

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/01/2026 4:30 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

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

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

Reasons for comment:

Comments:	I wish to formally object to the proposed housing development being built on land close to my property. The back of our home currently overlooks farmland, with cows and horses. This green, open outlook is a defining feature of the area and a key reason many families chose to live here. The proposed development would result in the permanent loss of valuable green space and a significant reduction in local biodiversity, replacing a natural landscape with housing and hard infrastructure. The loss of farmland and open countryside will negatively impact wildlife habitats and disrupt established ecosystems. Increased light pollution, noise and human activity will further disturb local wildlife, while additional hard surfaces will increase surface water runoff and reduce the land's natural ability to absorb rainwater, raising concerns about drainage and flooding. The development will also inevitably increase traffic, congestion and noise. This will lead to higher vehicle emissions and poorer air quality, which is particularly concerning in a family-oriented area. Increased traffic near the local school raises both environmental and safety concerns, especially for children and pedestrians. There will be additional pressure placed on already stretched local infrastructure, including GP surgeries, schools and other essential services. Without clear and adequate provision, this undermines the sustainability of the proposal and its ability to support a growing population responsibly. Istead Rise is a long-established family community, with many residents having lived here for generations or returning after growing up locally. This development risks changing the character and dynamics of the community and eroding the
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rural and village-like environment that residents value.

The proposal is also likely to negatively affect property values, particularly for homes directly impacted, such as those on Downs Road, including our own, due to the loss of green outlook, reduced privacy and increased disturbance.

Overall, the proposal conflicts with the need to protect green spaces, support biodiversity, reduce environmental harm and promote genuinely sustainable development. For these reasons, I strongly object to the proposed development and urge the planning authority to reconsider or refuse this application.

Kind regards