

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/01/2026 8:28 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] Gravesend

Comments Details

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

Reasons for comment:

Comments:	<p>I wish to object to the application. My reasons are</p> <p>Overdevelopment of Istead Rise, loss of fertile Farm land within the Green Belt (not the grey belt as the developers have claimed) There will also be a loss of habitat to wildlife.</p> <p>The development will significantly change the special character of Istead Rise, this being an inappropriate development which does not benefit or relate to the needs of the community</p> <p>We have extremely poor public transport in Istead Rise, an unreliable bus service with no busses in the early morning or evening. There are no safe walking or cycling routes to Gravesend or Meopham, so this will force an additional 200/300 cars onto already overcrowded roads.</p> <p>The planned entrance road to the development is very close to the primary school entrance and the increased traffic and parking overspill from the development (more cars and work vehicles that are in excess to the allocated parking bays) will increase risk for children walking to school who will have to negotiate the junction.</p> <p>There will be an increased flood risk to Downs Road, as it is at the bottom of a</p>
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valley.

The doctors surgery is at maximum capacity (it is extremely difficult to get an appointment) and the local Darent Valley Hospital is overwhelmed. I cannot register with the local dentist.

Kind regards