

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 10:00 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Henley deane Northfleet

Comments Details

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

Reasons for comment:

Comments: To whom it may concern,

Planning Application 20251233

I strongly object to application 20251233. After speaking with many local residents in the community, there is a deep sense of worry and concern with many objecting to the planning application. Some of the following reasons below ;

Green Belt Harm -
The site is part of Green Belt land. This is in place to protect the countryside and therefore this planning does not support this.

Previous appeals -
Previous plans have already been appealed in the past, including planning application 20190372 back in 2019 for example. This was appealed for a good reason and should still apply.

School & Children at risk-
Up to 5 years of constant construction would expose the school and children (as well as adults) to constant noise, fumes, dust, excess plant equipment, machines and vehicles driving to and from site. All very big health risks and distractions

which would affect children's health and learning.

Biodiversity-

Protected species have been reported on this site.

Pedestrian and highway Safety-

Access for 154 homes would be right next to the school, the amount of cars will probably be at least double that as most homes usually have 2 cars. This amount of traffic will be very dangerous around the whole area, especially right next to the school which is already a high traffic area.

Flood Risk-

The land is prone to flooding locally. The proposed drainage is not safe and sufficient long term.

Infrastructure Pressure-

Local schools, Doctors and other services are already stretched. 154 new dwellings increases even more demand and pressure on these services.

In conclusion,

This new site would cause:

- * Harm to green belt land
- * Safety risks to both children and adults
- * Biodiversity loss
- * Future flooding risks
- * Education and amenity harm
- * Infrastructure Pressure and problems
- * Emotional distress and heartbreak to local residents living directly next to site.

Please protect our rapidly disappearing country side.

Please refuse planning application 20251233

Kind regards