

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 5:49 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:	The Knole Istead Rise

Comments Details

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

Reasons for comment:

Comments:	I wish to object to planning application 20251233 for the proposed development of 154 new houses behind Downs Road, Istead Rise. Although I recognise the need for new homes, this particular proposal raises several serious concerns for our community. The site lies entirely within greenbelt and currently consists of fields, hedgerows, orchards, woodland and a working farm. This land supports local wildlife, including protected species, and contributes significantly to the rural character of Istead Rise. Its loss would be permanent and harmful to the environment. Downs Road sits at the bottom of a valley and is already prone to flooding. Replacing permeable land with hard surfaces will increase this risk. Local services - including hospitals, GP surgeries, and secondary schools - are already operating at or beyond capacity, and this development would place further strain on them. The development would add substantial traffic to Downs Road and surrounding routes. This raises safety concerns for children walking to school, especially with the introduction of a new junction. Istead Rise has no train station, limited bus services, and no safe walking or cycling routes to nearby towns, making it a car dependent community that cannot easily absorb this level of growth.
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The scale of the proposal risks overdevelopment and urban sprawl, eroding the distinct identity of Istead Rise and closing the gap between the village and New Barn. The development does not reflect the needs of local residents and would significantly alter the character of the area.

For these reasons, I respectfully request that the Council rejects this application to protect our greenbelt, local infrastructure, and the unique character of our community.

Kind regards