

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 3:01 PM 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] 5 Sedley Southfleet

Comments Details

Commenter Type:	Parish Council
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: [REDACTED] would like to object to the Application which falls very close to the parish boundary for the following reasons:-

The proposed development fundamentally undermines the purposes of the Green Belt.

According to the National Planning Policy Framework (NPPF), the primary purposes of the Green Belt are:-

Preventing Urban Sprawl: The development would cause the unrestricted sprawl of a built-up area.

Safeguarding the Countryside: The development represents an inappropriate encroachment into the countryside.
Sustainability: it is not in a sustainable location.

Insufficient Infrastructure and Services. The existing local infrastructure cannot cope with the increased population. The development would lead to a significant increase in traffic congestion in New Barn Road, which already is an area of concern for Southfleet residents. There is a lack of adequate public transport provision in the area due to cuts in services.

Kind regards