

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 2:40 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]

Comments Details

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

Reasons for comment:

Comments:	My objection is based on the following material planning considerations: 1. Inappropriate development in the Green Belt The application site lies within the Metropolitan Green Belt. The proposed development constitutes inappropriate development as defined by national planning policy and would result in harm to the openness and purposes of the Green Belt. The applicant has failed to demonstrate the "very special circumstances" required to clearly outweigh this harm. The proposal is therefore contrary to Policy CS02 (Green Belt) of the Gravesham Local Plan Core Strategy and the National Planning Policy Framework (NPPF). 2. Harmful precedent Approval of this application would set an undesirable precedent for similar forms of development within the Green Belt. Granting permission in this instance would make it difficult for the Council to resist comparable proposals on nearby sites, leading to incremental erosion of the openness and rural character of the Green Belt, contrary to both local and national planning policy. 3. Impact on residential amenity The proposed development would result in loss of privacy, overlooking, overshadowing and/or increased noise to neighbouring properties. This would be contrary to Policy CS14 (Design Quality), which seeks to protect the amenity of existing residents. 4. Scale, massing, and character of the area The scale, height, and massing of the proposal are inappropriate for this location and out of keeping with the character of the surrounding area. The development
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would appear visually intrusive and represent overdevelopment of the site, contrary to Policies CS14 and CS19 (Development and the Urban Area).

5. Parking, traffic, and highway safety

The proposal would increase traffic movements and parking demand on local roads, exacerbating existing pressures and raising highway safety concerns. This is contrary to Policy CS11 (Transport).

6. Environmental and infrastructure concerns

The development may negatively impact the local environment, including drainage, landscape character, and biodiversity, and would place additional strain on local infrastructure without adequate mitigation.

For the reasons outlined above, I respectfully request that Gravesham Borough Council refuses this planning application.

Thank you for considering my objection. I ask that it be fully taken into account when determining this application.

Kind regards