

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 8:12 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:	Bracondale Avenue Gravesend

Comments Details

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

Reasons for comment:

Comments: I am writing to object to the outline planning application for up to 154 dwellings at 64 Downs Road. I make this objection as a local resident of Istead Rise and a member of the community, concerned about the scale, impact, and sustainability of this proposal.

Impact on Local Roads and Traffic

Our village roads are already heavily used and were never designed to accommodate large volumes of traffic. The addition of up to 154 homes, with only a new access onto Downs Road proposed, will cause significant congestion on residential streets, creating safety concerns for pedestrians, cyclists, and children. Daily travel, emergency vehicle access, and parking are already challenging, and this development would make these issues considerably worse.

Community Services and Healthcare

Local GP surgeries, including Istead Rise Surgery, are operating beyond capacity. Residents often struggle to secure appointments, and many are forced to travel to Meopham or further afield. This proposal will increase pressure on already stretched healthcare services without providing any confirmed solutions. Schools and childcare provision are similarly oversubscribed. The cumulative effect will place unacceptable strain on the community.

Sustainability and Public Transport

Public transport in Istead Rise is extremely limited. Buses are infrequent, and

there is no convenient pedestrian or cycling route to mainline train stations. Residents are therefore highly car-dependent, which conflicts with the need to support sustainable travel. The development does not propose improvements to public transport or connectivity that could offset this reliance on private vehicles.

Loss of Countryside and Environmental Concerns

The site currently provides green space and habitat for wildlife. Its development would result in the permanent loss of this semi-rural environment, reducing biodiversity and the sense of space that defines the character of our village. The proposal also fails to address the significant flood risk in the area, which has historically affected local homes and roads.

Scale and Impact on Village Character

The proposed number of dwellings represents overdevelopment relative to the size and character of Istead Rise. The scale and density of the scheme would alter the village's semi-rural identity and negatively affect the amenity of existing residents.

Cumulative Harm and Precedent

This development, combined with other recent proposals, represents a significant intensification of housing in an area without the infrastructure to support it. Granting permission risks setting a precedent for future overdevelopment and undermining the long-term sustainability of the village community.

Conclusion

For these reasons, traffic, infrastructure, sustainability, environment, and the wellbeing of the community, I respectfully request that Gravesham Borough Council refuse this application. This proposal is not compatible with the capacity, character, or needs of Istead Rise.

Kind regards