

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 7:28 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 wish to formally object to the proposed housing development in Istead Rise.

Although I live in Southfleet, I am in the immediate surrounding area and will be directly affected by the significant impacts this development would bring. I strongly believe this proposal is inappropriate, unsustainable, and harmful both to local residents and to the wider community.

1. Pressure on healthcare services

Local GP surgeries and hospitals are already operating at or beyond capacity. Obtaining GP appointments is extremely difficult at present, and the addition of approximately 154 new households will place unacceptable further strain on services that are already struggling to meet demand.

2. Traffic congestion and highway safety

Traffic in and around Istead Rise, Downs Road, the A227 and New Barn Road is already severe whenever there is even a minor incident or delay. This

development would significantly worsen congestion, journey times and pollution.

Downs Road is at the bottom of a valley and already suffers from congestion and safety issues. The proposal would also introduce a new, hazardous junction, increasing danger for pedestrians, particularly children walking to school.

3. Flood risk

There is a significant risk of increased flooding along Downs Road due to its location at the bottom of a valley. Additional hard surfaces and drainage pressure from this development will worsen existing problems and increase the risk to nearby homes and infrastructure.

4. Education capacity

Local secondary schools and colleges already have limited capacity. This development would further reduce the availability of school places for existing residents' children.

5. Loss of ~~agric~~ agricultural land

The development would result in the permanent loss of fertile farming land, which is essential for domestic food production and long-term food security.

6. Green Belt and wildlife impact

This proposal would destroy valuable Green Belt land and natural habitats, with long-term environmental consequences. The area supports wildlife, including protected species, and this damage would be irreversible.

7. Overdevelopment and urban sprawl

The proposal represents overdevelopment of Istead Rise and would close the gap between Istead Rise and New Barn. This would significantly harm the character, identity and setting of the local area.

8. Lack of infrastructure

There is insufficient infrastructure to support a larger population:

- Limited GP and hospital capacity
- Limited local shops and parking
- No train station
- Very limited bus services (not daily and limited evening services)
- No safe walking or cycling routes to Gravesend or Meopham

This is a car-dependent location and does not meet sustainable development principles.

9. Pollution, noise and loss of privacy

Increased traffic will lead to higher air pollution and noise levels, particularly around school areas. Nearby residents will also experience loss of privacy and reduced quality of life.

10. No benefit to local community

This development does not reflect the needs of local residents and provides no meaningful benefit to the existing community. Instead, it places disproportionate pressure on services, infrastructure and the environment.

Conclusion

For the reasons outlined above, I strongly urge Gravesham Borough Council to refuse this planning application.

Kind regards