

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 4:26 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] The Drove Way Istead Rise Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to formally object to the proposed housing development on Downs Road, Istead Rise, Gravesend, Kent, referenced planning application 20251233.

[REDACTED]

My objection is based on the following material planning considerations:

Traffic impact and highway safety

The development would increase traffic levels on Downs Road and, more significantly, on Wrotham Road, which is already heavily congested. While the proposed 154 dwellings alone may appear modest, this must be considered alongside the cumulative impact of multiple housing developments currently proposed in the area. The existing road infrastructure is unable to accommodate further traffic safely. In addition, the poor condition of Wrotham Road, including numerous potholes, presents existing safety concerns for motorists, cyclists, and pedestrians, which would be exacerbated by increased vehicle movements, particularly during peak hours.

Overdevelopment, character, and drainage

The scale and density of the proposed development are out of keeping with the established character of the surrounding area. Furthermore, the extent of new hard surfacing raises concerns regarding surface water drainage and an

increased risk of localised flooding.

Impact on residential amenity

The proposal would result in a loss of privacy and reduced natural light for neighbouring properties. Istead Rise is a rural village, and the continued intensification of housing development in Istead Rise and surrounding areas is eroding the village's rural character and adversely affecting residents' quality of life.

Pressure on local infrastructure and services

Local infrastructure, including schools, healthcare provision, and drainage systems, is already under significant strain. The Istead Rise Medical Centre has confirmed that it is unable to accommodate additional patients, which directly contradicts assurances previously given by the local council. This development would place further unsustainable pressure on already overstretched services.

For these reasons, I believe the proposal conflicts with sound planning principles and relevant local planning policies. I respectfully request that the planning authority refuses this application or requires substantial revisions to address these concerns.

Yours faithfully,



Kind regards