

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 8:21 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] Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments: I object to the planning application for multiple reasons.

An increase of 154 houses is a significant number of buildings and people occupying the houses for the small village. It will disturb the green belt, create noise disturbance and pollution during building works and also once built, due to cars and people [REDACTED] in what is currently a field. The pond areas to collect water will create an increased risk of flooding. As the land is on a hill with our house at the bottom of the valley, any overspill from the development will cause water to run down [REDACTED] It will change the soil conditions in and [REDACTED] and attract vermin. This will affect our [REDACTED] environment and affect our experience negatively.

[REDACTED] The development will disturb the habitats around the area and destroy land that wildlife live on.

There are currently a handful of shops within the village and at busy times, the car park is full. With an additional c. 500 people in the village, I do not believe that there is currently enough infrastructure and facilities built to accommodate the increase in population.

Other services will be affected such as dentists, doctors and pharmacies. With negative reviews of the surgery currently, the practices may not be able to cope

with the increase in population, not only in numbers but in quality of service and care. This could lead to increased health risks and strain on services.

The entrance to the development is next to a primary school. The development will mean increased traffic flow and will provide a greater risk to the children around the school entrance for children crossing the roads. It will likely cause a bottleneck and traffic issues with cars driving in and out of the area of the housing development and the school.

Many people in the village object to this application and it is not in the best interests of people that have lived here for many years of their lives. There will be other more suitable locations that can withstand such an increase in people to the area.

Kind regards