

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 4:33 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] Lyndhurst Way Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

The existing infrastructure in Istead Rise is already under significant strain and is wholly insufficient to support additional housing development. Local GP surgeries and hospitals are operating at or beyond capacity, and further population growth would place unacceptable pressure on essential health services.

The proposed site lies on designated greenbelt land, which should be protected from development. Greenbelt areas play a vital role in supporting biodiversity, and with wildlife already in serious decline, the loss of this land would cause further environmental harm and permanently damage local ecosystems.

Traffic congestion is already a major issue in the area, and additional housing would inevitably lead to a significant increase in vehicle movements. This would worsen air and noise pollution, negatively impacting residents' health and quality of life.

Furthermore, the road along Downs Road is prone to flooding even during moderate rainfall. The existing drainage infrastructure is inadequate, with frequent overflow during periods of heavy rain. Introducing further development would only exacerbate these issues, increasing the risk of flooding and placing further pressure on an already failing drainage system.

For these reasons, the proposed housing development in Istead Rise is

inappropriate, unsustainable, and contrary to the best interests of both current residents and the local environment.

Kind regards