

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 8:54 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] The Drove Way gravesend

Comments Details

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

Reasons for comment:

Comments: I wish to object to the proposed development of 154 residential dwellings on the agricultural land at Istead Rise, Gravesend.

I understand that new housing is needed, but this proposal causes me serious concern as a parent, a disabled resident, and someone who chose to raise their child here specifically because of the space, safety, and rural character of the area.

My son currently attends the nursery directly next door to the proposed site and is due to attend the nearby school from September. I am genuinely frightened for the safety of the children who use this area every day. The surrounding roads are already extremely congested at drop-off and pick-up times and are often used as a rat run, with vehicles travelling at speed. Downs Road regularly floods during heavy rain, which already creates dangerous conditions for pedestrians and drivers. Adding traffic from 154 new homes would only make an unsafe situation worse and, in my view, puts children at real risk.

As a disabled parent, getting my child to and from nursery and school is already difficult. I often have to park some distance away because of congestion and lack of safe access, which makes drop-off and collection physically challenging. Any increase in traffic, parking pressure, or road danger would make this harder still and would directly affect my ability to support my child safely.

We made a deliberate decision to move to Istead Rise because of its countryside setting, openness, and sense of space. These were not minor factors - they were central to our choice, particularly as a family with a young child and as a disabled household needing a calm, accessible environment. This development would permanently remove those qualities and fundamentally change the character and day-to-day experience of living here.

This would be a serious and irreversible loss of residential amenity for existing residents who made informed decisions based on the current nature of the area and the expectation that planning policy would protect it. The scale and density of this proposal would undermine that trust.

One of the reasons we chose Istead Rise is because children here benefit from freedom, space, and surroundings that support their wellbeing. The fields, open views, and sense of openness are part of what defines the area. Losing them to large-scale development, along with a significant increase in population and traffic, would be hugely damaging.

I am also very concerned about increased noise and air pollution, particularly so close to a nursery and school. Young children are especially vulnerable, and placing intensive development immediately next to these settings feels completely at odds with protecting their wellbeing.

The proposal would also contribute to the gradual merging of Istead Rise with neighbouring settlements, eroding the strategic gap that helps preserve the area's distinct character. The visual impact and loss of openness would be permanent.

Finally, this land plays a role in wildlife habitat and local drainage. Given the existing flooding issues on Downs Road, the increase in hard surfacing and changes to drainage raise serious concerns about worsening flood risk, both during construction and in the long term.

In summary, this development would:

Create unacceptable safety risks for children attending the nearby nursery and school

Worsen congestion, speeding, and flood-related dangers on local roads

Place additional strain on parents and carers

Cause a permanent loss of residential amenity

Harm children's wellbeing through increased noise, pollution, and loss of green space

Destroy the rural character and openness that families deliberately moved here for

For these reasons, I respectfully ask that the Council refuses this planning application.

Kind regards