

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/01/2026 10:30 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:	Campion Cose Northfleet Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I wish to object to the proposed development of 154 new housing estate on the land to the rear of Downs Road, Istead Rise for the following reasons: School Capacity Local schools are already under pressure and operating close to capacity. The proposal provides no clear or credible plan for accommodating the additional children this development would generate which risks further reducing access to local education. GP Surgery Capacity Local GP surgeries are already at maximum capacity and residents are currently experiencing significant difficulty obtaining appointments. Any suggestion that there is spare capacity is not reflected in residents lived experience. An influx of new residents would further strain an already overstretched service. Increased Traffic Congestion Parking in the surrounding area is already limited. The development is likely to result in parking overspill onto existing residential roads, particularly around the school. This would worsen congestion and create additional safety risks for pedestrians and children, especially at school drop off and pick up times. Loss of Green Belt Land and Natural Habitats This site forms part of the local Green Belt, providing essential open space and
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natural habitats. The removal of hedgerows, fields, and orchard woodland would have long term consequences for wildlife, including birds, mammals, and pollinators. The Green Belt should be protected, not eroded, especially when alternative brownfield sites may exist.

Lack of Safe Walking and Cycling Routes

The junctions in and out of the village already experience heavy congestion, additional traffic from 154 homes will exacerbate delays and safety risks.

There are no safe or continuous walking or cycling routes to Gravesend or Meopham.

The absence of active travel infrastructure leaves residents entirely dependent on cars for accessing schools, services and public transport.

Increased car dependency contradicts sustainability objectives and will further worsen traffic levels and pollution.

Given the existing pressures on local services and infrastructure, this development is unsustainable and would cause harm to the local community. I respectfully request that the application is refused.

Yours faithfully

A black rectangular box used to redact the signature of the sender.

Kind regards