

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2026 12:38 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:	Evelyn Road Maidstone

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

I strongly object to the planning application for the demolition of 64 Downs Road and the erection of up to 154 residential dwellings. The site is currently countryside and lies within the Green Belt. It should remain as such. The proposed development represents a significant and unnecessary encroachment into open countryside and is contrary to the fundamental purpose of Green Belt land, which is to prevent urban sprawl, safeguard the rural character of the area, and preserve openness.

This development would dramatically alter the character of Istead Rise and the surrounding area of Gravesend, Kent. What is presently a calm, open, rural setting would be replaced by a large housing estate, fundamentally changing the nature of the locality. The visual impact alone would be severe and irreversible.

The loss of countryside would also have a direct and harmful effect on existing residents. For example, a close friend of mine spent over a year searching specifically for a bungalow that overlooked open countryside, valuing the peaceful and calming outlook it provided. This view, and the quality of life it brings, would be destroyed and replaced with dense residential development. Once countryside and Green Belt land is lost to development, it is lost forever. Allowing this proposal would set a worrying precedent for further erosion of protected land in the area.

For these reasons, I believe this application should be refused in order to protect

the Green Belt, preserve the rural character of Istead Rise, and safeguard the amenity and wellbeing of existing residents.

Kind regards