

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/01/2026 4:31 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]

Comments Details

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

Reasons for comment:

Comments:	I strongly object to the proposed development of 150+ houses on the green belt land behind Downs Road in Istead Rise. This is a small, semi-rural village with very limited infrastructure. We already have just one GP surgery, which is under significant pressure. Adding 300+ new residents would inevitably worsen access to healthcare for existing residents, with no clear plan in place to support this increase. Downs Road is also home to a primary school, with children walking to and from school daily. The road is currently fairly quiet, which makes it safer for families. A development of this size would massively increase traffic, congestion, and safety risks in an area that simply isn't designed to handle it. The land in question is green belt farmland, currently home to cows, horses, and other wildlife. It plays an important role in preserving the rural character of Istead Rise and preventing urban sprawl. Once this land is built on, it is gone forever. Calling it "available land" ignores its environmental and community value. This development is completely out of scale with the village and would permanently change its character. Many residents feel this proposal is driven by profit rather than what is sustainable or appropriate for the area - hence "green not greed".
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Istead Rise should not be expected to absorb this level of development without the infrastructure to support it. For the sake of residents, safety, and the environment, this proposal should be refused.

Kind regards