanent, and wide-ranging. They clearly and decisively outweigh any claimed benefits. I therefore respectfully request that planning application 20251233 be refused.

Yours faithfully

Kind regards