

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/01/2026 7:38 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:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir / Madam,

Formal Objection to Planning Application: Rose Farm, Istead Rise - 20251233

I am writing to formally express my objection to the planning application for the construction of 154 new dwellings at Rose Farm, Istead Rise. Istead Rise has long been recognised as a village with limited infrastructure, utility capacity, and transport links. Previous planning applications for significantly smaller developments have been refused by Gravesham Borough Council on precisely these grounds. It is therefore difficult to understand how a development of this scale could now be considered sustainable, particularly when the underlying infrastructure constraints have not materially changed.

The Rose Farm site lies entirely within the Green Belt and performs an important function in preventing coalescence between Istead Rise and New Barn. Its development would represent a clear case of urban sprawl and would result in the permanent loss of open countryside that contributes significantly to the rural character, identity, and setting of the village. Once lost, this land cannot be restored.

Highway Capacity and Traffic Impact

Road capacity in and around Istead Rise is already under considerable strain. Congestion is a daily occurrence during peak periods, particularly during school drop-off and pick-up times. The A227 and New Barn Road regularly experience delays, and when the A2 comes to a standstill, traffic frequently diverts through

surrounding villages, including Istead Rise, which is then used as a cut-through route.

I am not aware of any robust or comprehensive assessment demonstrating that the local road network, or the wider transport infrastructure, can safely accommodate the substantial increase in traffic generated by this development, alongside other proposed housing in nearby locations such as Meopham.

Accident data, existing congestion, queue lengths, and peak-time delays should form a central part of any assessment. Without clear and convincing evidence, it is difficult to see how this proposal can be responsibly supported.

Safety Concerns Near Istead Rise Primary School

Of particular concern is the proposed access and egress point, which is located adjacent to Istead Rise Primary School, one of the busiest and most sensitive locations within the village. A development of 154 houses could reasonably introduce up to 300 additional vehicles, significantly increasing traffic movements along Downs Road.

Introducing this level of traffic in such close proximity to a primary school is wholly inappropriate and presents an obvious risk to pedestrians, particularly young children, as well as parents and staff. This proposal would materially worsen safety at an already congested and constrained point in the village.

In addition, the construction phase itself would last for several years and would generate sustained heavy construction traffic directly adjacent to the school. This would cause ongoing disruption and raise serious safety concerns throughout the duration of the build.

Loss of Green Belt and Misuse of Planning Designations

It is deeply concerning that Green Belt land is being considered for development while brownfield sites elsewhere in Gravesham remain unused. Derelict and under-used sites in Gravesend town centre, including prominent locations such as the former maternity hospital, have remained undeveloped for many years, often due to bureaucratic or perceived viability issues. These sites should be prioritised before any consideration is given to building on open countryside or environmentally valuable land.

Housing Need and Marketing Practices

The continued marketing of new housing developments to buyers from outside the local area raises serious questions about who these schemes are intended to serve. I have personally received promotional material encouraging relocation to Kent - despite already living locally - from developers promoting strong transport links that residents of Istead Rise know do not exist in reality.

It is difficult to reconcile these marketing practices with claims that such developments are designed to meet local housing need, particularly when they place additional pressure on already limited services, infrastructure, and transport networks.

Cumulative Impact on Village Life

The cumulative impact of this proposal, together with other developments in the surrounding area, will inevitably erode the quality of life for existing residents and future occupants alike. Loss of green space, increased pollution, pressure on schools and healthcare provision, worsening traffic congestion, and the gradual erosion of village character are all foreseeable and irreversible consequences should this application be approved.

Conclusion

The current proposal appears poorly located, inadequately supported by infrastructure, and contrary to long-standing planning principles. Pushing development into sensitive rural areas while suitable urban sites remain neglected is unfair to both current and future residents of Gravesham. For these reasons, I strongly urge the Council to refuse this application.

Thank you for taking the time to consider my comments.

Yours faithfully,