

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 10:03 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:	Wayville Road Dartford Kent

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Dear Sir or Madam, Re: Planning Application 20251233 - 154 Dwellings, Istead Rise, Kent I object to this planning application on the grounds of Green Belt harm, highway and school safety, biodiversity loss, flood risk, and insufficient local infrastructure. Green Belt Considerations The land lies in the Green Belt. Building a new access road for 154 homes would permanently erode openness and urbanise protected land. There is no justification or very special circumstances to permit this. Conflict with Local Plan The proposal is contrary to CS02 (Green Belt), CS11 (Transport), CS12 (Flood Risk), CS14 (Managing Development), and CS19 (Biodiversity). Historic Decisions Previous applications for residential development here, including 20190372 (2019), were refused due to Green Belt harm. A December 2024 appeal confirmed such developments are inappropriate. School Safety and Amenity The access road adjacent to Istead Rise Primary School would create unsafe
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traffic conditions and disrupt learning due to prolonged construction impacts.

Biodiversity and Flooding

The site hosts protected species and suffers local flooding. The application does not demonstrate sufficient mitigation.

Local Services

The influx of 154 households would overwhelm local schools, healthcare, and other essential services.

Conclusion

The proposal is inconsistent with national and local planning policies, and I urge the Council to refuse the application.

Yours faithfully.

Kind regards