

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 8:42 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 strongly object to the proposed development of 154 houses on Green Belt land at Istead Rise. The NPPF protects Green Belt land from inappropriate development, and no very special circumstances have been demonstrated to justify this proposal. This development would cause a permanent loss of open land, undermining the Green Belt's purpose of preventing urban sprawl and preserving countryside character. The scale of the development is excessive and out of keeping with the existing settlement, eroding the openness of the area. Local infrastructure, including roads, schools, and healthcare, is already stretched, and this proposal would place unsustainable pressure on these services. Traffic congestion and highway safety concerns would be significantly worsened. The development would also harm local biodiversity and reduce access to green space for the community. Alternative brownfield or less sensitive sites should be prioritised over protected Green Belt land. Approving this application would set a dangerous precedent for further encroachment into the Green Belt
-----------	---

Kind regards