

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 6:15 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:	Brookside Road Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally object to the above planning application for residential development on Green Belt land at Istead Rise. My objection is based on the following planning, environmental and infrastructure grounds: 1. Inappropriate Development in the Green Belt The application site lies within land designated as Metropolitan Green Belt in Gravesham's Local Plan. The fundamental purpose of the Green Belt is to prevent urban sprawl, safeguard the countryside from encroachment and preserve the setting and identity of settlements such as Istead Rise. Both the Gravesham Local Plan Core Strategy and the National Planning Policy Framework (NPPF) make it clear that inappropriate development in the Green Belt should not be approved except in very special circumstances. No such exceptional or very special circumstances have been demonstrated in this application. The proposal would: - Harm the openness of the Green Belt - Represent clear encroachment into the countryside - Undermine the long-term integrity of the Green Belt boundary around Istead
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Rise

- Set a dangerous precedent for further erosion of protected land in this area

2. Failure to Apply a "Brownfield First" Approach

National and local planning policy is clear that previously developed brownfield land should be prioritised before any consideration is given to greenfield or Green Belt sites.

Within Gravesham and the wider area, there remain significant brownfield opportunities, including sites in:

- Gravesend and Northfleet
- The Ebbsfleet and Eastern Quarry areas
- Former industrial and underused urban land identified in the Brownfield Land Register

It is neither sustainable nor justified to release protected Green Belt land while brownfield sites within the borough remain underused or undeveloped. This proposal directly contradicts the spatial strategy and sustainable development principles of the Gravesham Local Plan.

3. Harm to the Rural Character of Istead Rise

Istead Rise is a distinct village community whose character is strongly defined by its rural setting and surrounding countryside. The Green Belt provides a vital buffer preventing coalescence with surrounding urban areas.

This development would:

- Urbanise the edge of the village
- Erode the rural character and identity of Istead Rise

4. Environmental Impact

The site currently provides valuable open countryside, contributing to:

- Local biodiversity and wildlife habitats
- Climate resilience and carbon absorption
- Natural drainage and flood mitigation

Development would result in:

- Loss of habitat and green space
- Increased surface water runoff and flood risk
- Increased air, noise and light pollution
- Long-term environmental degradation that cannot be fully mitigated

5. Unsustainable Pressure on Local Infrastructure

Istead Rise is a rural location with limited infrastructure and services.

The proposed development would place additional strain on:

- Narrow local road networks that are not designed for significant traffic increases
- Local GP surgeries, schools and other essential services which are already under pressure and fully subscribed
- Public transport provision, which is limited, making the development heavily car-dependent and unsustainable

This runs contrary to the principles of sustainable development and would negatively impact the quality of life of existing residents.

6. Construction Impact and Residential Amenity

The construction phase would cause prolonged:

- Noise, dust and disruption
- Increased construction traffic on unsuitable rural roads
- Harm to residential amenity for existing households in and around Istead Rise

For these reasons, I strongly urge Gravesham Borough Council to refuse this planning application.

Kind regards