

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 2:44 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 Kent

Comments Details

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

Reasons for comment:

Comments:	My objection is for the following reasons: 1. Increased traffic in Downs Road & surrounding area particularly around the school where the proposed new junction would be extremely hazardous for school children 2. Additional pressure on local GP surgery and hospitals which are already at maximum capacity 3. Significant increase to flood risk along Downs Road, which is at the bottom of a valley 4. Loss of valuable greenbelt land and natural habitats with long-term environmental consequences being catastrophic for our wildlife including protected species living there. We know this to be home for buzzards, herons, badgers, pheasants, partridges and other wildlife 5. More traffic congestion at junctions in and out of Istead Rise 6. Loss of essential fertile farming land, important to UK food security 7. Significant change and harm to the setting & special character of Istead Rise 8. Lack of infrastructure for larger population, including shops and parking for shops, no train station, very limited bus provision, Buses do not run every day of into the evenings 9. No safe walking or cycling routes to Gravesend or Meopham 10. More pollution and noise especially around the school area & loss of privacy for existing homes 11. Change of outlook from own home 12. Plan is inappropriate and does not benefit or reflect the needs of local people.
-----------	---

13. There is already significant development in the surrounding areas, particularly Ebbsfleet, to satisfy any housing issues and this is already having a detrimental effect on the roads in the local area
 14. Potential parking issues near to the local school
 15. The additional noise, particularly during construction, could have further adverse effects on the education of the school pupils.
-

Kind regards