

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 12:51 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Flowerhill Way Istead Rise Gravesend Kent

Comments Details

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

Reasons for comment:

Comments: Application Reference: 20251233 Case Officer: Adeoye Lawal
Location: Land at Rose Farm, Downs Road, Istead Rise, Gravesend, Kent
Proposal: Outline Planning for the demolition of 64 Downs Road & erection of 154 residential dwellings & creation of a new access from Downs Road

[REDACTED]

I wish to object to planning application number 20251233 for the reasons stated below:

- The Government has stated that Brownfield sites must be the first priority for any proposed housing developments. This proposal would clearly result in the loss of nature rich land and contravenes Government policy;
- The local GP is currently at maximum capacity with no flexibility for a potential increase of some 300-500 patients. Furthermore, Government policy also states that new homes should be accompanied by local infrastructure improvements (such as GPs, schools, services etc.);
- A full traffic impact assessment should be carried out taking into account the vast increase in housing in the local area. Traffic is already dangerously high with frequent accidents and severe congestion on local roads. This planning proposal cannot be taken in isolation;
- Istead Rise is car dependent with no safe walking access to surrounding

villages which will further exacerbate traffic congestion;
- Unavoidable biodiversity impacts and an increase in water run off and flood risk on Downs Road.

Kind regards