

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2026 12:12 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:	Long Walk Istead Rise

Comments Details

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

Reasons for comment:

Comments: Planning Objection: Proposed Development of 154 Dwellings on Green Belt Land

I strongly object to the proposed development of 154 residential dwellings on this site for the following reasons:

1. Inappropriate Development on Green Belt Land

The proposed site is designated Green Belt land. The development of 154 houses constitutes inappropriate development that would result in the permanent loss of agricultural land. This land contributes to local food security and its loss cannot be justified, particularly when no exceptional circumstances have been clearly demonstrated to outweigh the harm to the Green Belt.

2. Impact on Protected Species and Habitats

The site provides habitat for protected species. Development on this scale risks irreversible damage to local biodiversity. Insufficient evidence has been provided to demonstrate that protected species and their habitats will be adequately safeguarded in accordance with national and local planning policy.

3. Inadequate Infrastructure and Drainage

Local infrastructure is already under significant strain and is insufficient to support

an additional 154 dwellings. Of particular concern is surface water drainage. The area has a known history of flooding, and further development will increase surface water runoff, raising the risk of flooding to existing homes and roads. The drainage proposals are inadequate and do not provide confidence that flood risk will be effectively mitigated.

4. Lack of Capacity in Local GP Services

Local GP surgeries, including the Dr surgery serving this area, are already operating at or beyond capacity. No firm or funded plans have been provided to demonstrate how additional demand from this development will be accommodated. This places unacceptable pressure on essential healthcare services.

5. Traffic Generation and Highway Safety

The development will generate a significant increase in traffic, which local roads are not capable of accommodating. Roads in and around Istead Rise, including New Barn Road and the A227, already experience congestion and delays. Egress from the site and Istead Rise will exacerbate existing traffic problems and increase the risk of accidents.

The proposed access road is in a dangerous location, particularly due to its proximity to the local school. Increased vehicle movements will pose a serious risk to pedestrian safety, especially children.

6. Car Dependency and Unsustainable Location

The site is in an area that is heavily car dependent, with limited access to public transport and essential services. This contradicts sustainable development principles and will lead to increased car usage, congestion, and emissions.

7. Parking and Commercial Vehicles

The new development suggests it does not permit the parking of commercial vehicles. It is unclear where residents' commercial vehicles, vans, or work-related vehicles will be parked. This will likely result in overspill parking on surrounding roads, worsening congestion and creating further safety issues.

8. Failure to Meet Local Housing Need

The proposed development does not adequately reflect local housing demand. There is insufficient evidence that the type, size, and affordability of the homes meet the genuine needs of the local community, rather than simply increasing housing numbers in an unsustainable location.

Conclusion

For the reasons outlined above - including harm to the Green Belt, loss of agricultural land, impact on protected species, inadequate infrastructure and drainage, pressure on healthcare services, increased flood risk, unsafe traffic conditions, and failure to meet local housing needs - this application should be refused.

Kind regards