

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 12:23 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] The Old Yews New Barn Longfield

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 proposed housing development of 154 dwellings on land near my residence.

My objection is based on the following material planning considerations, having regard to national and local planning policy.

1. Inappropriate Development in the Green Belt

The application site is designated Green Belt land. Paragraphs 137-145 of the National Planning Policy Framework (NPPF) make clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and that inappropriate development is, by definition, harmful.

This proposal constitutes inappropriate development and would result in substantial and irreversible harm to the openness and purposes of the Green Belt. The applicant has failed to demonstrate the existence of the "very special circumstances" required to outweigh this harm.

In addition, national and local policy requires that previously developed (brownfield) land within the wider area is prioritised for housing delivery before Green Belt land is released. While brownfield sites may not be immediately adjacent, their continued availability within the locality undermines any justification for the premature loss of protected Green Belt land.

2. Proximity to a Primary School - Safety and Amenity Impacts

The proposed development is in close proximity to a primary school. Construction activity on this scale will involve heavy machinery, HGV movements, prolonged noise disturbance, and airborne dust from brick and concrete cutting.

These impacts raise serious concerns regarding the health, safety, and wellbeing of children, school staff, and parents. Construction traffic coinciding with school drop-off and pick-up times would significantly increase congestion and create an unacceptable risk to pedestrian safety, contrary to the NPPF objective of creating safe and healthy places.

3. Traffic, Air Quality, and Highway Safety

An additional 154 dwellings will result in a substantial increase in daily vehicle movements. The surrounding road network is already heavily used, particularly at peak times.

Increased traffic will worsen congestion, air pollution, and noise levels, especially affecting the nearby school and residential properties. Insufficient evidence has been provided to demonstrate that the local highway network can safely accommodate this level of growth without harm to road safety or residential amenity.

4. Lack of Infrastructure Capacity

Local infrastructure is already under significant strain. Schools, GP practices, and water and drainage systems are operating at or near capacity.

There is no clear, secured, or enforceable commitment within the application to deliver the necessary infrastructure upgrades required to support an additional 154 households. This is contrary to NPPF paragraphs 8 and 34, which require development to be supported by adequate infrastructure and to contribute to sustainable communities.

Conclusion

For the reasons set out above-namely the inappropriate loss of Green Belt land, the absence of very special circumstances, the availability of brownfield land elsewhere in the locality, serious safety concerns relating to the nearby primary school, traffic and air quality impacts, and the lack of infrastructure capacity-I respectfully request that this planning application be refused.

Kind regards