

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 5:10 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:	I wish to formally object to the proposed development of 154 new residential dwellings in Istead Rise. In my view, this scheme is excessive in scale, unsustainable in practice, and harmful to the established character and safety of the local area. Impact on the Character and Scale of Istead Rise Istead Rise is a small, clearly defined village with limited infrastructure and amenities. The introduction of a development of this magnitude would represent a disproportionate expansion, resulting in overdevelopment and urban sprawl that would permanently alter the village's character and setting. Such a large estate is entirely out of keeping with the scale and layout of the existing settlement. Loss of Green Space and Environmental Damage The proposal involves the loss of open green land which currently provides environmental, visual, and community value. This land contributes to the separation between settlements and helps prevent the creeping urbanisation of the area. Its removal would be irreversible and would undermine long-standing planning principles aimed at protecting greenbelt and countryside land. Pressure on Health and Community Services Local services are already under strain. GP surgeries, dental practices, and hospital services are struggling to meet existing demand. The addition of a

significant number of new households would exacerbate these pressures, yet the application offers no realistic or secured measures to expand local healthcare provision accordingly.

Traffic Generation and Road Safety Concerns

The development would inevitably lead to a substantial increase in traffic levels within Istead Rise. This is particularly concerning given the site's proximity to the local primary school. Increased vehicle movements, parking congestion, and turning manoeuvres would heighten risks to pedestrians and schoolchildren, making an already sensitive area less safe.

The proposed access routes include roads located in a valley, where traffic congestion is already problematic. Additional traffic would worsen these conditions and increase the likelihood of accidents.

Inadequate Public Transport and Unsustainable Travel Patterns

Public transport in Istead Rise is limited, with infrequent bus services and no direct rail access. Residents of the new development would therefore be heavily reliant on private vehicles, contradicting sustainability objectives and contributing to increased noise, air pollution, and carbon emissions.

Flood Risk and Surface Water Management

The replacement of permeable green land with housing and hardstanding raises serious concerns regarding surface water drainage and flood risk. Given the site's topography and the downhill nature of connecting roads, there is a real risk that existing properties could experience increased surface water runoff during periods of heavy rainfall.

Lack of Alignment with Local Needs

There is little evidence that the scale or type of housing proposed reflects the actual needs or wishes of the local community. The development appears driven by housing numbers rather than by a balanced assessment of what is appropriate or sustainable for Istead Rise.

Summary

For the reasons outlined above - including harm to village character, loss of green space, infrastructure strain, highway safety risks, inadequate transport provision, and increased flood risk - I respectfully request that this application be refused.

This proposal would result in lasting harm to Istead Rise and does not represent responsible or sustainable development.

Kind regards