

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 7:47 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] Flowerhill Way Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I strongly oppose the proposed development for the following reasons: - The development would substantially increase flood risk along Downs Road, which is situated at the bottom of a valley, endangering homes and residents. - Local hospitals and GP surgeries are already operating at full capacity. Additional residents would place further strain on these vital services. - The increase in traffic and parking congestion along Downs Road and nearby streets would make walking, especially for children crossing the new junction, more dangerous. - The proposal threatens essential farmland, which is vital for local food production and sustainability. - Increased traffic will worsen congestion at key junctions in and around Istead Rise, including the A227 and New Barn Road, impacting transport efficiency and safety. - The development will worsen existing shortages of secondary school and college places, as well as exacerbate overcrowding at Istead Primary School. - The loss of greenbelt and natural habitats would have long-term, potentially
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irreversible effects on local wildlife, including protected species.

- The development would contribute to urban expansion, reducing the gap between Istead Rise and neighbouring areas like New Barn, and altering the community's rural identity.
- The project would significantly alter the landscape and character of Istead Rise, undermining its unique village identity.
- The current infrastructure cannot support a larger population-there are limited shops, no train station, insufficient parking, and bus services are infrequent and limited, making the community overly dependent on cars.
- There are no safe pedestrian or cycling routes to Gravesend or Meopham, discouraging sustainable transport.
- Increased traffic and development would raise pollution and noise levels, especially near schools, and would reduce privacy for existing homes.
- The plan does not reflect community needs and is unsuitable for the area's character and environment.
- We moved here seeking cleaner air and a peaceful village life, especially for children with asthma.
- We value the scenic greenbelt land and views, which this development would threaten.
- The land is designated greenbelt and should be protected from development.

We urge the planning authorities to reject this proposal to preserve the character, environment, and quality of life of Istead Rise.

Kind regards