

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/01/2026 9:48 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 wish to formally object to the above planning application. The proposal raises serious concerns and should be refused for the following material planning reasons.

1. Inappropriate Development on Green Belt Land

The site is located on designated Green Belt land, which is afforded the highest level of protection under national and local planning policy. The fundamental purpose of the Green Belt is to prevent urban sprawl, protect the countryside from encroachment, and preserve openness.

This proposal constitutes inappropriate development in the Green Belt, which is by definition harmful and should not be approved except in very special circumstances. No such circumstances have been demonstrated. The development would permanently reduce openness, erode countryside character, and set a precedent for further Green Belt loss.

2. Harm to Wildlife and Biodiversity

The land currently consists of open fields that support local wildlife and established ecosystems. Development would result in habitat loss, increased disturbance from noise, lighting and human activity, and fragmentation of wildlife corridors.

The proposal fails to demonstrate adequate protection of biodiversity or a genuine biodiversity net gain, contrary to planning policy and environmental objectives.

3. Inadequate Local Infrastructure

Local infrastructure is already under strain and is not suitable to support additional development. Roads in the area are not designed for increased traffic or construction vehicles, and further pressure would be placed on drainage, sewage, healthcare, schools, and public services.

Approving the application without significant infrastructure improvements would be unsustainable and detrimental to existing residents.

4. Loss of Residential Amenity

Nearby homes have existed for many years with the reasonable expectation of overlooking open Green Belt fields. The proposed development would result in the permanent loss of established views, increased noise and disturbance, and a significant change to the character of the area.

This represents an unacceptable harm to the amenity of long-standing residents.

5. Loss of Green Space and Local Character

The site contributes to the rural setting and identity of the area and provides visual openness and environmental value. Development would urbanise a previously open landscape and undermine the purpose of the Green Belt in maintaining separation between built-up areas and countryside.

Conclusion

This application represents inappropriate development on Green Belt land, causes irreversible harm to wildlife, places unacceptable strain on local infrastructure, and significantly damages residential amenity and local character. These harms clearly outweigh any claimed benefits.

I respectfully request that the Planning Authority refuse this application.

Kind regards