

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 5:45 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] Biddenden Way Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	

Comments:

I wish to object to this planning application on the following grounds.

The proposed development of up to 154 dwellings represents a level of development that is excessive for this site and wholly out of keeping with the established character of Istead Rise. Downs Road and its surroundings are defined by lower-density housing and open land, and this proposal would dramatically change the feel and identity of the area.

The scale of the development would place significant pressure on local infrastructure, including roads, healthcare and schools. There is insufficient evidence within the application to demonstrate that these services can support development of this size.

There are also serious highway safety concerns. Downs Road is not suited to the volume of traffic likely to be generated, and the proposed new access point risks worsening congestion and pedestrian safety, particularly at peak times.

The loss of open land would permanently erode the green and semi-rural character of this part of Istead Rise. Once developed, this character cannot be restored.

As this is an outline application with most matters reserved, residents are being asked to accept the principle of a very large development without clear details on layout, density, appearance or landscaping. This makes it difficult to properly assess the full impact of the proposal.

For these reasons, I believe this development is inappropriate for its location and would cause lasting harm to the character and safety of the area. I respectfully request that this application be refused.

Kind regards