

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 7:56 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] Ronaldstone Road Blackfen

Comments Details

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

Reasons for comment:

Comments: I am writing to formally object to the proposed development plan for the following reasons:

Increased Flood Risk: The development will significantly elevate flood risk along Downs Road, which is situated at the bottom of a valley, exacerbating existing concerns about local flooding.

Strain on Healthcare Services: The proposal adds additional pressure on local hospitals and GP surgeries, which are already operating at maximum capacity, risking the quality and accessibility of healthcare for residents.

Traffic and Road Safety: The development will lead to increased traffic and parking congestion along Downs Road and the surrounding area. This will make walking to school more hazardous, especially with the introduction of a new, busy junction that children will need to cross.

Loss of Agricultural Land: The plan threatens essential fertile farmland, which is vital for local food security and sustainable agriculture.

Traffic Congestion: There will be increased congestion at junctions in and out of Istead Rise, along the A227, and on New Barn Road, negatively impacting daily commutes and local traffic flow.

Educational Capacity: There will be a reduction in available spaces at local secondary schools and colleges, with Istead Primary School already experiencing over-subscription.

Environmental Impact: The loss of valuable greenbelt land and natural habitats will have long-term environmental consequences, jeopardizing local wildlife, including protected species, and diminishing biodiversity.

Urban Sprawl: The development contributes to unchecked urban sprawl, overdevelopment of Istead Rise, and the gradual closing of the gap between our community and New Barn, eroding the village's character.

Community Character: The proposed development threatens to cause significant changes and harm to the setting and unique character of our community, undermining the identity of our village.

Lack of Infrastructure: There is inadequate infrastructure to support a larger population, including insufficient local shops, limited parking, no train station, and infrequent bus services that do not operate into the evening or on all days.

Transport and Accessibility: There are no safe walking or cycling routes to Gravesend or Meopham, resulting in a community that is overly dependent on cars.

Pollution and Privacy: The increase in traffic and activity will lead to higher pollution and noise levels, especially around schools, and will diminish the privacy of existing homes.

Inappropriate Development: The development plan does not reflect or serve the needs of the local community and is unsuitable for the area.

Impact on Horse Riding and Rural Activities: Istead Rise is frequently used by many horse riders who enjoy riding safely through the village and surrounding countryside. The significant increase in traffic and parked cars resulting from this development will make horse riding dangerous and unsafe, effectively preventing residents from riding their horses around this area as they currently do.

Personal Impact: We have been looking to join our family in moving to this area to escape pollution, traffic, and urban noise-especially to protect my grandchildren from asthma-this development threatens the very environment and community qualities I cherish. We have been looking to move here for the scenic surroundings and greenbelt land, not to see those areas sacrificed for more housing.

Greenbelt Land: The land is designated as greenbelt, and building on it would be contrary to planning policies designed to protect such valuable land.

In conclusion, I strongly oppose this development plan due to its environmental, social, and infrastructural impacts, which outweigh any perceived benefits. I urge you to reconsider and reject this proposal to preserve the character, safety, and sustainability of Istead Rise community.

Kind regards