

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 10:17 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 Istead Rise

Comments Details

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

Reasons for comment:

Comments:

I object to this proposed development of fertile farm land to create 154 houses in an already pressured area for local hospitals and GP practice that say they are already at maximum capacity.

Over recent years Istead Rise and the surrounding area has seen a significant increase in traffic and congestion, the proposed houses will only add to the problems in an area that already sees congestion around the school, has a lack of frequent public transport options and will generally have a detrimental affect on the well being of existing members of the community by making things such as walking to school, or walks into the surrounding countryside more difficult.

I moved to Istead Rise to escape the urban sprawl of Bexleyheath where I previously lived; I grew up in New Barn and love the semi-rural environment of Istead Rise in the current form. This development will significantly reduce that feeling with increased noise and pollution as a result of the significant change and harm to the setting and special character of our community. Istead Rise remains an area quite unique in character, a place where residents know and recognise each other and are able to support each other in the comfort of feeling part of a community. An influx of residents in the numbers that will be created by an increase of 154 homes will undoubtedly reduce the local community feel that we all love.

Recent rainfall has seen Downs Road flood as usual as the rainwater is not fully absorbed by the fields, reducing the open land will surely increase the flood risk?

I ask that the application is given a very detailed review and hope that you reach

the conclusion that this scale of development is a step too far for a local community such as ours, and that perhaps some of the brownfield sites in Gravesend are given a stronger focus as suitable development opportunities.

Kind regards