

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/01/2026 7:57 AM 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] Bramley Close Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Dear Sir or Madam, I am writing to formally object to planning application reference 20251233, which proposes the development of 154 new houses within the Green Belt land surrounding Istead Rise. This proposal would result in the irreversible loss of valued countryside, including open fields, established hedgerows, orchards, and areas of woodland. These landscapes are an essential part of the rural character of Istead Rise and provide important ecological, environmental, and visual benefits. Development on this scale would cause significant harm to biodiversity and directly conflict with the purpose of Green Belt designation, which is intended to protect against urban sprawl and preserve the openness of the countryside. I am also deeply concerned about the increased risk of flooding, particularly along Downs Way. The removal of natural green spaces that currently absorb surface water will inevitably increase runoff, placing existing homes and infrastructure at greater risk during periods of heavy rainfall. Furthermore, the development would place unacceptable pressure on already overstretched local services, including the primary school and GP surgery, neither of which currently has the capacity to accommodate a significant influx of new residents. There is insufficient evidence that appropriate infrastructure
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improvements would be delivered in a timely or adequate manner.

Finally, the scale and nature of this development would fundamentally spoil the character of Istead Rise, which is valued for its village feel, surrounding countryside, and sense of separation from urban areas. The proposal would permanently alter this character to the detriment of existing residents.



Kind regards