

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 4:06 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] Flowerhill Way Istead Rise

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 planning application 20251233 for the construction of 154 new houses on Green Belt farming land at Istead Rise. My reasons for objection are as follows: 1. Severe strain on essential public services Local GP surgeries are already at maximum capacity, and nearby hospitals are operating at breaking point. A significant increase in population would place unsustainable pressure on already overstretched healthcare services. 2. Inadequate school provision Additional housing of this scale would further reduce the already limited availability of places at local primary and secondary schools, risking a decline in educational standards and limiting access for existing village residents. 3. Increased noise, air pollution and congestion The development would bring higher traffic volumes and associated noise and air pollution, particularly affecting residents around Downs Road, Upper Avenue, and Istead Rise, with negative consequences for health and quality of life. Being a small, contained village with no train station, limited bus services, and no safe walking routes to Meopham or surrounding areas, our community is car dependent. With only two routes into the village-via Wrotham Road and New Barn Road-any significant increase in traffic could cause severe congestion, particularly at the A227 and New Barn Road junctions.
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4. Road safety risks

Increased traffic, combined with the proposed new junction near Istead Rise primary school, will create a hazardous, busy junction and place children at heightened risk during peak travel times.

5. Prolonged and disruptive construction impact

Given the village's limited access routes, all site/construction vehicles would inevitably be routed via the A227 through Istead Rise and Upper Avenue. This would result in significant disruption, noise, and safety risks for residents throughout the duration of the build.

6. Urban sprawl and precedent for further erosion

Building 154 homes on Green Belt land undermines the Green Belt's core purposes-preventing urban sprawl, safeguarding the countryside from encroachment, and avoiding the merger of settlements. Approving this scheme would set a harmful precedent, weakening Green Belt protections and making future speculative applications more likely.

7. Environmental impact and loss of biodiversity

Green Belt land supports biodiversity and ecological networks. Development here would destroy habitats, reduce flora and fauna, and disrupt ecological connectivity, with long term environmental consequences for local wildlife.

8. Loss of high quality agricultural land

The site comprises fertile, productive farmland. Its permanent loss would reduce local food production and could adversely affect the livelihoods of those who work it-an irreversible impact.

9. Flood risk and drainage concerns

Replacing permeable farmland with roads and hardstanding will increase surface water runoff and significantly heighten the risk of localised flooding and drainage problems. This concern is amplified by the fact that the proposed development sits in a valley, placing additional strain on existing infrastructure and potentially endangering nearby properties.

10. Visual impact

The proposal would have a significant visual impact, eroding valued views and the open, rural setting that defines the area's charm.

11. Negative impact on existing homes and village character

The proposal would cause loss of privacy for properties bordering the site and fundamentally alter the character and identity of Istead Rise-reducing community cohesion and the rural feel residents value.

In conclusion, the proposal is inappropriate, unsustainable, and does not reflect the needs or capacity of local residents and infrastructure. Istead Rise lacks the transport links, public service capacity, and environmental headroom to accommodate 154 new houses without serious and lasting harm to the community, the countryside, and the Green Belt.

Kind regards