

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 9:59 AM 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] Downs Road Istead Rise

Comments Details

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

Reasons for comment:

Comments:	Dear Sir or Madam, Re: Planning Application 20251233 - Access road and 154 dwellings, Istead Rise, Kent I write to object to this application. It conflicts with national planning policy (NPPF 2024), the adopted Gravesham Local Plan, and other planning considerations. The proposed development would result in significant and lasting harm. 1. Green Belt Impact The site is within Green Belt. Development here is inappropriate unless very special circumstances are demonstrated. The demolition of an existing home and construction of a new access road for 154 houses would: - Encroach into open countryside - Permanently reduce Green Belt openness - Introduce urbanising infrastructure No evidence of very special circumstances has been provided. 2. Local Plan Policy Conflict The proposal conflicts with: CS02 (Green Belt), CS11 (Transport), CS12 (Flood Risk), CS14 (Managing Development), and CS19 (Biodiversity). These remain statutory requirements.
-----------	--

3. Planning History & Appeals

Historic refusals, including 20190372 (2019), highlight Green Belt protection. A December 2024 Gravesham appeal confirmed that similar development harms openness and is unjustified.

4. Highway & School Safety

The access road is immediately beside Istead Rise Primary School, increasing traffic and creating hazards for pupils and parents.

5. Education & Amenity

Construction over several years will bring dust, noise, vibration, and visual disturbance, harming children's learning and wellbeing.

6. Biodiversity

Protected species habitats will be lost. Mitigation is insufficient to comply with CS19 and national requirements.

7. Flood Risk

The land floods locally. Drainage proposals do not guarantee long-term safety.

8. Infrastructure Pressure

Existing schools, doctors, and services cannot accommodate 154 new homes without unacceptable strain.

9. Cumulative Harm

The combined impact of Green Belt loss, safety risks, educational disruption, biodiversity loss, flood risk, and infrastructure pressure outweigh any benefits.

I respectfully request that planning application 20251233 be refused.

Yours sincerely.

Kind regards