

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 8:27 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] Crockenhall Way Istead Rise Gravesend

Comments Details

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

Comments:

Objections are as follows:-

150+ homes means potentially 500+ adults and children pushing the boundary of Istead Rise outwards. Vehicular traffic along Downs Road towards New Barn Road junction and also towards two exits onto A227 will be greatly increased. Traffic congestion around the nearby school will increase danger for children walking to/from school and parking will be a nightmare for both parents and nearby residents.

Pressure on the doctor's surgery and local hospital will be huge when they are already struggling to cope. We already have house going up in Worcester Close, we don't need more.

Istead Rise older residents use the Co-op/Post Office and those with mobility issues have limited parking facilities. Access to the shops is uphill from all directions and residents from the new houses will likely drive rather than walk, so parking would be an even bigger issue in the future.

Poor local bus services means you HAVE to drive everywhere and there is limited safe pedestrian access to/from Istead Rise, another reason why extra vehicles should be deterred.

As well as the negative impact on the current residents, the impact on the environment should not be overlooked. We don't need to lose more open spaces and habitat for wildlife.

Istead Rise retains (just) a village atmosphere, how can this be maintained if we keep pushing further and further outwards?

Kind regards