

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/01/2026 10:58 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]

## Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to the proposed housing development on designated Green Belt land.

This proposal is wholly inappropriate, unsustainable, and contrary to both national and local planning policy. The Green Belt exists to prevent urban sprawl, protect the countryside from encroachment, and preserve the character and setting of nearby settlements. Allowing this development would fundamentally undermine these purposes and set a damaging precedent for future erosion of protected land.

### 1. Conflict with National Planning Policy

The National Planning Policy Framework (NPPF) makes clear that development in the Green Belt is inappropriate by definition and should not be approved except in very special circumstances. No such circumstances have been demonstrated. The provision of new housing, even in the context of local need, does not in itself justify development on Green Belt land when alternative non-Green Belt sites should be prioritised.

### 2. Harm to the Openness and Character of the Green Belt

The proposed development would result in a permanent loss of openness, replacing undeveloped countryside with urban form. This would cause significant

visual harm through loss of the iconic view from Upper Avenue in Istead Rise, eroding the rural character of the area and diminishing the clear boundary between the settlements of Istead Rise and New Barn that the Green Belt is specifically intended to protect.

### 3. Environmental and Ecological Impact

Green Belt land often provides important habitats for wildlife and contributes to biodiversity, climate resilience, and natural flood management. This proposed development risks the loss of green space, mature trees, and wildlife corridors, and loss of essential farming land with insufficient evidence that such harm can be adequately mitigated or compensated. This is of specific concern for the residents of Downs Road as over development of green space will have a significant impact of water drainage and vastly increases the risk of flooding to the residents that live on Downs Road which sits at the bottom of a valley, where there is already high levels of poor drainage systems to cope with water egress.

### 4. Infrastructure and Sustainability Concerns

The local infrastructure including roads are not suitable to increase the number of homes in this area. A single road entrance to the proposed new development from Downs Road is going to increase traffic, congestion, and pollution in the area without any plans to negate additional pressures while residents would likely be reliant on private vehicles, contrary to sustainable development principles. In addition, when there is significant traffic issues along major road networks including the A2, Istead rise is used as a rat run around traffic blockages which significantly increase the risk of the residents due to the increased volume of traffic in a village which has not been designed to withstand the increase volume of traffic that modern life brings.

Additionally the public transport network in Istead Rise is ludicrously poor, with extremely limited bus services and no train station, and as such would add additional pressure on the use of motor vehicles for new residents in an area which can not absorb more motor vehicles.

### 5. Availability of Alternative Sites

There has been no convincing demonstration that all reasonable non-Green Belt alternatives, such as brownfield or infill sites, have been fully explored and exhausted. Developing protected Green Belt land should be a last resort, not a matter of convenience. There are numerous brownfield sites across our borough which would be better used for development in order to protect the green belt space for the residents of Gravesham.

### 6. Precedent and Cumulative Impact

Approval of this development would create a dangerous precedent, weakening Green Belt protections and making it increasingly difficult to resist further encroachment. The cumulative impact of such decisions would irreversibly alter the character of the area and undermine the importance of the green belt.

### Conclusion

For the reasons set out above, the proposed development is inappropriate, unjustified, and harmful. It conflicts with national and local planning policy and would result in lasting damage to the Green Belt, the environment, and the character of the area. I therefore urge the Local Planning Authority to refuse this application.

