

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 4:30 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 object to the above planning application for the following reasons:

1. Inappropriate development in the Green Belt

The application site lies within designated Green Belt land. The proposed demolition of a farm and construction of 154 houses constitutes inappropriate development under national planning policy, which by definition is harmful to the Green Belt and should not be approved except in very special circumstances.

No very special circumstances have been demonstrated that clearly outweigh the harm to the Green Belt.

2. Loss of openness and rural character

The scale and density of the proposed development would result in a significant loss of openness and would fundamentally alter the rural character of the area. This conflicts with the core purpose of Green Belt designation, which is to safeguard the countryside from encroachment.

3. Scale and overdevelopment

A development of 154 dwellings is wholly disproportionate to the existing rural environment and nearby settlements. The proposal represents urban sprawl into

open countryside rather than sensitive or sustainable development.

4. Traffic and highway safety

The development would generate a substantial increase in traffic on roads that are rural in nature and not designed to accommodate this level of use. This would adversely affect highway safety, congestion, noise, and air quality.

5. Pressure on local infrastructure

There is insufficient evidence that local infrastructure-including GP services, schools, drainage, and utilities-can accommodate the additional demand created by 154 new homes without unacceptable strain.

6. Loss of agricultural land and precedent

The demolition of a working farm and its replacement with housing results in the loss of agricultural land and rural employment. Approval of this application would set a dangerous precedent for further Green Belt erosion in the area

Conclusion

For the reasons above, the proposal conflicts with national and local planning policy and would cause significant and irreversible harm to the Green Belt and the character of the area. I respectfully request that the application be refused.

Kind regards