

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 5:04 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] Downs Road Istead Rise Gravesenc

Comments Details

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

Reasons for comment:

Comments:	I agree with the response by Campaign to Protect Rural England dated 22/1/26 being not plan lead and not properly demonstrating that land qualified as Grey land.My view is that it is Green belt land. Clearly this application requires a substantial financial contribution under the s106 process in relation to services mainly primary and secondary education where KCC have identified educational issues resulting from the proposed devlopment. There is a significant flood issue resulting from the development. Downs road has been flooded on many more occasions as global warming makes more rainfall fall in the area.The current land soaks up millions of gallons of rainfall which would be displaced by gravity to the valley bottom to flooding the road.There is an underground river under Downs Road which has not been mentioned as being within 20 metres of the application. It is dangerous to have the only exit from the development next to a school where children are dropped of and picked up when traffic from the development would be at its highest.It is already very busy along Downs Road with a recent overturned car clipping a parked car.The development will not allow works or branded vans on the development with those vehicles missed into surrounding roads.There are already a significant number of cars parked on the North East side of Downs Road and I already have to drive mainly in the oncoming traffic lane to drive up the road.The addition of additional vehicles may make the road effectively single lane during parts of the day which is unacceptable.It is also a bus route.There may be more parking on the pavement which will prove difficult
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for the significant number of pedestrians who use the pathways particularly children and the elderly.

There are not spare GP practice spaces for the new development.

Pollution levels will rise further and for longer with more vehicles. Health and Safety issues.

Traffic congestion will increase making it more difficult for drivers to exit onto already very busy roads. Accidents will increase.

There will be a loss of fertile arable land for growing food. We already rely heavily on imported foods

Noise levels will increase.

The plan is inappropriate and does not benefit the local community or the needs of local people, it does the opposite.

As someone who has lived in the area for a number of years I object to the development for the reasons stated above.

Kind regards