

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 2:24 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] The Drove Way Istead Rise Northfleet Gravesend

Comments Details

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

Reasons for comment:

Comments:

[REDACTED] The Drove Way
Istead Rise
Northfleet
Gravesend
Kent
DA13 9JY

19 January 2026
Adeoye Lawal
Planning Office
Gravesend Borough Council
Civic Centre
Gravesend
Kent
DA12 1AU

Dear Mr Lawal

Planning Application No 20251233 Land rear of Downs Road Istead Rise

I write to formally object to the above planning application for the reasons stated below :-

*The land in question is designated as Green Belt and therefore should not be built on, nor should it be redesignated to a different category in order to pass this planning application.

*The land is fertile farming land and the loss would be a significant factor in food security.

*Downs Road is at the bottom of a valley, the junction between it and Flowerhill Way regularly floods, this development would increase the flood risk along the whole of Downs Road.

*To develop on this site would reduce the distance between Istead Rise and New Barn -urban sprawl thus affecting each settlements individuality and special character.

*There is insufficient provision of GP services with both the Istead Rise and Meopham practices committing to writing that they cannot cope with any more patients on their registers. It is already very difficult to get a GP appointment, to increase the population by an extra 300 plus patients would put an increased burden on the surgeries resulting in everyone with health issues suffering a detriment to over populating the area.
Darent Valley Hospital is already at maximum capacity.

*To increase the population of Istead Rise by such a significant degree would necessarily reduce the available places at local secondary schools and colleges.

* Transportation - the bus service is poor with buses not running every day or into the evenings. There is no safe walking or cycling route to either Gravesend or Meopham. Istead Rise is already a car dependent community.

*The 154 properties proposed would significantly increase road traffic. An estimated minimum of 2 vehicles per household would yield a minimum of 300 vehicles each making at least 2 journeys per day along Downs Road. Where these new households have 2 plus cars this of course would increase the volume of traffic further. There would increase risk to pupils and parents of both the Primary School and Nurseries in Downs Road as well as the residents.

*The increase in traffic in Downs Road and around the school will significantly increase the level of pollution in the area and in particular to pupils, parents and school staff - as well as existing residents.
There is no certainty that the use of electric vehicles will take over from petrol in the foreseeable future.

*The additional vehicular traffic would add to congestion at the junctions in and out of Istead Rise, which already suffers issues when there are problems on the A2 and M20 both of which already occur regularly.

*The proposed development would adversely affect privacy of those properties alongside reducing or even obliterating privacy - both gardens and houses would be overlooked.

* The plan is inappropriate and neither benefits or reflects the needs of local people.

I believe this plan is totally ill conceived and should be rejected in its entirety.

Yours sincerely



Kind regards