

# Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 22/01/2026 6:47 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] The knole Gravesend |

## Comments Details

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

Reasons for comment:

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | The application does not adequately address the impact of the development on local infrastructure and services. There is no provision for additional school places, public transport, or GP/medical capacity. Similar nearby housing estates restrict commercial or branded vehicles, which has displaced parking onto surrounding roads; this application provides no assurance that the same issue will not occur, particularly on Downs Road and neighbouring streets. The proposed surface water attenuation ponds do not convincingly mitigate existing flood risk, and no evidence is provided to show flood risk will not worsen. Furthermore, there is no clear plan for necessary upgrades to water supply, gas, electricity, or digital infrastructure, raising concerns about capacity, resilience, and long-term sustainability. |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Kind regards