

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/01/2026 10:17 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:	The Knole Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

I am concerned about and object to the proposed development in Istead Rise.

The proposal will mean a substantial loss of green space and will be building on valuable green belt land. This should be protected.

Having fertile and green spaces is essential to wildlife conservation and to the physical and mental health of residents.

Istead Rise has a unique look and feel. Overdevelopment of the area is detrimental to the character of the village and the proposed number of extra houses is too dense for the location.

Air pollution is considered the largest environmental risk to public health in the UK. In Istead Rise we have a lot of high-risk groups, including my 80 year old mother (at 38 Downs Road), who is living in the centre of the proposed construction site. Istead Rise has a much higher elderly population than average, with approximately 33% of the population aged 60 or older. The average for South East England is 23%.

They are proposing several years of building work, with dust and noise pollution around a school and an area with a large elderly population.

Once the houses are sold, the level of traffic will increase substantially. Downs

Road will be turned into a main road, which it was not designed to be. There will be extra pollution and traffic congestion in a road, already often blocked with school traffic.

The local authority should be concerned with primary health care and the reduction of exposure to pollution for children and the elderly, our high-risk groups. Government objectives are to mitigate the impact of air pollution, to avoid potential impacts to the natural environment and human health. This development would contravene Government objectives.

Downs Road itself has an issue with water drainage after heavy rainfall. Taking away green spaces will significantly increase the flood risk in this area, which is at the bottom of a valley. This is a real concern for residents.

The GP surgery, local hospitals, and schools in the area are already at maximum capacity and lack of infrastructure is a real concern for residents and a larger population.

The local shops are small, with limited parking spaces. The buses are infrequent and stop early in the evening. They are unreliable for getting to work (from experience) and there is no bus service at all on a Sunday.

Despite years of discussions regarding making a safe path to walk between Istead Rise and Meopham, this still hasn't happened and there is no safe way to walk (or cycle) to this train station or any other train station for work. A lack of investment in public transport and alternatives has made Istead Rise a car dependent community, which will affect any new residents who will have no choice but to use their cars every day.

I feel that this plan is not appropriate for the proposed location and does not benefit the needs of local people. In fact, it is likely to do the opposite and put a strain on the limited services available in the village.

Kind regards