

# 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 4:46 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]

## Comments Details

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

Reasons for comment:

Comments: I wholeheartly object to this ludicrous application. I grew up in thei area and it's being descimated by greed and no care for wildlife, global warming, local people who care for the villages in the county.

Inconsistency with Green Belt Purposes and Local Plans - the proposed development fundamentally undermines the purposes of the Green Belt, even if the land is classified as "grey 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.
- Preventing Merging: The development would prevent neighbouring towns or villages from merging into one another.
- Safeguarding the Countryside: The development represents an inappropriate encroachment into the countryside.
- Loss of Character: The development would harm the setting and special character of a historic town or village.

An objection can be raised if the development fails to meet the criteria for "not inappropriate" development on grey belt land, for example, if it is not in a truly sustainable location or if it would fundamentally weaken the wider Green Belt's integrity.

Insufficient Infrastructure and Services: - Transport Impact: The development would lead to a significant increase in traffic congestion, lack of adequate public transport provision, or pose a risk to highway and pedestrian safety.  
- Lack of Social Infrastructure: The local community lacks sufficient capacity in schools, healthcare facilities (e.g., GP surgeries), and other public services to support the new homes.  
- Drainage and Flooding: The site is at risk of flooding, or the development's drainage strategy is inadequate and would exacerbate flooding in the local area.

### 3. Design, Character, and Amenity Issues

The design, scale, height, or density of the proposed buildings are out of character with the existing street scene and local area.

We pay a premium to take advantage of views that not only benefit the area but are key to people's mental health and wellbeing. Green areas, woodland and farmland are key to retaining the character of the village.

- Loss of Amenity: The development would cause a significant and demonstrable loss of amenity for neighbours, such as through:
  - Overlooking/Loss of Privacy: The new homes would directly overlook existing properties, causing a loss of privacy.
  - Overshadowing/Loss of Light: The height or proximity of the development would result in a significant loss of sunlight or daylight for neighbouring homes and gardens.
  - Overbearing Impact: The sheer size or massing of the buildings would be oppressive and visually dominant from neighbouring properties.
- Pollution and Noise: The development would lead to unacceptable levels of noise, light, or air pollution during and after construction.

### Environmental and Ecological Harm

- Loss of Biodiversity: The development would result in the loss of important habitats for wildlife or remove mature trees and hedgerows that contribute to local biodiversity.
- Contamination: The site is contaminated and the developer's plan to mitigate this risk is insufficient or poses a risk to health and the environment.
- Irreplaceable Habitats: The land contains irreplaceable habitats, as defined by the NPPF, such as ancient woodland or veteran trees.  
The fields where these houses are planning to be built is a habitat for foxes who use this to live, breed and hunt. The impact of destroying this will mean vermin will not be managed naturally, foxes and other mammals will become the victims of human / wildlife conflict.  
Buzzards, Kites, Sparrowhawks and more also hunt these fields. There is an abundance of British wildlife that should be protected not destroyed. Bats also use this area and rest in local wooded areas.

As a resident of Istead Rise we do not want this development and the destruction it will bring to the area. There is no benefit and also they are NOT affordable houses as stated in the proposal.

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Kind regards