

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 9:27 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:	Cambria Crescent Gravesend

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Please see below listed objections to the proposed housing development for the following reasons:

- Increased flood risk

The site would significantly increase flood risk along Downs Road, which lies at the bottom of a valley. Additional hard surfacing would increase surface water runoff and place existing homes at risk.

- Pressure on health services

Local hospitals and GP surgeries are already operating at maximum capacity. The proposal fails to demonstrate how additional healthcare demand would be met.

- Traffic increase and road safety concerns

The development would increase traffic and parking pressures along Downs Road and surrounding areas, making walking to school more dangerous due to additional busy and hazardous junctions.

- Severe congestion on surrounding roads

Increased congestion would occur at junctions in and out of Istead Rise, along the A227 and New Barn Road, negatively affecting residents and emergency vehicle access.

- Loss of fertile agricultural land

The proposal would result in the permanent loss of productive farmland, which is essential for food security and long-term sustainability.

- Loss of Green Belt land and wildlife habitats

The development would cause irreversible harm to Green Belt land and natural habitats, with long-term negative impacts on biodiversity, including protected species.

- Urban sprawl and settlement coalescence

The development would contribute to urban sprawl and close the important gap between Istead Rise and New Barn, harming the identity and character of both communities.

- Harm to local character

The scale and nature of the development would significantly damage the setting and special character of the area.

- Insufficient school capacity

Local secondary schools and colleges are already under pressure, and the development would further reduce the availability of school places.

- Inadequate infrastructure and public transport

The area lacks sufficient infrastructure to support a larger population, including shops, parking, and community facilities. There is no local train station, and bus services are very limited.

- Unsustainable, car-dependent location

The absence of safe walking and cycling routes to Gravesend or Meopham would increase car dependency, contrary to sustainable transport objectives.

- Increased pollution and loss of amenity

Increased traffic would lead to higher noise and air pollution levels, particularly near the school, and result in a loss of privacy for existing residents.

- Failure to meet local needs

The proposal is inappropriate for this location and does not reflect or benefit the needs of the existing community.

For these reasons, I urge the planning authority to refuse this application.

Kind regards