

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 9:46 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]

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Objection to Planning Application - Proposed Development of 154 Homes in Istead Rise I wish to formally object to the proposed planning application for the construction of 154 homes in the village of Istead Rise. This development is planned on Green Belt land, which is intended to protect the countryside from overdevelopment. Building on this land would result in the permanent loss of valuable open space and would harm the rural character of the village. The area is home to local wildlife and natural habitats that would be severely affected or destroyed by such a large-scale development. There has been insufficient evidence to show how wildlife would be protected or relocated without long-term environmental damage. Traffic congestion is already a significant issue in and around Istead Rise. An additional 154 households would place unacceptable pressure on local roads, increase pollution, and raise safety concerns for residents, pedestrians, and cyclists. Furthermore, local infrastructure is already overstretched. Schools and GP surgeries are struggling to meet current demand, and there is no clear or
-----------	---

guaranteed plan to provide additional capacity. This development would worsen access to essential services for existing residents.

In summary, this proposal is unsustainable and inappropriate for the location. It conflicts with Green Belt protections, threatens wildlife, increases traffic congestion, and places unreasonable strain on already limited local services. I strongly urge the planning authority to refuse this application.

Kind regards