

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 11:08 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:	Green Farm Cottages Meopham Green Gravesend

Comments Details

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

Reasons for comment:

Comments:	This site has not been released from the Green Belt Boundary. Green Belt boundaries should only be altered where there are exceptional circumstances. To justify changes to Green Belt boundaries the Council should demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. High-quality agricultural land, also important for carbon sequestration and flood prevention, would be lost and we need to ensure future food security. A brownfield-first approach should be implemented. Green belt sites should be assessed as part of a thorough local plan process, not via random speculative applications. There is no guarantee that this site will be included in the Council's upcoming local plan. According to the Institute for Public Policy Research, since 2007, developers have gained planning permission for over 1.4 million homes but haven't built them, often holding land to keep prices high and boost profits. These homes could be built right away without needing more approvals. The potential for an additional 308 vehicles accessing this site via the A227, in conjunction with the recent four planning applications for 20250993 - Longfield Road; 20250992 - Wrotham Road; 20251116 - West of Norwood Lane; 20250802 - Blackthorn Farm, will create severe congestion and more accidents. The A227 is already extremely busy and becomes gridlocked regularly at which times the surrounding smaller roads cannot take the additional volumes of traffic and are inappropriate for larger vehicles. Public transport in the area is insufficient at present and cannot cope with more strain.
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The area does not have the infrastructure to meet its current needs and, as above, taking into consideration the four other recent planning applications, our GPs, hospitals, schools and other services will be overwhelmed. As multiple sites for development are currently being consideration in this area, without an updated Local Plan, coordinating infrastructure for increased housing is impossible and cannot be judged on an individual site basis.

Kind regards