

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/01/2026 4:30 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] Lewis Road Istead Rise Northfleet, Kent

Comments Details

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

Reasons for comment:

Comments:

I strongly object to having 154 houses built on greenbelt land on Downs Road, Istead Rise. This urban sprawl and overdevelopment of Istead Rise is going to cause more problems than any benefit that the developers are suggesting.

My concerns are as following:
We already have issues with significant flooding along Downs Road which is at the bottom of a valley. A development here will only add to the flooding problems.

Our GP surgery and surrounding surgeries are full to capacity.
The local Hospital Darent Valley is already struggling with amount of patients, having to wait 12 plus hours to be seen in A&E is a normal occurrence. So is being left in corridors on beds as wards are full.
Our schools are full to capacity. The noise disturbance of having a development being built over several years right next to the school will cause severe disruption and stress to pupils.
The safety of the children would be compromised with the only exit of this new development being so close to the school.
The loss of valuable greenbelt and natural habitats with long term environmental issues, having catastrophic impact for wildlife, including protective species.
Loss of essential farmland.
More traffic congestion at junctions in and out of Istead Rise, along the A227 and on New Barn Road.
Lack of infrastructure for a larger population, no station, limited bus service that

does not run every day, no commuting coaches to London, small parking area at shops.

No safe walking or cycling routes to our nearest train station in Meopham.

Urban sprawl and over development of Istead Rise, which is closing the gap between us and New Barn.

This proposed development does not benefit or reflect the needs of the local people. My family have lived in beautiful Istead Rise for 55 years. I have yet to speak to any resident that thinks this proposed development would benefit this village in anyway.

Kind regards