

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 6:07 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:	I formally object to the proposed development of 154 residential properties on land currently comprising open fields, hedgerows, an orchard, woodland, and a working farm. This site forms an established part of the Green Belt, and its loss would result in irreversible environmental and community impacts. 1. Loss of Green Belt and Natural Habitats The development would remove an area of significant ecological value, including mature hedgerows, woodland, and long-standing wildlife habitats. The permanent loss of this Green Belt land contradicts the fundamental purpose of protecting natural environments and preventing urban sprawl. 2. Increased Flood Risk Downs Road is situated at the bottom of a valley and is already vulnerable during periods of heavy rainfall. Replacing permeable green surfaces with hard-standing and housing infrastructure would heighten surface-water run-off and materially increase the risk of flooding for residents, road users, and the wider area. 3. Pressure on Local Healthcare Provision The local GP surgery is operating at full capacity. An additional 154 households represents a significant increase in demand for services that are already overstretched. No provision has been made to expand healthcare infrastructure to accommodate this growth. 4. Traffic, Congestion, and Road Safety Concerns The proposed development would result in a substantial rise in traffic along Downs Road and surrounding routes. Junctions in and out of Istead Rise already experience heavy congestion during peak hours; this development would
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exacerbate those issues. The increased traffic would also create additional hazards for children and families walking to the local primary school, who would be required to navigate a new, busier junction.

5. Insufficient Educational Capacity

Local secondary schools and colleges are close to or at capacity. The proposed development provides no assurances regarding additional educational places, creating uncertainty for existing families within the community.

6. Lack of Supporting Infrastructure

The area does not have the infrastructure required to sustain a significant population increase. Local shops are limited, parking availability is already insufficient, and there are no plans to expand essential services. With no train station and a limited bus service, new residents would be compelled to rely heavily on private vehicles, increasing congestion and environmental impact.

7. Environmental and Community Impact

Additional vehicle use would lead to higher levels of noise and air pollution, particularly near the primary school. The cumulative environmental, social, and infrastructure impacts would negatively affect the well-being and quality of life of the existing community.

Conclusion

For the reasons set out above, we request that the proposed development be rejected. The scale, location, and associated impacts render this development inappropriate and unsustainable. I urge the relevant planning authority to uphold the protection of the Green Belt and safeguard the interests of current and future residents.

Kind regards