

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 9:48 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:	Brookside Road Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I object to this planning application as it would cause significant harm to the character, safety, infrastructure capacity, and residential amenity of Istead Rise, a quiet semi-rural village which we moved to specifically for its low traffic levels, abundance of wildlife, and peaceful environment. The proposed development represents an over-intensification that is incompatible with the established character of the area and conflicts with planning policies intended to protect rural and semi-rural settlements. The traffic assessments submitted are not true to scale and significantly underestimate the real impact of additional vehicle movements on local roads that are not designed to accommodate increased volumes. Existing congestion on the A2 already results in traffic diverting through Istead Rise, and this development will worsen the use of the village as a through-route, creating unacceptable highway safety risks, particularly to children, pedestrians, and cyclists. There is no evidence that the existing sewerage and foul drainage infrastructure has the capacity to support additional housing, raising concerns about system overload and service failure in the absence of confirmed and deliverable upgrades. Increased traffic will also harm residential amenity through higher noise levels, reduced air quality, and increased accident risk, with foreseeable secondary impacts such as rising car insurance costs for residents. Furthermore, the development threatens local wildlife and habitats that are integral to the area's character and environmental value. For these reasons, the proposal fails to demonstrate that its impacts can be safely or sustainably accommodated and should be refused.
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Kind regards