

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 6:16 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] Brookside Istead Rise

Comments Details

Commenter Type:	Member of the Public
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 Metropolitan Green Belt as designated in the Gravesham Local Plan. The purpose of the Green Belt is to prevent urban sprawl, protect the countryside, and preserve the character and identity of settlements such as Istead Rise. Both the National Planning Policy Framework (NPPF) and the Gravesham Local Plan state that inappropriate development in the Green Belt should not be approved except in very special circumstances. No such circumstances have been clearly demonstrated in this application. The proposal would harm the openness of the Green Belt, represent encroachment into the countryside, weaken the Green Belt boundary around Istead Rise, and set a harmful precedent for further loss of protected land. 2. Failure to Follow a Brownfield-First Approach
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National and local planning policy prioritises the use of previously developed (brownfield) land ahead of greenfield or Green Belt sites.

There remain suitable brownfield opportunities within Gravesham and surrounding areas, including Gravesend, Northfleet, Ebbsfleet and Eastern Quarry, as well as sites identified in the borough's Brownfield Land Register. Releasing Green Belt land while such sites remain available is neither justified nor sustainable and conflicts with the borough's spatial strategy.

3. Harm to the Rural Character of Istead Rise

Istead Rise is a distinct village whose character is closely linked to its rural setting. The Green Belt provides an important buffer that prevents coalescence with nearby urban areas.

This development would urbanise the village edge, erode its rural character, reduce openness, and conflict with the borough's settlement hierarchy.

4. Environmental Impact

The site currently provides open countryside that supports wildlife, biodiversity, natural drainage, and flood mitigation. Development would result in the loss of green space and habitats, increased surface water runoff and flood risk, and higher levels of noise, air, and light pollution, causing long-term environmental harm.

5. Pressure on Local Infrastructure

Istead Rise has limited infrastructure and services. The proposed development would place additional strain on local roads not designed for increased traffic, GP surgeries and schools already under pressure, and limited public transport provision, making the development heavily car-dependent and unsustainable.

6. Construction Impacts

The construction phase would cause prolonged noise, dust, disruption, and increased construction traffic on unsuitable rural roads, adversely affecting the amenity of nearby residents.

Conclusion

In summary, this proposal constitutes inappropriate Green Belt development, conflicts with national and local planning policy, fails to demonstrate a brownfield-first approach, causes environmental harm, places unsustainable pressure on infrastructure, and damages the rural character of Istead Rise. For these reasons, I strongly urge the Council to refuse this application.

Kind regards