

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/01/2026 2:14 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:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	~ Significant increase to flood risk as development is at bottom of valley and area regularly floods. ~ Significant change and harm to character and setting of local community. ~ Increased pollution and noise in local area. ~ Proposal does not reflect or benefit the needs of local people. ~ Urban sprawl and over development leading to gap closing between villages. ~ Loss of natural habitats including impact on protected species which live on this land. ~ Infra structure not sufficient for needs. Roads not adequate for additional traffic, extremely limited bus service, no station within walking distance. ~ Hospital and local GP surgeries already working over capacity. ~ Planned new junction very close to a school and a nursery. This will be hazardous and busy. Additional traffic will compound this even more. ~ Additional traffic congestion at junction with main A227 and New Barn Road. ~ No safe walking route towards Gravesend or Meopham. ~ Loss of essential farmland, which is necessary for food security.
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Kind regards