

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 2:05 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:	Pitfield Drive Meopham

Comments Details

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

Reasons for comment:

Comments:	I strongly object to the proposed housing development for the following reasons. The scheme represents overdevelopment, is inappropriate for this location, and would cause significant and lasting harm to the local community, infrastructure, environment, and safety of residents. 1. Flood Risk and Drainage Downs Road sits at the bottom of a valley and already experiences flooding issues. Concreting over large areas of natural, fertile arable land will significantly increase surface water runoff, worsening flood risk along Downs Road and surrounding areas. This risk is unacceptable and has not been adequately mitigated within the proposal. 2. Traffic, Highway Safety and Parking The development would result in a substantial increase in traffic, estimated at 400+ additional vehicles, with the only vehicular access located next to Istead Rise Primary School. This would create a new, busy junction directly adjacent to the school, making walking to and from school significantly more dangerous for children and parents. Traffic congestion would worsen throughout Istead Rise, particularly on Downs Road, New Barn Road, and the A227, with knock-on effects at junctions in and out of the area. Parking pressures are already severe and would be exacerbated by likely parking restrictions within the development itself, causing overspill
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parking across surrounding residential streets. No meaningful road improvements, widening, traffic calming, or parking controls have been proposed to address this.

Additionally, developers have stated there would be restrictions on work and branded vans within the development, yet no explanation has been given as to where these vehicles would park, further worsening existing problems.

3. Pollution, Noise and Construction Impact

The increase in traffic, particularly next to the primary school, would result in higher levels of air pollution and noise, negatively impacting children's health and wellbeing. This does not account for the likely five years of construction, which would bring prolonged noise, dust, vibration, and heavy vehicle movements through residential streets, further harming residents' quality of life.

4. Pressure on Infrastructure and Public Services

Local infrastructure is already at maximum capacity. GP surgeries, hospitals, dentists, and schools are struggling to meet current demand. This development would place further unsustainable pressure on:

- Local GP surgeries and hospitals
- Dentists
- Secondary schools and colleges
- Local shops and services, which already suffer from limited parking and accessibility

The area lacks the infrastructure required to support a significantly larger population. There is no train station, bus services are infrequent, do not run every day, and have limited evening provision. There are also no safe walking or cycling routes to Gravesend or Meopham, making the area entirely car-dependent.

5. Loss of Greenbelt, Farming Land and Wildlife

The proposal would result in the loss of valuable greenbelt land and fertile agricultural land, which is vital for food security. It would also destroy natural habitats, causing long-term and potentially catastrophic environmental consequences for local wildlife, including protected species known to inhabit the area.

6. Overdevelopment and Urban Sprawl

The scale and density of the proposal represent clear overdevelopment of Istead Rise, contributing to urban sprawl and closing the gap between Istead Rise and New Barn. This would irreversibly alter the rural setting and special character of the area, causing significant harm to the established community.

7. Impact on Existing Homes - Privacy and Daylight

Due to the site's gradient, the proposed development would overshadow existing homes, blocking natural light and significantly reducing privacy. The elevated position of new dwellings would allow direct overlooking into neighbouring properties, which is unacceptable.

8. Type of Housing and Lack of Local Need

The majority of the proposed homes are described as executive housing, with prices likely to range from approximately £600,000 to over £1 million, alongside two blocks of flats. This does not reflect local housing need and fails to comply with national planning guidance, which prioritises sustainable development and housing for local communities. The proposal appears driven by land value and profit rather than genuine local need.

9. Overall Inappropriateness of the Scheme

The development is inappropriate in scale, location, and impact. It fails to benefit local people, does not address existing constraints, and would significantly and

permanently damage the character, safety, environment, and livability of Istead Rise.

Kind regards