

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 7:03 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 Gravesend

Comments Details

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

Reasons for comment:

Comments:	This is a highly disturbing planning application. This part of the village provides natural flood barriers via the trees and hedges, with fields reducing surface water on surrounding roads during heavy downpours and storms. Work has been undertaken multiple times over the years in a bid to reduce flooding along Downs Road, but none have been particularly effective. To get rid of our natural flood defences would prove catastrophic for this side of the village, potentially cutting access completely during periods of torrential rain, as the excess water would have nowhere to go except down into Downs Road, where the current drainage will not be able to handle the sudden water increase. This already occurs by the junction of Downs Road and Broadditch Road despite the natural barriers. Furthermore, the proposed access road is in close proximity to the school, increasing risks to children, pedestrians and motorists - especially during pick-up/drop-off times. This stretch of Downs Road can already become incredibly congested with reduced visibility, as parents often block driveways and side roads during these times. Also, the infrastructure and services in the area are already operating at or above capacity, for example with GPs struggling to keep up with existing patient requirements and treatments. Lastly, public transport in the area has declined in recent years, with buses no longer running in the evening or on Sundays. In summary, this is not a suitable place for housing development.
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Kind regards

