

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 3:40 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Longfield Avenue New Barn

Comments Details

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

Reasons for comment:

Comments:	Formal Objection to Proposed Housing Development on Greenbelt Land I am writing to register my strong objection to the proposed housing development on designated Greenbelt land. This proposal raises serious concerns across environmental, infrastructural, and community-impact areas, and I believe it is neither appropriate nor sustainable for the local area. 1. Irreversible Damage to Natural Habitat and Wildlife The Greenbelt serves as a vital ecological buffer, supporting a wide range of wildlife and maintaining natural biodiversity. Developing this land would result in the destruction of established habitats, displacement of species, and long-term environmental degradation. Once this land is built on, it cannot be restored to its natural state. 2. Significant Strain on Local Infrastructure The existing road network is already under pressure, and the proposed development would introduce substantial additional traffic. The surrounding roads are not designed to cope with the increased volume, which would inevitably lead to congestion, safety risks, and disruption for current residents. 3. Increased Flood Risk Greenbelt land plays a crucial role in natural drainage and flood prevention. Replacing permeable land with hard surfaces will heighten the risk of flooding both on-site and in surrounding areas. This is particularly concerning given the
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increasing frequency of extreme weather events.

4. Overstretched Public Services

Local hospitals, GP surgeries, and other essential services are already operating at or beyond capacity. Adding a significant number of new residents without corresponding investment in public services will worsen access to healthcare and reduce the quality of provision for existing residents.

5. Lack of Benefit to the Local Community

This development does not reflect the needs or wishes of local residents. It offers no meaningful benefit to the community and undermines the purpose of the Greenbelt, which is to prevent urban sprawl, protect the countryside, and preserve the character of the area.

Conclusion

For the reasons outlined above, I strongly oppose this planning application. The environmental harm, infrastructure pressures, increased flood risk, and strain on essential services far outweigh any potential benefits. I urge the planning authority to reject this proposal and protect the Greenbelt for future generations.

Kind regards