

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 3:12 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] Long Walk Gravesend

Comments Details

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

Reasons for comment:

Comments: I live on Long Walk and my objection is based on the following material planning considerations.

1. Loss of Green Belt Land

The application site lies within designated Green Belt and currently comprises open fields, hedgerows, orchard land and associated natural habitats. The proposed development would result in permanent and irreversible loss of Green Belt land, contrary to the purpose of safeguarding the countryside from encroachment. The proposal does not demonstrate the "very special circumstances" required to justify such development.

2. Precedent and Cumulative Impact

Approval of this application would set a precedent for further development within the surrounding Green Belt. The cumulative impact of this and potential future schemes would lead to urban sprawl and the erosion of the separate identity of Istead Rise, narrowing the gap between Istead Rise and New Barn.

3. Flood Risk and Drainage Concerns

Downs Road sits at the bottom of a valley. A development of this scale on higher ground is likely to significantly increase surface water runoff, exacerbating flood risk along Downs Road and surrounding properties. There is insufficient evidence that proposed drainage measures would adequately mitigate this risk, particularly during periods of heavy rainfall.

4. Highway Safety and Traffic Impact

The development would generate a substantial increase in traffic along Downs Road and nearby junctions, including those accessing the A227 and New Barn Road. Downs Road is already heavily used, including by children walking to and from Istead Rise Primary School. Increased traffic, parking pressure and new junctions would create additional hazards and raise serious concerns regarding pedestrian safety.

5. Inadequate Local Infrastructure

Local infrastructure is already under significant strain. GP surgeries and hospitals report being at or near capacity, and there are limited local services, shops and public transport options. Bus services are infrequent and do not operate regularly in the evenings, and there is no local train station. The proposal would create a highly car-dependent community, contrary to sustainable development principles.

6. Education Capacity

Local secondary schools and colleges already face pressure on available places. The proposal does not adequately demonstrate how additional demand for school places would be met without adversely affecting existing residents.

7. Environmental and Ecological Harm

The site supports wildlife and protected species associated with hedgerows, woodland edges and open farmland. The loss of habitats would have long-term negative environmental consequences and reduce local biodiversity.

8. Harm to Character and Setting

The scale and density of the proposed development would fundamentally alter the character and appearance of the area. Istead Rise is characterised by its semi-rural setting and proximity to open countryside. The proposal would cause significant harm to this setting and to the established character of the community.

9. Unsustainable Location

The lack of safe walking and cycling routes to Gravesend or Meopham, combined with limited public transport, makes this an unsustainable location for a development of this size. The proposal conflicts with national and local planning policies promoting sustainable travel and reduced reliance on private vehicles.

Kind regards