

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 7:41 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:	Flowerhill Way Istead Rise

Comments Details

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

Reasons for comment:

Comments: I wish to formally object to the proposed development on the following grounds:

Increased Flood Risk:

The development would significantly heighten flood risk along Downs Road, which is located at the bottom of a valley, posing a danger to residents and properties.

Strain on Healthcare Services:

Local hospitals and GP surgeries are already operating at maximum capacity. The additional population resulting from this development would exacerbate pressure on these essential services.

Traffic and Road Safety Concerns:

The proposal would lead to increased traffic and parking issues along Downs Road and surrounding areas, making pedestrian routes, especially for school children, more hazardous due to the introduction of a busy and dangerous new junction.

Loss of Agricultural Land:

The development threatens vital fertile farmland, which is crucial for local food security and the sustainability of our community.

Congestion at Local Junctions: There would be increased traffic congestion at key junctions in and around Istead Rise, including the A227 and New Barn Road, impacting commute times and road safety.

School Capacity Issues:

The proposal would worsen the shortage of places at nearby secondary schools and colleges, compounding existing capacity problems. Additionally, Istead Primary School is already oversubscribed, and this development would further strain its resources.

Environmental Impact:

The plan would result in the loss of valuable greenbelt land and natural habitats, with potentially catastrophic long-term environmental consequences for local wildlife, including protected species.

Urban Sprawl and Overdevelopment:

The development would contribute to urban sprawl, eroding the gap between Istead Rise and neighbouring areas like New Barn, and undermining the character of our community.

Impact on Community Character:

Such extensive development would cause significant harm to the setting and distinctive character of Istead Rise, diminishing the area's unique rural and community feel.

Lack of Infrastructure:

The existing infrastructure is insufficient to support a larger population, with limited local shops, inadequate parking, no train station, and very limited bus services that do not operate daily or into the evening, resulting in increased reliance on private vehicles.

Active Travel Limitations:

There are no safe walking or cycling routes to Gravesend or Meopham, making the community overly dependent on cars and reducing sustainable transport options.

Increased Pollution and Noise:

The proposed development would lead to higher levels of pollution and noise, particularly around schools, and would compromise the privacy of existing homes.

Inappropriate Planning:

The plan does not reflect the needs or wishes of the local community and is unsuitable for the area.

Personal and Community Concerns:

Many residents, including ourselves, moved here seeking to escape pollution and fumes, especially for children with asthma.

We chose this village for its peaceful rural environment and scenic views, which would be compromised by this development.

The land in question is designated greenbelt land and should be protected from development.

I strongly oppose this proposal on these grounds and urge for it to be rejected to preserve the community's character, environment, and quality of life.

Kind regards