

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 2:58 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] Crockenhall Way Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I object to this planning application for the following reasons, in no order of importance: The council should not be allowing developments on green belt land. Brown field sites should be reviewed as well as looking at the derelict sites and half built developments in the Gravesend area. Istead Rise is currently a semi-rural, quiet area to live in and presumably chosen by it's residents for this very reason. This development could potentially add another 600 people (4 per home, as they are 'family homes') around an 18% increase of the population of 3,400. Car dependency. There are no cycle routes and very limited pavements for pedestrians. The bus service is perfunctory and obviously no train station. This makes all residents reliant on their cars. Added to this, the traffic around Istead Rise is extremely busy at peak times, especially in the Gravesend/Northfleet direction on the A227 and New Barn Road. The A2 is often at a standstill in the London direction. Do we really need to keep adding to this congestion with even more vehicles.
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NHS Our doctor's surgery operates at capacity. The information given by developers was misleading at best. Darent Valley hospital is also extremely overloaded. (presumably due to the developments in the Gravesham/Dartford area that have happen so far.

Does Istead Rise Primary school actually have capacity to take more pupils. Presumably as the development is for family homes we would be expecting more children needing school places.

If the land is built upon where does all the rainfall travel to. Currently the fields absorb the water, has this been given serious consideration by experts.

Loss of privacy for the homes on the south side of Downs Road who will be overlooked by the development bearing down on them. The current beautiful view for all residents further up the hill would also be blighted. (a view that has been used by GBC on their own Facebook page stating that we should look after our countryside)

Nature and wildlife habitats for birds and mammals would be lost. Do we really have the right to destroy this for future generations (of humans and the critters)

The new junction for the entrance to the estate would be next to the school. This area is very busy at drop-off and pick-up times as it is. We do not want to put children in any added danger on their way to/from school. An accident waiting to happen.

In summary the disruption caused by the creation of a new estate would be an unwelcome addition to a small village.

Kind regards