

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 2:29 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] Wrotham Road Istead Rise

Comments Details

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

Reasons for comment:

Comments:	Surveys for the site have identified eight bat species, including confirmed roosts, and 36 breeding bird species, several of which have protected or priority status, and the resulting habitat loss and fragmentation cannot be adequately mitigated. The land forms part of a wider ecological network, and the loss of this greenfield site would further weaken ecological connectivity within an already pressured landscape. The site lies within the Green Belt, where the scale of the proposed development would significantly erode openness and encroach into the surrounding countryside, with no very special circumstances demonstrated to outweigh this harm. DEFRA mapping identifies the land as Grade 3 agricultural land, and in the absence of a site-specific Agricultural Land Classification survey, it cannot be shown that Best and Most Versatile land would be avoided, contrary to national policy. In addition, local infrastructure is already operating at capacity: the nearby primary school is oversubscribed with no evidence provided that additional places could be secured, and local GP practices have confirmed they are at full capacity, with the application relying on theoretical assumptions rather than secured healthcare mitigation. Construction traffic associated with the development cannot be safely accommodated on the surrounding road network, and the proximity of the proposed access to the school entrance presents an unacceptable safety risk. Taken together, the proposal would result in substantial Green Belt harm, potential loss of high-value agricultural land, significant biodiversity impacts, unacceptable construction-phase safety risks, and increased pressure on already overstretched education and healthcare services.
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In the absence of robust evidence or secured mitigation, the development is unsustainable and should be refused.

Kind regards