

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 5:24 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] Arcadia Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	The Government has maddest clear that it wants a lo more houses and has referred to parts of the Green Belt as Grey Belt. It is hardly surprising that the submitted application has been made. If permitted more random development proposals on the edges of Gravesham villages will be encouraged where local considerations do not require it. The Green Belt around Istead Rise has been formalised in development plans for decades. When applications have been made to stretch the built up area they have generally been successfully resisted. Granting outline permission to the present application would be a fundamental backward step in local and regional planning. The application provides no obvious benefits to the local community. It does, however, add to its problems. They are generally well put in a widely circulated document which deserves a lot of support. Domestic and servicing traffic will be increased on the principal routes through and around Istead Rise. Arcadia Road, not by design, has become part of this system and most, if not all, traffic generated by the proposed development will use it. Arcadia Road is a hillside residential street linking Lewis Road at the top of the hill and Downs Road at the bottom. Prior to 60 years ago it was nothing more than a private chalk track giving access to some bungalows only about 8 metres behind it. Anticipating more residential development of the track, after being surfaced and reinforced with concrete, became a public highway with footpaths on either side. This attracted more traffic. Being on concrete noise and vibration
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occurred. The problem was reduced by putting tarmac on the concrete. All kinds of vehicles including buses and heavy goods vehicles now regularly use Arcadia Road and to ensure the free flow of traffic, and to reduce the risk of damage, visiting vehicles and those of local residents park partly in the public footpaths. Heavier traffic rumbling over loose drain and manhole covers is causing noise and vibration and surface damage. This will be intensified by any significant development off Downs Road. My common sense prevails over the impact of political expediency.

Kind regards