

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 2:55 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 Drove Way Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	I am writing to object to the above planning application for what appears to be a large number of extra houses in Istead Rise. I fully understand the need for extra housing in our area, but I not not believe that it should be built on agricultural Green Belt land, when there is still a large amount of Grey and Brown Belt space in the area. It is obvious to me that the proposed application is entirely for the benefit of the developers to the detriment of Istead Rise and the surroundings. It completely fails to meet the needs of local residents and the area. I find it appalling that Green Belt land is up for grabs in this way. Istead Rise is surrounded by rural land, which if the development proceeds, will be lost - changing the character of our community and it's environment. This trend for the development applications like this is happening all over the country and will just result in the spread of urban sprawl. The long term effects on our food production and environment will, cumulatively, be extremely deleterious. Specifically, my concerns are: The rural nature of the transport links for Istead Rise, which are already becoming congested and do not appear to be improving, will become overloaded - with a consequent adverse impact on pollution, the environment and amenity of
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the area. The A227 and New Barn Road are "country roads" and will not cope well with much additional traffic. This is not helped by our poor public transport, which means that, to live in Istead Rise, it is almost mandatory to have your own transport.

Being a hilly place, lower areas of Istead Rise, in particular Downs Road, are already known for getting waterlogged during any sort of heavy rain. Building on the slopes above it, as is proposed by this application, will mean additional run off and would lead to further flooding.

Local amenities such as our surgery, schools, shops and local hospital are already at, approaching or exceeding their capacity, and will be unable to handle extra demand.

There will be a negative impact on pollution, our environment and wildlife.

The development will harm the character of the community by causing overcrowding, congestion and sprawl.

Kind regards