

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 1:11 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:	I am writing to register my strongest possible objection to the proposed 154 home development behind Downs Road in Istead Rise. This scheme is intrusive, inappropriate, and poses significant risks to the existing community. The site sits on elevated farmland rising directly behind current properties; the developer's own materials confirm the land comprises arable fields positioned above our homes, guaranteeing severe and unacceptable loss of privacy as new houses would look straight into existing gardens and living spaces. The traffic impact is equally unacceptable. The development proposes a single new access road feeding directly onto Downs Road, funnelling all vehicle movements through one point. With an estimated 300+ extra vehicles from 154 homes, this bottleneck would overwhelm Downs Road and worsen congestion on surrounding routes. Wrotham Road (A227) already faces significant width and flow constraints identified in transport studies. Even National Highways has challenged nearby planning applications due to inaccurate peak hour data affecting the A2 network, demonstrating how over sensitive local roads already are to increased traffic. Adding hundreds of extra daily journeys-especially beside a primary school already congested at drop off and pick up times-creates an unacceptable safety risk. This pressure feeds directly into the A2, the major commuter route linking Gravesend, London, and the Kent coast, which already suffers heavy peak hour congestion. Additional traffic from this development will worsen these conditions
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and prolong delays for the entire region.

In addition to the severe pressure on roads and services, public transport provision in Istead Rise is already inadequate and cannot support the level of population growth this development would impose. The bus timetable serving the village has been reduced in recent years, leaving residents with fewer and less frequent services and making public transport an unreliable alternative to car travel. Compounding this, there is no train station within a walkable distance, meaning residents are entirely dependent on car travel for commuting, education, and essential services. Introducing hundreds of new households into an area with such limited transport options guarantees a significant rise in car usage, worsening congestion and further straining the local road network. This development would therefore only increase transport inequality, isolation, and traffic pressure on roads that are already beyond capacity.

Flood risk is another serious concern. Replacing permeable farmland with roads, roofs, and driveways on elevated ground increases surface water runoff flowing downhill toward properties on Downs Road. The existing land acts as a natural drainage system; the proposed development removes this buffer entirely, presenting a foreseeable and avoidable flood hazard.

Environmentally, this proposal is destructive. The farmland forms part of a green belt ecological corridor, and CPRE Kent has warned that developments in Istead Rise and Meopham would destroy wildlife habitats, eliminate prime farmland, contribute to village merging, and erode essential countryside separation. This development irreversibly damages the environment for no community benefit.

Local services cannot absorb the strain. Istead Rise Primary School has only one intake per year and no ability to scale. GP access is already difficult, hospitals remain overstretched, and the limited local shops cannot support hundreds of additional residents. Previous proposals in the area received over 500 objections due to infrastructure limitations-clear evidence the community is already at capacity.

Approving this development would also set a dangerous precedent. Gravesham Council has confirmed multiple private developers are actively pursuing further large scale proposals across the region, stressing these are speculative applications on sensitive land rather than council led initiatives. Allowing this project to proceed unlocks the door to even more aggressive overdevelopment, threatening the identity and sustainability of Istead Rise.

This scheme delivers no benefit to existing residents and inflicts permanent harm across privacy, traffic safety, environmental protection, flood resilience, and local infrastructure. It is incompatible with the needs, capacity, and character of our village. I therefore urge the planning committee to reject this application unequivocally and without delay.

Kind regards