

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 12:34 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] Lyndhurst Way Istead rise Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I am writing to object to the planning application for 154 new houses on land to the rear of Downs Road in Istead Rise. I strongly believe this development is inappropriate for this location and would cause significant and lasting harm to the local area. My reasons for objection are set out below. Green Belt and loss of countryside This land is designated Green Belt and is currently open countryside made up of fields, hedgerows, woodland, orchard land and farmland. Building a large housing estate here would permanently destroy this green space and directly conflict with the purpose of Green Belt protection, which is to prevent urban sprawl and protect the setting of villages. Once this land is built on, it is gone forever. I do not believe any very special circumstances have been demonstrated that justify this level of harm. Impact on the character of Istead Rise Istead Rise is a village with a distinct character and sense of separation from surrounding areas. A development of this size would fundamentally change that character and push the village towards becoming an overdeveloped extension of nearby settlements. It would also reduce the remaining gap between Istead Rise and New Barn, contributing to urban sprawl and the loss of village identity.
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Poor transport and total car dependency

Istead Rise has no train station and an extremely limited bus service. Buses do not run on Sundays and do not operate in the evenings. There are no safe or practical walking or cycling routes to Gravesend, Meopham or other nearby towns. As a result, residents are completely reliant on cars. Adding a development of this size would almost certainly mean hundreds of extra vehicles on already congested local roads, which is not sustainable.

Traffic, access and safety concerns

Downs Road, the A227 Wrotham Road and New Barn Road are already very busy, particularly at peak times and during school drop off and pick up. The proposal only provides one main vehicular access point and this is located right next to Istead Rise Primary School. This would create a dangerous situation for children and pedestrians, with increased traffic movements where safety should be the highest priority. Parking restrictions within the development would also push cars onto surrounding roads, making conditions even worse.

Flood risk

Downs Road sits at the bottom of a valley and already experiences surface water issues. Replacing large areas of permeable fields with hard surfaces will inevitably increase runoff and flood risk. I am not convinced that the proposed drainage measures would be sufficient, especially during periods of heavy rainfall.

Lack of capacity in local services

Local infrastructure is already stretched beyond capacity.

- Local GP surgeries have stated that they cannot take on additional patients, despite claims made by the developer.
- Hospitals in the area are already under severe pressure with long waiting times.
- There are not enough secondary school and college places locally for existing residents, let alone the additional demand this development would create.
- Local shops have limited parking and already experience congestion and accidents.

This development would significantly worsen all of these issues.

Environmental impact and wildlife

The site supports wildlife and natural habitats that would be lost if this development goes ahead. The environmental damage would be long term and irreversible and cannot realistically be mitigated by landscaping within a housing estate.

Emergency access

The proposed emergency access routes appear narrow and unsuitable for regular use by emergency services. Given the size of the development, this raises serious safety concerns.

Precedent for further development

If this application is approved, it will make it far harder to resist future Green Belt developments in and around Istead Rise. The cumulative impact of this must be taken into account.

Conclusion

This proposal is inappropriate, unsustainable and harmful. It would result in the permanent loss of Green Belt land, increase traffic and safety risks, place unacceptable pressure on already overstretched services, and significantly damage the character of Istead Rise. It does not reflect the needs or wishes of the local community and should be refused.

