

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/01/2026 12:36 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]

Comments Details

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

Reasons for comment:

Comments:	<p>This is a large proposed development in the Istead Rise area which falls within Greenbelt land. There are many reasons why this should be refused:</p> <ol style="list-style-type: none">1. The loss of greenbelt land significantly affects local wildlife, impacting on natural habitat, including protected species identified as living there.2. In the longer term this will lead to 'urban sprawl' closing the gaps between the nearby villages and destroying the character of those communities.3. In these uncertain times it is unwise to allow the conversion of high-grade farmland to be built over at a time when we need to be more self-sufficient in our production of food.4. It will result in a significant increase in traffic, adding to already congested local roads and increasing levels of pollution which will impact on the local residents and the nearby primary school/nursery.5. It will add significantly to the already overstretched GP/NHS services in the area.6. The location of the same school already results in excess parking at each end of the day, creating hazards/congestion for both local residents and children using the school, whether driving or walking.7. The increase of vehicles/traffic will exacerbate the expected impact of the planned Lower Thames Crossing, which itself is expected to increase cut-through traffic on the nearby A227, including HGVs.8. Reduces further the safety of those choosing to walk/cycle by making the area more car-dependent.
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9. Lack of a suitable infrastructure to support a larger population, eg limited bus service, few shops with already crowded parking options.

Kind regards