

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 10:13 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] Flowerhill Way Istead Rise Gravesend

Comments Details

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

Reasons for comment:

Comments:	1. As per the Labour manifesto Brown sites should all be developed first, ie. Gravesend Hospital and the Tollgate Hotel, in preference to our beautiful sacred Greenbelt. 2. We have a significant number of wild life species, these include Bats, Badgers, Owls, Hedgehogs, Foxes and Adders, which are ALL protected. The owls are now breeding. The Bats and Badgers thrive on a mixture of woodland, hedgerows and open fields where they have good soil, this is particularly important for Badgers for digging their extensive setts. Disturbing this environment could destroy these setts. This greenbelt land supports a high degree of biodiversity, a FACT that has been emphasized by yourselves, Gravesham Borough Council. 3. Esquire misinformed everybody re the capacity for both Istead Rise and Meopham Doctors surgery. I am sure you have seen the letters from both of these Surgeries. The letter dated 4th September 2025 from Downs Way Medical Practice Manager, [REDACTED] (Istead Rise Practice) confirms that they currently have NO capacity. The letter dated 21st October from Meopham Medical Centre, [REDACTED] also confirms this (Copies attached). 4. Increased traffic congestion, as these 154 houses will have at least 154-300+ vehicles. Istead Rise is a car dependant community as we have a limited bus service which does not run every day or into the evening, there is no train station
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or safe suitable cycle routes to either Gravesend, Longfield or Meopham.

5. We have NO capacity in Istead Rise Primary school, even child residents on Istead Rise have to travel to surrounding villages for their schooling as there are NO places available, this adds to the pollution and congestion in the area.

6. There would be more pollution and noise, which is particularly harmful to the children and their parents walking to school.

7. There would be an increase in flooding on Downs Road which is at the bottom of Arcadia Road, Flowerhill Way and Upper Avenue, both very steep hills.

8. Increase in traffic and parking in Downs Road making children's walk to school dangerous with the hazardous new junction.

9. Loss of fertile farming land which is fundamental for food source.

10. There would be harm to the setting and special character of our community with loss of privacy for existing homes.

11. These plans do not represent, or benefit, the needs of local people

Kind regards