

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 11:05 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 express my strong objection to the proposed residential development at Rose Farm. Having lived in this community, it is clear that the village infrastructure simply cannot sustain an influx of 154 additional homes. Traffic and Pedestrian Safety My primary concern is the current state of Downs Road. At present, during the school run and peak hours, the road is often at a total standstill. It is frequently impassable and, more importantly, dangerous for pedestrians. Adding hundreds of additional car journeys daily from this new site will create a hazardous environment. The road network is already at its limit, and this proposal would push it into a state of permanent gridlock. Strain on Essential Services The local GP surgery and Istead Rise Primary School are already under immense pressure. It is becoming increasingly difficult to secure medical appointments, and school places are already limited. This development provides no credible plan for how these vital services will expand to accommodate several hundred new residents. We cannot continue to add housing without first ensuring the basic needs of the population can be met. Loss of Village Identity This application represents a significant over-development of Green Belt land. Rose Farm is a vital part of the semi-rural buffer that defines Istead Rise. Replacing this green space with a high-density housing estate will irreversibly damage the character of our village and the local environment.
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I trust the council will take these concerns seriously and reject this unsuitable application.

Kind regards