

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/01/2026 9:49 AM 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] Downs Road Istead Rise Gravesend

Comments Details

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

Comments:

I strongly object to the proposed development for several reasons:-

: The loss of Greenbelt land separating Istead Rise from New Barn, keeping our villages separate with our own identities.

I don't understand how the developers can consider this land 'Greybelt'.

: The land has various protected species of wildlife whose habitat would be lost.

: Flooding risk. As Downs Road sits at the bottom of a valley, we have experienced some flooding over the years. If the site is built on, the risk of flooding would be greater than ever.

: Affordable housing.....Looking at Esquire's website, none of their properties look like the kind of affordable housing needed in the Gravesham area.

: GP availability. Contrary to Esquire's statement, I understand that Downsway Medical practice does not have spare capacity at this time so any new residents would have to register elsewhere.

: Public transport is virtually non existent. Istead Rise residents are mainly dependant on their cars. It can already be difficult to get out of Istead Rise onto the A227 and New Barn Road at busy times.How many more cars would be added to our village? Several hundred?

: The proposed development includes a new traffic junction next to the primary school making it more dangerous for children going to and from school. This Road is also already completely congested twice a day.

I urge the Council to deny this application which does not offer any benefit to the local community or to wider Gravesham's affordable housing needs.

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Kind regards