

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 4:43 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] The Droveaway, Istead Rise Northfleet Kent

Comments Details

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

Reasons for comment:

Comments:	Dear Sir or Madam, I wish to formally object to the proposed development of 154 dwellings on land to the rear of Downs Road, Istead Rise (Planning Application Reference: 20251233). This proposal represents inappropriate development within the Green Belt and would result in the loss of open countryside, natural habitats causing significant harm to the character and openness of the area. The development would place unacceptable pressure on local infrastructure which is already at capacity, including GP services, hospitals, schools, roads and public transport. There is no adequate provision to support the increase in population generated by a development of this scale. There are serious highway safety concerns. Increased traffic, parking overspill and the location of the sole access point close to a primary school would create additional congestion and danger for pedestrians, particularly children. The site lies within a valley and the loss of greenfield land raises significant concerns regarding increased surface water runoff and flood risk along Downs Road and surrounding areas.
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Overall, the proposal constitutes overdevelopment, contributes to urban sprawl, and does not reflect the needs or character of the local community. For these reasons, I respectfully request that planning permission is refused.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Kind regards