

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 9:15 AM 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:	Dene Walk Longfield

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 appeal against the planning application for the construction of 154 new homes on designated Green Belt land adjacent to the local primary school. I strongly object to this development on the grounds that it represents inappropriate use of Green Belt land, which is intended to remain open and protected from urban sprawl. The proposal would result in the permanent loss of valuable green space, undermining the fundamental purpose of Green Belt policy as set out in national planning guidance. No exceptional circumstances have been demonstrated that would justify such a significant departure from these protections. In addition, the proposed development raises serious concerns regarding highway safety and infrastructure capacity. The primary school next to the site already experiences significant congestion during drop-off and pick-up times. An additional 154 dwellings would inevitably increase traffic volumes, exacerbating congestion and creating unacceptable risks for children, parents, and pedestrians in the immediate area. The local road network and parking provision are already under strain and appear insufficient to safely accommodate this level of development. There are also concerns regarding the impact on local services and community facilities. Schools, healthcare provision, and public transport in the area are limited, and it is unclear how existing infrastructure would be expanded to meet the needs of a substantially increased population. Without appropriate and
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secured improvements, the development risks placing undue pressure on services that are already operating at or near capacity. Furthermore, the proximity of the development to the primary school raises issues around noise, air quality, and safeguarding. Increased traffic and construction activity would negatively affect the school environment and the wellbeing of pupils, conflicting with the duty to promote safe and healthy places for children.

Taken together, the loss of protected Green Belt land, the risks to highway safety, the strain on local infrastructure, and the adverse impact on the neighbouring primary school demonstrate that this proposal is unsustainable and contrary to both local and national planning policies.

For these reasons, I respectfully request that this appeal be upheld and that planning permission for this development be refused.

Yours faithfully

Kind regards