

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 12:16 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] Castlefields Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments: Having worked for [REDACTED] regarding the creation of new and "affordable" homes for local residents. I fully appreciate the need for new homes for local residents however, the homes intended to be built as part of this development, will not benefit the local community as market forces will dictate that they will be priced beyond the reach of young local families.

Like many residents of Istead Rise, I have concerns about the level of construction traffic and pollution around the school which is likely to last several years. If the development does go ahead, it would also increase the level of both local and commuter traffic in what is already a very busy area, increasing the risk of pedestrian and vehicle accidents.

I also have concerns regarding the effects of the pressure on the current energy and drainage infrastructure; the area already suffers from regular power outages and localised flooding.

There will also be an impact on local GP and dental surgeries.

I would also ask what Equality Impact Assessments have been carried out and what are the proposals for Social Value for the scheme to benefit the local community.

What are the plans for social housing (not "affordable") as part of the development? If any, would this be Housing Association or Local Authority managed

I would also ask that the definition of brown/grey and green belt development should be adhered to.

Kind regards