

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/01/2026 10:18 AM 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] Downs Road Istead Rise

Comments Details

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

Reasons for comment:

Comments:	1) Green Belt - The site lies entirely within the green belt. National and local policies (NPPFS153; Gravesham CS02 restrict such development unless very special circumstances. There are no special circumstances to build this luxury housing development. 2) Traffic and Highway safety: 154 homes will generate 300 plus additional vehicles in our semi rural village. Causing congestion and safety risks very close by to our primary school. The traffic is already dangerous and causes issues to residents on Downs Road, without adding an additional 300+ vehicles to come and go in a road that reduces down to single lane. Local roads are already under pressure and in addition limited public transport. 3) The development would urbanise 9.6 ha of open countryside, undermining green belt purposes. The developer claims "grey belt" status, this is disputed and not formally recognised in the local plan. The loss of productive land undermines biodiversity and climate goals. The land currently contributes to carbon capture, the green spaces and historic character would be diminished. 4) Severe strain on Infrastructure, An estimated 460 new residents (average 3 people per property) would increase demand on schools, GP services and utilities. Gravesham CS10 requires adequate infrastructure provisions. No new infrastructure has been offered. Our GP and dental services are already at a critical point. With adults not being able to register at the local dentist and I have
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been a resident for 9 and half years. Our local services are already stretched and just would not cope with this increase in residents. Schools also currently have limited spaces.

5) Loss of Privacy & Amenity: New two-storey properties near existing homes (e.g Downs Road, Long Walk & Rosegarth risk overlooking existing properties. It would raise the noise and this conflicts with NPPF S130 (f) and Gravesham SPG2, which require protection of residential amenity. Construction and long-term occupation will increase noise and reduce the peaceful semi rural location we chose to live here for. Residents already experience busy roads, especially during school runs. Downs Road and the surrounding roads would just not cope with the number of vehicles. It has also been advised that the development would not permit any vans or sign written vehicles which would result in new residents needing to park on Downs Road, which would not have the room on the roads to accommodate. Creating issues across existing residents driveways.

6) Ecological Impact: The development would cause habitat loss and biodiversity decline. The site supports protected species and mature trees that would be destroyed, along with local wildlife CS18 and NPFFS180 emphasise environmental protection and enhancement.

7) Questionable Justification: The applicant cites housing need and 50% affordable housing. The proposed costs of the houses are far from affordable and their other developments in the Medway area are evidence of this. They suggest some of the properties on the Istead Rise development being in excess of £800k.

To end, our beautiful village would just not cope with the infrastructure required with the amount of new residents and vehicles. This development is purely for financial gain with no significant research and no valid proposals for benefits of this development to the local are. There has been no serious consideration for how this would severely affect our village. Our roads would become overwhelmed and pose risk to residents and young pupils who attend the primary school. They have taken an area of open land and hoped for the best. I strongly object to this application.

Kind regards