

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 11/01/2026 3:30 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] istead rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>I have a very strong objection to the proposed development of 154 houses behind Downs Road. As a local resident, I am deeply concerned about the irreversible impact this will have on our community.</p> <p>Loss of Greenbelt and Community Character</p> <p>Istead Rise is defined by its green spaces and its "village" feel. The view from the top of the hill looking down toward the orchard and fields is iconic; it is the view I grew up with, walking to school every day. To see this replaced by an urban sprawl of 154 houses would be heartbreaking and would destroy the very character that makes Istead Rise a special place to live.</p>
	<p>Contradictory Council Policy</p> <p>I find it highly hypocritical that Gravesham Borough Council recently posted on social media about the importance of protecting our countryside and wildlife, even using a photo of Istead Rise to illustrate the beauty of our local environment. This feels like a "slap in the face" to residents, considering the Council is currently building on green space in front of my own home, having already destroyed 15 established apple trees. You cannot claim to value our greenbelt in promotional posts while systematically approving its destruction in practice.</p>
	<p>Flood Risk and Topography</p> <p>Downs Road sits at the bottom of a valley and was built on an old riverbed. The fields and orchards currently act as a vital natural soakaway. Covering this land</p>

with concrete and tarmac will inevitably lead to significant flash flooding for the existing homes on Downs Road, which the proposed minor "soakaway areas" in the plans will not be able to handle during heavy rainfall.

Infrastructure and Safety

Our infrastructure is already at a breaking point:

Healthcare: Local GP surgeries are at maximum capacity and cannot take on more patients.

Traffic & Safety: The proposed access point near the primary school is dangerous. Adding hundreds of additional cars to an already congested school-run route is an accident waiting to happen.

Sustainability: This development is car-dependent. With no train station and a limited bus service that doesn't run in the evenings or Sundays, this is not a sustainable location for a large-scale housing estate.

This proposal is for high-end, expensive housing that does not meet the actual "affordable" needs of Gravesham residents. It is purely for profit at the expense of our environment and quality of life. I urge the planning committee to refuse this application and protect what remains of our Greenbelt.

Kind regards