

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 11:02 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:	Downs Road Istead Rise

Comments Details

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

Reasons for comment:

Comments:

I am writing to submit a formal and strong objection to the proposed development of up to 154 residential dwellings at Rose Farm. My opposition is based on the following material planning considerations:

- 1. Severe Impact on Highway Safety and Traffic Congestion**
The scale of this development is entirely inappropriate for the existing road infrastructure. Downs Road is already the primary artery for Istead Rise and frequently becomes impassable and dangerous, particularly during peak school hours. Adding the vehicle movements associated with 154 new households will result in a "severe" impact on the road network (as defined by the National Planning Policy Framework). The increased volume of traffic will not only lead to gridlock but will significantly escalate the risk of accidents for pedestrians, specifically children attending the local school.
- 2. Lack of Essential Infrastructure (GP and Education)**
Our local services are currently at a breaking point and do not have the capacity to manage the influx of several hundred new residents.
GP Surgery: The local medical facilities are already oversubscribed, with residents facing significant wait times for appointments.
Education: Istead Rise Primary School and other local schools are already operating at or near full capacity.
This proposal offers no realistic solution for how these overstretched services will cope with the additional demand, detrimental to the wellbeing of both current and future residents.
- 3. Inappropriate Use of Green Belt and Loss of Character**

The proposed development represents a massive encroachment into the Green Belt and the destruction of high-quality agricultural land. This density of housing is entirely out of character with the semi-rural nature of Istead Rise and would lead to a permanent and irreversible loss of the village's identity.

Conclusion

For the reasons of highway safety, lack of infrastructure, and the preservation of the Green Belt, I urge the Planning Committee to refuse this application

Kind regards