

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/01/2026 1:55 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] Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Planning Reference: 20251233 Objection - Proposed Development of 154 Homes, Istead Rise, Kent. The proposed development is inappropriate within the Green Belt, conflicting with the fundamental purpose of safeguarding the countryside from encroachment and preserving the open and rural character of Istead Rise. The scale and density of 154 homes represent overdevelopment, which is out of keeping with the existing settlement pattern and would cause irreversible harm to the character and appearance of the area. The proposal fails to provide an adequate public realm, with insufficient provision for accessible green spaces, community infrastructure, and recreational facilities to support both existing and future residents. Local roads in and around Istead Rise already experience significant congestion, particularly at peak times. The development would generate a substantial increase in traffic, worsening congestion and increasing road safety risks for pedestrians, cyclists, and drivers. The existing transport infrastructure is unsuitable to accommodate the additional traffic, and no credible mitigation measures have been demonstrated to address this impact.

Increased vehicle movements would contribute to higher noise levels and air pollution, negatively affecting residential amenity and public health.

The development would result in the loss and fragmentation of natural habitats, adversely impacting local wildlife, biodiversity, and ecological networks.

The proposal fails to adequately protect or enhance priority species and habitats, contrary to national and local planning policies on biodiversity net gain.

The cumulative environmental impact of the development would significantly degrade the natural landscape, reducing the ecological and visual value of the Green Belt.

The application does not demonstrate the "very special circumstances" required to justify inappropriate development within the Green Belt.

Approval of this application would set an undesirable precedent for further erosion of Green Belt land in the area.

The proposed development lies within the Metropolitan Green Belt, where new housing is defined as inappropriate development under the National Planning Policy Framework (NPPF) and Policy CS02 of the Gravesham Local Plan Core Strategy.

Local roads, including those serving Istead Rise and surrounding settlements, already suffer from congestion and limited capacity. The additional traffic generated by this development would exacerbate existing problems, contrary to Policy CS11 (Transport).

The proposal does not provide adequate or high-quality public realm or community infrastructure, placing further pressure on existing facilities and failing to create a sustainable or well-integrated development, contrary to Policy CS07 (Community Infrastructure).

The development would have a harmful impact on biodiversity, including loss of habitats and disruption to wildlife corridors, conflicting with Policy CS12 and national policy requirements for biodiversity protection and enhancement.

The application does not convincingly demonstrate how it will deliver meaningful biodiversity net gain, nor how long-term ecological impacts will be mitigated.

Increased traffic, lighting, and human activity would further degrade the natural environment, reducing the ecological value of the area and harming local wildlife.

The cumulative impacts of traffic, environmental harm, and loss of Green Belt land would result in significant and irreversible damage to the character and sustainability of Istead Rise.

Approval of this proposal would set a harmful precedent for further Green Belt erosion within Gravesham.

Kind regards