

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 7:40 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]

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

I am writing to formally object to the above planning application. I am a resident of Istead Rise and the parent of school-aged children. My objection is based on a number of serious and well-evidenced planning concerns which demonstrate that this development would be inappropriate, unsustainable, and harmful to the local community and environment.

My comments are grounded in lived experience of the area, existing infrastructure limitations, and the likely impacts of a development of this scale on safety, accessibility, public services, transport, and the Green Belt.

1. Unsustainable Location and Lack of Public Transport

Istead Rise is not served by adequate or reliable public transport. This is not a theoretical concern, but a daily reality for local families.

My children regularly experience buses not turning up at all, without warning. Services are infrequent, unreliable, and do not operate consistently in the evenings or every day of the week. There is no local train station, and access to nearby stations is entirely car-dependent.

As a result, this area already functions as a car-dependent community. Introducing 154 new homes will significantly increase car ownership, traffic volumes, and congestion, directly contradicting national and local planning policy objectives around sustainable transport, modal shift, and carbon reduction. Without guaranteed, enhanced, and funded public transport improvements secured prior to occupation, this development is fundamentally unsustainable.

2. Highway Safety and Danger to Children

The roads around Downs Road and the wider Istead Rise area are wholly

unsuitable for increased traffic.

There are:

Narrow roads

Poor visibility at junctions

Limited pavements

No continuous safe cycling infrastructure

No protected walking routes for children

As a parent, I do not consider it safe for my children to cycle or ride to school.

The addition of construction traffic followed by permanent increases in daily vehicle movements will significantly worsen an already unsafe environment.

The proposal also introduces additional junctions and traffic movements near routes regularly used by children walking to school, increasing the risk of accidents. This directly conflicts with planning principles around safe and inclusive communities.

3. Severe Pressure on Health Services

Local healthcare services are already operating beyond capacity.

Despite living within a two-minute walk of a medical centre, I am frequently unable to secure appointments and am instead required to travel to Swanscombe Health Centre to see a GP. This clearly demonstrates that local primary care provision is already overstretched.

Similarly, I have been unable to register with a local dentist and must travel outside the area due to a lack of NHS dental capacity.

The introduction of 154 additional households will significantly increase demand for:

GP services

Dental services

Community healthcare

There is no clear, funded, or deliverable plan within this application to address these shortfalls. Planning permission should not be granted where essential infrastructure is demonstrably inadequate.

4. Impact on Education Provision

Local schools and colleges already face pressure on places. Additional housing of this scale will inevitably increase demand for both primary and secondary education.

Without clear evidence of available capacity or secured investment in education infrastructure, the development risks placing further strain on schools, increasing travel distances for children, and undermining educational outcomes.

5. Flood Risk and Drainage Concerns

Downs Road lies at the bottom of a valley, and the surrounding land currently plays a critical role in natural drainage.

Replacing fields, hedgerows, and farmland with hard surfaces will significantly increase surface water runoff. This raises serious concerns about:

Localised flooding

Overloaded drainage systems

Long-term resilience during extreme weather events, which are becoming more frequent due to climate change

Any development that increases flood risk to existing residents is unacceptable, particularly where safer alternative sites may exist.

6. Loss of Green Belt Land and Environmental Harm

The site lies within designated Green Belt land. The purpose of the Green Belt includes:

Preventing urban sprawl

Preserving the setting and character of settlements

Protecting the countryside from encroachment

Safeguarding natural habitats

This proposal would:

Result in the permanent loss of valuable agricultural land

Destroy established hedgerows, orchards, and wildlife habitats

Cause long-term harm to biodiversity, including protected species

Close the physical and visual gap between Istead Rise and New Barn, leading to coalescence

Once Green Belt land is lost, it is lost forever. The harm caused by this development is neither temporary nor reversible.

7. Urban Sprawl and Harm to Community Character

Istead Rise has a distinct character, defined by its separation from surrounding settlements and its semi-rural setting.

A development of 154 dwellings represents a disproportionate expansion that would fundamentally alter the character of the area, resulting in:

- Overdevelopment

- Loss of openness

- Erosion of community identity

This level of growth is not supported by the existing infrastructure and does not reflect the needs or wishes of local residents.

8. Lack of Local Infrastructure and Amenities

The area does not have the infrastructure required to support a significantly larger population. There is:

- Limited local shopping provision

- Inadequate parking for existing shops

- No rail station

- Poor bus connectivity

- No safe walking or cycling routes to key destinations such as Gravesend or Meopham

This development would increase reliance on private vehicles, exacerbate congestion, and reduce quality of life for both existing and future residents.

9. Pollution, Noise, and Loss of Privacy

The increase in traffic, combined with construction activity, will lead to:

- Increased air pollution

- Higher noise levels, particularly near school routes

- Loss of privacy for existing homes overlooking the site

These impacts are long-term and cumulative and have not been adequately mitigated.

10. Failure to Reflect Local Need

There is no clear evidence that this development reflects the actual housing needs of the local community. Instead, it appears to be driven by developer opportunity rather than strategic planning.

A development that causes widespread harm, strains essential services, and undermines safety cannot be justified simply by housing numbers alone.

Conclusion

For the reasons outlined above, this planning application is unsustainable, inappropriate, and harmful. It fails to adequately address transport, healthcare, education, flood risk, Green Belt protection, environmental impact, and community safety.

I respectfully request that Gravesham Borough Council refuse planning permission for this application.

Kind regards