

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 7:17 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:	Upper Avenue Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I think 154 homes represents a major development, which is a 10% increase that will majorly affect the limited infrastructure on Istead rise. It will place unsustainable pressure on the primary school and nursery which is at capacity, huge pressure on the already struggling doctors surgery. Not to mention the extra traffic having to come through the village. We are starting to see an increase with cars cutting through Istead rise when the A2 is congested, the roads are old and made of concrete which people do not understand how much noise a average car makes and vibrates into homes. Being a local resident living close to the school the traffic is very heavy at school time having the proposed entrance to new homes is preposterous not to mention dangerous The transport infrastructure on Istead rise is non existent so anyone moving into the village will be expected to drive. I question whether the traffic assessment is realistic and cumulative impacts have been considered. I'm concerned that Rose farm is productive farm land and should be protected, that there are many other sites in Gravesend that have been left abandoned like the hospital which could be built on if Gravesend is in need of affordable homes which would have infrastructure already in place. Also the houses proposed in Istead rise are not going to be affordable they are executive homes which are definitely not a necessity. Also the fact that the farm sits between Istead rise and New Barn and risks the two merging and eroding the rural landscape not to mention the wildlife that inhabits the hedge groves and farmland.
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Kind regards