

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 2:56 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 Kent

Comments Details

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

Reasons for comment:

Comments:	<p>I am writing to strongly object to the proposed development at Downs Road. This proposal is inappropriate, unsustainable, and will cause significant and irreversible harm to Istead Rise and the surrounding area. My reasons are outlined below:</p> <ol style="list-style-type: none">1. Flood Risk The site lies at the bottom of a valley and development here would significantly increase flood risk along Downs Road and surrounding areas. This poses a serious safety concern to existing residents.2. Pressure on Local Health Services Local hospitals and the GP surgery are already operating at maximum capacity. An increase in population will place further strain on already stretched services, putting resident health and wellbeing at risk.3. Traffic, Safety and Hazardous Junctions The proposal will increase traffic and parking pressures along Downs Road and nearby routes, making the area more dangerous. Children walking to school would be particularly exposed due to the creation of a busier and hazardous junction.4. Loss of Productive Farmland The development would destroy essential fertile farming land which is vital for local and national food security. Once lost, this resource cannot be replaced.5. Severe Traffic Congestion Further congestion will occur at key routes in and out of Istead Rise, particularly the A227 and New Barn Road, worsening travel times and increasing road risk.6. Impact on Education Provision There is already a lack of available places in local secondary schools and colleges. This development would place even
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greater pressure on education provision with no clear proposals to address it.

7. Destruction of Green Belt and Wildlife Habitat This proposal would lead to the loss of valuable Green Belt land and natural habitats, causing long-term and potentially catastrophic environmental damage. Protected species and local wildlife depend on this land to survive.

8. Urban Sprawl and Loss of Community Identity The development contributes to unacceptable urban sprawl and overdevelopment of Istead Rise, closing the gap between neighbouring communities such as New Barn and permanently altering the rural character of the area.

9. Harm to Community Setting The proposal would significantly change and harm the setting, landscape and special character of Istead Rise, which residents greatly value.

10. Inadequate Infrastructure There is a clear lack of infrastructure to support a larger population. There are limited shops, insufficient parking, no train station and extremely limited bus provision, with services not running daily or into evenings. The area simply cannot sustain more residents.

11. Unsafe Walking and Cycling Conditions There are no safe walking or cycling routes to Gravesend or Meopham, forcing car dependency and increasing emissions and congestion.

12. Pollution, Noise and Privacy Loss Increased pollution and noise, particularly around the school area, will harm children and families. Existing homes will also suffer a loss of privacy.

13. Proposal Does Not Reflect Local Need This plan does not benefit or reflect the needs of local people. Instead, it damages the environment, infrastructure and quality of life for existing residents.

Kind regards