

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 8:26 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] Flowerhill Way Istead Rise

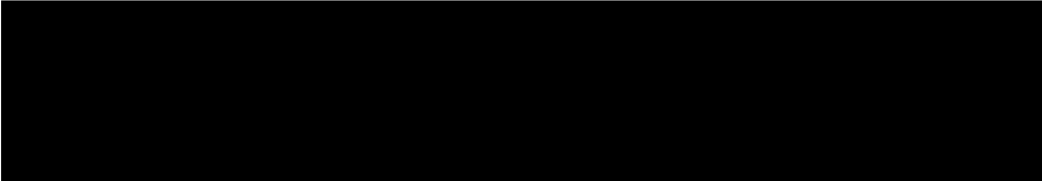
Comments Details

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

Reasons for comment:

Comments:	Dear Sir or Madam, I am a resident of Istead Rise and I wish to formally object to the proposed development of 150 homes on Green Belt land at the bottom of Istead Rise. Green Belt Policy The site is designated Green Belt land. The National Planning Policy Framework is clear that such development is inappropriate unless very special circumstances exist. No such circumstances have been demonstrated. The proposal would result in the permanent loss of open Green Belt land and harm the openness and character of the area. Flood Risk and Drainage Istead Rise already experiences surface water and drainage issues during periods of heavy rainfall. The scale of this development will significantly increase hardstanding and surface runoff. There is insufficient evidence that existing drainage infrastructure can cope, raising serious concerns that flood risk will be worsened both on and off site. Infrastructure Capacity Local infrastructure is already overstretched. There is only one primary school in Istead Rise, which is already under pressure. The addition of 150 homes will place an unacceptable burden on school places, GP services, drainage systems
-----------	---

and utilities, with no clear or enforceable plan to deliver improvements in advance of occupation.



Highway and Child Safety

The proposed site is adjacent to the only primary school in Istead Rise. Increased traffic, congestion and parking associated with 150 homes will significantly increase risks to children, pedestrians and those with mobility impairments, particularly at school drop-off and pick-up times. This raises serious highway and safeguarding concerns.

Inappropriate Inducements

I am concerned by reports that the developer has offered to fund a swimming pool for the primary school. While investment in education is welcome, planning decisions must be based on policy and public interest, not financial inducements. Such offers should not be afforded weight when determining whether this development is acceptable in planning terms.

Scale and Character

The scale of 150 homes represents overdevelopment of a sensitive site and is out of keeping with the character of Istead Rise. It would fundamentally alter the area and set a harmful precedent for further Green Belt erosion.

Conclusion

For the reasons above - conflict with Green Belt policy, flood risk, lack of infrastructure, risks to child safety, and the disproportionate impact on families with disabilities - I respectfully request that this application be refused.

Yours faithfully,



Resident of Istead Rise, Kent

Kind regards