

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 21/01/2026 6:35 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 Knole Istead Rise

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

I would like to object to planning application 20251233 for the proposed development of 154 houses behind Downs Road in Istead Rise. I understand that new homes are needed, but this particular site and scale of development raise serious concerns for me as a local resident.

This land is part of our greenbelt and currently made up of fields, hedgerows, orchards, woodland and a working farm. It's an important part of the character of Istead Rise and home to a range of wildlife, including protected species. Once this is built on, it's gone forever, and I don't believe the benefits outweigh that loss.

Downs Road already struggles with flooding because it sits at the bottom of a valley. Replacing natural ground with hard surfaces will only make this worse. On top of that, our GP surgery, hospitals and local schools are already stretched. Adding this many new homes will put even more pressure on services that are already at capacity.

The extra traffic from a development of this size would have a big impact on Downs Road and the surrounding area. I'm particularly worried about safety for children walking to school, especially with a new junction being proposed. Istead Rise has no train station, very limited bus services, and no safe walking or cycling routes to nearby towns, so almost all new residents would be car

dependent. The local road network simply isn't built for this level of growth.

This development would significantly change the feel of Istead Rise. It risks joining us up with New Barn and contributing to urban sprawl, which would take away from the village identity that residents value. The scale of the proposal just doesn't fit with the infrastructure or character of the area.

For these reasons, I respectfully ask the Council to refuse this application.

Kind regards