

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 3:11 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]

Comments Details

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

Reasons for comment:

Comments:	<p>I am writing to object to the proposed development at Downs Road. This application is unsuitable for Istead Rise and would result in serious and long-lasting negative consequences for residents, infrastructure, and the local environment. My concerns are as follows:</p> <ol style="list-style-type: none">1. Flooding Risk The site sits at the bottom of a valley, meaning any new development will substantially increase flood risk along Downs Road and neighbouring areas, posing a threat to existing homes and public safety.2. Impact on Healthcare Services Local hospitals and the GP surgery are already under severe pressure and operating at full capacity. Additional housing will only worsen access to healthcare for current residents.3. Traffic and Road Safety Traffic levels and parking pressures will rise significantly along Downs Road and surrounding routes. This will make the area more dangerous, especially for children walking to school, who would have to navigate an even busier and hazardous junction.4. Loss of High-Quality Agricultural Land The development would result in the destruction of essential fertile farmland which plays an important role in food production and long-term food security.5. Increased Congestion The proposals will create further congestion around the A227, New Barn Road and key access points to and from Istead Rise, worsening delays and increasing safety risks.6. Pressure on Education Provision There is already a shortage of local secondary school and college places. This development will heighten pressure on education services without any adequate mitigation.
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7. Damage to Green Belt and Wildlife The scheme would remove valuable Green Belt land and destroy important natural habitats. This will have serious long-term environmental consequences, including harm to protected species and local biodiversity.
 8. Urban Sprawl This proposal contributes to unacceptable urban sprawl and overdevelopment, closing the remaining separation between Istead Rise and New Barn and eroding the rural character of the area.
 9. Harm to Local Character The development would permanently alter the distinctive setting and community feel of Istead Rise, causing significant harm to its identity and landscape.
 10. Insufficient Infrastructure The area does not have the infrastructure needed to support a larger population. There are limited shops, inadequate parking, no rail link, and very restricted bus services which do not operate daily or in the evenings.
 11. Lack of Safe Active Travel Routes There are no safe or practical walking or cycling routes to Gravesend or Meopham, forcing further car dependency and worsening congestion and emissions.
 12. Pollution, Noise and Loss of Privacy Residents would suffer from increased noise and pollution, particularly around the school. Existing homes would also experience a loss of privacy.
 13. Not in the Interests of Local Residents This proposal does not meet the needs of local people and provides no meaningful benefit to the community, while causing considerable harm.
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Kind regards