

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 12:59 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 write to formally object to the above planning application.

Although submitted as an outline application for access only, the proposal clearly represents the enabling phase of a substantial residential development within the Metropolitan Green Belt. The creation of a permanent access road constitutes inappropriate development, introducing urbanising infrastructure that would harm the openness and permanence of the Green Belt. No very special circumstances have been demonstrated to justify this harm.

The proposed access is expressly designed to serve up to 154 dwellings and cannot be meaningfully assessed in isolation. Approving access at this stage would effectively establish the principle of development, prejudicing the consideration of reserved matters and limiting proper public scrutiny.

Downs Road already experiences congestion and capacity issues, particularly at peak times. A single access serving a development of this scale would significantly increase vehicle movements, exacerbating existing problems and raising concerns for pedestrian, cyclist, and equestrian safety. The submitted Transport Statement does not adequately assess these impacts or cumulative effects from other development in the area.

The site currently forms an important transition between the built-up area of Istead Rise and open countryside. The proposed access would introduce

engineered highway features that would urbanise this edge and harm local character, visual amenity, and landscape openness.

Finally, the application fails to demonstrate that local infrastructure can accommodate the additional demand, and provides insufficient detail on construction impacts and ecological mitigation.

For these reasons, I respectfully request that the application be refused.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Kind regards