

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/01/2026 5:12 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] Fairby Lane Hartley, Sevenoaks

Comments Details

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

Reasons for comment:

Comments: I object to the proposed housing development at Istead Rise, Gravesend, as the site represents an unsustainable location that would place unacceptable pressure on already constrained local infrastructure and significantly harm the character of the area. Istead Rise has limited public services, including GP provision, primary school capacity and public transport, all of which are already operating at or near capacity, and the proposal fails to demonstrate how these deficiencies would be adequately addressed. Bus services are infrequent and there is a clear reliance on private vehicles, meaning the development would inevitably increase car usage, leading to additional congestion and safety concerns on Downs Road, the A227 and surrounding rural lanes, particularly at peak times. The local road network is not designed to accommodate the volume of traffic generated by a large residential development, and insufficient mitigation measures have been proposed. Furthermore, the site is currently greenfield agricultural land that contributes to the rural setting and separation of settlements, and its development would result in the erosion of the semi-rural character of Istead Rise, setting a precedent for further incremental development and urban sprawl. This would conflict with local and national planning objectives aimed at protecting countryside character and directing growth to more sustainable locations. The application also fails to adequately consider the cumulative impact of additional housing on local services, infrastructure and the environment, nor does it provide clear, deliverable commitments for necessary upgrades to schools, healthcare or highways. In the absence of robust evidence that the development can be supported without significant harm to infrastructure

capacity, highway safety, landscape character and overall sustainability, the proposal should be refused.

Kind regards