

Comments summary

Dear Sir/Madam,

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

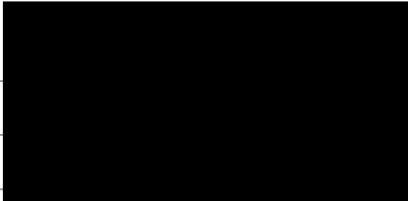
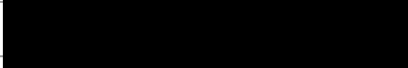
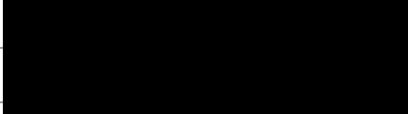
Comments were submitted at 17/01/2026 8:39 PM from 

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:	
Email:	
Address:	

Comments Details

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

Reasons for comment:

Comments:	I am writing to formally object to the proposed development of 154 residential dwellings on Green Belt land at Istead Rise. The National Planning Policy Framework (NPPF) makes it clear that Green Belt land should be protected from inappropriate development except in very special circumstances. In this case, no such circumstances have been demonstrated. The proposal represents a substantial and permanent loss of protected Green Belt land and would directly undermine the fundamental purposes of the Green Belt, including preventing urban sprawl, safeguarding the countryside from encroachment, and preserving the openness and character of the area. The scale of this development is excessive and wholly out of keeping with the existing settlement pattern of Istead Rise. Introducing 154 new houses would significantly alter the rural and semi-rural character of the area, resulting in a clear erosion of openness and a coalescence between settlements. Once this land is developed, it will be lost forever, setting a dangerous precedent for further encroachment on Green Belt land. In addition, the proposal raises serious concerns regarding infrastructure capacity. Local roads in and around Istead Rise are already congested, particularly during peak hours, and the increase in traffic generated by 154 new households would exacerbate existing problems, posing risks to highway safety. There is also insufficient evidence that local schools, healthcare services, drainage systems, and other essential infrastructure can accommodate such a significant increase in population. The development would also have a negative impact on local biodiversity and
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green space. Green Belt land plays a vital role in supporting wildlife habitats, managing surface water, and providing informal recreational space for residents. The loss of this land would diminish environmental resilience and reduce access to open countryside for the local community.

While there is an acknowledged need for housing, this need should not be met at the expense of protected Green Belt land when alternative brownfield or less sensitive sites should be prioritised. Approving this application would conflict with both national and local planning policies designed to protect the Green Belt and ensure sustainable development.

For these reasons, I strongly urge the planning authority to refuse this application.

Kind regards