

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 9:46 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] Hill Close Gravesham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Objection to Planning Application 20251233 - Proposed 154 Homes on Green Belt, Istead Rise I am submitting a formal objection to Planning Application 20251233, which seeks permission to build 154 new homes on protected Green Belt land in Istead Rise, Gravesend. This proposal is wholly unacceptable and must be refused. 1. Direct Conflict with Green Belt Protection The site is designated Green Belt, and the National Planning Policy Framework makes clear that such development is inappropriate except in truly exceptional circumstances. No such circumstances exist here. Housing numbers or developer interest do not justify permanent loss of protected land. Approving this would undermine the purpose of the Green Belt and open the door to further erosion. 2. Irreversible Damage to Village Character Istead Rise is a small, semi-rural community. A dense estate of 154 homes would overwhelm the village, destroy its landscape setting, and erase the very character that the Green Belt is meant to safeguard. This is urban sprawl in its clearest form. 3. Infrastructure Cannot Cope Local services are already stretched. This development would significantly worsen: Congestion on the A227 and surrounding roads Pressure on schools, GP surgeries, and emergency services
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Demand on limited public transport
No credible mitigation has been provided.

4. Environmental Harm

The site supports wildlife, natural drainage, and local biodiversity. Building on it would increase flood risk, reduce air quality, and destroy habitats that cannot be replaced.

5. Brownfield First - Not Green Belt

Government policy is explicit: brownfield land must be prioritised. Gravesham has regeneration sites available. Sacrificing Green Belt before exhausting sustainable alternatives is indefensible.

Conclusion

Planning Application 20251233 is contrary to national policy, harmful to the environment, and damaging to the identity and sustainability of Istead Rise. The loss of Green Belt is permanent, and this proposal offers no justification for such harm.

I strongly urge the Council to refuse this application in full.

Kind regards