

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 1:49 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 Gravesend

Comments Details

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

Reasons for comment:

Comments:	I wish to register my strong objection to Planning Application 20251233 for the proposed residential development at Istead Rise. In my view, this scheme represents inappropriate development in an unsuitable location and would result in significant and lasting harm to highway safety, local infrastructure, the natural environment, and the established character of the area. A key concern is the reliability of the information submitted by the applicant. Figures relating to traffic speeds, vehicle movements, and local service capacity do not align with the daily experience of residents. Downs Road already experiences high traffic volumes and excessive vehicle speeds, particularly when it is used as an alternative route during congestion on the A2. Any assessment that underestimates this reality cannot provide a sound basis for decision-making. The road network serving Istead Rise is already under strain. Downs Road is narrow, poorly lit in places, and unsuitable for further intensification. The development would introduce a substantial increase in vehicle movements, placing additional pressure on a road that is already operating beyond its safe capacity. Recent serious accidents demonstrate the dangers that already exist, and increased traffic would significantly raise the risk of further incidents. Flooding is another longstanding issue in this area. Surface water regularly
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accumulates on sections of Downs Road, including near bends where visibility is limited. The addition of new housing and hard surfaces would increase runoff and worsen flood risk, yet the application fails to convincingly demonstrate how this will be managed.

The proposed loss of Green Belt and agricultural land is of major concern. This land plays a vital role in supporting wildlife, maintaining biodiversity, and preserving the semi-rural character of Istead Rise. Continued erosion of green spaces through piecemeal development is unsustainable and contrary to the purpose of Green Belt protection. Once this land is developed, it is lost permanently.

Public transport provision in the area is insufficient to support this level of development. Bus services are infrequent, overcrowded, and unreliable, with children often forced to stand due to lack of capacity. This proposal would increase car dependency and contribute to poorer air quality, conflicting with sustainable development objectives.

Istead Rise is valued as a small community set within a natural landscape. This development would fundamentally alter its character, turning it into an overdeveloped area without the infrastructure required to support such growth. There are no safe or continuous pedestrian routes linking Istead Rise to nearby villages or Gravesend, making walking and cycling unsafe and impractical.

Local services are already stretched beyond capacity. GP surgeries, dental practices, and schools are struggling to meet current demand. Additional housing without corresponding infrastructure improvements will place unacceptable pressure on these essential services and reduce the quality of life for existing residents.

Traffic congestion is already significant on New Barn Road and the A227, particularly at peak times. Future infrastructure projects, including the Thames River Crossing, are likely to further increase traffic levels in this area. The cumulative impact of this development has not been adequately addressed.

In addition, the development would result in a loss of privacy for neighbouring properties, and the proposed access arrangements raise serious safety concerns.

In conclusion, this proposal represents overdevelopment in an inappropriate location. It fails to protect Green Belt land, does not provide adequate infrastructure, and would cause lasting harm to the community and environment of Istead Rise. For these reasons, I urge the local planning authority to refuse this application.

Kind regards