

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 9:02 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 object to the proposed development of 154 residential dwellings on agricultural land at Istead Rise, Gravesend. I am a local resident and the parent of a young child. My family chose to live in Istead Rise because of its space, safety, and countryside setting. This proposal would seriously undermine all three. Our son attends the nursery directly next to the proposed site and is expected to attend the nearby school from September. The roads around the site are already unsafe. They are heavily congested at school times, frequently used as a rat run, and vehicles regularly exceed safe speeds. Downs Road floods during heavy rain, making conditions worse still. Introducing traffic from 154 new homes would significantly increase danger in an area already used daily by young children. My wife is a disabled parent. Access, parking, and safe movement are already difficult during busy periods. She often has to park some distance away, which makes school runs physically challenging. Any increase in traffic, congestion, or unsafe road conditions would directly affect our ability to get our child to and from school safely. This is not a theoretical concern - it is a daily reality. We moved to Istead Rise deliberately because of its open, rural character. The surrounding fields, space, and sense of calm are what make this area suitable for families. This development would permanently replace those qualities with dense
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housing, constant traffic, noise, and pollution.

That would represent a permanent loss of amenity for existing residents who made informed decisions based on the current character of the area and the expectation that it would be protected. The scale and density of this proposal is out of keeping with its surroundings.

Placing large-scale housing immediately next to a nursery and school is inappropriate. Increased noise and air pollution in such close proximity to young children raises serious concerns about health and wellbeing.

The proposal would also contribute to the gradual merging of Istead Rise with neighbouring areas, eroding the open gap that defines the community. The visual impact and loss of openness would be irreversible.

This land also plays a role in wildlife habitat and drainage. Given the existing flooding problems on Downs Road, there is a real risk that increased hard surfacing and altered drainage would worsen flooding in the area.

In summary, this development would:

Increase safety risks for children attending the neighbouring nursery and school

Worsen congestion, speeding, and flood-related hazards

Place unacceptable pressure on families supporting disabled parents

Cause permanent harm to residential amenity

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

Destroy the rural character that families deliberately moved here for

For these reasons, this application should be refused.

Kind regards