

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 4:30 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:	Tradescant Drive Meopham Gravesend

Comments Details

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

Reasons for comment:

Comments:	Key Planning Concerns The proposed development represents an over-intensive scheme that fails to reflect the character, capacity, or needs of the local area. The site lies at the base of a valley that already suffers from surface water flooding. Expanses of hard surfacing would increase runoff and heighten flood risk, directly contradicting sustainable drainage requirements and national flood-risk policy. Local infrastructure is already under strain and cannot absorb further growth. GP surgeries, hospitals, schools, and colleges are operating at or near capacity, with no firm provision secured to support additional demand. Proceeding in the absence of guaranteed infrastructure would place residents' wellbeing at risk. The proposal would significantly increase traffic on roads that are unsuitable for higher volumes. Congestion would worsen across Istead Rise and key routes such as the A227, A2, and New Barn Road. Increased on-street parking, a new junction, and higher traffic levels would create unacceptable safety risks for pedestrians and cyclists, particularly schoolchildren. The development would erode the semi-rural character of Istead Rise through its scale and density. It would contribute to urban sprawl and reduce the separation
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between Istead Rise and New Barn, undermining established planning principles that seek to prevent the coalescence of settlements.

The scheme would result in the permanent loss of high-quality agricultural land and valuable Green Belt countryside. The site supports wildlife, including protected species, and its destruction would cause irreversible harm to biodiversity and conflict with environmental protection objectives.

Limited public transport, the absence of a rail station, and poor walking and cycling links would force future residents to rely heavily on private cars. This car-dependent form of development conflicts with sustainable transport and climate policies.

Finally, increased traffic and activity would lead to higher noise and air pollution, along with a loss of privacy and tranquillity for existing residents and nearby sensitive habitats.

Taken together, the proposal represents an unsustainable and inappropriate form of development that fails to address local constraints, ignores community opposition, and would cause lasting harm to the area.

Kind regards