

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 12:31 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:	[REDACTED] Hollybush Road Gravesend

Comments Details

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

Reasons for comment:

Comments:

I object to the planning application because I believe the greenbelt fields should be protected with their greenbelt status as intended.

The fields are home to lots of protected species and these habitats can't be replaced once destroyed. There are birds of prey, badgers, bats, owls and reptiles living on that land as well as lots of others.

It's also essential to protect our fertile farm land for food security and not depend on other countries as our only source of food.

This plan is too big relating to the size of the current community, of which the current infrastructure is already insufficient. It would also not benefit Istead Rise in anyway or meet the needs of local people, it would end up housing wealthy people from outside the area who could afford it and not resolving housing shortages within the local area, increasing our population instead and putting further strain on our already over stretched health services.

Roads here also have a problem with congestion already without adding another 400-500 cars to them. Development would cause knock on parking problems, because new developments restrict parking and never provide enough with their own sites.

Special character of Istead Rise would dramatically change and it would feel over developed and loose it's countryside, rural nature.

More pollution and noise for Istead Rise.

Biodiversity and saplings in plan is far less than what is already there. Plan requires demolishing a whole orchard and many other mature trees, plants and shrubs. A few saplings are NOT a like for like replacement for those. Plan is

extremely lacking in biodiversity compared to what is already present there.
Lack of local secondary school and college places, this would need to be
addressed for development and has not been.

Kind regards