

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/01/2026 8:20 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] Istead Rise Gravesend

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The proposal would significantly increase flood risk along Downs Road, place further strain on already overstretched hospitals and GP surgeries, and lead to increased traffic and parking problems that would make walking to school more dangerous due to a new busy junction. It would result in the loss of fertile agricultural land and valuable Green Belt habitats, causing serious long-term harm to wildlife, including protected species, and contribute to urban sprawl by overdeveloping Istead Rise and closing the gap with New Barn. The development would worsen traffic congestion on the A227, New Barn Road and surrounding junctions, reduce available places at local secondary schools and colleges, and increase pollution, noise and loss of privacy for existing homes, particularly near the school. With no train station, limited bus services, inadequate shops and parking, and no safe walking or cycling routes to Gravesend or Meopham, the area lacks the infrastructure to support a larger population, making the plan inappropriate and not reflective of the needs of the local community.

Kind regards