

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 25/01/2026 6:12 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] Downs Road Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	- I object to our property being surrounded and overlooked on 3 sides with full views into our bedroom, kitchen and living room windows and our entire back garden being overlooked from every direction, we would have no privacy or security. - I object to having 4 new houses up against our boundary encroaching upon us - I object to having a new public footpath running all around the perimeter of our property, where there is only a wire farmers' fence, this would be really invasive having everyone walking around us looking in on us. The path goes around about a 250 metre distance around our property - I object to having our large trees damaged and destabilised / killed by having houses put right next to them damaging the roots - I object to having a footpath running along our boundary under our 74 trees giving us unfair liability for falling branches & trees - I object to having a footpath next to our bee hives causing distress to bees and risk of death to people allergic to stings - I object to our wildlife, including protected species of bats, birds of prey, owls, badgers, snakes and other protected birds having their habitats destroyed. - I object to all the trees being cut down in the centre of the field behind 62 Downs Road for housing. Sapling are not a like for like replacement for dozens of mature trees - I object to 32 Downs Road being demolished and replaced by a pond, as it is of special historical value, and developer has neglected to mention this, even though it's clearly illustrated in their plans
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- I object to a children's play area being put next to a pylon, this goes against all health and safety common sense and pylons are also too close to development
- I object to the lack of biodiversity, this development would destroy so much and not be replaced like for like
- I object to having ponds that would overflow onto our property from both sides during heavy rain causing damage to our property and flooding down onto Downs Road
- I object to the bungalows on Downs Road positioned lower than the field as the land slopes, having all their light taken away by houses towering above them on higher ground
- I object to our already busy and congested road having another road joining it next to our busy school. It already gets clogged up there, you can't put a sole access point to a new estate straight into a traffic jam and where school children come out
- I object to the huge amount of additional pollution this would cause, not just in the building of it, but also by the removal of the clean air producing trees & plants
- I object to losing valuable arable land that is in constant use and our country needs to keep for food security
- I object to the huge amount of parking problems this will cause around the village because of insufficient parking on the development and parking restrictions. Nobody wants our village to have to resort to double yellow lines and permit parking bays to resolve problems caused by the development
- I object because this development would not meet the needs of our existing community or benefit them in anyway. Residents here would not be able to afford these houses, so would be attracting more people into an already over populated area from wealthier parts of the country
- I object because there are no GP spaces available and I am already on the long waiting list to join Istead Rise Surgery (Downs Way) and Meopham had no place for me either, there is no GP provision in this plan
- I object because we have no train station and bus service is so limited that it cannot be relied upon to commute, school buses do not cover everywhere needed either
- I object because we already have too many cars on the road here and junctions out of Istead Rise in the mornings already have big traffic jams going to them. Everyone living in Istead Rise needs a car. There are no alternatives, as no safe walking or cycling routes anywhere either
- I object because this is valuable greenbelt land, essential for wildlife, clean air, mental health and uncontrolled urban sprawl. This development would be infilling too much the gap between Istead Rise and New Barn.
- I object because our local shops and local shops car park cannot accommodate a larger population, and shops are not close enough and are up a very steep hill from the proposed development
- I object because there is already too much competition for local secondary school and college places, with children often having to travel a very long distance, for many over an hour's journey to a secondary school / college they can get a place in
- I object because there is already too large a patient to hospital ratio in this local area, with wait times being some of the highest in the country. There is no hospital provision in this plan
- I object because Istead Rise would lose its special character and feel more like a town if we lost our surrounding countryside
- I object because of health problems this would cause the elderly with dust, pollution.

Kind regards