

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 6:59 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:	Flowerhill way Gravesend

Comments Details

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

Comments:

Dear Sir/Madam,

I object to the outline planning application for the demolition of 64 Downs Road and the erection of up to 154 residential dwellings, with access from Downs Road.

The proposed development is grossly disproportionate to the size and character of the site and surrounding area. A scheme of up to 154 dwellings represents clear overdevelopment, entirely out of keeping with the established residential pattern along Downs Road.

The scale of the proposal will result in significant and prolonged disturbance to existing residents, both during construction and once occupied, through increased noise, activity and traffic. Downs Road is not suitable to safely accommodate the level of additional vehicle movements generated by a development of this size.

Furthermore, the proposal will place unacceptable pressure on local infrastructure, including roads, schools, healthcare services and public transport, which are already under strain. The application fails to demonstrate how this increased demand will be adequately mitigated.

For these reasons, I respectfully request that this application be refused.

Kind regards