

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 9:06 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 write to strongly object to planning application 20251233 for the construction of 154 dwellings on land off Downs Road, Istead Rise.

This site lies entirely within the Green Belt and is currently open countryside made up of farmland, orchards, hedgerows and woodland. It forms a crucial part of the rural setting of Istead Rise and provides an important buffer preventing coalescence with neighbouring settlements. The proposed development would result in the permanent and unjustified loss of Green Belt land, causing severe and irreversible harm to openness, landscape character and environmental quality.

My objection is based on the following serious and fundamental concerns:

1. Clear Conflict with Green Belt Policy

The proposal represents inappropriate development in the Green Belt and is contrary to both national and local planning policy. The applicant has failed to demonstrate any credible "very special circumstances" that would outweigh the substantial harm caused. Approval would directly undermine the purpose of Green Belt designation.

2. Unacceptable Flood Risk

Downs Road sits at the bottom of a valley and already experiences surface water flooding. The large-scale loss of permeable land would significantly increase

runoff and flood risk, placing existing homes, highways and infrastructure in danger. This risk has not been adequately addressed and should alone justify refusal.

3. Unsustainable Pressure on Infrastructure

Local GP surgeries, hospitals, schools and colleges are already operating beyond capacity. The proposal offers no convincing or deliverable solution to accommodate the increased demand arising from 154 additional households, rendering the development fundamentally unsustainable.

4. Severe Highway and Safety Impacts

The development would generate a substantial increase in traffic on Downs Road, the A227 and New Barn Road, worsening congestion, air pollution and parking problems. Increased vehicle movements and additional junctions would create a serious risk to pedestrian safety, particularly for children walking to and from local schools.

5. Failure to Promote Sustainable Transport

Istead Rise is poorly served by public transport, with no railway station, limited bus services and inadequate walking and cycling routes. As a result, the development would be heavily car-dependent, directly conflicting with sustainable development and climate change objectives.

6. Destruction of Agricultural Land and Wildlife Habitat

The site includes productive farmland and established habitats that support wildlife, including protected species. The environmental harm would be significant, long-lasting and contrary to national and local policies aimed at protecting biodiversity and responding to the climate emergency.

7. Serious Harm to Community Character

The scale and density of this proposal would result in urban sprawl, eroding the rural character of Istead Rise and closing the gap with New Barn. Existing residents would suffer increased noise, light pollution, traffic, and loss of privacy, fundamentally diminishing quality of life.

8. Dangerous Precedent for Further Green Belt Erosion

Approval of this application would set a deeply damaging precedent, weakening Green Belt protections and encouraging further speculative development in the surrounding countryside.

For all of the above reasons, this proposal is clearly unacceptable. It is contrary to planning policy, environmentally damaging, and unsustainable in both transport and infrastructure terms. I therefore urge the Council to refuse planning application 20251233 without hesitation.

Thank you for considering this objection.

Kind regards