

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 07/01/2026 6:06 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

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Gravesend

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 planning for the Land South of Downs Road ref 20251233 The land is not suitable or sustainable to build a massive housing estate. Most importantly it is greenbelt land, farm/agricultural land which slopes north towards Istead Rise due to the topology creating a valley which is a unique characteristic of the village. This greenbelt land also acts as a buffer between Istead Rise and New Barn which are both independent villages with only a short distance of two small fields between them which would encourage sprawling/merging setting a detrimental precedence for the future of Istead Rise.

I cannot stress enough the critical impact and total devastation a housing estate would have to the open space and environment which is in abundance with wildlife, birds, bats, deer, field mice and many other species. It is a wildlife habitat which needs protecting not destroying. There are many beautiful established trees and hedgerows on the land grown for hundreds of years with preservation orders, all predominant to the eco system.

The importance of maintaining open spaces in such a unique geographic area is vital. The village and many properties look down the rise across to the sloping fields and farmland of natural beauty. It would be a complete impingement of privacy for residents backing onto or overlooking the land from the North having serious consequences on their mental health and well being.

I agree more housing is needed, however it needs to be in a suitable location ie. on FLAT land not on land that is overlooked from above and intrusive to local residents. Gravesham has other areas which could accommodate a housing estate of this magnitude with the infrastructure in place. Areas not overlooked, on flat land and can be disguised from the road all of which would have less impact on their surroundings.

All new builds are built on flat land due to the costs for the developers and most crucial less of a detrimental devastation to the area and its community. Istead rise is quite semi rural area with open space, farm land, wildlife and a beautiful environment where horses walk along the roads daily. It is not acceptable to place a housing estate on a highly unsuitable location of which has no benefit to the local community and environment whatsoever.

Light pollution -

The severity of Light pollution from an estate with 160 houses will not only be devastating but absolutely horrendous for the environment. Street lights, house lights, car lights, spot lights/sensor lighting etc. It is completely pitch dark to the south over the farm/agricultural land allowing wildlife to thrive in this area for hundreds of years, especially nocturnal creatures ie. Bats, birds, badgers, owls and many other wildlife.

Noise pollution -

Noise will have the same destructive consequences for the wildlife and have a detrimental impact on the mental health and well being of local residents.

Traffic pollution -

Istead rise could not cope with an increase in traffic on the local roads around the village.

160 houses with on average 2 cars per household equates to 320 more cars (in some cases 3-4 cars per household) on an already overstretched road infrastructure with current road conditions in a very poor state (due to the roads being built in the 60's with large concrete slabs stuck together needing continuous repairs). There is currently a huge amount of vehicles parking on local roads, hills, pavements because roads are also very narrow. Electric charging points were mentioned, however there are only 19% of adults in the UK with fully electric cars, indicating the percentage of electric cars for this proposed development would be extremely low.

Most traffic from the proposed housing estate will come up through the village to Wrotham Road to access the A2 ie. Upper Avenue or Arcadia Road rather than Broad Ditch Road on to New Barn Road. This would mean total congestion and pollution throughout the village.

The infrastructure and reliability of public transport in Istead rise is unpredictable and unreliable especially in the winter due to the conditions of the roads, weather and hills as experienced personally.

Istead Rise is a semi rural location where most people drive. Downs Road is a very dangerous road, not wide enough and has a blind spots when exiting on to from Flower Hill onto Downs Road with traffic coming from the right as it bends abruptly from Broad Ditch Road. Also this road is prone to flooding causing only one lane to be used on the bend which is notorious for accidents and near misses, any extra traffic will cause unthinkable issues.

Air quality -

Poorer air quality due to increase in the amount of traffic. Vehicle pollution, health risks to residents.

Local amenities -

Each year Istead Rise school is massively oversubscribed. Money contributed by

developers initially would not be enough to accommodate extra pupils. KCC would need to make substantial investments to sustain education needs for many years into the future.

Oversubscribed Doctors, Dentists and Hospitals will affect waiting times and treatments which are already in crises.

As stated above there are no benefits to the local community, no benefits for the village of Istead Rise to have a massive housing development in the most unsuitable location at a cost of destroying the environment. An environment which is for future generations to preserve for the need of growing food, farming, wildlife and open spaces which in this case outweighs the 'exceptional circumstances'. There is no justification to build a massive housing estate in an unsuitable location.

Planning Issues

There is an important concern regarding a major detail factor in the proposed plans which is unacceptable. The Main entrance for the proposed site is approximately 200 meters from the local school entrance which is an accident in waiting, a health and safety issue that needs investigation. Not only would there be 360 plus extra vehicles from this development plus deliveries etc but all will need to enter and exit at this one point. With school run traffic already clogging up the surrounding roads to drop off/pick up at Istead Road primary school it will be utter chaos, putting children in danger and at risk on a daily basis. A crossing mentioned would also cause chaos, backed up traffic on congested narrow roads with parked cars. Justifying this issue with a crossing would not solve this issue.

No renewable energy - Solar powered lighting.

I strongly OBJECT to this planning proposal.

Kind regards