

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 10:09 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] Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I object because: [REDACTED] - The steep gradient of the land at the [REDACTED] being built over would cause flooding over my garden and summer house - The ponds planned on sloping ground on [REDACTED] when full, in a downpour, would flood [REDACTED] and would also flow down onto Downs Road flooding it - Four properties on the plan are [REDACTED] which would cause root damage and potentially trees death / destabilisation - Path planned runs right past [REDACTED] bee hives, which would cause distress to bees & people could get stung, even die if allergic - Play area planned under a pylon is health & safety hazard - Valuable Greenbelt with protected species including different bat species living on farm, owls, birds of prey including buzzards & kestrels, badgers, adders & other protected birds. These habitats are irreplaceable. - Massive risk of flooding to Downs Road, which is built on an old river bed, with land sloping downs towards on each side. Already, the road has a problem with standing water, which can last for days after a downpour. The field acts as an
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essential soakaway. There is also a very old & problematic water supply pipe running under Downs Road.

- Sewage and drainage on Downs Road have been flagged up as building problems on Downs Road on residents' historic planning applications by Gravesham Borough Council
- Dangerous new road and junction planned right next to a primary school, which already has traffic and parking issues and being only the road access to development, would cause traffic chaos in the mornings & much higher risk for pedestrians
- Removing a large green space from next to a primary school, pre-school and nursery, and building over it would cause increased health problems, especially lung problems from increased pollution, with building works massively impacting on that too. Noise levels, security problems and privacy would also be a problem for the school, pre-school & nursery. A building site like this next to a school, would not be allowed in other counties.
- Loss of invaluable fertile farmland, needed for food security
- Current lack of infrastructure cannot support even more people eg, both Istead Rise & Meopham Surgeries are already at maximum capacity (GPs have confirmed) and local hospital to patient ratio is extremely poor compared to other areas
- Lack of public transport: no train station, very limited bus service & no safe walking or cycling routes to closest train station or town - we are a totally car dependant village
- Development could see another 300-600 cars / vans belonging to new residents as well as hundreds more from Amazon & food deliveries. Istead Rise often gets used as a cut through when problems happen on the A2 as well. Junctions in and out of Istead Rise already have traffic queuing problems & A227 & New Barn Road see a lot more traffic than they are designed for.
- Loss of character to Istead Rise, which is characterised by the beautiful view of rolling fields you see as you come down Upper Avenue, building over that would ruin that special character
- Urban sprawl - Greenbelt is also there separating the communities of Istead Rise & New Barn, that gap should not be closed
- Parking will be a problem, with development seriously lacking in sufficient parking spaces & no doubt having parking restrictions, which would cause an overflow of parking into the school area and surrounding area affecting current residents
- Shopping and parking for shopping facilities are already too small for current population and development is not walking distance and a steep gradient from the proposed development
- Development is inappropriate does not reflect Gravesham's local plan with the adopted brown field first approach
- Development does not reflect the needs of local people or benefit them in any way
- This would be over-development, not in any proportional to what could be supported by local roads and facilities

Kind regards