

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 6:03 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:

The proposed development of 154 new houses would replace an area currently made up of open fields, hedgerows, an orchard, woodland, and a working farm. This represents a significant loss of valuable Green Belt land and established natural habitats, leading to long-term environmental consequences for local wildlife and biodiversity.

The site sits above Downs Road, which lies at the bottom of a valley. Removing natural drainage areas and replacing them with hard surfaces will increase surface-water run-off and raise the flood risk for residents and road users. Local services are already stretched. The local GP surgery is at full capacity, and such a large increase in population would add considerable pressure to an already overburdened system. Similarly, secondary schools and colleges in the area are nearing or at maximum intake, leaving fewer available places for current residents' children.

Traffic levels would rise significantly. Downs Road and the surrounding area would experience heavier congestion, especially at peak times. This includes the already problematic junctions in and out of Istead Rise, which can be at a standstill on some mornings. Increased traffic also poses safety concerns for families walking to the local primary school, who would now have to navigate an even busier new junction.

The area lacks the infrastructure to support a much larger population. There are limited shops, insufficient parking near the local parade, and the community is already highly dependent on cars. With no train station and only a limited bus

service available, new residents would have little choice but to travel by car, adding further strain to an already congested network.

An increase in vehicles would also bring more pollution and noise, particularly around the local school, affecting air quality and the general wellbeing of children.

Overall, the scale and location of this development would place unsustainable pressure on local infrastructure and services, reduce access to nature, and negatively impact the safety and quality of life for existing residents.

Kind regards