

# Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/01/2026 5:57 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:	Dear Sir or Madam,

I am writing to formally object to the proposed building development on designated Green Belt land under planning application 20251233, located at Downs Road, Istead Rise.

Green Belt land is afforded special protection to prevent urban sprawl, safeguard the countryside, and preserve the character of local communities. I do not believe that this proposal demonstrates the very special circumstances required to justify inappropriate development on Green Belt land, and approval would set an undesirable precedent for further erosion of these protected areas.

In addition, the proposal would significantly increase traffic levels in the surrounding area. Local roads are already heavily congested, particularly during peak hours, and are not designed to accommodate the additional vehicle movements this development would generate. Increased traffic would raise safety concerns for pedestrians and cyclists, worsen air pollution, and negatively affect the overall quality of life for existing residents.

The development would also place considerable strain on local infrastructure and utilities, which are already overstretched. Local schools in particular are operating at or near capacity, and it is unclear how the needs of additional families would be met without substantial investment. Similar concerns apply to

healthcare services, public transport, drainage, and other essential utilities, especially electricity and the inevitable use of pylons.

This proposal does not reflect sustainable development or responsible planning. It prioritises short-term building targets over the long-term wellbeing of the community and the protection of land that national planning policy recognises as deserving the highest level of safeguarding.

I therefore urge the planning authority to listen to the concerns of local residents and to refuse this application in order to protect our Green Belt, our infrastructure, and the quality of life of those who live here now and in the future.

Thank you for considering my objection.

Yours faithfully,

A solid black rectangular box used to redact a handwritten signature.

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Kind regards