

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 2:44 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] Lewis Road, Istead Rise, Kent, DA13 9JQ Istead Rise

Comments Details

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

Reasons for comment:

Comments:	1. In appropriate green belt development. The site lies within green belt land and outside the village boundary. National and local policies restrict development unless there are very special circumstances. This proposal goes against local development plans and does not meet the sufficient justification. See NPPF 153. 2. Traffic and Highway safety. NPPF 110/111 requires safe access and no severe traffic impacts. Local roads are already under significant pressure. There is a local school proximal to site that overburdens this area currently and additional 730 daily trips from this area would overload the road and cause considerable traffic issues. In addition, there is the safety issue with a school so close by. There are only 2 routes into and out of Istead Rise. Wrotham road is incredible busy. There will be building development in Meopham that will increase traffic volume. There will be increased traffic due to the lower Thames crossing. One main road cannot cope. The other road into Istead Rise is Broad Ditch road a small road that is prone to flooding. There simply is not enough routes into and out of the village. 3. Strain on existing infrastructure. An estimated 370 new residents would increase demand on services already stretched namely the school, the GP surgery, dental services. Residents already report long delays for GP and dental appointments and limited spaces for schools. Not to mention the acute site Darent Valley Hospital. As an NHS worker and see on a daily basis the hospital existing over maximum capacity. Gravesend simply cannot cope with the existing increase in population. 4. Harm to Green Belt infrastructure. This development contradicts the
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governments policies to protect green belt land NPPF 137-138. This is not grey belt land. As an NHS worker I see the detrimental effect of lack of clean air spaces. Especially child hood asthma. Not to mention the effect on mental health and green spaces disappear.

5. Landscape and visual harm. The development would have a negative impact on the the rural character and views of Istead Rise. The current site serves as a buffer and visual amenity for residents and walkers.

6. Ecological impact. Many protected species and trees. CS18 and NPPF 180 emphasise environmental enhancement and protection.

7. Loss of privacy and Amenity. New two storey homes would overlook, overshadow and cause noise. Conflicts with NPPf 130 and Gravesham SPG2. Construction will increase noise and reduced tranquillity.

8. Flood Risk and Drainage. The site is on a significant gradient, hence surface water run off will be a risk. Foul water capacity is unclear. There needs to assurance that can mitigate any flood risk NPPF 167.

9. Heritage Impact. Proximal to the site lies Downs Hall (grade II). The development would impact it's rural charm. NPPF 202 states public benefits to outweigh such harm. This is not Cleary demonstrated by developer.

10. Loss of agricultural land. The site includes 9,6 ha of farmland. In an uncertain future of climate change and food security. Loss of agricultural land conflicts NPPF 174-175. In addition, to carbon capture.

11. Questionable justification. Unmet need for housing alone does not override the protection of the rural landscape and green belt land.

Kind regards