

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 12:38 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:	Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I OBJECT to Planning Ref: 20251233 Rose Farm, Downs Road, Istead Rise for the following reasons: 1. Traffic would increase largely in the area as there is the possibility of over 300 extra cars using Downs Road which has a school in it. Downs Road is already used as a cut through when traffic is heavy on the A2 causing problems in the area. 2. Concerns of flooding due to Downs Road being in a Valley and more hardstanding areas there will be more water flowing into the Gardens/Houses/ Road at the bottom. 3. Already hard to get an appointment at the local Drs very concerned especially for the older population of Istead Rise. 154 houses will see a huge increase in patients for the local Drs which struggles to accommodate patients as it is. This will also affect hospital appointments at Darent Valley. 4. The local shops are always very busy and parking can be an issue as the car park can fill up and cars struggle to get in and out sometimes. Therefore, increasing the houses in the area where Istead Rise shops are the closest will cause further problems. 5. The bus service in Istead Rise has always been very poor which means most households use their cars regularly on a daily basis again more houses more car use more pollution. 6. Green belt Land. I fear for the wildlife. We often get a variety of birds in our garden due to the farmland, Wood peckers, Sparrow hawks, Cranes, Greenfinch,
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chaffinch, Starlings, Thrush, Wagtails, Owls and many more.

7. Loss of farmland also means less areas for food to be farmed.

8. Not enough spaces in the local area to accommodate primary and secondary school places. This causing more traffic as the transport links are poor and no stations within walking distance, parents will need to drive their children to and from school.

9. Istead Rise has always been a lovely village and feels like a community, building 154 houses on the Green Belt Land may lose that sense of village community.

10. Old Downs Road that leads to the cyclopark and Painters Ash is a country lane used by Cyclists, Joggers, Dog Walkers, and walkers in general. This will end up being used much more by cars with the extra houses in the area making it busy and dangerous for those trying to stay fit and healthy.

Kind regards