

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 6:43 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] Five Ash Road Gravesend

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 proposed development of 150 houses on Green Belt land in Istead Rise. This proposal raises serious concerns regarding flood risk, infrastructure capacity, environmental damage, road safety, and the long-term impact on the community. I believe the development is unsuitable for the area for the following reasons: Increased Flood Risk The proposed site is farmland that naturally absorbs rainfall. Building on this land will significantly increase surface water runoff, heightening the risk of flooding in Istead Rise and surrounding areas. With climate change already increasing extreme weather events, removing this natural flood protection is irresponsible and potentially dangerous for existing residents. Overstretched Healthcare Services The local doctors' surgery is already struggling to cope with the current population. Appointments are difficult to obtain, and waiting times are long. Adding 150 new households will place further unsustainable pressure on an already overstretched service, with no clear provision for additional healthcare infrastructure. School Capacity at Maximum Local schools, particularly the primary school, are already at full capacity. There is no evidence that sufficient additional school places will be provided to support this development. This will negatively affect education standards and increase stress on families in the area. Loss of Agricultural Land, Food Security, and Wildlife This development would result in the permanent loss of productive farmland, which contributes to food security and supports grazing animals. The land is also home to a wide range of
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wildlife, including protected species. Residents observe animals throughout the year, including deer. The loss of this habitat would significantly harm the local natural environment and biodiversity.

Traffic Congestion and Road Safety Downs Road is effectively a single-track road due to existing congestion and parked vehicles. Traffic levels are already unmanageable. Even if each new home had only one vehicle, this would mean at least 150 additional cars using Downs Road daily to enter and exit the estate. Traffic around school drop-off and pick-up times is already horrendous. Despite a 30mph speed limit, Downs Road is increasingly used as a racetrack, creating serious safety concerns-especially for children, this is also proven when a car ended up flipping and ending up on its roof last week blocking Downs Road which in turn blocked the bus route stopping the few that rely on public transport getting to where they needed to be, this is not the only accident I have witnessed living on downs road. When the A2 or Wrotham Road is blocked, Downs Road becomes a cut-through, further increasing congestion in Istead Rise as well as surrounding areas such as Southfleet and Painters Ash.

Air Pollution and Impact on Children The proposed entrance to the housing development is very close to the primary school. Increased traffic will worsen air pollution in the immediate area, directly affecting children's health and wellbeing during school hours.

Lack of Supporting Infrastructure Local shops are already extremely busy, and the car park is a nightmare. I have personally witnessed multiple accidents, including cars colliding with other vehicles and even driving into the post box. The area simply does not have the capacity to support a large increase in population. Public transport is also inadequate. The bus service is unreliable and infrequent, and as there is no local train station, residents are heavily dependent on cars-contradicting any claims of sustainable transport options.

Concern Over Future Green Belt Erosion There is also serious concern that once this section of Green Belt is developed, it will set a precedent for further expansion, potentially extending towards New Barn Road. This piecemeal erosion of Green Belt land undermines its purpose and permanently alters the character of the area.

In conclusion, this development is wholly inappropriate for Istead Rise. It fails to adequately address flood risk, infrastructure limitations, traffic safety, environmental protection, and the wellbeing of existing residents, I believe just because people want to live in this area doesnt mean more houses need to be built, I am a first time buying and I know I cant afford Istead Rise but its somewhere I would like to move back to and with building these houses you are ruining the main reason people want to move here, the green fields the views and being 'in the country' if more houses are built well you might as well just live in gravesend or dartford as it will all the same, what happened to Kent being the garden of England?

I strongly urge the planning authority to reject this proposal.

Yours faithfully,

[REDACTED]

Kind regards