

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 12:38 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:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: We are writing to formally object to the planning application for 154 new houses on land to the rear of Downs Road, Istead Rise. We live [REDACTED] the proposed development site and would be among the residents most immediately and severely affected if this application were approved.

Our objection is based on the following concerns.

Loss of Green Belt and outlook

The land behind Downs Road is designated Green Belt and is currently open countryside. From our home, this land provides open views, a sense of space, and a clear boundary between the village and surrounding countryside. The proposed development would permanently remove this and replace it with a dense housing estate, resulting in the loss of countryside, openness, and the rural setting of our home.

Impact on residential amenity and privacy

Living directly opposite the site, we would experience a significant loss of privacy and peace. The development would bring a large number of new homes, vehicles, noise, lighting, and activity directly opposite existing properties. This would have a serious negative impact on our quality of life, both during construction and once the estate is occupied.

Traffic and safety directly outside our home

Downs Road is already extremely busy and becomes particularly congested at peak times and during school drop off and pick up. As residents living opposite the development, we are acutely aware of the existing traffic issues. The addition of a large housing estate would significantly increase traffic movements directly outside our home. This raises serious concerns about road safety, especially for pedestrians and children.

Hazardous access next to the primary school

The proposed main access point for the development is located next to Istead Rise Primary School. We believe this is wholly inappropriate. Increased traffic, turning vehicles, and on street parking in this location will create a dangerous environment for children walking to and from school and for local residents who use this road daily.

Flooding concerns

Downs Road lies at the bottom of a valley and surface water already collects in the area during heavy rainfall. Building over open fields and green land will inevitably increase surface water runoff and flood risk, directly affecting nearby properties, including our own.

Strain on local services

Local GP surgeries, hospitals, schools, and shops are already under pressure. As residents of Istead Rise, we know from experience how difficult it already is to access these services. Adding 154 new homes will significantly worsen the situation, to the detriment of existing residents.

Environmental and wildlife impact

The land opposite our home supports wildlife and natural habitats. The loss of this green space would be permanent and would have long term environmental consequences that cannot be adequately addressed through mitigation measures.

Emergency access and safety

We have serious concerns about the suitability of the proposed emergency access routes. Given the scale of the development and increased congestion on Downs Road, we do not believe emergency access has been properly considered.

Precedent and cumulative impact

Approval of this application would set a dangerous precedent for further Green Belt development in this area. For residents living directly opposite the site, this raises real concerns about continued erosion of the Green Belt and further impacts on our homes and community.

Conclusion

For those of us living directly opposite the proposed development, the impacts would be severe and unavoidable. The proposal would result in the permanent loss of Green Belt land, increased traffic and safety risks, loss of privacy, increased noise and disturbance, and added pressure on already overstretched services. We believe this development is inappropriate for this location and should be refused.

Kind regards