

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 12:37 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                                                                                                                                                                                                                               |

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## Customer Details

|          |                                                 |
|----------|-------------------------------------------------|
| Name:    | [REDACTED]                                      |
| Email:   | [REDACTED]                                      |
| Address: | [REDACTED] Flowerhill Way Gravesend Istead Rise |

## Comments Details

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

Reasons for comment:

Comments: Istead Rise is a small, close-knit rural community whose identity is deeply rooted in the surrounding countryside. The Green Belt land that surrounds our village is not "spare" land waiting to be built on - it is an essential part of what makes this area special. It provides openness, tranquillity, fresh air, and a vital connection to nature that benefits residents' physical and mental wellbeing.

The proposed development would permanently damage the local environment and wildlife. The fields, hedgerows, and green spaces around Istead Rise support birds, mammals, and insects that are already under pressure from ongoing development elsewhere. Once these habitats are destroyed, they are gone forever. No amount of landscaping can replace a living, established natural ecosystem.

Equally concerning is the loss of the beautiful scenic views that define this part of Kent. The open countryside around Istead Rise offers views that are enjoyed daily by residents and visitors alike. These views are part of our shared heritage and contribute significantly to the character and charm of the village. Replacing them with housing would fundamentally change the feel of the area and erode the rural setting that residents value so highly.

The village already struggles with limited infrastructure and amenities. With poor bus routes for school children and workers out of the village. The facilities available in the shops, medical practices and schools just about

support the current population. Residents are already experiencing pressure on existing services, and this development would only worsen that situation.

Traffic is a serious concern for the community. Local roads are narrow and were never designed to cope with heavy construction vehicles or a large increase in daily traffic. Increased congestion would make the village noisier, less safe, and more polluted, particularly for children, elderly residents, and those who rely on walking or cycling. The lack of suitable public transport means future residents would be forced to rely heavily on cars, further compounding these issues.

Most importantly, this proposal threatens the very identity of Istead Rise. Allowing development on Green Belt land would set a worrying precedent and undermine the protections that exist to safeguard our countryside for future generations. Once the Green Belt is lost, it cannot be reclaimed.

For all these reasons, I urge the Planning Authority to listen to the voices of the local community and refuse this application. Protecting Istead Rise means protecting its countryside, wildlife, and the quality of life of those who call it home.

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Kind regards