

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/01/2026 7:24 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I object to this planning application as the proposed development does not meet the identified housing needs of the local community in Istead Rise or neighbouring villages within the rural area of Gravesham. Istead Rise and the surrounding villages have a clear and long-standing need for smaller, accessible homes and bungalows to allow older residents to downsize from existing three- and four-bedroom family houses. This development fails to provide such accommodation and therefore does not support older residents or help create a balanced and sustainable community. This is contrary to the objectives of the Gravesham Local Plan, which seeks to meet local housing needs in appropriate locations, particularly within rural settlements. There is also no provision for secondary school capacity, despite secondary schools serving Istead Rise and neighbouring villages already being under significant pressure. The application fails to demonstrate how additional demand for school places would be accommodated, which conflicts with both local and national planning policy requiring development to be supported by adequate infrastructure. The proposal raises serious concerns regarding water supply, drainage, and flood risk. Downs Road is already prone to regular flooding, and local residents regularly experience surface water issues during periods of heavy rainfall. The introduction of additional hard surfacing through new roads, driveways, and
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buildings will inevitably increase surface water run-off and worsen existing problems. The application does not provide a credible or deliverable solution to this known local issue. This is contrary to the National Planning Policy Framework and the principles of the Flood and Water Management Act 2010, which require development to avoid increasing flood risk elsewhere.

Overall, the proposal fails to reflect the rural character and infrastructure limitations of Istead Rise and neighbouring villages, does not meet local housing needs, and conflicts with Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires decisions to be made in accordance with the Development Plan. For these reasons, the application should be refused.

Kind regards