

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 8:50 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]

Comments Details

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

Reasons for comment:

Comments:	I have a number of reasons for objecting to this proposed development. I have family in Istead Rise and the developemny would negatively effect the area in several ways. Firstly, flooding will become a more serious concern as the roads are already dangerous when there is heavy rain and there will be a loss of a soak away from the fields. Secondly, road congestion at the access points of Istead Rise will become much worse, due to the additional traffic. The entrance / exit to and from the school will become much busier and more dangerous as that will be where the access points will be for the 154 houses. Thirdly, parking on Downs Road and surrounding areas can already be difficult, this difficulty will be increased. The additional use of Downs Road, which is already parked on, will cause issues. Additionally, there is a lack of a local GP / hospital facilities, putting existng services under more pressure. There are poor transport links unless you have a car, there is a lack of a bus service. The environmental impact will be significant with the loss of green belt land for wildlife and rare species, and loss of farmland. The character of Istead Rise will be changed significantly without pleasant green belt land surrounding it
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Kind regards