

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/01/2026 11:11 AM 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] Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir or Madam,

I am writing to formally object to planning application 20251233 for the proposed development of new houses on land behind Downs Road, Istead Rise.

I strongly oppose this application for the following reasons:

1. Loss of Green Belt Land

The proposed development is entirely within designated Green Belt land. This area currently consists of fields, hedgerows, woodland and farmland which contribute significantly to the rural character of Istead Rise. Approval of this application would set a dangerous precedent for further erosion of the Green Belt.

2. Flood Risk

Downs Road lies at the bottom of a valley and already experiences surface water issues. The scale of this development would significantly increase flood risk due to loss of permeable land, putting existing homes and infrastructure at risk.

3. Pressure on Infrastructure and Services

Local GP surgeries, hospitals and schools are already operating at or near capacity. There is no clear or credible plan demonstrating how the additional demand from 154 new households would be accommodated.

4. Traffic, Road Safety and Congestion

Downs Road, Upper Avenue and surrounding junctions are already heavily congested. Increased traffic would worsen safety conditions, particularly for children walking to Istead Rise Primary School. Additional junctions and parking pressure would create further hazards.

5. Unsustainable Location

The area lacks sufficient public transport, with no nearby train station and limited bus services. There are no safe walking or cycling routes to Gravesend or Meopham, making this an inherently car-dependent development, contrary to sustainable planning principles.

6. Environmental and Wildlife Impact

The site supports wildlife and natural habitats, including protected species. Development on this scale would result in irreversible environmental harm and loss of biodiversity.

7. Harm to Community Character

The proposal represents overdevelopment that would significantly alter the setting, character and separation of Istead Rise, contributing to urban sprawl and closing the gap with New Barn.

8. Pollution, Noise and Children's Health

The proposed development would significantly increase vehicle movements along Downs Road, directly adjacent to a primary school. This would lead to increased air pollution and noise levels in an area where children spend a large portion of their day. Young children are particularly vulnerable to the harmful effects of air pollution, which can negatively impact respiratory health and overall wellbeing. The proximity of this development to a school makes these impacts especially concerning and inappropriate.

For these reasons, I believe this proposal is inappropriate, unsustainable, and does not reflect the needs or wishes of the existing community. I respectfully request that planning application 20251233 be refused.

Thank you for taking my objection into consideration.



Kind regards