

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 6:14 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] Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:

Dear Planning Officer

With respect I object to this proposal on multiple grounds:

The farmland behind Downs Road provides a natural soak away for rainwater that would otherwise find its way onto Downs Road increasing the incidents of flooding along Down Road. The flooding that occurs at the junction with Flower hill Way and further along Broad Ditch Road would be repeated elsewhere along Downs Road.

The willful destruction of yet more greenbelt land is frankly criminal when there are so many other options for development. The old hospital site has stood derelict for years and is surely a better option than adding to the further loss of wildlife and green space in our county. The proposed development at Clifton Slipways has sat boarded up for almost as long. Why allow developers to mothball sites if there is such a demand for more housing. If homes can be compulsorily purchased for infrastructure projects why not enforce a time limit on developers to ensure they don't just sit on brown or post industrial sites. They either build or lose it!

The land behind Downs Road is home to a wide range of wildlife which would be adversely affected. I have personally seen and recorded Little Owls, Barn Owls, Tawny Owls and Buzzards on this land.

The impact of the additional traffic on Downs Road would cause even more disruption, especially in and around school drop off/pick up.

Countless local residents struggle to access essential services such as the GP surgery and dentists. This would only be made worse by adding a further 154

additional households. Where are the additional school places coming from? Access into and egress out of Istead Rise is already difficult. Trying to turn right towards Meopham out of Istead is dangerous and the additional traffic this and other proposed developments in the local area would only add to the traffic and congestion on the A227.

With this and the proposals to build in Meopham we would be losing essential, productive farmland. Where does Gravesham BC suggest the shortfall will be made up from?

Consideration of this proposal is absolutely wrong and will have devastating impacts on the local area for a wide variety of reasons. Gravesham BC, please listen to your residents and consider our needs.

Kind regards