

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 5:40 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] The Drove Way Istead Rise Northfleet

Comments Details

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

Reasons for comment:

Comments:	1. This is an opportunistic plan to use the overstretched infrastructure at Istead Rise. 2. The developer is looking at making a profit by using by adding more strain on the community facilities here in Istead Rise. 3. I ask what the community here will receive in return. Is the developer intending to refurbish the Primary school and extend facilities there to cope with the extra demand this plan will cause.? Is the developer intending to support the local GP practice by providing extra staff, and appointments for the additional patients? Both the above are overstretched as it is today. 4. Traffic is going to increase due to the location of Istead Rise, there is also minimal public transport with few busses running daily., the green fields surrounding Istead are far too valuable to lose. 5. This is Green Belt land ideal for farming providing food security for theUK, there is no reason to dig up and concrete over it 6. What is apparent is that Istead Rise is seen as a comfortable location for this developer to offer houses in a good area and use the facilities here at no cost to themselves. 7. Another example of local pressures, Darrent Valley maternity unit designed for 3,000 births per year now handles 5,000. 8. With the existing pressures on local services in particular for Istead Rise , this development would allow the new residents to move into an area which is already struggling with demand for schooling and health, let alone the transport
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issues and congestion here. The developer clearly thinks it is, I strongly disagree.

9. Istead Rise will not benefit from this development, the winner here is neither Istead Rise nor the Council.

10. There are a number of other objections to this plan , I support them and expect the Council as elected guardians of the local area to fully oppose the objections.

Kind regards