

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/01/2026 10:25 AM 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	The development in the Green Belt area is inappropriate and harmful by definition. The developer has failed to demonstrate these circumstances, as benefits like job creation or general housing need. Destroying our open space, our pleasurable views, reasons we ourselves as existing residents moved here. Negative Impact Traffic & Infrastructure: Increased congestion, the roads are already struggling to manage the increase traffic flow, increasing a strain on roads, schools, doctors, and public transport. All of which are a struggle already in Istead Rise. Traffic at school times is horrendous to add in another 150 families. Impacting on lives and potential safety hazards. The development will have a detrimental impact on village character, visual openness, and rural setting. Environment & Ecology: Loss of biodiversity, harm to wildlife habitats, potential flood risk. Brownfield Sites: other suitable, non-Green Belt locations should be used first. My Conclusion * "This proposal constitutes inappropriate development in the Green Belt..." * "...fails to demonstrate the 'very special circumstances' required by NPPF paragraph [relevant paragraph number, e.g., 134/139]." * "The development would lead to unacceptable urban sprawl..." * "There is no demonstrable need for this scale of development on this site, especially given available brownfield land." * "Significant harm to local infrastructure (traffic/schools) is anticipated."
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Kind regards