

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/01/2026 9:01 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:	<p>Totally unsuitable development backing onto green fields and a primary school site. Land has been known to flood as was used for arable planting previously. The Agricultural Land Classification (ALC) in the UK is a system grading farmland from Grade 1 (excellent) to Grade 5 (very poor) based on climate, site and soil which is used by Local Planning Authorities to protect the most versatile land (Grades 1 - 3a) for food production with guidelines for development impact. This development will impact on the viable use of farm land and will have a major impact on the surrounding roads within the village which is experiencing an increase of vehicular traffic.</p> <p>The Local doctors surgery and the non existent bus service will add to the increase of traffic when accessing services locally.</p> <p>The impact of this development will shift the emphasis from local families accessing homes to infill from other areas who could afford the house prices many of which are above the national average for first time buyers or families. This indicates pure greed for the developers and no thought of the impact upon the village dynamics and structure.</p>
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Kind regards