

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/01/2026 6:18 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 am against the plan to build 154 new houses on land that is currently open fields, hedgerows, an orchard, woodland, and a working farm. This area is part of our Green Belt and once it's built on, it's gone forever. This development would affect our community in several worrying ways: Loss of nature and green space The fields and woodland support local wildlife and give our area much-needed open space. Building on this land would destroy habitats and change the countryside around us permanently. Higher risk of flooding Downs Road sits at the bottom of a valley and already struggles during heavy rain. Replacing natural ground with houses, driveways, and roads will increase surface water and make flooding more likely. Strain on local healthcare Our GP surgery is already full, you can never get an appointment! Adding so many new households would make it even harder for residents to get appointments when they need them. More traffic and safety concerns The extra cars from 154 new homes would mean even more congestion on Downs Road and the surrounding roads. Traffic at the entrances to Istead Rise is already heavy, especially during school runs and work hours. This also raises real safety concerns for children walking to school, particularly with a new busy junction to cross. Pressure on school places
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Local secondary schools and colleges are already close to capacity. More families in the area could mean fewer places for children who already live here.

Not enough local infrastructure

Istead Rise is a small community with limited shops, parking, and facilities. There is no train station and only a limited bus service, meaning most people rely on cars. This development would add even more pressure to an area that simply isn't built for a big increase in population.

More pollution and noise

More cars mean more noise and poorer air quality, especially near the primary school which will affect the health of many young children.

For all these reasons, I believe this development is not suitable for our community.

Kind regards