

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 5:05 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] Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>I wish to formally object to the proposed development of 154 new dwellings in Istead Rise. I submit this objection both on my own behalf and in support of the serious concerns widely shared by local residents.</p> <p>The proposed development represents a scale of growth that is entirely inappropriate for a small, established village such as Istead Rise and would have significant and lasting negative impacts on local infrastructure, safety, environment, and community character.</p>

1. Insufficient Local Infrastructure and Services

Local public services are already operating at or beyond capacity. The nearby hospital, GP surgeries, and dental practices are under severe pressure, with long waiting times already experienced by residents. The proposal provides no credible or guaranteed plan for expanding healthcare provision to meet the needs of a further 154 households, which would place an unsustainable burden on already overstretched services.

2. Highway Safety, Traffic and Parking Concerns

The development would significantly increase traffic volumes in and around Istead Rise. Of particular concern is the impact on road safety near the local primary school, which lies directly behind the proposed site. Increased vehicle movements, congestion, and on-street parking will inevitably make school access more dangerous for children, parents, and pedestrians.

Additionally, the estate's main access road lies in a valley, which already experiences traffic pinch points. Increased use will worsen congestion and heighten accident risk.

3. Lack of Sustainable Transport Options

Istead Rise has limited public transport provision, with infrequent bus services and no nearby rail access. This development would therefore be heavily car-dependent, directly contradicting sustainable transport and climate objectives, and further exacerbating traffic, noise, and air pollution.

4. Loss of Greenbelt and Environmental Harm

The proposal would result in the permanent loss of valuable greenbelt land, contributing to urban sprawl and the erosion of the rural character of Istead Rise. This green space currently provides environmental, visual, and ecological benefits that cannot be replaced or mitigated elsewhere.

5. Flood Risk and Drainage Concerns

The removal of permeable green land and its replacement with hard surfaces significantly increases the risk of surface water flooding. Given the site's topography and valley access road, this risk is particularly acute. The proposal fails to provide sufficient reassurance that downstream flooding risks will not increase for existing residents.

6. Overdevelopment and Harm to Village Character

A development of 154 dwellings represents overdevelopment for a village of this size and would fundamentally alter the character, scale, and setting of Istead Rise. It would overwhelm existing amenities and disrupt the established residential environment, contrary to the principles of proportionate and sensitive development.

7. Failure to Reflect Local Needs

The proposal does not reflect the needs or wishes of the local community. There is no clear evidence that the type, size, or quantity of housing proposed aligns with local housing requirements, nor that it provides meaningful benefits to existing residents.

Conclusion

For the reasons outlined above - including infrastructure inadequacy, highway and safety risks, environmental harm, flood risk, loss of greenbelt, and overdevelopment - I strongly urge the planning authority to refuse this application.

This proposal is unsustainable, inappropriate for its location, and contrary to the long-term interests of Istead Rise and its residents.

Kind regards