

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 12:39 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

Comments Details

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

Reasons for comment:

Comments:	We object to the planning application for 154 new houses on land to the rear of Downs Road, Istead Rise. We live [REDACTED] the proposed development and would be significantly affected if it were approved. The site is designated Green Belt and currently provides open countryside and a clear boundary to the village. This development would permanently destroy that openness and fundamentally change the character of the area. Downs Road is already heavily congested, particularly during school drop off and pick up times. The proposal would add a substantial number of additional vehicles and introduces a main access point next to Istead Rise Primary School, creating a serious safety risk for children and pedestrians. As residents opposite the site, we are also concerned about increased noise, loss of privacy, light pollution, and disruption both during construction and once the estate is occupied. Downs Road sits at the bottom of a valley and already experiences surface water issues. Replacing open fields with hard surfaces will increase runoff and flood risk for nearby properties. Local services including GP surgeries, schools, hospitals, and shops are already under pressure and cannot support a development of this size.
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This proposal would cause unacceptable harm to Green Belt land, road safety, residential amenity, and the character of Istead Rise. For these reasons, the application should be refused.

Kind regards