

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 10:02 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

Comments Details

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

Reasons for comment:

Comments:	Dear Sir or Madam, I am writing to formally object to the proposed development of 154 houses on Green Belt land off Downs Road, Istead Rise. My family and I moved to this area seven years ago specifically because of its semi-rural character. The proposed development would fundamentally change the nature of the area and have a significant and lasting impact on our quality of life. Loss of Green Belt and Impact on Established Rural Use As animal lovers, we make regular use of the surrounding countryside for walking our dog, and our horses have long been stabled at the livery yard at Evelyn Cottage, 32 Downs Road. One of our ponies is 28 years old, and relocating her at this stage of her life would be extremely difficult. Our other horse has only ever been at this yard since being a youngster. Finding a suitable alternative yard that can accommodate both horses together would be distressing and far from guaranteed. The loss of this long-established rural facility represents a significant personal and community impact that cannot be easily mitigated. Traffic, Access and Highway Safety The development proposes a single access point via Downs Road, which already struggles with congestion. An additional estimated 400+ vehicles would be using
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this route, directly adjacent to Istead Rise Primary School. This presents serious concerns regarding child safety, air quality, and traffic management, particularly at peak school times.

The southern end of Downs Road already narrows considerably. The application itself acknowledges that traffic flow would be adversely affected, yet it also proposes the use of heavy construction vehicles over a prolonged period. It is difficult to see how this section of road could safely accommodate such an increased traffic burden without widening or significant highway improvements, neither of which are proposed.

Furthermore, the introduction of a major new junction on Downs Road to access the development will significantly alter traffic patterns and increase risk to pedestrians and cyclists.

Construction Impact

The development would involve approximately five years of construction activity, bringing prolonged noise, dust, vibration, and vehicle pollution. This will have a serious impact on residents' health and wellbeing, particularly families and children attending the nearby primary school.

Flood Risk and Drainage

Downs Road already floods outside our property during periods of rainfall. Concreting over natural arable land will inevitably increase surface water runoff, exacerbating existing flooding issues. The proposal fails to adequately address how this additional flood risk will be managed.

In addition, proposed mains drainage routes run through our back garden. The increased load from the development raises serious concerns about future maintenance, structural integrity, and the risk of disruption or failure.

Parking and Infrastructure Deficiencies

There are no clear provisions for parking of work vehicles or branded vans associated with the new development. Without restrictions, overspill parking will inevitably affect surrounding roads, which are already deteriorating. There are no proposed road improvements, no widening, and no parking controls to manage this increased pressure.

Pressure on Local Services

I work at Cobham Primary School, which is already oversubscribed. Other local primary and secondary schools are also at capacity. GP surgeries are full, and it is currently impossible to register with a local NHS dentist without going private. The development would place further unsustainable strain on already overstretched services.

Access to local shops and parking is already difficult and would become even more problematic with the additional population.

Impact on Wildlife and Protected Species

The land and surrounding area support a wide range of wildlife, including buzzards, red kites, badgers, and at least ten species of bats. We also have an established owl population. All UK owls are protected under the Wildlife and Countryside Act 1981, with additional Schedule 1 protection for breeding barn owls, making disturbance illegal without appropriate licensing.

The livery yard and farm at Evelyn Cottage are a known habitat for bats and owls, which we regularly see and hear. The destruction of this habitat will inevitably lead to displacement, loss of biodiversity, and increased human-wildlife conflict. The proposal does not adequately demonstrate how these protected species will be safeguarded or rehoused.

Conclusion

This proposal represents an inappropriate development on Green Belt land that would cause demonstrable harm to residents, wildlife, infrastructure, and the character of the area. The cumulative impacts of traffic, flooding, loss of rural facilities, pressure on services, and environmental damage clearly outweigh any claimed benefits.

For these reasons, I respectfully urge the planning authority to refuse this application.

Yours faithfully,
A Resident of Downs Road, Istead Rise

Kind regards