

Adeoye Lawal, Planning Officer
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend DA12 1AU

Reference Number: 202 512 33

19th January 2026

Planning Objection

I am writing to object to the above planning application. I am an estate agent and have a good understanding of local housing needs, market pressures and the importance of delivering appropriate new homes. I recognise that additional housing is required, and I support sustainable development in principle.

However, I do not believe this proposal represents development in the right location or in the right form, and I have serious concerns about the long-term implications of allowing this scheme to proceed.

1) Development on Green Belt land would set an unacceptable precedent

Granting permission for development on Green Belt land in this location would set a significant precedent for further applications in the future. Once Green Belt land is released for housing, it becomes far more difficult to prevent continued erosion of protected land in the surrounding area.

Given that there are other land opportunities available and more appropriate locations for housing delivery, it does not appear justified to allow development that would permanently remove protected open land.

2) Environmental harm and loss of open countryside

The proposed development would result in the irreversible loss of open land and associated habitats. The environmental impact of this loss cannot be underestimated, particularly in the context of wider climate and biodiversity challenges.

Green Belt land plays an important role in protecting countryside character, supporting wildlife, and maintaining natural separation between communities.

Developing this area would represent a permanent change that cannot be properly mitigated once built over.

3) Istead Rise is valued because it is not overdeveloped

From a property market perspective, areas such as Istead Rise hold their value not only because of the homes themselves, but because of the character of the wider community. Istead Rise has remained desirable largely due to its identity as a smaller, settled area that has not been excessively urbanised.

Allowing major development of this nature risks changing what makes the area attractive in the first place, leading to gradual overdevelopment and a decline in the sense of openness and separation that residents value.

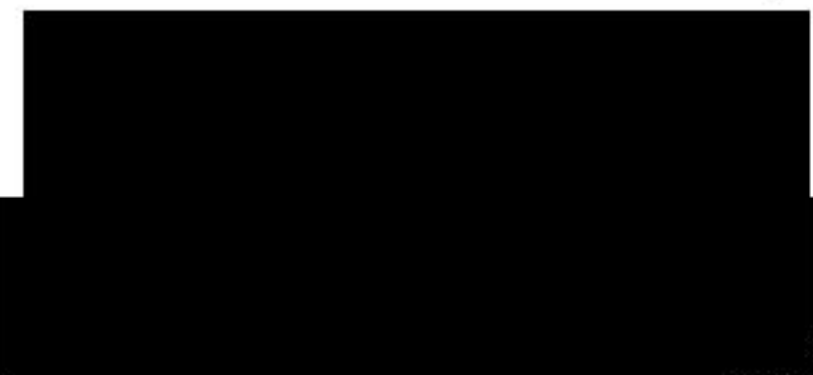
4) Impact on local demand, quality of life and long-term local character

Overdevelopment can reduce quality of life through increased congestion, pressure on infrastructure and the loss of green space. This can also impact buyer confidence in the long-term character of an area. Once an area becomes significantly more built-up, it can alter the type of buyers attracted to it and potentially affect stability and value over time.

Conclusion

While I recognise that new housing is needed, I do not believe this proposal is appropriate due to the permanent loss of Green Belt land, the precedent it would set for future development, and the adverse environmental and character impacts on Istead Rise.

For these reasons, I respectfully request that the council refuses this application.


Purley Surrey CR8 3PW
