

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/01/2026 8:01 AM 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:	The proposal in its current form is too large and unnecessary for the area. Istead Rise is a small settlement with very limited amenities it is highly likely that the vast majority of the residents will have to travel by car to get here.
	The proposal also builds on green-belt and not all of the development is built on previously developed land. The worse part about the development is the location 154 new homes would increase the population of the area by approximately 10 to 15%.
	I am not against new development in the area but only against the existing proposal based on the shear scale of the development and the fact that it builds on land that is undeveloped.
	I would support a significantly scaled down version that reflects the needs and that only builds on land that is previously developed this proposal is nothing but urban sprawl and should be refused. I understand the need for housing but 154 homes is too many given the lack of amenities.

Kind regards