

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 11:52 AM 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:	Castlefields, Istead Rise Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	This application needs to be rejected on several grounds. The plot is within the current definition of greenbelt & appears to be prime agricultural land. This is not the right place to have a development, it should be on brownfield sites and the fact brownfield costs more to develop should not be a reason to ditch this policy. The infrastructure of the area is not geared up for the building of this many houses. The local medical facility struggles to cope with current demand. Whilst traffic on Istead Rise itself is not an issue, it is elsewhere with the A227 being busy and will already struggle with additional traffic from the Lower Thames crossing. The development and in particular it's access is right next to a school. Twice a day Downs Road becomes heavily congested with both moving and parked cars. It is unsafe to add to this congestion. Households will likely have cars, likely 2 per household as public transport is at best described as poor. I do not believe that there will be adequate parking so this will result in a spillover of parked cars in Downs Road. Cycling or walking to Gravesend or Meopham is a dangerous pastime. Retaining the iconic views from Istead Rise over fields may not be reason to reject the application however I feel that the view is an essential part of our health and wellbeing.
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Please reject this application outright. Thanks.

Kind regards