

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 4:51 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Here is what you can put
I object to the above planning application for the following planning 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 dwellings constitutes inappropriate development under national planning policy.

Inappropriate development is, by definition, 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 caused by this proposal.

2. Loss of openness and encroachment into the countryside

The development would result in a substantial loss of openness and would represent significant encroachment into the countryside, contrary to the fundamental purposes of Green Belt designation.

The scale and density of 154 houses would fundamentally alter the rural character of the area and introduce an urban form of development into an open agricultural landscape.

3. Conflict with Gravesham Local Plan strategy

The proposal conflicts with the strategic objectives of the Gravesham Local Plan, which seek to protect the Green Belt, restrict development outside defined settlement boundaries, and direct housing growth to sustainable locations.

This site is not within a defined settlement boundary and does not represent limited infilling or redevelopment permitted by policy.

4. Scale and unsustainable nature of the proposal

A development of this scale is wholly disproportionate to the surrounding rural environment. The proposal represents urban sprawl rather than sustainable development, contrary to both local and national planning objectives.

5. Traffic, access and infrastructure impact

The development would generate a significant increase in traffic on rural roads that are not designed to accommodate this level of use. This raises concerns regarding highway safety, congestion, noise and air quality.

There is also insufficient evidence that local infrastructure - including GP services, schools, drainage and utilities - can support an additional 154 dwellings without unacceptable strain.

6. Loss of agricultural land and precedent

The demolition of a working farm would result in the permanent loss of agricultural land and rural employment. Approval of this application would set a harmful precedent for further erosion of the Green Belt within Gravesham.

Conclusion

The proposal would cause significant and irreversible harm to the Green Belt, conflict with national and local planning policy, and undermine the rural character of the area. For these reasons, I respectfully request that planning permission be refused.

Kind regards