

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 10:28 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] Crockenhall Way Istead Rise Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	

Comments:

Istead Rise is a small village with already stretched infrastructure, and the loss of valuable farmland to large-scale housing would place an unsustainable burden on local services. In particular, there is a serious lack of capacity in local schools. Families in the area already struggle to secure school places, and additional housing will only worsen this situation without any clear provision for new or expanded educational facilities.

Access to healthcare is another major concern. GP surgeries and dental practices in the area are operating at full capacity, with long waiting times for appointments. Introducing a significant number of new homes without guaranteed investment in local medical services will negatively impact both existing and future residents.

Parking and traffic congestion are also ongoing issues in Istead Rise. Many roads are narrow and not designed to accommodate increased vehicle numbers. Additional housing will inevitably lead to more cars, worsening congestion, creating parking problems, and raising safety concerns for pedestrians, cyclists, and children.

Finally, the proposed development would result in the permanent loss of farmland and green space, which is an important part of the village's character and local environment. These fields support wildlife, provide natural drainage, and contribute to residents' wellbeing. Once lost, this land cannot be replaced.

For these reasons, I strongly urge the planning authority to reject this proposal and to prioritise sustainable development that respects the capacity, character, and needs of Istead Rise and its residents.

Kind regards