

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 11:52 AM 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] Castlefields Istead Rise Gravesend

Comments Details

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

Comments:

I wish to object to this planning application in the strongest terms. Istead Rise is a small community and it's infrastructure just about copes with the number of residents we currently have. The A227 appears to get busier every year and I believe that this will increase again once the Lower Thames crossing is completed.

The development is by the school with the access road situated close by. Twice a day this area of Istead Rise is incredibly busy with parents and pupils, with cars parked everywhere, many of them on the pavement or across residents drives. As public transport is poor and walking/cycling infrastructure virtually non-existent, most of the new properties will have two cars which no doubt will spill out onto Downs Road. I fear that this development would lead to a dangerous situation for all pedestrians.

Our medical facilities do not have the capacity to cope with the extra numbers.

As far as I can see this development would take place on prime agricultural land in a designated greenbelt area. This should be left for food production. Housing development should take place on brownfield sites, there are plenty of them around. It seems to me that that developers want the easier, cheaper and more profitable option of building on fields.

Please reject this application.

Kind regards