

## 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 8:00 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                                                                                                                                                                                                                               |

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### Customer Details

|          |            |
|----------|------------|
| Name:    | [REDACTED] |
| Email:   | [REDACTED] |
| Address: | [REDACTED] |

### Comments Details

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

Comments:

This area is vital Green Belt farming land essential to food security. Building houses on this land increases the risk of flooding as Downs Road is at the bottom of a valley.

It also puts more pressure on wildlife as more habitats - including for protected species - are destroyed.

There will be greater pressure on hospitals, gps, schools, dentists etc. who are already at maximum capacity.

More cars/congestion on the roads around & in/out of Istead Rise will cause increased congestion on the already busy A227 and New Barn Roads as well as making the journey to school on foot by schoolchildren more hazardous, particularly at an additional new junction.

A new housing development will significantly change & harm the setting & special character of Istead Rise. Any more overdevelopment will make the eventual joining up of that community with the small hamlet of New Barn (where I live) inevitable, changing forever the entire ethos of both communities. This will cause significant change & harm to the setting & special character of the community.

Lack of infrastructure for an increased population is another major consideration: shops, parking for shops, no train station & extremely limited bus service. Buses do not run every day or into the evenings.

More pollution & noise, especially around the already over-subscribed schools & loss of privacy for existing homes.

Finally the plan is inappropriate & does not benefit or reflect the needs of local people. I object most strongly to this application.

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Kind regards