

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 9:05 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] Hoo

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	

Comments:

I write with my objection to this proposed application.

I have [REDACTED] moved from Istead Rise as I cannot afford to buy in the community that I grew up in.

The GP surgery have confirmed that they and the other linked surgeries in the area can not register any more patients and are at capacity. The nearest Hospital is a car journey away from the area and is also at capacity.

The local roads cannot support more vehicles including work related HGV's lorries or cars. The proposal would bring an increase in private vehicles up and possibly over 400, all vying to use one single access to the proposal, next to a school and nursey and joining an already busy main road in Istead Rise. The road, Downs Road is already restricted with cars bringing active driving to a single lane. Broadditch road, one of the only 2 ways into and out of Istead Rise is continually flooding despite the Local Authority work to install flood measures, bringing this road to a single lane on a blind bend and entering from a 60mph road.

The only other route is onto the A227 which is already chaotic and difficult to join, but is the main road to the NW to join the A2 and subsequently the M25. The junction here to leave Istead rise is on the incline and cars frequently back up through Istead Rise waiting to join the traffic to Gravesend, it can be dangerous should you need to turn right and go towards the M20.

The planning application should be refused as it is not appropriate in this area and would devastate the community and the green belt which Istead Rise is cherished for.

Kind regards