

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/01/2026 8:55 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to formally object to planning application 20251233, which proposes the construction of 154 new dwellings on land off Downs Road, Istead Rise.

This development site lies wholly within the designated Green Belt and currently consists of open fields, hedgerows, orchards, woodland and farmland that form an important part of the rural setting and character of Istead Rise. The proposed development would represent a significant and irreversible loss of valued countryside and would cause substantial harm to the openness, environmental quality and special character of the area.

My objection is based on the following key concerns:

1. Inappropriate Development in the Green Belt

The proposal conflicts with national and local planning policy designed to protect Green Belt land from inappropriate development. No "very special circumstances" have been demonstrated that would clearly outweigh the harm caused to the Green Belt.

2. Increased Flood Risk

Downs Road lies at the bottom of a valley and already experiences surface water issues. The scale of this development would significantly increase flood risk through loss of permeable land, placing existing homes, roads and infrastructure at greater risk.

3. Pressure on Local Infrastructure and Services

Local GP surgeries, hospitals, schools and colleges are already operating at or beyond capacity. The proposal does not adequately address how essential services would cope with a substantial increase in population.

4. Highway Safety and Traffic Impact

The development would lead to a significant increase in traffic along Downs Road and surrounding routes, including the A227 and New Barn Road. This would worsen congestion, parking problems and air pollution, and would make walking to school more dangerous for children due to additional junctions and vehicle movements.

5. Lack of Sustainable Transport Options

The area has very limited public transport provision, no nearby train station, infrequent bus services, and no safe walking or cycling routes to Gravesend or Meopham. The development would therefore promote car dependency, contrary to sustainable development principles.

6. Loss of Agricultural Land, Wildlife and Habitats

The site includes fertile farmland and established natural habitats that support local wildlife, including protected species. The environmental damage would be long-term and contrary to biodiversity and climate objectives.

7. Harm to Community Character and Setting

The scale and density of the proposed estate would result in urban sprawl, closing the gap between Istead Rise and New Barn and fundamentally altering the rural character and setting of our community. Existing residents would also suffer loss of privacy, increased noise and pollution.

8. Precedent for Further Green Belt Development

Approval of this application would set a dangerous precedent for further development in the Green Belt around Istead Rise, leading to cumulative and irreversible harm.

For these reasons, I strongly urge the Council to refuse planning application 20251233. The proposal is inappropriate, unsustainable, and does not reflect or benefit the needs of the existing local community.

Thank you for considering my objection.

Kind regards